

property auction

Registration closes promptly at
12pm on **Wednesday 17 July**
and you must be pre-registered
before this time in order to bid

Thursday 18 July 2024
12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

suttonkersh.co.uk

Countrywide
Property Auctions

Merseyside's leading auction team...



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for free advice or to arrange a free valuation

2024 Auction Dates

Auction

Thursday 15th February

Thursday 4th April

Thursday 23rd May

Thursday 18th July

Thursday 12th September

Thursday 24th October

Thursday 12th December

Closing

Thursday 19th January

Friday 8th March

Friday 26th April

Friday 21st June

Friday 16th August

Friday 27th September

Friday 15th November

0151 207 6315

auctions@suttonkersh.co.uk

Welcome



Welcome to our fourth sale of our 2024 auction season. Proceedings will commence as usual at 12 noon prompt!

Once again this will be a live stream only auction with Auctioneer Andrew Binstock in charge of proceedings.

With nearly £27m raised in our first three auctions of the year it clearly demonstrates that buying and selling property at auction continues to grow in popularity and that the live streamed “auction room” is now a well-established platform. We are confident that this catalogue offers a fantastic mix of lots guaranteed to suit all budgets and tastes. Here are just a few from the sale that we are confident will gain significant interest:

Lot 2 247 County Road, Walton, Liverpool L4 5PE
MIXED USE **Guide price £100,000+***

Lot 12 14 Barnston Road, Aintree, Liverpool L9 4SB
VACANT RESIDENTIAL **Guide price £110,000+***

Lot 20 12 Worcester Drive North, Liverpool L13 9AY
RESIDENTIAL INVESTMENT **Guide price £150,000+***

Lot 48 77 Alderson Road, Liverpool L15 1HG
VACANT RESIDENTIAL **Guide price £85,000+***

Lot 60 3 Hartleys Village, Liverpool L9 7AH
VACANT RESIDENTIAL **Guide price £140,000+***

Lot 65 657 Borough Road, Birkenhead, Merseyside CH42 9QA
DEVELOPMENT OPPORTUNITIES **Guide price £330,000+***

As always if you do need any help before the sale, do not hesitate to send an email across to myself or the team. We will also be on hand throughout the auction to answer any questions or help with any queries.

It finally just leaves me to wish you good luck with your bidding whether on the phone, by proxy or online.

Cathy Holt MNAEA MNAVA
Associate Director

130 lots available

60+
vacant
residential

30+
residential
investment

2
commercial
investment

7
development
opportunities

6
mixed
use

Highlights



247 County Road, Walton,
Liverpool L4 5PE



14 Barnston Road, Aintree,
Liverpool L9 4SB



12 Worcester Drive North,
Liverpool L13 9AY



77 Alderson Road, Liverpool
L15 1HG



3 Hartleys Village, Liverpool
L9 7AH



657 Borough Road, Birkenhead,
Merseyside CH42 9QA

2024 – our year so far!



200
LOTS SOLD



£27.28m
RAISED



86%
SUCCESS

SuttonKersh

JAN

FEB

74 | **£9.57m** | **86%**
LOTS SOLD | RAISED | SUCCESS

MAR

APR

57 | **£7.84m** | **82%**
LOTS SOLD | RAISED | SUCCESS

69 | **£9.87m** | **90%**
LOTS SOLD | RAISED | SUCCESS

MAY

JUN

JUL

AUG

Thursday 12 September
Closing Friday 16 August

SEPT

OCT

Thursday 24 October
Closing Friday 27 September

NOV

DEC

Thursday 12 December
Closing Friday 15 November

Remote bidding guide for live streamed closed door auction

For the foreseeable future our auctions will be held online with a live auctioneer conducting the proceedings.

We offer three ways to bid at our auction:

1. **Telephone Bidding** A member of the auctions team will telephone you shortly before the lot is offered in the auction room and bid on your behalf subject to your specific instructions.
2. **Proxy Bidding** You authorise the auctioneer to bid on your behalf in line with the bidding in the auction room up to your specified maximum amount.
3. **Internet Bidding** You can bid remotely by using our internet bidding service. Upon successful registration you will be given permission to access the online bidding system. On the day of the auction please follow the auction 'live' (by clicking the link from the relevant auction page on our website) and place your bids accordingly.

To register to bid at the auction you simply have to complete the following steps. Registration closes 24 hours before the start of the auction.

1. **Create an account** Creating an account makes it the easiest way to register and bid at our auction.
2. **Complete identity check** We will require you to pass our verification process and will automatically send you a link to our partners Credas in order for you to complete the check via their app on your phone or tablet. See our Anti-Money Laundering Regulations guide towards the rear of this catalogue.
3. **Complete the bidding form and agree to terms and conditions** You can bid on multiple lots but we do require one form per lot.
4. **Submit your payment** We will require valid debit card details prior to you being able to bid and will contact you in advance of the auction by telephone to obtain these details.

If you are the successful bidder you will be legally bound to pay a 10% deposit subject to a minimum of £3,000, whichever is the greater.

You will also pay a Buyer's Administration Charge, to the auctioneers of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless otherwise stated in the property description in the catalogue). Payments can be made by debit card or bank transfer.

5. **Confirmation** You are ready to bid.

If your bid is successful, we will take payment, sign the memorandum of sale on your behalf and send the contract to both party's solicitors ready for completion.

If your bid is unsuccessful, we will destroy your card details or refund your payment to the account detailed on your bidding form.

Terms & conditions for proxy, telephone or internet bidders

The following terms and conditions apply to all intended buyers who wish bids to be made by proxy, telephone or internet

1. A proxy/telephone/internet form must be used to submit your bid to the auctioneers 48 hours before the day of the auction. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.

A prospective buyer should fill in the appropriate proxy, telephone or internet bidding form in the catalogue or on the auctioneers website and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.

Telephone bidding A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer's staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on the form submitted.

Internet bidding Upon successful registration you will be issued with a unique bidding number to access our online bidding system. If connection is made then the bidder may compete in the bidding through the bidding system. If it is impossible to obtain connection or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the internet bidder up to the maximum bid stated on the form submitted.
2. Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
3. All proxy, telephone or internet bidding completed forms must be delivered to the auctioneer not less than 48 hours prior to the start of the auction at which the property, the subject of the bid, is to be sold. All bidders must provide a Bank or Building Society Draft or valid debit card details to cover the sum of 10% of the maximum bid or £3,000 whichever is the greater, and the buyers administration charge, to the auctioneer 48 hours prior to the auction to validate the proxy, telephone or internet bidding form. Proof of funds for a 10% deposit must also be provided. **We will not bid on your behalf or accept your bid unless we hold payment details.** Please note we do not accept cash or cheques.

Buyer's Administration Charge The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.

A separate proxy, telephone or internet bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
4. Any alteration to the proxy, telephone or internet bid or withdrawal must be in writing and be received in writing by the auctioneer prior to commencement of the auction.
5. The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
6. The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
7. The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone or internet bid, or any delays in the postal system if a proxy bidding form is sent through the post.
8. Prospective bidders should check our website by 10am on the day of the auction and prior to bidding at the auction to ensure there are no changes to the published terms and conditions and to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
9. In the case of unsuccessful bidders' deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
10. Should the property be knocked down to the proxy, telephone or internet bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
11. Should the telephone or internet bid exceed the bidding price stated on the form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitors' client account cheque, or by debit card. We do not accept personal cheques or cash.
12. Proxy, telephone or internet bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the auctioneers pre-sale announcements and are aware of any additional costs and fees payable by the buyer detailed therein.
13. Proxy, telephone or internet bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy, telephone or internet bidders are advised to telephone the Auctioneer's offices or check the auctioneers website before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
14. The proxy, telephone or internet bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
15. Please note we must hold 2 forms of certified ID prior to auction, typically this will be: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser, we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by Credas Technologies Ltd.
16. Proxy, telephone or internet bidding forms should be sent to auctions@suttonkersh.co.uk. Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

Auctioneer's pre-sale announcements

You are required to pre-register if you are intending to bid on any lot at auction to comply with money laundering regulations (full details can be found at the rear of the current catalogue). You can pre-register by completing the Bidders Registration and Identification Form – full details of which can be found on our website.

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at suttonkersh.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

1. The auctioneer will offer all lots in the order as shown in the catalogue.
2. An addendum to the catalogue and Conditions of Sale are available on our website and legal pack portal.
3. This addendum is an important document providing updates and corrections to the auction catalogue.
4. Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
5. Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
6. Prospective purchasers are deemed to have read the addendum whether they have done so or not.
7. You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
8. The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
9. You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
10. If you have a query in respect of any of the lots within the catalogue please email your enquiry to auctions@suttonkersh.co.uk or call 0151 207 6315 prior to submitting your bid and we will endeavour to answer your query.
11. Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
12. The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
13. Please bid clearly if bidding by telephone and do not delay.
14. At the fall of the hammer the successful bidder will be in a binding contract of sale. We will then sign the Memorandum or Contract of Sale on your behalf and a 10% deposit subject to a minimum of £3,000 whichever is the greater will become payable and taken from the funds supplied. Should your telephone/internet bid exceed this amount, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitor's client account cheque or by debit card. We do not accept personal cheques or cash.
15. A successful purchaser will also be required to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
16. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
17. Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
18. Unless otherwise stated all property is sold subject to a reserve price whether declared or not (see definition of Reserve Prices below).
19. Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers.
20. Sutton Kersh hold regular property auctions throughout the year.
21. Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve)

would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Buyer's Fees

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer. We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

LOOKING TO BUY PROPERTY AT AUCTION?

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Adam Tauber
Head of Sales

Let's Chat!
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NO Minimum Bridge Term • 2% Arrangement Fee • Exit Fee – 1 Month Interest

Order of sale **Thursday 18 July 2024**

For sale by public auction unless sold prior or withdrawn

1	40 Holmes Street, Liverpool L8 0RJ	£45,000+*
2	247 County Road, Walton, Liverpool L4 5PE	£100,000+*
3	114 Lower Hall Street, St. Helens, Merseyside WA10 1GD	£40,000+*
4	39 Prior Street, Bootle, Merseyside L20 4PS	£45,000+*
5	24 Andrew Street, Liverpool L4 4DT	£55,000+*
6	79 Trevor Road, Liverpool L9 8DY	£95,000+*
7	39 Victoria Road, Tuebrook, Liverpool L13 8AL	£250,000+*
8	118 Beatrice Street, Bootle, Merseyside L20 2EH	£65,000+*
9	57 Faraday Street, Liverpool L5 6PL	£75,000+*
10	1 Heward Avenue, St. Helens, Merseyside WA9 3XB	£75,000+*
11	109 Botanic Road, Liverpool L7 5PY	£350,000+*
12	14 Barnston Road, Aintree, Liverpool L9 4SB	£110,000+*
13	62 Eldred Road, Childwall, Liverpool L16 8PD	£210,000+*
14	11 Whitehart Close, Liverpool L4 6UT	£80,000+*
15	31 Cornice Road, Old Swan, Liverpool L13 3DH	£90,000+*
16	87 Sunbeam Road, Old Swan, Liverpool L13 5XT	£67,000+*
17	58 Park Road, Birkenhead, Merseyside CH42 5NW	£65,000+*
18	31 Wapshare Road, Liverpool L11 8LR	WITHDRAWN
19	11 Birchfield Road, Walton, Liverpool L4 5US	£75,000+*
20	12 Worcester Drive North, Liverpool L13 9AY	£150,000+*
21	3 Walton Hall Avenue, Liverpool L4 6UD	£110,000+*
22	18 Crossley Avenue, Ellesmere Port CH66 1LT	£125,000+*
23	95 Alwyn Street, Aigburth, Liverpool L17 7DU	£125,000+*
24	Garage to the east of 4 Church Mount, Liverpool L7 1PD	£35,000-£40,000*
25	Flat 105, 15 Hatton Garden, Liverpool L3 2HA	£90,000+*
26	9 Tilston Road, Kirkby, Liverpool L32 0UH	£70,000+*
27	134 Queens Drive, Walton, Liverpool L4 6XD	£165,000+*
28	80 Mansell Road, Liverpool L6 6AZ	£70,000+*
29	206 & 206a Rice Lane, Liverpool L9 1DJ	£70,000+*
30	46 Olive Mount, Birkenhead, Merseyside CH41 9DP	£100,000+*
31	4 Cronton Lane, Widnes, Cheshire WA8 5AJ	£110,000+*
32	Land at the rear of 84 Oxton Street, Liverpool L4 4DG	£1,000+*
33	560 Old Chester Road, Birkenhead, Merseyside CH42 4PF	£85,000+*
34	75 Watling Avenue, Ford, Liverpool L21 9NX	£135,000+*
35	346 Marsh Lane, Bootle, Merseyside L20 9BX	£70,000+*
36	6 Kings Mount, Prenton, Merseyside CH43 5RG	£200,000+*
37	105 Macdonald Street, Liverpool L15 1EJ	£45,000+*
38	8 Lowwood Road, Birkenhead, Merseyside CH41 2SR	£200,000+*
39	42 Parton Street, Liverpool L6 3AW	£60,000+*
40	12 Greenleaf Street, Liverpool L8 0RB	£50,000+*
41	84 Herrick Street, Liverpool L13 2AQ	£75,000+*
42	Flat 22 Catherine House, Upper Parliament Street, Liverpool L8 7LQ	SOLD PRIOR
43	42 & 42a Park Hill Road, Liverpool L8 4TF	£145,000+*
44	Land at former Rock Station Hotel, 9 Highfield Rd, Birkenhead CH42 2BU	£100,000+*
45	Land at former Croft Public House, Halton Lodge Ave, Runcorn WA7 5YQ	£180,000+*
46	24-26 Priory Road, Liverpool L4 2RY	£200,000+*
47	Flat 51 Crete Towers, Jason Street, Liverpool L5 5EB	£40,000+*
48	77 Alderson Road, Liverpool L15 1HG	£85,000+*
49	27 Woodbine Street, Liverpool L5 7RR	£40,000+*
50	1 Georgian Close, Liverpool L26 9XU	£90,000+*
51	82 Birkenhead Road, Wallasey, Merseyside CH44 7BZ	£125,000+*
52	36 Seymour Drive, Ellesmere Port CH66 1LU	£125,000+*
53	31 Heskin Walk, Liverpool L32 3XU	SOLD PRIOR
54	Apt 312, 15 Hatton Garden, Liverpool L3 2HB	£75,000+*
55	1 Cavendish Gardens, Devonshire Road, Liverpool L8 3TH	£55,000+*
56	8 Banks Lane, Garston, Liverpool L19 8JL	£55,000+*
57	4 The Orchard, Ormskirk, Lancashire L39 3PD	£210,000+*
58	23-25 Balls Road, Prenton, Merseyside CH43 5RF	£415,000+*
59	119 Muirhead Avenue East, Liverpool L11 1EQ	£70,000+*
60	3 Hartleys Village, Liverpool L9 7AH	£140,000+*
61	51 Kelso Road, Liverpool L6 3AG	£100,000+*
62	85 St. Johns Road, Waterloo, Liverpool L22 9QD	£175,000+*
63	5 Baldwin Avenue, Childwall, Liverpool L16 3GD	SOLD PRIOR

64	36 Bardsay Road, Liverpool L4 5SG	£60,000+*
65	657 Borough Road, Birkenhead, Merseyside CH42 9QA	£330,000+*
66	25 Eaton Road, West Derby, Liverpool L12 7JJ	£220,000+*
67	76 Eastbank Street, Southport, Merseyside PR8 1EF	£175,000+*
68	18 Cooks Road, Crosby, Liverpool L23 2TB	£85,000+*
69	6 Alpha Street, Liverpool L21 8HL	£70,000+*
70	23 Greenwich Road, Liverpool L9 0HR	£75,000+*
71	36 Marlfield Road, West Derby, Liverpool L12 8QB	£120,000+*
72	2, 4 & 6-8 Crookes Road/Garage at Turner Lane, Sheffield S10 5BB	SOLD PRIOR
73	12 Speke Road, Woolton, Liverpool L25 7TL	£50,000+*
74	20 Sunningdale Road, Liverpool L15 4HJ	£60,000+*
75	88 Grange Road West, Prenton, Merseyside CH43 4XF	£300,000+*
76	Apartment 5, 21 Jamaica Street, Liverpool L1 0AA	£28,000+*
77	348 Church Road, Haydock, St. Helens, Merseyside WA11 0LG	£135,000+*
78	27 Wingate Road, Aigburth, Liverpool L17 0AY	£170,000+*
79	203 Greenhill Road, Allerton, Liverpool L18 9ST	SOLD PRIOR
80	75 Moss Lane/2 Hanford Avenue, Liverpool L9 3BW	£110,000+*
81	22 Thornes Road, Liverpool L6 9AB	£165,000+*
82	26 Cairo Street, Liverpool L4 3UA	£50,000+*
83	50 Dewsbury Road, Liverpool L4 2XG	£50,000+*
84	41 Verdi Street, Liverpool L21 4PA	£50,000+*
85	18 Rufford Road, Bootle, Merseyside L20 5EP	£70,000+*
86	21 Shakespeare Street, Bootle, Merseyside L20 4JP	£50,000+*
87	19 Ruskin Street, Liverpool L4 3SH	£55,000+*
88	37 Westcott Road, Liverpool L4 2RE	£50,000+*
89	36 Gresham Street, Liverpool L7 9LU	£90,000+*
90	107 Admiral Street, Liverpool L8 8BW	£90,000+*
91	44 Seymour Drive, Ellesmere Port CH66 1LU	£125,000+*
92	Flats 1, 2 & 3, 97 Moses Street/429 Mill Street, Liverpool L8 4SY	£190,000+*
93	1-5 Millhouse Court, West Derby, Liverpool L12 7NA	£575,000+*
94	4 Gleneagles Road, Childwall, Liverpool L16 3NL	£165,000+*
95	22 Princess Street, St. Just, Penzance, Cornwall TR19 7LD	£135,000+*
96	Nelson House, 6 The Beacon, Exmouth, Devon EX8 2AG	£400,000+*
97	1 Orchard Road, Plymouth PL2 2QX	£140,000+*
98	9 & 9a Primley Park, Paignton, Devon TQ3 3JP	£325,000+*
99	3 Woodland View, Coombe, St. Austell, Cornwall PL26 7LJ	£130,000+*
100	Enys An Huel, Five Lanes, Launceston, Cornwall PL15 7RX	£200,000+*
101	2 Carn Bargus, Whitemoor, Nanpean, St. Austell, Cornwall PL26 7XF	£110,000+*
102	103a Ladysmith Road, Plymouth PL4 7NW	£60,000+*
103	Morwenna, Mary Tavy, Tavistock, Devon PL19 9PA	£135,000+*
104	C J Down's Garage and Land at Mary Tavy, Tavistock PL19 9PA	£125,000-£150,000*
105	Land east of C J Down's Garage Mary Tavy, Tavistock PL19 9PA	£30,000-£50,000*
106	15 Topsham Road, Exeter EX2 4EZ	£325,000+*
107	Former Mortuary Studio East, North Grange, Clyst Heath EX2 7EY	£40,000+*
108	23 The Fradgan, Newlyn, Penzance, Cornwall TR18 5BE	£150,000+*
109	2 Trelawn Cottages, Mount, Bodmin, Cornwall PL30 4ES	SOLD PRIOR
110	57 Bonville Road, Plymouth PL6 6TE	£135,000+*
111	29 Billacombe Road, Plymouth, Devon PL9 7HX	£175,000+*
112	2 Valley Bungalows, Millendreath Holiday Village, Looe PL13 1PD	£65,000+*
113	12a Southpark Road, Tywardreath, Par, Cornwall PL24 2PT	£100,000-£120,000*
114	Rosedale, Valley Park Lane, Mevagissey, St. Austell PL26 6RS	£450,000+*
115	Ground Floor Flat, 76 Antony Road, Torpoint, Cornwall PL11 2JU	£70,000+*
116	21 Rundle Road, Newton Abbot, Devon TQ12 2PY	£200,000+*
117	Barn E, Bosanketh Farm, St. Buryan, Penzance, Cornwall TR19 6HF	£125,000+*
118	Trevurvas Cottage, Trevurvas, Ashton, Helston, Cornwall TR13 9TY	£395,000+*
119	7 Lescudjack Road, Penzance, Cornwall TR18 3AD	SOLD PRIOR
120	Chy Karenza, Pencoy, Four Lanes, Redruth, Cornwall TR16 6LY	£200,000+*
121	12 Waterloo, Truro, Cornwall TR1 1QB	£50,000+*
122	Mermaid Hotel, The Coombes, Polperro, Looe, Cornwall PL13 2RG	£165,000+*
123	14 Little Gregwartha, Four Lanes, Redruth, Cornwall TR16 6LN	£125,000-£150,000*
124	Flat 14 Broughton Hall Road, Liverpool L12 9JS	SOLD PRIOR
125	18 Stockbridge Street, Liverpool L5 6PB	SOLD PRIOR
126	25 Robson Street, Liverpool L5 0TU	SOLD PRIOR
127	259-263 County Road, Walton, Liverpool L4 5PQ	SOLD PRIOR
128	Land At Hornby Boulevard, Liverpool. L21 8HD	£4,000+*
129	20 Thornes Road, Liverpool. L6 9AB	£100,000+*
130	64-66 Kremlin Drive, Liverpool L13 7BZ	£700,000+*

Order of sale by type

Commercial investment

- 31 4 Cronton Lane, Widnes, Cheshire WA8 5AJ
72 2, 4 & 6-8 Crookes Road/Garage at Turner Lane, Sheffield S10 5BB

Development opportunities

- 24 Garage to the east of 4 Church Mount, Liverpool L7 1PD
44 Land at former Rock Station Hotel, 9 Highfield Rd, Birkenhead CH42 2BU
45 Land at former Croft Public House, Halton Lodge Ave, Runcorn WA7 5YQ
65 657 Borough Road, Birkenhead, Merseyside CH42 9QA
104 C J Down's Garage and Land at Mary Tavy, Tavistock PL19 9PA
105 Land east of C J Down's Garage Mary Tavy, Tavistock PL19 9PA
117 Barn E, Bosanketh Farm, St. Buryan, Penzance, Cornwall TR19 6HF

Land

- 32 Land at the rear of 84 Oxton Street, Liverpool L4 4DG
128 Land At Hornby Boulevard, Liverpool L21 8HD

Mixed use

- 2 247 County Road, Walton, Liverpool L4 5PE
46 24-26 Priory Road, Liverpool L4 2RY
51 82 Birkenhead Road, Wallasey, Merseyside CH44 7BZ
62 85 St. Johns Road, Waterloo, Liverpool L22 9QD
67 76 Eastbank Street, Southport, Merseyside PR8 1EF
80 75 Moss Lane/2 Hanford Avenue, Liverpool L9 3BW

Residential investment

- 3 114 Lower Hall Street, St. Helens, Merseyside WA10 1GD
11 109 Botanic Road, Liverpool L7 5PY
16 87 Sunbeam Road, Old Swan, Liverpool L13 5XT
17 58 Park Road, Birkenhead, Merseyside CH42 5NW
19 11 Birchfield Road, Walton, Liverpool L4 5US
20 12 Worcester Drive North, Liverpool L13 9AY
22 18 Crossley Avenue, Ellesmere Port CH66 1LT
23 95 Alwyn Street, Aigburth, Liverpool L17 7DU
27 134 Queens Drive, Walton, Liverpool L4 6XD
30 46 Olive Mount, Birkenhead, Merseyside CH41 9DP
33 560 Old Chester Road, Birkenhead, Merseyside CH42 4PF
34 75 Watling Avenue, Ford, Liverpool L21 9NX
36 6 Kings Mount, Prenton, Merseyside CH43 5RG
38 8 Lowwood Road, Birkenhead, Merseyside CH41 2SR
39 42 Parton Street, Liverpool L6 3AW
40 12 Greenleaf Street, Liverpool L8 0RB
41 84 Herrick Street, Liverpool L13 2AQ
43 42 & 42a Park Hill Road, Liverpool L8 4TF
49 27 Woodbine Street, Liverpool L5 7RR
50 1 Georgian Close, Liverpool L26 9XU
54 Apt 312, 15 Hatton Garden, Liverpool L3 2HB
61 51 Kelso Road, Liverpool L6 3AG

- 76 Apartment 5, 21 Jamaica Street, Liverpool L1 0AA
81 22 Thornes Road, Liverpool L6 9AB
82 26 Cairo Street, Liverpool L4 3UA
83 50 Dewsbury Road, Liverpool L4 2XG
84 41 Verdi Street, Liverpool L21 4PA
85 18 Rufford Road, Bootle, Merseyside L20 5EP
86 21 Shakespeare Street, Bootle, Merseyside L20 4JP
87 19 Ruskin Street, Liverpool L4 3SH
88 37 Westcott Road, Liverpool L4 2RE
91 44 Seymour Drive, Ellesmere Port CH66 1LU
92 Flats 1, 2 & 3, 97 Moses Street/429 Mill Street, Liverpool L8 4SY
93 1-5 Millhouse Court, West Derby, Liverpool L12 7NA
112 2 Valley Bungalows, Millendreath Holiday Village, Looe PL13 1PD
119 7 Lescudjack Road, Penzance, Cornwall TR18 3AD
125 18 Stockbridge Street, Liverpool L5 6PB
129 20 Thornes Road, Liverpool L6 9AB
130 64-66 Kremlin Drive, Liverpool L13 7BZ

Vacant commercial

- 56 8 Banks Lane, Garston, Liverpool L19 8JL
68 18 Cooks Road, Crosby, Liverpool L23 2TB
73 12 Speke Road, Woolton, Liverpool L25 7TL
90 107 Admiral Street, Liverpool L8 8BW
107 Former Mortuary Studio East, North Grange, Cyst Heath EX2 7EY
122 Mermaid Hotel, The Coombes, Polperro, Looe, Cornwall PL13 2RG
127 259-263 County Road, Walton, Liverpool L4 5PQ

Vacant residential

- 1 40 Holmes Street, Liverpool L8 0RJ
4 39 Prior Street, Bootle, Merseyside L20 4PS
5 24 Andrew Street, Liverpool L4 4DT
6 79 Trevor Road, Liverpool L9 8DY
7 39 Victoria Road, Tuebrook, Liverpool L13 8AL
8 118 Beatrice Street, Bootle, Merseyside L20 2EH
9 57 Faraday Street, Liverpool L5 6PL
10 1 Heward Avenue, St. Helens, Merseyside WA9 3XB
12 14 Barnston Road, Aintree, Liverpool L9 4SB
13 62 Eldred Road, Childwall, Liverpool L16 8PD
14 11 Whitehart Close, Liverpool L4 6UT
15 31 Cornice Road, Old Swan, Liverpool L13 3DH
18 31 Wapshare Road, Liverpool L11 8LR
21 3 Walton Hall Avenue, Liverpool L4 6UD
25 Flat 105, 15 Hatton Garden, Liverpool L3 2HA
26 9 Tilston Road, Kirkby, Liverpool L32 0UH
28 80 Mansell Road, Liverpool L6 6AZ
29 206 & 206a Rice Lane, Liverpool L9 1DJ
35 346 Marsh Lane, Bootle, Merseyside L20 9BX
37 105 Macdonald Street, Liverpool L15 1EJ
42 Flat 22 Catherine House, Upper Parliament Street, Liverpool L8 7LQ
47 Flat 51 Crete Towers, Jason Street, Liverpool L5 5EB
48 77 Alderson Road, Liverpool L15 1HG
52 36 Seymour Drive, Ellesmere Port CH66 1LU
53 31 Heskin Walk, Liverpool L32 3XU

- 55 1 Cavendish Gardens, Devonshire Road, Liverpool L8 3TH
57 4 The Orchard, Ormskirk, Lancashire L39 3PD
58 23-25 Balls Road, Prenton, Merseyside CH43 5RF
59 119 Muirhead Avenue East, Liverpool L11 1EQ
60 3 Hartleys Village, Liverpool L9 7AH
63 5 Baldwin Avenue, Childwall, Liverpool L16 3GD
64 36 Bardsay Road, Liverpool L4 5SG
66 25 Eaton Road, West Derby, Liverpool L12 7JJ
69 6 Alpha Street, Liverpool L21 8HL
70 23 Greenwich Road, Liverpool L9 0HR
71 36 Marlfield Road, West Derby, Liverpool L12 8QB
74 20 Sunningdale Road, Liverpool L15 4HJ
75 88 Grange Road West, Prenton, Merseyside CH43 4XF
77 348 Church Road, Haydock, St. Helens, Merseyside WA11 0LG
78 27 Wingate Road, Aigburth, Liverpool L17 0AY
79 203 Greenhill Road, Allerton, Liverpool L18 9ST
89 36 Gresham Street, Liverpool L7 9LU
94 4 Gleneagles Road, Childwall, Liverpool L16 3NL
95 22 Princess Street, St. Just, Penzance, Cornwall TR19 7LD
96 Nelson House, 6 The Beacon, Exmouth, Devon EX8 2AG
97 1 Orchard Road, Plymouth PL2 2QX
98 9 & 9a Primley Park, Paignton, Devon TQ3 3JP
99 3 Woodland View, Coombe, St. Austell, Cornwall PL26 7LJ
100 Enys An Huel, Five Lanes, Launceston, Cornwall PL15 7RX
101 2 Carn Bargas, Whitemoor, Nanpean, St. Austell, Cornwall PL26 7XF
102 103a Ladysmith Road, Plymouth PL4 7NW
103 Morwenna, Mary Tavy, Tavistock, Devon PL19 9PA
106 15 Topsham Road, Exeter EX2 4EZ
108 23 The Fradgan, Newlyn, Penzance, Cornwall TR18 5BE
109 2 Trelawn Cottages, Mount, Bodmin, Cornwall PL30 4ES
110 57 Bonville Road, Plymouth PL6 6TE
111 29 Billacombe Road, Plymouth, Devon PL9 7HX
113 12a Southpark Road, Tywardreath, Par, Cornwall PL24 2PT
114 Rosedale, Valley Park Lane, Mevagissey, St. Austell PL26 6RS
115 Ground Floor Flat, 76 Antony Road, Torpoint, Cornwall PL11 2JU
116 21 Rundle Road, Newton Abbot, Devon TQ12 2PY
118 Trevurvas Cottage, Trevurvas, Ashton, Helston, Cornwall TR13 9TY
120 Chy Karenza, Pencoyes, Four Lanes, Redruth, Cornwall TR16 6LY
121 12 Waterloo, Truro, Cornwall TR1 1QB
123 14 Little Gregwartha, Four Lanes, Redruth, Cornwall TR16 6LN
124 Flat 14 Broughton Hall Road, Liverpool L12 9JS
126 25 Robson Street, Liverpool L5 0TU

LOT
1

ON BEHALF OF A HOUSING ASSOCIATION

40 Holmes Street, Liverpool L8 0RJ

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end of terrace house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £7,000 per annum.

Situated

Off Smithdown Road in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Vestibule, Through Lounge/
Dining Room, Kitchen,
Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

C

Council Tax Band

A



LOT
2

247 County Road, Walton, Liverpool L4 5PE

GUIDE PRICE **£100,000+***

MIXED USE

Description

A mixed use investment opportunity currently fully let producing £12,790 per annum. The property comprises a three storey mid terrace with a ground floor retail unit trading as a Pizza Shop on a FRI Lease until 2029, rent review is in 2027. To the first and second floor there is a two bedroomed self-contained flat above, accessed via its own separate rear entrance at a rental of £475pcm with homeowner guarantor. The property benefits from double glazing, electric panel heating, solar panels and electric roller shutters

Situated

Fronting County Road at its junction with Bedford Road on a busy main position approximately 3 miles from Liverpool city centre

Basement

Not inspected.

Outside

Yard/Access to the flat.

Ground Floor

Shop Main sales area, Rear
room, WC, Store.

EPC Rating

Flat B. Shop D

First Floor

Flat Kitchen, Shower/WC,
Bedroom, Lounge.

Second Floor

Two Bedrooms above.



LOT

3

114 Lower Hall Street, St. Helens, Merseyside WA10 1GD

GUIDE PRICE £40,000+*

RESIDENTIAL INVESTMENT

Description

A two bed roomed first floor apartment within a purpose built block benefiting from double glazing, central heating, lift access to all floors, parking and communal gardens. The property is currently let by way of an Assured Shorthold tenancy producing £6,300 per annum.

Situated

Off Hall Street within a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and St Helens town centre.

Ground Floor

Communal Entrance Hallway.

First Floor

Flat Hall, Open plan Lounge/
Kitchen with Juliet balcony, two
Bedrooms (one with en-suite),
Bathroom/WC.

Outside

Communal Parking and Gardens.

EPC Rating

D

Council Tax Band

A



LOT

4

39 Prior Street, Bootle, Merseyside L20 4PS

GUIDE PRICE £45,000+*

VACANT RESIDENTIAL

Description

A three bedroomed terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £8,400 per annum.

Situated

Off Gray Street which in turn is off Knowsley Road in a well-established location close to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor

Lounge, Dining Room, Kitchen,
Vestibule, Hall.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Rear yard.

Council Tax Band

A

EPC Rating

TBC



LOT

5

24 Andrew Street, Liverpool L4 4DT

GUIDE PRICE £55,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting from central heating. Following a scheme of refurbishment works and modernisation, the property would be suitable to occupation or investment purposes. The potential rental income is approximately £9,000 per annum.

Situated

Off County Road in an established and popular residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Breakfast Kitchen

Council Tax Band

A

First Floor

Two Bedrooms, Bathroom/WC.

Second Floor

One further Bedroom

Outside

Yard to Rear

EPC Rating

E



LOT

6

79 Trevor Road, Liverpool L9 8DY

GUIDE PRICE £95,000+*

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefitting from double glazing and central heating. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £12,000 per annum.

Situated

Off Orrell Lane in an established and popular residential location within easy reach of Walton Vale amenities, Orrell Park Train Station and approximately 5 miles of Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen, Utility Room.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard To Rear.

EPC Rating

E

Council Tax Band

TBC



LOT

7

39 Victoria Road, Tuebrook, Liverpool L13 8AL

GUIDE PRICE £250,000+*

VACANT RESIDENTIAL

Description

A seven bedroomed three storey semi-detached property with the added benefit of land with planning to erect a house to the rear. The property has been fully refurbished benefitting from double glazing and central heating. The property is in good order throughout and will be sold fully furnished ready for immediate occupation. Alternatively, it would be suitable as an Airbnb investment opportunity or conversion to provide three self-contained flats, subject to any consents. The property also benefits from land to the rear with full planning permission to erect a three bed detached dwelling. Planning Ref – 21F/2183

Situated

Off West Derby Road within close proximity to local amenities, Tuebrook shopping facilities, schooling, Liverpool Football Club and Newsham Park. Approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, WC, Kitchenette, Store Room

Outside

Land and Garden to the rear

First Floor

Three Bedrooms, Shower Room/WC.

EPC Rating

D

Council Tax Band

B

Second Floor

Four Bedrooms, Shower Room/WC.



LOT

8

118 Beatrice Street, Bootle, Merseyside L20 2EH

GUIDE PRICE £65,000+*

VACANT RESIDENTIAL

Description

A two bedroomed mid terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £7,800 per annum.

Situated

Off Hawthorne Road in a popular and well established area close to local amenities, Bootle Strange Shopping and Hugh Baird College, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

C

Council Tax Band

A



LOT

9

57 Faraday Street, Liverpool L5 6PL

GUIDE PRICE £75,000+*

VACANT RESIDENTIAL

Description

A three bedroom end terrace house benefitting from double glazing and central heating. The property is in good order throughout and would be suitable for occupation or investment purposes with a potential rental income of £10,500 per annum. Alternatively it would be suitable an Airbnb investment opportunity subject to any consents.

Situated

Off Thirlmere Road which in turn is off Oakfield Road (A5089) within close proximity to Breck Road amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Basement

Not Inspected

EPC Rating

E

Ground Floor

Hall, Lounge, Kitchen/Diner.

Council Tax Band

A

First Floor

Two Bedrooms, Bathroom/WC.

Second Floor

One further Bedroom

Outside

Yard To Rear



LOT

10

1 Heward Avenue, St. Helens, Merseyside WA9 3XB

GUIDE PRICE £75,000+*

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property benefitting from double glazing, central heating and front and rear gardens. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income in excess of £11,700 per annum.

Situated

Off New Street, close to Sherdley Park in a popular and well residential location close to local amenities, schooling and approximately 3 miles from St Helens town centre.

Ground Floor

Vestibule, Lounge, Kitchen/
Dining room, Bathroom/WC.

First Floor

Three Bedrooms.

Outside

Front and rear gardens.

Council Tax Band

A

EPC Rating

C





Description

A nine bedded fully licensed HMO investment property in an article 4 area currently let to 8 tenants producing £47,000 per annum. The property comprises a substantial five storey mid terraced property with full planning permission providing 9 letting rooms each with their own ensuite shower/WC and is fully HMO compliant. The property benefits from double glazing, central heating and will be sold fully furnished to include all white goods and furniture. The property is currently let to 8 working professionals producing £47,000 per annum. There is also potential to let the vacant room to increase the rental income to circa £51,000 per annum and is within an area that is highly desirable to both students and professionals.

Situated

Off Edge Lane and Wavertree Road in a popular and well established residential location within walking distance to Edge Lane amenities with excellent transport links and approximately 2.5 miles from Liverpool city centre.

Lower Ground Floor

Two Letting rooms (one with ensuite shower room/WC), two Kitchenettes, Shower room/WC.

Ground Floor

Main entrance Hallway, Utility room, two Letting rooms (with ensuite shower rooms/WC)

First Floor

Two letting Rooms (one with ensuite Bathroom/WC), Open plan Communal Lounge/Kitchen, Shower room/WC.

Second Floor

Two Letting rooms (with ensuite shower rooms/WC), Office room (with the potential to be a further letting room)



Top Floor (Loft conversion)

One Letting room with kitchen area and Shower room/WC.

Outside

Rear Yard.

Council Tax Band

A

EPC Rating

D

LOT
12

14 Barnston Road, Aintree, Liverpool L9 4SB

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A four bedroomed semi-detached house benefiting from double glazing and gardens front and rear. Following upgrade and scheme of refurbishment works suitable for occupation, resale or investment purposes.

Situated

Off Warbreck Moor (the A59) in an established and popular residential location within walking distance to Walton Vale amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Living Room, Dining Room,
Kitchen, Utility Room

First Floor

Four Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens.

EPC Rating

G

Council Tax Band

B



LOT
13

62 Eldred Road, Childwall, Liverpool L16 8PD

GUIDE PRICE **£210,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens to the front and rear and driveway. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes. The property is a blank canvas to put your own stamp on it and once modernised would make an excellent family home. There is also potential to extend to the rear, subject to gaining the necessary consents.

Situated

Off Woolton Road in a sought after and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 5 miles away.

Ground Floor

Hall, Living Room, Dining Room,
Kitchen, Rear Porch, Store/
Workshop

EPC Rating

D

Council Tax Band

C

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear,
Driveway



LOT
14

11 Whitehart Close, Liverpool L4 6UT

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid-town house benefiting from double glazing, central heating, rear garden and driveway. Following refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £10,200 per annum.

Situated

In a cul-de-sac off Cherry Lane within close proximity to local amenities, Liverpool Football Club, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

Outside

Driveway, Rear Garden.

EPC Rating

TBC

Council Tax Band

A



LOT
15

31 Cornice Road, Old Swan, Liverpool L13 3DH

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached house benefitting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for occupation resale or investment purposes.

Situated

Off Derby Lane in a popular residential location, close to local amenities, Doric Park, schooling and transport links. Liverpool city centre is approximately 5 miles away.

Ground Floor

Hall, Living Room, Rear Dining Room, Kitchen.

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard To Rear.

EPC Rating

C

Council Tax Band

A



LOT
16

87 Sunbeam Road, Old Swan, Liverpool L13 5XT

GUIDE PRICE **£67,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

Situated

Off Prescott Road in the heart of Old Swan in a popular and well-established residential location within easy reach of local transport links and walking distance to local amenities to include the new Liverpool Shopping park. Approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to Rear.

EPC Rating

C

Council Tax Band

A



LOT
17

58 Park Road, Birkenhead, Merseyside CH42 5NW

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,500 per annum.

Situated

Off Downham Road in a popular and well established residential location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT
18

31 Wapshare Road, Liverpool L11 8LR

GUIDE PRICE £80,000+*

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, driveway and gardens to the front and rear. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £11,400 per annum. Please note the property is a cash buy only.

Situated

Off New Hall Lane which is in turn off Townsend Avenue (the A530) in a popular and well established residential area close to local amenities, schooling and public transport. Liverpool city centre is approximately 4.5 miles.

Ground Floor

Hall, Living Room, Dining Room, Kitchen, Wet Room/WC

Council Tax Band

A

First Floor

Three Bedrooms, Shower Room, Separate WC

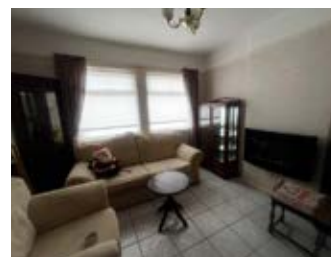
Outside

Gardens to the front and rear, Driveway, Brick Annexe

EPC Rating

D

WITHDRAWN



LOT
19

11 Birchfield Road, Walton, Liverpool L4 5US

GUIDE PRICE £75,000+*

RESIDENTIAL INVESTMENT

Description

A five bedroomed investment opportunity benefitting from double glazing and central heating. The property comprises a double storey end of terrace providing 5 letting rooms and is part let producing a rental income of £11,580.00 per annum – two rooms are currently vacant. We are advised the vendor has applied for a Selective Licence and the application is in progress, however, potential purchasers should rely on their own enquiries.

Situated

Off Walton Village in a popular residential location close by to local shopping, Liverpool Football Club, schooling with excellent transport links and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Communal Lounge, Kitchen, one Letting Room with Ensuite Shower/WC and access to yard, one Letting Room, Shower/WC.

Outside

Yard to rear.

EPC Rating

E.

Council Tax Band

A

First Floor

Three Letting Rooms, Bathroom/WC.

Second Floor

Store Room.



LOT
20

12 Worcester Drive North, Liverpool L13 9AY

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three storey semi-detached house converted to provide 3 × 1 bedroomed self-contained flats benefiting from double glazing, central heating and gardens. Flats 2 and 3 are currently let by way of Assured Shorthold Tenancies producing a total income of £12,300 per annum. The property is fully let by way of Assured Shorthold Tenancies producing a total income of £19,260 per annum.

Situated

Off Maiden Lane in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.
Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

Flat 1 D. **Flat 2** C. **Flat 3** D

First Floor

Flat 2 Lounge, Kitchen, Bathroom/WC, Bedroom, Dressing Room

Council Tax Band

Flat 1 A. **Flat 2** A. **Flat 3** A

Second Floor

Flat 3 Lounge, Bedroom, Kitchen, Shower/WC



LOT
21

3 Walton Hall Avenue, Liverpool L4 6UD

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A four bedroomed end terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £8,400 per annum. However, it will be vacant on completion. Following modernisation and a scheme or refurbishment works the property would be suitable for investment purposes with the potential rental income being approximately £10,200 per annum.

Situated

Fronting Walton Hall Avenue between Walton Village and Queens Drive in a popular and well established residential location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Third Reception room, Kitchen.

Council Tax Band

B

First Floor

Four Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

D



LOT
22

18 Crossley Avenue, Ellesmere Port CH66 1LT

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens front and rear and driveway. The property is currently let by way of an Assured Shorthold Tenancy producing a rental of £9,300 per annum.

Situated

Off Thornleigh Drive which in turn is off Seymour Drive in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3.5 miles from Cheshire Oaks Designer Outlet.

Ground Floor

Hall, Living Room, Dining Room, Kitchen, Utility Room

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens, Driveway

EPC Rating

D

Council Tax Band

B



LOT
23

95 Alwyn Street, Aigburth, Liverpool L17 7DU

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom middle terraced house benefiting from double glazing and central heating. The property is currently let by way of a regulated tenancy agreement producing a rental income of approximately £5,720 per annum.

Situated

Off Colebrooke Road which in turn is off Aigburth Road in a popular and well established residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Two Bedrooms plus box room, Wet Room/WC.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT
24

Garage to the east of 4 Church Mount, Liverpool L7 1PD

GUIDE PRICE **£35,000–£40,000***

DEVELOPMENT OPPORTUNITIES

Description

A former garage which would be suitable for various uses/potential development/conversion subject to the required consents. There is a section of land to the side (outlined and tinted in blue, which is fully enclosed and only accessible from the door in the east wall of the garage) which a potential purchaser could apply for adverse possession however interested parties are to make their own further enquiries in regards to this.

Situated

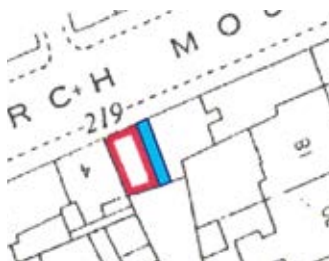
Off Marmaduke Street, which in turn is off Edge Lane in a popular and well established residential location close to local amenities, universities and approximately 2.5 miles from Liverpool city centre.

Former Garage

Not inspected.

Note

Please note Sutton Kersh have not internally inspected the property and purchasers should rely on their own enquiries.



LOT
25

Flat 105, 15 Hatton Garden, Liverpool L3 2HA

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A two bedroomed first floor apartment with character and unique original features, windows, electric heating, secure intercom entry system and will be sold fully furnished. With the added benefit the sale will also include an allocated car parking space in the basement. The property is ideal for both investors and residential buyers suitable for immediate occupation or investment purposes with a potential income £1,000 per calendar month. Alternatively, it could be utilised as a Airbnb investment. There is a lift service to all floors.

Situated

just off bustling Dale Street in Liverpool city centre, offering the best of city living right on your doorstep. within short walking distance to Liverpool ONE, Albert Dock and many other city centre amenities and attractions. Hatton Garden itself is a thriving area, with a range of independent shops and cafes while being just a few streets away from some of the best restaurants and meeting places in the city.

Ground Floor

Main Entrance Hallway

First Floor

Flat Hall, Impressive Open Plan Lounge/Kitchen/Diner, Cloakroom, Bathroom/WC.

Mezzanine Floor

Two Bedrooms (one with en-suite)

Outside

Underground Parking Space

EPC Rating

D

Council Tax Band

C



LOT
26

9 Tilston Road, Kirkby, Liverpool L32 0UH

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefitting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes.

Situated

Off Sidney Powell Avenue in a popular residential location, close to local amenities, schooling, Kirkby town centre and Kirkby Train Station. Liverpool city centre is approximately 9 miles away.

Ground Floor

Hall, Kitchen/Diner, Lounge/Diner.

First Floor

Three Bedrooms, Shower Room and Separate WC.

Outside

Front and Rear Garden

EPC Rating

C

Council Tax Band

A



LOT
27

134 Queens Drive, Walton, Liverpool L4 6XD

GUIDE PRICE **£165,000+***

RESIDENTIAL INVESTMENT

Description

A seven bedroom HMO investment opportunity fully let producing a rental income of £29,800.00 per annum. The property comprises a three storey mid terrace providing seven letting rooms, four bathrooms, communal lounge and kitchen and benefits from double glazing and central heating. The property is currently fully let producing £29,800 per annum. We are advised there is a valid HMO Licence until November 2024.

Situated

The property is prominently located fronting Queens Drive in Walton (A5058) and close to its junction on Walton Hall Avenue (A580). The immediate surrounding area comprises an established commercial parade located in and around the junction itself. The general location is predominantly residential in character with a high density of terraced housing. The property benefits from excellent transport links to provide easy access to Liverpool Football Club and Liverpool city centre which is approximately 4 miles away and its suburban district centres and the regional motorway networks (M57 & M62)

Ground Floor

Vestibule, Main Entrance Hallway, Two Letting Rooms, Communal Lounge/Kitchen, Utility/WC.

First Floor

Four Letting Rooms, Shower/WC, Bathroom/WC.

Second Floor

One Letting Room with Ensuite/WC.

Outside

Garden to rear and decked patio area.

EPC Rating

D

Council Tax Band

B



LOT
28

80 Mansell Road, Liverpool L6 6AZ

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The vendor advises that a new boiler was installed in October 2021 with a 7 year guarantee. The property also comes with double beds in each room and a recently purchased flat screen TV. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £9,600 per annum. The vendor advises that an Application for Certificate of Proposed Lawful Development to convert loft with dormer extension at rear and carry out associated works. Planning reference number: 23LP/0542

Situated

Off Boaler Street in a popular and well established residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen, Shower Room/WC

EPC Rating

D

Council Tax Band

A

First Floor

Three Bedrooms

Outside

Yard to the rear.



LOT
29

206 & 206a Rice Lane, Liverpool L9 1DJ

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A three storey end of terraced property benefiting from double glazing and electric heating. The property has planning permission to provide a five bedroom HM,O each room having its own ensuite shower/WC and has been ripped out inside ready for works to be started. Once complete the potential rental income would be approximately £21,000 per annum. Planning Reference Number: 23F/2498

Situated

Fronting Rice Lane in a popular and well established residential location to local amenities and within walking distance to Rice Lane Train Station. Approximately 5 miles from Liverpool city centre.

Ground Floor

Various Rooms

EPC Rating

206 G. 206a G

First Floor

Various Rooms

Second Floor

Various Rooms

Outside

Yard To Rear.

Council Tax Band

A



LOT
30

46 Olive Mount, Birkenhead, Merseyside CH41 9DP

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,500 per annum.

Situated

Off Frodsham Street which is in turn off Church Road in a popular residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Living Room, Dining Room, Kitchen, Bathroom/WC

First Floor

Three Bedrooms

Outside

Rear yard.

EPC Rating

E

Council Tax Band

A

Note

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.



LOT
31

4 Cronton Lane, Widnes, Cheshire WA8 5AJ

GUIDE PRICE **£110,000+***

COMMERCIAL INVESTMENT

Description

The property comprises a detached single storey commercial property currently trading as 'Paul's Barber Shop' which is let by way of a 5 year lease from April 2024 at £12,000 per annum. The current business has been in situ for over 30 years. There is also a plot of land included within the sale which is situated to the side and rear of the barber shop which would be suitable for a number of uses subject to obtaining any necessary consents. We believe all main services are available however potential buyers should make their own further enquiries.

Situated

Fronting Cronton Lane in a popular and well established location in a parade of similar properties and approximately 12.5 miles from Liverpool city centre.

Ground Floor

Pauls Barber Shop Main sales area, Kitchenette, WC.

Outside

Land to the side and rear.

EPC Rating

D



LOT
32

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

Land at the rear of 84 Oxtan Street, Liverpool L4 4DG

GUIDE PRICE **£1,000+***

LAND

Description

A section of land at the rear of 84 Oxtan Street approximately 45m2 in size

Situated

Off Goodison Road in a popular and well-established location close to local amenities, schooling, walking distance to Everton Football Club and approximately 4 miles from Liverpool city centre.



LOT
33

560 Old Chester Road, Birkenhead, Merseyside CH42 4PF

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed plus attic room middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £8,100 per annum.

Situated

Fronting Old Chester Road in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 4.5 miles away.

Ground Floor

Hall, Lounge, Kitchen/Dining room.

First Floor

Three Bedrooms, Bathroom/WC.

Second Floor

Attic Room

Outside

Off road parking, Rear Yard.

Council Tax Band

A

EPC rating

C

Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.



LOT
34

75 Watling Avenue, Ford, Liverpool L21 9NX

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom end town house benefiting from double glazing, electric heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Periodic Tenancy agreement producing a rental income of approximately £6,600 per annum.

Situated

Off Hatton Hill Road in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

Ground Floor

Hall, Front Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front Garden, Large Rear Garden, Driveway.

EPC Rating

E

Council Tax Band

B



LOT
35

346 Marsh Lane, Bootle, Merseyside L20 9BX

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three storey plus basement end-of-terraced five bedroomed house benefitting from majority double glazing and central heating. Following a scheme of refurbishment work and modernisation, the property would be suitable for investment purposes and would be suitable for a potential flat conversion, subject to gaining any necessary planning consents. Cash purchases only.

Situated

Fronting Marsh Lane off Hawthorne Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Basement

Basement

Outside

Yard to the Rear

Ground Floor

Vestibule, Hall, Living Room, Shower Room/WC, two Bedrooms

EPC Rating

D

Council Tax Band

A

First Floor

Four Piece Bathroom/WC, one Bedroom, Kitchen (no fittings)

Second Floor

Two Bedrooms



LOT
36

6 Kings Mount, Prenton, Merseyside CH43 5RG

GUIDE PRICE **£200,000+***

RESIDENTIAL INVESTMENT

Description

A four bedroomed semi-detached house benefiting from double glazing, central heating, gardens front and rear and off road parking. The property is currently let by way of an Assured Shorthold Tenancy to a longstanding tenant of 12 years, producing a rental income of £7,383.96 per annum.

Situated

Off Woodchurch Road in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 4.5 miles away.

Ground Floor

Hall, Living Room/Dining Room,
Kitchen/Diner, WC/Cloakroom

First Floor

Four Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens, Off
Road Parking

EPC Rating

E

Council Tax Band

C



LOT
37

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

105 Macdonald Street, Liverpool L15 1EJ

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house in need of a full upgrade and scheme of refurbishment works. Following which, the property would be suitable for resale or investment purposes with a potential rental income of approximately £9,000 per annum.

Situated

Fronting Macdonald Street just off Picton Road in a popular and well established residential location within close proximity to Picton Road Amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Through Living Room/Dining
Room, Kitchen (No fittings)

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to Rear

EPC Rating

E

Council Tax Band

A



LOT
38

8 Lowwood Road, Birkenhead, Merseyside CH41 2SR

GUIDE PRICE **£200,000+***

RESIDENTIAL INVESTMENT

Description

A freehold substantial three bedroomed Grade II listed detached house together with a self contained one/two bedroomed basement flat together with driveway and gardens. The property is in need of refurbishment and modernisation and has development potential, subject to gaining the necessary consents. It is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,723.04 per annum however the tenant has been served with a Section 21 which we are advised has now expired. Cash buyers only.

Situated

Off The Woodlands in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 4.5 miles away.

Lower Ground Floor

Flat Living Room/Kitchen, Two Bedrooms, Bathroom/WC

Outside

Gardens, Driveway

Ground Floor

Two Reception Rooms, Kitchen/Diner, Shower Room/WC

EPC Rating

E

Council Tax Band

D

First Floor

Three Bedrooms, Bathroom/WC, Separate WC



Note

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.



LOT
39

42 Parton Street, Liverpool L6 3AW

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end-of-terraced house benefitting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy to a long standing tenant producing a rental income of £5,680 per annum.

Situated

Off Sheil Road in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 3.5 miles from Liverpool city centre.

Ground Floor

Living Room, Kitchen, Bathroom/WC.

Note

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.

First Floor

Two Bedrooms

Outside

Yard to the Rear

EPC Rating

TBC

Council Tax Band

C



LOT
40

12 Greenleaf Street, Liverpool L8 0RB

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle-terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement to a long standing tenant producing a rental income of £5,400 per annum.

Situated

Off Smithdown Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Liverpool city centre.

Ground Floor

Living Room, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A

Note

Please note Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.



LOT
41

84 Herrick Street, Liverpool L13 2AQ

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid-terraced property benefitting from double glazing and central heating. The property is currently tenanted by way of an Assured Shorthold Tenancy agreement with a long standing tenant producing a rental income of £7,140 per annum. Tenancy is due a rent increase to market value of £8,340 per annum. There are no arrears.

Situated

Off Prescott Road and Maskell Road which in turn is off Elms House Road in a popular and well established residential location within walking distance to Edge Lane and Old Swan shopping amenities with excellent transport links and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Living Room/Dining Room, Kitchen, Bathroom/W.C

Council Tax Band

A

First Floor

Two Bedrooms

Outside

Yard to Rear

EPC Rating

D



LOT
42

Flat 22 Catherine House, Upper Parliament Street, Liverpool L8 7LQ

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A second floor, two bedroom apartment within a Grade II listed building benefitting from electric heating and a rear car park. Following modernisation, the property would be suitable for occupation or investment purposes.

Situated

Fronting Upper Parliament Street (A562) in the Georgian Quarter, within walking distance to Liverpool city centre amenities, universities, shops, bars and restaurants.

Ground Floor

Main Entrance Hallway, Lift Access

Second Floor

Flat Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms (one with ensuite Shower/WC)

Outside

Rear Car Park

EPC Rating

E

Council Tax Band

C

SOLD PRIOR



LOT
43

42 & 42a Park Hill Road, Liverpool L8 4TF

GUIDE PRICE **£145,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity producing £18,000 per annum. The property comprises an end of terrace converted to provide two x two bedroom self-contained flats benefitting from double glazing and central heating and each with the own separate front entrance. Both flats are currently let by the way of Assured Shorthold Tenancies producing a rental income of £18,000.00 per annum.

Situated

Fronting Parkhill Road just Off Park Road in a popular residential location close to local amenities, schooling and universities approximately 1 mile from Liverpool city centre.

Ground Floor Flat

Flat 42 Lounge, Kitchen, Bathroom/WC, Two Bedrooms.

EPC Rating

42 TBC. 42a E

Council Tax Band

A

First Floor Flat

Ground Floor
Entrance Hallway

First Floor

Open Plan Lounge/Kitchen, Two Bedrooms, Bathroom/WC.

Outside

Yard to Rear.



LOT
44

ON BEHALF OF THE RECEIVERS

Land at former Rock Station Hotel, 9 Highfield Rd, Birkenhead CH42 2BU

GUIDE PRICE **£100,000+***

DEVELOPMENT OPPORTUNITIES

Description

A vacant plot of land which formerly was a hotel and would be suitable for development potential, subject to gaining any necessary consents.

Situated

Fronting Highfield Road which is off Bedford Road in a popular and well established residential location within close proximity to local amenities and transport links. Liverpool city centre is approximately 5 miles away.

Note

Please note that the sale is on behalf of the receivers and interested parties are advised to rely on their own enquires.



LOT
45

ON BEHALF OF THE RECEIVERS

Land at former Croft Public House, Halton Lodge Ave, Runcorn WA7 5YQ

GUIDE PRICE **£180,000+***

DEVELOPMENT OPPORTUNITIES

Description

A vacant plot of land which formerly was a public house and would be suitable for development potential, subject to gaining any necessary consents. The land comes with the benefit of planning permission for the construction of 16 x one bedroomed apartments with associated amenity space, car parking, bin and cycle storage. Interested parties are advised to rely on their own enquiries. Planning reference number: 22/00374/FUL

Situated

Fronting Halton Lodge Avenue in a popular and well established location close to local amenities and transport links. Runcorn town centre is approximately 1 mile away.

Note

Please note that the sale is on behalf of the receivers and interested parties are advised to rely on their own enquiries.



LOT
46

24-26 Priory Road, Liverpool L4 2RY

GUIDE PRICE **£200,000+***

MIXED USE

Description

A mixed-use investment opportunity fully let producing £24,000 per annum increasing to £27,600 per annum. The property comprises a ground floor retail unit together with a three bedroomed flat to the first floor. The whole property is currently let by way of a 7 year FRI Lease from November 2023 producing a rental income of £24,000 per annum.

Situated

Fronting Priory Road in a popular and well-established area close to local amenities, schooling, Liverpool Football Club and transport links. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

Main Sales Area, Walk-in Fridge, Kitchen, Storeroom, Hall, Storeroom

First Floor

Kitchen (with balcony), Shower/WC, three Rooms

Second Floor

Two Rooms, Kitchen, Shower Room/WC.

EPC Rating

C



LOT
47

Flat 51 Crete Towers, Jason Street, Liverpool L5 5EB

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

Description

A fifth floor three bedroomed self-contained flat within a purpose built block. The property benefits from lift access, secure entry system, parking, double glazing, electric heating and balcony. Following modernisation, the flat would be suitable for investment purposes with a potential rental income of approximately £7,800 per annum.

Situated

Off Netherfield Road North close to local amenities, transport links and schooling. Approximately 2 miles from Liverpool city centre.

Ground Floor

Communal Entrance Hall, Lift Access

Council Tax Band

TBA

Fifth Floor

Flat Hall, Living Room with Balcony Access, Three Bedrooms, Bathroom, Separate WC, Kitchen

Outside

Car Parking

EPC Rating

C



LOT
48

77 Alderson Road, Liverpool L15 1HG

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefitting from double glazing. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

Situated

Off Picton Road and Smithdown Road in a popular and well-established residential location within close proximity to local amenities, schooling, transport links and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

Joint Agent

Find Your Eden



First Floor

Bathroom/WC, Three Bedrooms (One Box Room)

Outside

Yard To Rear.

EPC Rating

G

Council Tax Band

A



LOT
49

27 Woodbine Street, Liverpool L5 7RR

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom middle terraced property benefitting from double glazing and central heating. The property is currently let by the way of an assured shorthold tenancy producing a rental income of £7,200.00 per annum.

Situated

Off Stanley Road in a popular residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Front Living Room, Rear Living Room, Kitchen.

Joint Agent

Sid Vance



First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard To Rear.

EPC Rating

C

Council Tax Band

A



LOT
50

1 Georgian Close, Liverpool L26 9XU

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom end town house benefiting from double glazing, central heating, front and rear gardens and a garage. The property is currently let on a rolling contract producing £10,020 per annum.

Situated

Off New Hutte Lane which in turn is off Higher Road (A562) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 8 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front & Rear Gardens, Garage

EPC Rating

C

Council Tax Band

B



LOT
51

82 Birkenhead Road, Wallasey, Merseyside CH44 7BZ

GUIDE PRICE **£125,000+***

MIXED USE

Description

A three storey plus basement mixed use property part let producing £7,800 per annum. The property comprises a ground floor retail unit together with three x self-contained flats to the first and second floors benefiting from double glazing. The shop is currently let by way of a 15 year lease from 18th December 2020 and trading as an Off Licence/convenience Store producing a rental income of £7,800 per annum. The flats are currently vacant and in need of a full upgrade and refurbishment scheme. Following the works and once fully let the potential rental income would be approximately £31,200 per annum.

Situated

Fronting Birkenhead Road in a popular location close to local amenities, Kingsway Tunnel and approximately 6 miles from Liverpool city centre.

Basement

Not inspected.

Second Floor

Flat C Five Rooms.

Ground Floor

Shop Main Sales Area, Store Room, Kitchen, WC.

Outside

Yard to the rear.

First Floor

Flat A Lounge/Bedroom, Kitchen, Shower Room/WC.

EPC Ratings

TBC.

Council Tax Bands

Flats 1-3 A



LOT
52

36 Seymour Drive, Ellesmere Port CH66 1LU

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens front and rear and driveway.

Situated

Off Overpool Road in a popular and well established residential location close to local amenities, transport links and schooling. Ellesmere Port is approximately 1.5 miles away.

Ground Floor

Hall, Living Room, Kitchen,

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens,
Driveway

Note

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.



EPC Rating

D

Council Tax Band

B

LOT
53

ON BEHALF OF A HOUSING ASSOCIATION

31 Heskin Walk, Liverpool L32 3XU

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A four bedroomed middle town house benefiting from double glazing, central heating, front and rear gardens. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off Heskin Road which is in turn off Ribbler's Lane in a popular and well established residential location close to local amenities, schooling and transport links and approximately 8 miles from Liverpool city centre.

Ground Floor

Porch entrance, Hall, WC,
Kitchen/Lounge, Reception
room, Conservatory

First Floor

Four Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens,
Outhouse.

EPC Rating

C

Council Tax Band

A

SOLD PRIOR



LOT
54

Apt 312, 15 Hatton Garden, Liverpool L3 2HB

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed third floor apartment with character and unique original features, windows, electric heating and secure intercom entry system. The property will be sold with the added benefit of an allocated car parking space in the basement. The flat is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £10,200 per annum. There is a lift service to all floors.

Situated

Just off bustling Dale Street in Liverpool city centre, offering the best of city living right on your doorstep. within short walking distance to Liverpool ONE, Albert Dock and many other city centre amenities and attractions. Hatton Garden itself is a thriving area, with a range of independent shops and cafes while being just a few streets away from some of the best restaurants and meeting places in the city.

Ground Floor

Main Entrance Hallway

EPC Rating

C

Third Floor Flat

Hallway, Open Lounge/Kitchen, Bedroom, Bathroom/WC

Council Tax Band

C

Outside

Underground Car parking space



LOT
55

1 Cavendish Gardens, Devonshire Road, Liverpool L8 3TH

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A one bedroomed ground floor self-contained flat benefitting from double glazing, central heating, intercom system, parking and communal gardens. The flat would be suitable for investment purposes with a potential rental income of approximately £8,400 per annum.

Situated

Off Devonshire Road in a popular and well-established residential area close to local amenities, schooling and transport links and is a short walk to Princes Park. The property is approximately 2 miles from Liverpool city centre.

Ground Floor

Communal Entrance Hall
Flat Hall, Shower Room/WC,
Open Plan Living Room/Dining
Room/Kitchen, Bedroom

Note

Please note there are approximately 75 years left on the lease

Outside

Parking, Communal Gardens

EPC Rating

E

Council Tax Band

A



LOT
56

8 Banks Lane, Garston, Liverpool L19 8JL

GUIDE PRICE **£55,000+***

VACANT COMMERCIAL

Description

A vacant retail unit suitable for a number of uses subject to gaining any necessary consents. The property has previously traded as a Hairdressers. There is a small plot of land to the side suitable for an extension, subject to consents. The property benefits from roller shutters. The potential rental income is approximately £7,000 per annum.

Situated

Fronting Banks Road on the corner of Windfield Road in a popular and well-established area close to local amenities, Garston Village shopping, schooling and transport links. The property is approximately 7 miles from Liverpool city centre.

Ground Floor

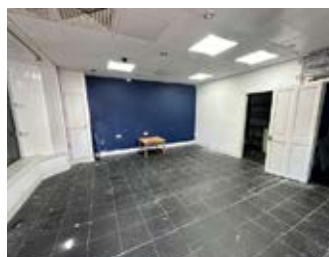
Main Sales Area, Small Rear Room, Kitchen, WC.

Outside

Land to the side to extend and parking to the front forecourt.

EPC Rating

TBC



LOT
57

4 The Orchard, Ormskirk, Lancashire L39 3PD

GUIDE PRICE **£210,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached true bungalow benefitting from double glazing, central heating, garage and gardens to the front side and rear. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes. There is also potential to extend subject to gaining and necessary consents.

Situated

Off Cottage Lane in a popular and well established residential location, close to local amenities and approximately 2 miles from Ormskirk town centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen, Bathroom/WC, Three Bedrooms.

Joint Agent

Selleck Homes



Outside

Side, front and rear gardens, Garage.

EPC Rating

D

Council Tax Band

D



LOT
58

ON BEHALF OF A HOUSING ASSOCIATION

23-25 Balls Road, Prenton, Merseyside CH43 5RF

GUIDE PRICE **£415,000+***

VACANT RESIDENTIAL

Description

Two semi-detached three storey houses now converted and configured for use as a twenty bedroom care home. The rear of the property has been extended by way of a reasonably large two storey extension. The property is in need of refurbishment and modernisation and would be suitable for a number of potential uses, subject to gaining the necessary consents. Total Approx GIA: 769 sq.m (8,277sq ft)

Situated

Fronting Balls Road which is off Woodchurch Road in a popular and well established location close to local amenities and transport links. Prenton town centre is approximately 1 mile away.

Ground Floor

Hall, Lobby, two x Lounge, Laundry Room, WC, Study Room with En Suite Shower Room/WC, Snug, Shower Room, Dining Room, Kitchen, WC, Two Bedrooms, WC, Reception Room, Store, Lift

Second Floor

Eight Bedrooms, four Bathroom/WCs

Outside

Parking area, Garden

EPC Rating

C

First Floor

Eleven Bedrooms, Office, four Bathroom/WCs, two Shower Room/WCs

Council Tax Band

B



LOT
59

119 Muirhead Avenue East, Liverpool L11 1EQ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefitting from front and rear gardens. The property is in need of a full scheme of upgrade and refurbishment works and once complete would be suitable for occupation, re sale or investment purposes.

Situated

Fronting Muirhead Avenue East in a popular residential location within easy access to local amenities including shopping facilities. There are excellent road links and regular bus services with leisure facilities at Croxteth Country Park close by.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three bedrooms, Bathroom, Separate WC.

Outside

Gardens front and rear.

EPC Rating

F

Council Tax Band

B



LOT
60

3 Hartleys Village, Liverpool L9 7AH

GUIDE PRICE **£140,000+***

VACANT RESIDENTIAL

Description

A substantial four bedroomed plus loft room semi-detached house benefiting from central heating, partial double glazing and gardens to the front and rear. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes.

Situated

Off Hartley Avenue which in turn is off Long Lane in a popular and well established residential location within close proximity to local amenities and approximately 5.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Three Reception Rooms, Kitchen

Council Tax Band

B

Joint Agent

Entwistle Green



First Floor

Four Bedrooms, Bathroom/WC

Second Floor

Loft Room

Outside

Gardens to the front and rear,
Brick outhouse

EPC Rating

E



LOT
61

51 Kelso Road, Liverpool L6 3AG

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum. Please note the tenant is due to vacate the property.

Situated

Off Prescott Road and Sheil Road in a popular and well-established location within easy reach of local amenities, schooling, universities and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Living Room/Dining Room,
Kitchen, Bathroom/WV

First Floor

Three Bedrooms

Outside

Yard to the rear

EPC Rating

C

Council Tax Band

A



LOT
62

85 St. Johns Road, Waterloo, Liverpool L22 9QD

GUIDE PRICE £175,000+*

MIXED USE

Description

A mixed-use investment opportunity producing £22,200 per annum. The property comprises a ground floor retail together with two x two bed roomed flats above accessed via a separate front entrance. The ground floor retail unit is currently let by way of a renewed 2 year lease from June 2024 producing £5,400 per annum. The two flats are each let by way of Assured tenancies producing a total of £16,800 per annum.

Situated

Fronting St John's Road in a prominent position on a busy main road in a popular and well-established location close to local amenities and transport links including a short walk to Waterloo Train Station. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Shop Main sales area, Kitchen, WC.

85A Lounge, Kitchen, Bedroom

First Floor

85A Further Bedroom, Bathroom/WC

85B Lounge, Kitchen, Bedroom

Second Floor

85B Further Bedroom, Bathroom/WC

Outside

Yard to Rear.

EPC Rating

85 C. 85A C. 85B D

Council Tax Band

85A A. 85B A



LOT
63

5 Baldwin Avenue, Childwall, Liverpool L16 3GD

GUIDE PRICE £205,000+*

VACANT RESIDENTIAL

Description

A three bedroomed detached bungalow benefiting from double glazing, central heating, gardens to the front and rear, driveway and garage. Following modernisation, the property would be suitable for occupation or investments purposes.

Situated

Off Chelwood Avenue which is in turn off Childwall Valley Road (the B5178) in a sought after location close to local amenities, schooling and transport links. Liverpool city centre is approximately 5.5 miles away.

Ground Floor

Hall, Lounge/Diner, Kitchen,

Three Bedrooms, Shower Room/WC

Outside

Front and rear Gardens, Driveway, Garage

EPC Rating

C

Council Tax Band

D

Johns Road, Waterloo, Liverpool L22 9QD



SOLD PRIOR



LOT
64

36 Bardsay Road, Liverpool L4 5SG

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end-of-terraced property benefitting from partial double glazing and central heating. Following modernisation, the property would be suitable for occupation or investment purposes. The potential rental income is approximately £9,000 per annum.

Situated

Off City Road and Walton Lane in a popular and well-established residential area within walking distance to Goodison and Anfield Football Stadiums and close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule, Living Room/Dining Room, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms

Outside

Yard to Rear

EPC Rating

E

Council Tax Band

A



Next auction

Thursday 12 September 2024

We're now taking entries for this auction.

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call Sutton Kersh

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Description

A substantial freehold detached Victorian property which comes with the benefit of planning permission for conversion to five apartments (one × three bed roomed, three × two bed roomed including one duplex and one × studio with its own front door entrance) along with a link-detached coach house. The coach house benefits from double glazing, central heating and gardens and gas been recently completed. It is in good order throughout and is ready for immediate occupation or investment purposes. Planning Reference Numbers: APP/19/01074 & APP/23/00580. Please refer to the legal pack for full details of the planning and proposed layout.

Situated

Fronting Borough Road at its junction with Clarence Road in a popular and well established residential location close to local amenities and transport links and approximately 5 miles from Liverpool city centre.

Basement

Not Inspected

Ground Floor

Main Building Entrance Hall, Various Rooms

Coach House Living Room, Open Plan Kitchen/Diner, Utility Room

First Floor

Main Building Various Rooms

Coach House Three Bedrooms (one with en suite Shower Room/WC), Bathroom/WC

Outside

Car Parking spaces
Coach House Garden

EPC Rating

Main Building G. Coach House D

Council Tax Band

TBA



LOT
66

25 Eaton Road, West Derby, Liverpool L12 7JJ

GUIDE PRICE **£220,000+***

VACANT RESIDENTIAL

Description

A four bedroom semi-detached house benefitting from majority double glazing, central heating, gardens front and rear, driveway, garage and outbuildings. Following a scheme of refurbishment and modernisation, the property would be suitable for occupation, re sale or investment purposes. There is also potential to extend the property subject to any necessary consents. Please note this property is suitable for cash buyers only.

Situated

Fronting Eaton Road just off Mill Lane in a very popular and well-established location within walking distance to West Derby Village, shops bars and restaurants, and approximately 4 miles from Liverpool city centre.

Ground Floor

Porch, Hall, Three Reception Rooms, Kitchen/Diner.

EPC Rating

D

Council Tax Band

C

First Floor

Bathroom, Separate WC, Four Bedrooms.

Note

This property is suitable for cash buyers only.

Outside

Gardens Front and Rear, Garage and Outbuilding.



LOT
67

76 Eastbank Street, Southport, Merseyside PR8 1EF

GUIDE PRICE **£175,000+***

MIXED USE

Description

A mixed use investment opportunity currently fully let producing £21,000 per annum. The property comprises a ground floor retail unit currently let by way a 5 year lease from September 2023 to a Barbers at a rental of £6,000 per annum. To the upper floors there are two self-contained flats (one x two and one x three bed) to the upper floors and accessed via separate entrances. Both flats are let by way of Assured Shorthold tenancies producing £15,000 per annum. The property benefits from double glazing and electric heating.

Situated

Fronting Eastbank Street in a popular location close to local amenities and transport links.

Ground Floor

Shop Main Sales Area, Kitchen, WC

EPC Rating

Shop TBC. 76a TBC. 76b E

Council Tax Band

TBC

First Floor

76a Flat Hall, Lounge, Kitchen, stairs to three bedrooms, Bathroom/WC
76b (rear) Hall, Lounge, Kitchen, Shower Room/WC. Stairs to two Bedrooms

Joint Agent

Entwistle Green



Outside

Yard to the rear.



LOT
68

18 Cooks Road, Crosby, Liverpool L23 2TB

GUIDE PRICE **£85,000+***

VACANT COMMERCIAL

Description

A ground floor vacant retail unit which has been trading as a Hairdressers for many years. The property would be suitable for a number of uses, subject to any consents. The property benefits from double glazing, electric storage heaters, newly felted roof. The potential rental income is approximately £10,000 per annum

Situated

Fronting Cooks Road in the heart of Crosby Village and within close proximity to schooling and good transport links. Approximately 7 miles from Liverpool city centre.

Ground Floor

Shop Salon/Reception area, two back wash, Rear Beauty Room, Kitchen/WC.

EPC Rating

C



LOT
69

6 Alpha Street, Liverpool L21 8HL

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, a garage and driveway. Following modernisation, the property would be suitable for investment purposes with a potential rental income of £10,200 per annum

Situated

Off Linacre Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen, Wetroom/WC

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to Rear, Garage, Driveway

EPC Rating

E

Council Tax Band

A



LOT
70

23 Greenwich Road, Liverpool L9 0HR

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment and modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £9,600 per annum.

Situated

Off Longmoor Lane facing Kirkdale Cemetery close to local amenities, schooling and transport links. The property is approximately 6.5 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen, Shower Room/WC, Lean-to

Joint Agent

Entwistle Green



First Floor

Three Bedrooms

Outside

Rear Yard, Brick Outbuilding

EPC Rating

D

Council Tax Band

A



LOT
71

36 Marlfield Road, West Derby, Liverpool L12 8QB

GUIDE PRICE **£120,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes. There is also potential to convert the attic space into a fourth bedroom, subject to gaining the necessary consents.

Situated

Off Town Row in a popular and well established residential location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Third Reception Room, Kitchen.

First Floor

Three Bedrooms, Shower Room/WC.

Outside

Yard to the rear.

EPC Rating

TBA

Council Tax Band

B





Description

A commercial investment opportunity comprising a prominent parade of four retail units together with a motor repair shop, which are occupied by three tenants at present currently producing a collective income of £37,500 per annum.

Situated

Fronting Crookes Road with Turner Lane to the Rear which in turn is off A57 in a popular location close to local amenities, central hospitals, schooling and transport links.

2 Crookes Road

Ground Floor

Approximately 73 sq.m

First Floor

Lounge, Kitchen and Bathroom

Second Floor

Two further rooms

Tenancy

Let by way of a 10 year lease commencing 2018 producing £16,000 per annum R.V. £9,700

4 Crookes Road

Ground Floor

Approximately 34 sq.m

First Floor

Number of rooms

Second Floor

Attic rooms Vacant

R.V.£9,100 plus £3,550 for the rooms above and over No 8.

6 and 8 Crookes Road

Fontage Hair & Beauty

Ground Floor

Approximately 88 sq.m

Tenancy

Let by way of a 10 year lease commencing 5th May 2023 producing £15,000 per annum with a break date 5th May 2028 R.V. £14,250



Garage premises at Turners Lane

Ground Floor

Approximately 83 sq.m

First Floor

Approximately 66 sq.m

Hard Standing

Approximately 170 sq.m

Tenancy

Let by way of a 10 year lease commencing 2007 producing £6,500 per annum R.V.£6,200

EPC Rating

No.2 D. No.4 G. Nos.6-8 C

Joint Agent

Blundells

LOT
73

12 Speke Road, Woolton, Liverpool L25 7TL

GUIDE PRICE **£50,000+***

VACANT COMMERCIAL

Description

A freehold single storey former convenience store suitable for a number of uses subject to consents. The property did have planning permission to erect a two storey office building following the demolition of the current building which has now expired. The property is approximately 213 sq ft and we believe all main services are available, however potential purchasers should make their own enquiries. Planning Ref: 18F/0271

Situated

In a prominent position on Speke Road in a popular and well established location within easy access to Woolton village amenities, schooling and approximately 8 miles from Liverpool city centre.

Ground Floor

Retail Area.

Outside

Shared yard access to the side with outhouse/WC

EPC Rating

F



LOT
74

20 Sunningdale Road, Liverpool L15 4HJ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced house benefitting from double glazing and central heating. Following a scheme of refurbishment works and modernisation scheme the property would be suitable for resale or investment purposes. The potential rental income is approximately £9,000 per annum.

Situated

Off Rathbone Road (B5179) in a popular and well established residential location close to local amenities, Wavertree Cricket Club and Transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Lounge/Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Note

The vendor notes that there is no parking included and limited indoor mobile signal.

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A





Description

A three storey detached property together with a two storey coach house which have recently been converted to provide seven x one bedroomed self-contained flats, four in the main building and three in the coach house, each with secure intercom entry system. The property has been fully refurbished to a high standard and benefits from newly fitted double glazing, electric heating, newly fitted kitchen and bathrooms, new carpeting and a secure intercom system, however minor cosmetic works are required prior to letting. There is also a large shared front forecourt for five vehicles. Once finished the potential rental income is approximately £50,000 per annum.

Situated

At the junction with Grange Mount and Grange Road West right in the heart of Birkenhead and under 1 mile from Birkenhead Central Rail Station. Ideal for access to Liverpool city centre & universities as only 1 stop away. There are numerous shops, bars, restaurants and amenities within a few minutes walking.



Ground Floor building

Main Entrance, Hallway.
Flat 1 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.
Flat 2 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.
Flat 5 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.

First Floor

Flat 3 Open Plan Lounge/
Kitchen, two Bedrooms, Shower
Room/WC.
Flat 4 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.
Flat 6 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.

Second Floor

Flat 7 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.

Outside

Large front forecourt/driveway
for 5 vehicles.

Note

The property will be sold as seen.

EPC Rating

Flat 1 TBC. **Flat 2** E. **Flat 3** E.
Flat 4 TBC. **Flat 5** E. **Flat 6** D.
Flat 7 TBC

Council Tax Band

A

LOT
76

Apartment 5, 21 Jamaica Street, Liverpool L1 0AA

GUIDE PRICE **£28,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor city centre studio benefitting from double glazing, electric heating, lift access and intercom system. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £7,332 per annum. Please note the property is a cash buy only.

Situated

Fronting Jamaica Street in a very popular and well established location in the centre of The Baltic Triangle. Approximately a 10 minute walk to both Liverpool One and Albert Dock.

Lower Ground Floor

Communal Lounge, Gym Area,
Laundrette

Ground Floor

Communal Entrance Hall
Flat Open Plan Bedroom/Living
Room/Kitchen, Shower Room/
WC

EPC Rating

C

Council Tax Band

A



LOT
77

348 Church Road, Haydock, St. Helens, Merseyside WA11 0LG

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house in excellent condition and benefiting from double glazing, central heating, front forecourt for several cars and side and rear gardens. The property would be suitable for immediate occupation or investment purposes. Alternatively, it could be utilised as an Airbnb investment being a short distance to Haydock Racecourse, subject to consent. There is also potential to extend to the side, subject to consents. The sale will include all fixtures and fittings. Viewing is highly recommended.

Situated

Fronting Church Road which in turn is off East Lancashire Road in a popular and well-established residential area close to local amenities, Haydock Racecourse, schooling and good transport links. The property is approximately 4 miles from St Helens Retail Park.

Ground Floor

Porch Entrance, Hallway,
Lounge, Fitted Kitchen/Diner
with island

Outside

Good sized front Forecourt for 3
cars, Side and Rear Garden with
patio and shed.

First Floor

Three Bedrooms, Bathroom/
WC. with free standing bath and
double walk in shower cubicle

EPC Rating

D

Council Tax Band

B



LOT
78

27 Wingate Road, Aigburth, Liverpool L17 0AY

GUIDE PRICE **£170,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation works the property would be suitable for occupation, resale or investment purposes.

Situated

Off Woodlands Road which is in turn off Aigburth Road in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, three Reception Rooms, Kitchen.

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to the rear, Brick outhouse

EPC Rating

E

Council Tax Band

B



LOT
79

203 Greenhill Road, Allerton, Liverpool L18 9ST

GUIDE PRICE **£185,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid-town house benefiting from double glazing, central heating, gardens to the front and rear and a driveway. Following modernisation, the property would make a fantastic family home. There is also potential to extend to the rear and to also provide a loft conversion subject to any consents.

Situated

Off Booker Avenue in a very popular and sought after residential location with a wealth of amenities close by on Allerton Road and Rose Lane, Liverpool city centre is approximately 6 miles away.

Ground Floor

Hall, Lounge, Dining Room, Kitchen, Cloak room.

Council Tax Band

C

First Floor

Three Bedrooms, Bathroom/WC with walk in shower.

Outside

Front and Rear Gardens, Driveway.

EPC Rating

C



SOLD PRIOR

LOT
80

75 Moss Lane/2 Hanford Avenue, Liverpool L9 3BW

GUIDE PRICE **£110,000+***

MIXED USE

Description

A part let mixed-use investment opportunity currently producing £5,400 per annum with a potential rental income of in excess of £14,000 per annum when fully let. A three-storey mixed use corner property comprising a ground floor retail unit together with a three bedroomed maisonette above accessed via a separate side entrance on Hanford Avenue. The property benefits from electric roller shutters, double glazing and central heating. The maisonette is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The ground floor has until recently been trading as a Vape shop and would be suitable for a number of uses for investment purposes with a potential rental income of £8,000 per annum.

Situated

Fronting Moss Lane (A566) and on the corner of Hanford Avenue in a popular and well-established location within close proximity to local amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

Ground Floor

Main Sales area, Rear room, WC.

Outside

Yard to Rear.

First Floor

Flat Hall, Lounge, Kitchen, Bathroom/WC, Bedroom.

EPC Rating

Commercial TBC. Maisonette E

Second Floor

Two Bedrooms.

Council Tax Band

A



Note

Sutton Kersh have not internally inspected the maisonette and all details have been provided by the vendor.

LOT
81

22 Thornes Road, Liverpool L6 9AB

GUIDE PRICE **£165,000+***

RESIDENTIAL INVESTMENT

Description

A three storey five bedroomed HMO property benefiting from double glazing and central heating. The property is currently fully let producing £22,320 per annum.

Situated

Off Kensington High Street (A57) in a popular and well established residential location close to all local amenities, Transport links and approximately 2 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Open plan Kitchen/Communal Lounge, Bedroom, en suite Shower/WC.

EPC Rating

D

First Floor

Three Bedrooms (one with ensuite Shower room/WC) Main Shower room/WC.

Note

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.

Second Floor

Bedroom.

Outside

Rear yard.

Joint Agent

Entwistle Green



Council Tax Band

A



LOT
82

ON BEHALF OF RECEIVERS

26 Cairo Street, Liverpool L4 3UA

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house benefiting from double glazing and central heating. We understand the property is tenanted however the receivers do not currently have any details of any rental income.

Situated

Off Delamore Street which in turn is off Selwyn Street in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A

Note

Please note that Sutton Kersh have not inspected the property internally, all details have been provided by the vendor and accommodation has been assumed. Interested parties are advised to rely on their own enquiries.



LOT
83

ON BEHALF OF RECEIVERS

50 Dewsbury Road, Liverpool L4 2XG

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house benefiting from double glazing and central heating. We understand the property is currently tenanted however the receivers do not have information on any rental income.

Situated

Off Priory Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A

Note

Please note that Sutton Kersh have not inspected the property internally, all details have been provided by the vendor and accommodation has been assumed. Interested parties are advised to rely on their own enquiries.



LOT
84

ON BEHALF OF RECEIVERS

41 Verdi Street, Liverpool L21 4PA

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house benefiting from double glazing and central heating. We understand the property is currently tenanted however the Receivers have no information regarding any rental income.

Situated

Off Caradoc Road which in turn is off Seaforth Road in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

TBA

Council Tax Band

A

Note

Please note that Sutton Kersh have not inspected the property internally, all details have been provided by the vendor and accommodation has been assumed. Interested parties are advised to rely on their own enquiries.



LOT
85

ON BEHALF OF RECEIVERS

18 Rufford Road, Bootle, Merseyside L20 5EP

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house benefiting from partial double glazing and central heating. The property is currently tenanted; however we are advised that the tenants have been served notice. The receivers have no details of the tenancy agreement or rental income and interested parties are advised to rely on their own enquiries.

Situated

Off Breck Road in a popular residential location within close proximity to local amenities, Liverpool Football Club, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Through Lounge/Dining room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to the Rear

EPC Rating

E

Council Tax Band

A

Note

Please note that Sutton Kersh have not inspected the property internally, all details have been provided by the vendor and accommodation has been assumed. Interested parties are advised to rely on their own enquiries.



LOT
86

ON BEHALF OF THE RECEIVERS

21 Shakespeare Street, Bootle, Merseyside L20 4JP

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed mid terraced house benefiting from double glazing and central heating. We understand the property is currently tenanted however the receivers do not have information on any rental income.

Situated

Off Bibby's Lane which in turn is off Marsh Lane (A5098) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4.7 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

TBC

Council Tax Band

A

Note

Please note that Sutton Kersh have not inspected the property internally, all details have been provided by the vendor and accommodation has been assumed. Interested parties are advised to rely on their own enquiries.



LOT
87

ON BEHALF OF RECEIVERS

19 Ruskin Street, Liverpool L4 3SH

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house benefiting from double glazing and central heating. The property is currently tenanted producing a rental income of £8,400.00 per annum.

Situated

Just off County Road in a popular and well established residential location within close proximity to local shopping amenities, Liverpool and Everton Football Club, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Through Living Room/Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to the Rear

EPC Rating

TBA

Council Tax Band

A

Note

Please note that Sutton Kersh have not inspected the property internally, all details have been provided by the vendor and accommodation has been assumed. Interested parties are advised to rely on their own enquiries.



LOT
88

ON BEHALF OF RECEIVERS

37 Westcott Road, Liverpool L4 2RE

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house benefiting from double glazing and central heating. The property is currently tenanted producing a rental income of £6,000 per annum. The receivers have no details of the tenancy agreement and interested parties are advised to rely on their own enquiries.

Situated

Off Oakfield Road in a popular residential location within close proximity to local amenities and Liverpool Football Club. Liverpool city centre is approximately 2 miles.

Ground Floor

Living Room, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A

Note

Please note that Sutton Kersh have not inspected the property internally, all details have been provided by the vendor and accommodation has been assumed. Interested parties are advised to rely on their own enquiries.



LOT
89

36 Gresham Street, Liverpool L7 9LU

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroom terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for occupation, re sale or investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Off Edge Lane in a popular residential location close to local amenities including Liverpool Shopping Park. Liverpool city centre is approximately 3.5 miles away.

Ground Floor

Hall, Lounge, Dining Room, Kitchen/Diner.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard To Rear

EPC Rating

E

Council Tax Band

A

Joint Agent

Entwistle Green



LOT
90

107 Admiral Street, Liverpool L8 8BW

GUIDE PRICE £90,000+*

VACANT COMMERCIAL

Description

A three storey plus basement end of terrace comprising a ground floor retail unit together with accommodation to the first and second floors. Following a full upgrade and refurbishment scheme the property would be suitable for a number of uses subject to gaining the necessary planning consents.

Situated

Fronting Admiral Street and on the corner of South Street which in turn is just off Devonshire Road West in a popular and well-established residential location within close proximity to Park Road amenities, schooling, transport links and a short walk from Princes Park. Approximately 2 miles from Liverpool city centre.

Basement

Cellar

Ground Floor

Shop Front, Rear Storeroom.

First Floor

Two Rooms

Second Floor

Two Rooms, WC

EPC Rating

F

Note

Please note Sutton Kersh have not carried out an internal inspection of the property therefore, all details have been provided by the vendor.



LOT
91

44 Seymour Drive, Ellesmere Port CH66 1LU

GUIDE PRICE £125,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens front and rear and driveway. The property is currently let by way of an Assured Shorthold Tenancy producing a rental of £8,700 per annum.

Situated

Off Overpool Road in a popular and well established residential location close to local amenities, transport links and schooling. Ellesmere Port is approximately 1.5 miles away.

Ground Floor

Hall, Living Room, Kitchen, Utility Room

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens, Driveway

EPC Rating

D

Council Tax Band

B



Description

A substantial corner property converted to provide three flats (one × three bed, one × two bed and one × one bed) benefiting from double glazing and central heating. Two of the flats are currently let producing a rental income of £11,700 per annum however the tenants are due to vacate. When fully let the potential rental income would be approximately £21,600 per annum. There is also potential to convert to an Airbnb subject to the necessary planning consents.

Situated

Fronting Moses Street and on the corner Mill Street in popular and well-established residential area close to local amenities, schooling and good transport links. Approximately 2 miles from Liverpool city centre.

Ground Floor

Communal Entrance Hall
Flat 1 Hall, Lounge, Kitchen/
Diner, Bathroom/WC, Bedroom.

Outside

Rear Yard.

EPC Rating

Flat 1 D. **Flat 2** C. **Flat 3** E

First Floor

Flat 2 Hall, Lounge/Kitchen, two
Bedrooms, Bathroom/WC.

Council Tax Band

A

Second Floor

Flat 3 Hall, Open plan Lounge/
Kitchen, three Bedrooms,
Bathroom/WC.



Note

Sutton Kersh have not carried out an internal inspection of Flat 2, the details have been provided by the vendor.

Joint Agent

Find Your Eden



The No. 1 option



To sell your own property and benefit from the 5* Sutton Kersh service please contact the auction team today on **0151 207 6315**

Sutton Kersh have recently auctioned two properties for me and I just want to say a big thank you to all the team for the outstanding professional service I received. From start to finish the Sutton Kersh team made the process so simple and easy for me, I would definitely recommend Sutton Kersh to anyone looking to sell their property. In the future if I ever need auction services again I will not hesitate in picking Sutton Kersh as my No 1 option.

Regards

Gareth



Description

A fantastic opportunity to acquire a Freehold residential investment opportunity currently producing £40,200 per annum. The Lot comprises 5 units to include a 3 bedroomed detached house, 3 bedroomed town house, 2 bedroomed town house and 2 x 2 bedroomed self-contained flats, together with the Freehold interest, in a private courtyard setback off Crosby Green. Each property benefits from double glazing, central heating and a shared front Courtyard / Off Road parking. No 2 has its own roof terrace and No 1 has its own side garden. Four out of the five properties are fully let by way of Assured Shorthold Tenancies and most tenants have been in situ for over 10 years. When fully let the potential income would be approximately £50,400 per annum.



Situated

Set back off Crosby Green in a sought after residential location in the heart of West Derby Village and within each reach of local amenities, bars and restaurants with good transport links. Liverpool city centre is approximately 5 miles away.

1 Millhouse Court (Three Bed Detached) Ground Floor

Hall Lounge, Kitchen/Diner.

First Floor

Two Bedrooms, Bathroom/WC.

Second Floor

One Bedroom

Outside

Garden to side

2 Millhouse Court (First Floor Two Bed Flat) Ground Floor

Entrance

First Floor

Lounge, Two Bedrooms, Kitchen, Wet Room/WC

Outside

Roof terrace

3 Millhouse Court (Ground Floor Two Bed Flat) Ground Floor

Hall, Lounge, Kitchen/Diner, Two Bedrooms, Bathroom/WC.

4 Millhouse Court (Two Bed mid town house) Ground Floor

Hall, Lounge, Breakfast/Kitchen

First Floor

Two Bedrooms, Bathroom/WC.

5 Millhouse Court (Three Bed End Town House) Ground Floor

Hall, Two Reception Rooms, Kitchen

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Shared Front Courtyard

Council Tax Band

B

LOT
94

4 Gleneagles Road, Childwall, Liverpool L16 3NL

GUIDE PRICE **£165,000+**

VACANT RESIDENTIAL

Description

A three bedroomed end town house benefiting from double glazing, central heating, a conservatory, gardens to the front and rear and a driveway. Following modernisation the property would be suitable for occupation or investment purposes with the potential rental income being approximately £10,200 per annum. Please note the property is a cash buy only.

Situated

Off Bowring Park Road (A5080) in a popular and well-established residential location within close proximity to local amenities, schooling, transport links and Court Hey Park. Approximately 5 miles from Liverpool city centre.

Ground Floor

Porch, Hall, Lounge, Kitchen, Conservatory.

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens, Driveway.

EPC Rating

D

Note

We believe Japanese Knotweed is present at the property. The vendor has obtained a quote for a treatment plan to be carried out however, treatment has not yet commenced and potential buyers must reply on their own enquiries.



LOT
95

22 Princess Street, St. Just, Penzance, Cornwall TR19 7LD

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A charming two double bedroom end of terrace cottage requiring refurbishment situated in the highly sought after coastal town of St Just. The cottage offers a sitting room, kitchen/diner, bathroom and utility veranda to the ground floor, with two double bedrooms to the first floor, rear courtyard garden and on drive parking for a small car to the front of the property.

Situated

St Just is a small town with a thriving community, primary and secondary schools, a range of bespoke shops catering for everyday needs, convenience stores, public houses, galleries and restaurants, with further facilities and amenities at Penzance circa 8 miles.

Ground Floor

Sitting room, kitchen/diner, utility veranda and bathroom.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

First Floor

Landing and two double bedrooms.

Outside

Enclosed rear courtyard and on drive parking for a small car to the front of the property.

EPC Rating

G

Council Tax Band

A





Description

A superbly situated Grade II Listed double fronted freehold property comprising the upper three floors of the building, which was once the home of Lady Nelson in the early 1800s, offering stunning panoramic views of the coastline, estuary and the countryside beyond from the upper floors, along with a single lock up garage situated nearby in Beacon Place. This sizeable and versatile property is being offered for sale for the first time since the 1980s and offers a wealth of character features throughout, previously utilised as a multigeneration family residence. The property would lend itself to a variety of residential/commercial ventures, along with the clear potential for conversion into apartments, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of East Devon District Council planning department.



Situated

The Beacon is set above the Esplanade and Manor Park, with stunning views over the Jurassic Coast and a wide selection of tourist attractions and leisure facilities. Exmouth also boasts a selection of restaurants, cafes, bespoke shops and high street brands, along with a marina and a railway station linking to the cathedral city of Exeter.

Ground Floor

Entrance vestibule, hallway, sitting room, kitchen with larder off and access to an external decked seating area, store and WC, three double bedrooms and bathroom.

First Floor

Landing, sitting room, dining room, snug/bedroom, kitchen with larder off, sun porch with decked seating area, WC and store off, two bedrooms and bathroom.

Second Floor

Landing, kitchen, two further double bedrooms, a single bedroom/study, bathroom and store room.

Outside

Timber steps and decked landings from the ground and first floors lead down to the enclosed rear courtyard garden, which is shared with the garden floor flat, each having their own half of the garden and a shared

storage facility, with pedestrian access to Beacon Place and a short distance to the single lock up block built garage, with metal up and over door.

Viewings

Strictly by prior appointment with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

EPC – Exempt as Grade II Listed

Council Tax Band

D

Note

The basement flat is under separate ownership and away on a long lease, contributing a third of all maintenance and repair costs to the building on an ad hoc basis.

Description

A three bedroom semi-detached property enjoying a corner plot, with ample on drive parking and good sized rear garden. The property offers a kitchen, lounge and bathroom to the ground floor, with three bedrooms and a WC to the first floor offering tremendous potential for re-configuration of the existing accommodation to create a spacious family home, or residential lettings opportunity.

Situated

Orchard Road is situated in the popular residential area of Beacon Park, conveniently situated for local shops and supermarket, library and local schools, being readily commutable to the city centre and the A38 Devon Expressway.

Ground Floor

Entrance hall, lounge, kitchen and bathroom.

First Floor

Landing, three bedrooms and WC.

Outside

On drive parking for several vehicles, gated access to a good sized rear garden with storage facilities.

Viewings

Strictly by prior appointment with Fulfords St Budeaux 01752 403068. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band

A



An
excellent
team...



To sell your own property and benefit from the 5* Sutton Kersh service please contact the auction team today on
0151 207 6315

Hi Victoria

Just letting you know that completion took place today as planned and the funds are now in my account.

We were very impressed with your service and that provided by Brown Turner Ross - an excellent team, I think.

The final result certainly exceeded my expectations in every respect.

Kind regards

Elaine



Description

An interesting opportunity to acquire two linked, three bedroom semi-detached properties, each having their own gardens and parking, set in a plot size of 0.16 acres and having been in the same family ownership for over 100 years. The main residence retains a wealth of character features and is in need of modernisation throughout, offering two reception rooms, kitchen and veranda at ground floor level, three double bedrooms and bathroom on the first floor and three linked lower ground floor rooms each with natural light. The rear tenement offers accommodation over three floors with entrance porch, kitchen and sitting room at ground floor level, double bedroom and bathroom to the first floor and two further bedrooms on the second floor. The properties may appeal to those looking for a home with income potential/multi-generation occupancy, along with the builder/developer fraternity, having the graphic potential for conversion into a number of apartments and possibly for further development within the grounds subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.

Situated

Primley Park is set in a favoured residential area of Paignton with sea views over the townscape and in close proximity of Paignton town centre, offering a wide range of shopping and leisure facilities, with educational facilities catering for all age groups.

9 Primley Park Ground Floor

Veranda with sea views, large entrance hall giving access to the lower ground floor and first floor, sitting room with door to the rear garden, dining room and kitchen.

Lower Ground Floor

Hallway and two rooms with natural light and a third room with restricted height and door to the rear garden.

First Floor

Landing, three double bedrooms and bathroom.

9a Primley Park Ground Floor

Entrance porch/utility room, kitchen and sitting room.

First Floor

Landing, double bedroom and bathroom.

Second Floor

Landing, two bedrooms.

Outside

Level gardens with a plot size of 0.16 acres, an enclosed courtyard style garden currently serving 9a and lawned rear gardens serving the main dwelling. On drive parking for several vehicles.

Viewings

Strictly by prior appointment with Fulfords Paignton 01803 527523. General enquiries Countrywide Property Auctions 01395 275691.

EPC Ratings

9 G. 9A E

Council Tax Bands

9 D. 9A B

Note

Measurements have been taken using the Promap mapping facility. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright reserved.

LOT
99

3 Woodland View, Coombe, St. Austell, Cornwall PL26 7LJ

GUIDE PRICE **£130,000+***

VACANT RESIDENTIAL

Description

A fabulous opportunity to acquire a vacant two bedroom semi-detached property now requiring refurbishment, situated in the rarely available hamlet of Coombe, having the benefit of good sized front and rear gardens, along with residents parking area. The property offers a lounge/diner and kitchen to the ground floor, two bedrooms and bathroom to the first floor.

Situated

Coombe is a highly sought after rural hamlet situated between St Austell and Truro, surrounded by open countryside, a wooded valley and play park. Primary and secondary schools can be found in the nearby village of St Stephen, further shopping and leisure facilities are available in St Austell circa 5 miles and the cathedral city of Truro circa 10 miles.

Ground Floor

Entrance hall, lounge/diner, kitchen.

First Floor

Landing, two double bedrooms and bathroom.

Outside

Good sized front and rear gardens, residents parking area to the front of the property.

Viewings

Strictly by prior appointment with Miller Countrywide St Austell 01726 66435. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

B



Note

The property is subject to a local authority restriction. The purchaser of the property will need to have either lived or worked in Cornwall for the last three years. Please refer to the legal pack for further information regarding this restriction.



LOT
100

Enys An Huel, Five Lanes, Launceston, Cornwall PL15 7RX

GUIDE PRICE **£200,000+***

VACANT RESIDENTIAL

Description

A three bedroom detached character cottage situated in the popular moorland village of Five Lanes. The property offers a kitchen/diner and sitting room on the ground floor, three bedrooms and bathroom to the first floor, elevated rear garden and a detached garage with hardstanding. The cottage while offering the potential for further modernisation has the benefit of two multifuel stoves and oil fired central heating.

Situated

Five Lanes is a charming rural village situated within an Area of Outstanding Natural Beauty on Bodmin Moor, with a public house, primary and pre-school, local shop and Post Office, Church hall and Church of St Nonna. The village has excellent access to the A30/A38 road networks, with further facilities, shopping and leisure facilities available at nearby Launceston and Bodmin town centres.

Ground Floor

Entrance hall, sitting room, kitchen/diner.

First Floor

Landing, three bedrooms and bathroom.

Outside

Elevated rear garden with pedestrian access gates from

both sides of the property and a detached garage for repair/replacement with additional hardstanding.

Viewings

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

F

Council Tax Band

C



LOT
101

2 Carn Bargus, Whitemoor, Nanpean, St. Austell, Cornwall PL26 7XF

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A well-presented two bedroom semi-detached property having the benefit of front and rear gardens, conservatory and parking. The property is likely to appeal to both residential lettings investors and owner/occupiers in this popular rural village being readily commutable to the neighbouring villages of Roche, St Dennis and St Austell town centre.

Situated

Whitemoor is a rural village situated between the larger villages of Roche and St Dennis both offering a range of shopping, leisure and educational facilities, with further facilities and amenities, along with a mainline railway station available at St Austell circa 5 miles.

Ground Floor

Entrance hall, cloakroom, kitchen, living room and conservatory.

Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions.

First Floor

Two double bedrooms and a family bathroom.

EPC Rating

D

Outside

Low maintenance front and rear gardens and parking space.

Council Tax Band

B



LOT
102

103a Ladysmith Road, Plymouth PL4 7NW

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A vacant first floor one bedroom flat requiring modest refurbishment situated in a popular residential location in Lipson. The property forms one of two flats within the building, having its own private entrance and with both flats having their own individual leases and a reverse share of the freehold. The property comprises a spacious living room and a double bedroom with panoramic views, a galley kitchen and bathroom.

Situated

Lipson is a popular residential area with local shops, schools and easy access to both Mutley Plain and Plymouth city centre, offering a range of shopping, leisure and educational facilities for all age groups, along with a mainline railway station and access to the A38.

Ground Floor

Entrance hall with stairs rising to the first floor.

Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242. General enquiries Countrywide Property Auctions 01395 275691.

First Floor

Landing, sitting room with bay window and feature fireplace, galley kitchen, double bedroom with fireplace and views, bathroom with separate shower cubicle.

EPC Rating

TBC

Council Tax Band

A



Note

99 year lease which commenced on the 27th April 1983. Cash buyers only.



Description

A three bedroom reverse attached character cottage situated in the heart of the highly sought after moorland village of Mary Tavy. Morwenna, while in need of refurbishment throughout, offers a wonderful opportunity to create a lovely family home in the village, with a small cottage style garden area and storage sheds to the rear, all within a short walk of Dartmoor National Park.

Situated

The pretty village of Mary Tavy is situated on the western fringes of Dartmoor National Park, having the benefit of a primary school and village shop/post office and a public house, along with a bus service to the nearby market towns of Tavistock and Okehampton, with excellent access to the A30.

Ground Floor

Entrance hall, dining room, kitchen and larder, rear lobby with lean to sun porch and WC off, dual aspect sitting room.

First Floor

Landing, three bedrooms, bathroom and separate WC.

Outside

Small cottage style garden and storage sheds to the rear of the property.

Viewings

Strictly by prior appointment with Fulfords Tavistock 01822 616121. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

TBC

Council Tax Band

C

Note

Bedroom two forms a flying freehold over the kitchen area of the adjacent property.



Going the extra mile



To sell your own property and benefit from the 5* Sutton Kersh service please contact the auction team today on **0151 207 6315**

I was administering an deceased estate and was required to sell a property on behalf of multiple beneficiaries based around the UK. An added complication was that I live in Australia so obviously this posed significant difficulties in selling the property via the traditional method. The team at Sutton Kersh Auctions were excellent from start to finish. I explained the situation on the telephone to Cathy Holt, who met me at the UK property the next day and gave invaluable advice on how the auction process worked and on what a realistic sales price would be. Given that I was traveling back to Australia in a couple of days, she expedited the AML process and put me in touch with a solicitor to act on my behalf. Cathy and team were very professional, courteous and contactable - they were easy to work with and knowledgeable. In comparison to other real estate agents I have dealt with this was a pleasant surprise!

The sales process was simple and given the particular circumstances, Cathy went the extra mile to expedite the entire process on my behalf. This was my first property sale at auction and the team at Sutton Kersh provided me with everything I needed to explain the sale to the beneficiaries and answer questions when required. The house was sold at a price that each of the beneficiaries confirmed was best value to the estate - an important criteria for an Executor. Cathy kept me fully informed throughout the process and it was a pleasure to deal with her and team. I would wholeheartedly recommend Cathy Holt and Sutton Kersh if you were looking to sell a house at Auction. Thank you Cathy.

With kind regards,

Robbie Blackman



Description

A fabulous opportunity to acquire a former garage premises with ample parking, outbuildings for repair/replacement and a paddock situated to the rear of the property, the whole site totalling 0.925 acres/0.374 hectares and having been in the same family ownership for over 100 years set in the heart of the highly sought after moorland village of Mary Tavy. The property is likely to appeal to both those looking to establish their own business within the village and also to the builder/developer fraternity with the graphic potential for redevelopment, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of West Devon Borough Council/Dartmoor National Park planning authorities.

Situated

The pretty village of Mary Tavy is situated on the western fringes of Dartmoor National Park, having the benefit of a primary school and village shop/post office and a public house, along with a bus service to the nearby market towns of Tavistock and Okehampton, with excellent access to the A30.

Garage

Covered forecourt, reception, staff room and large garage with inspection pit.

Outside

Parking for numerous vehicles, outbuildings for repair/replacement and paddock.

Note

A previous planning application under reference 0038/15 was submitted to Dartmoor National Park planning department

in 2015 for 'Residential development of 18 dwelling, plus garages and associated works'. This application was subsequently withdrawn by the vendors. Interested parties are advised to review the previous and comprehensive planning application and reports that are available online and are to rely upon their own enquiries. Measurements have been taken using the Promap Mapping facility, interested parties must make and rely upon their own

measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved. The land being offered as this lot is shown edged in red and green on the plan attached.

Viewings

Strictly by prior appointment with Fulfords Tavistock 01822 616121. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

Commercial EPC G

Council Tax Band/VOA Rating

Not applicable

Description

An interesting opportunity to acquire a parcel of land measuring circa 0.245 acres/0.1 hectares situated in the heart of the village of Mary Tavy. The land has previously been used for the parking of vehicles, previously forming part of the C J Down's business, but would lend itself to a variety of alternative uses and possibly a small scale development, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of West Devon Borough Council/ Dartmoor National Park planning authorities.

Situated

The pretty village of Mary Tavy is situated on the western fringes of Dartmoor National Park, having the benefit of a primary school, village shop/post office and a public house, along with a bus service to the nearby towns of Tavistock and Okehampton.

Note

The land being offered as this lot is shown edged in red and coloured yellow on the plan shown. We understand that there is a right of access across the higher side of the plot in favour of Southwest Water to attend to a shaft in their ownership, situated on the northern boundary of the site. Please refer to the legal pack

for the exact location and access rights. Measurements have been taken using the Promap Mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright reserved.



Viewings

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Fulfords Tavistock 01822 616121/Countrywide Property Auctions 01395 275691.

Above and beyond



To sell your own property and benefit from the 5* Sutton Kersh service please contact the auction team today on **0151 207 6315**

Hi Jess

Sorry to be a pain I'm not sure where to send this feedback.

I just wanted to highlight and feedback that the gent who showed the property to me last week, Paul, was very helpful and it was such a great experience viewing a property. I've viewed several properties recently and his level of engagement with everyone, not just myself, was above and beyond what I have experienced in the past.

I also want to feedback that you were very helpful also and made the process very smooth and easy to follow.

Both of you are exceptional employees of Sutton Kersh.

Kind regards

Hassan Majeed



Description

A substantial double fronted, end of terrace period property, situated in the sought after St Leonards area of Exeter, currently comprising three × one bedroom flats and a studio apartment, along with two large rear patio areas, an elevated front garden, a courtyard area accessed from Flat 1 and a sizeable two storey detached outbuilding to the rear of the property. The property is presented in good order retaining many character features, along with the potential for upwards extension into the loft space and the detached two storey outbuilding, both offering tremendous potential for further development and enhancement of the existing accommodation already on offer, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Exeter City Council planning department.



Situated

Topsham Road is situated in the popular St Leonards area of the cathedral city of Exeter, being a short walk to the historic quayside, the Royal Devon and Exeter hospital, the city centre and readily commutable to the A30/A38/M5 road networks, along with public transport links and mainline railway stations.

Ground Floor

Entrance vestibule, hallway giving access to flat 1 and staircase to the upper floors.

Flat 1 Sitting room, dining room with sunroom and courtyard area off, bedroom, kitchen/breakfast room, rear lobby with access to the patio areas and bathroom.

First Floor

Landing.

Flat 2 Dual aspect lounge/kitchen/diner, double bedroom and en-suite shower room.

Second Floor

Landing with loft access.

Flat 3 Lounge, kitchen/diner, bedroom and shower room.

Flat 4 Lounge/bedroom, kitchen and shower room.

Outside

Front terraced garden giving access to main entrance of the property along with a covered side alleyway leading to the rear of the building, two sizeable patio areas and a rear courtyard serving Flat 1, with additional

gated pedestrian access to the rear of the property.

Detached Outbuilding Ground Floor

Storage area.

First Floor

Accessed externally from the upper patio level, room one, room two being triple aspect, having a WC and storage area.

EPC Ratings

Flat 1 D. Flat 2 TBC. Flat 3 TBC. Flat 4 D

Council Tax Bands

All flats are individually rated as A.

Viewings

Strictly by prior appointment with Fulfords Exeter city centre 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

LOT
107

Former Mortuary Studio East, North Grange, Clyst Heath EX2 7EY

GUIDE PRICE **£40,000+***

VACANT COMMERCIAL

Description

A former detached Victorian mortuary building, now renamed Lillian House, being halfway through consented redevelopment to form a two floor office conversion, with roof lantern and six windows on the upper floor and light wells in the floor to send natural light to the ground floor. Lillian House has level access from the road to a small patio area at the front door with circa 42 square metres of floor space, with cloakroom, staircase and kitchen area proposed, and unrestricted on street parking. Crayon Architects and Cook Brown building control have overseen the project.

Situated

North Grange forms part of a former Victorian hospital, conveniently situated for access to the M5, the Park & Ride service, with Digby & Sowton railway stations nearby.

Proposed Accommodation Ground Floor

Entrance, meetings room, cloakroom, kitchen, bike store, staircase to first floor.

First Floor

Open plan office space with roof lantern and windows.

Outside

Small patio area at front door, on street parking. There is no authorised use of the communal gardens.

Viewings

Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.



VOA Rating

Not applicable

EPC Rating

Exempt

Planning

A Grant of Full Planning Permission was granted on the 18th February 2020 by Exeter City Council, under application numbers 19/1648/FUL & 19/1649/LBC, for 'Conversion of former mortuary into office (Class B1) with works having been commenced'.

LOT
108

23 The Fradgan, Newlyn, Penzance, Cornwall TR18 5BE

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroom end of terrace character cottage set in the heart of the popular fishing village of Newlyn. The property is in need of modernisation throughout and would lend itself to reconfiguration of the existing accommodation to further enhance the accommodation on offer. The property also has the benefit of a rear courtyard with a storage facility.

Situated

The Fradgan is situated in the heart of the popular fishing village of Newlyn, set back from The Strand and Newlyn's working harbour, cafes and restaurants, galleries and public houses, with further facilities and amenities in the nearby town of Penzance.

Ground Floor

Open plan lounge/kitchen/diner, lean to sun room with bathroom off.

First Floor

Landing and three bedrooms.

Outside

Rear courtyard style garden with storage facility.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band

B



LOT
109

2 Trelawn Cottages, Mount, Bodmin, Cornwall PL30 4ES

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A two bedroom character cottage requiring modernisation set in the pretty moorland village of Mount. The property offers three reception rooms, kitchen, conservatory and bathroom to the ground floor, with two bedrooms at first floor level and gardens with on drive parking measuring circa 0.125 acres set on the rural fringes of the village.

Situated

The village of Mount is a traditional Cornish village set between Bodmin and Liskeard, both offering a wide range of shopping, leisure and recreational facilities. Access for all age groups and access to the A30/A38 road network. The nearest village to Mount is St Neot circa 3 miles with a primary school, village shop and Post Office.

Ground Floor

Entrance porch, three reception rooms, conservatory, kitchen and bathroom.

First Floor

Landing and two bedrooms.

Outside

Lawned garden with on drive parking and storage facilities, totalling circa 0.125 acres.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

G

Council Tax Band

A



SOLD PRIOR

Note

The access from the lane is shared with 1 Trelawn Cottages and forms a right of way.



LOT
110

57 Bonville Road, Plymouth PL6 6TE

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A two double bedroom semi-detached property requiring modernisation situated in the popular Southway area of Plymouth. The property offers a dual aspect sitting room and kitchen/diner to the ground floor, with two double bedrooms and a bathroom to the first floor, with the potential for reconfiguration subject to any requisite consents, to create three bedrooms. The property offers good sized front and rear gardens with on street parking and is likely to appeal to owner occupiers, residential lettings investors and builder/developers as a post works onwards resale opportunity. Cash buyers only due to non-traditional construction.

Situated

Bonville Road is a well-established and popular residential area situated on the fringes of Southway, with excellent access to the A38, Derriford Hospital, local shops, educational facilities catering for all age groups and the vibrant city centre of Plymouth.

Ground Floor

Entrance hall, dual aspect sitting room with rural views over the townscape and a kitchen/diner.

First Floor

Two double bedrooms and bathroom.

Outside

Good sized front and rear gardens being mainly laid to lawn.

Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242.



General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

A



LOT
111

29 Billacombe Road, Plymouth, Devon PL9 7HX

GUIDE PRICE **£175,000+***

VACANT RESIDENTIAL

Description

A sizeable semi-detached three bedroom property requiring modernisation throughout. The property offers three reception rooms, kitchen and shower room to the grounds floor, three double bedrooms and bathroom to the first floor with estuary views from the master bedroom, front and rear gardens and garage to the rear. The property offers tremendous potential for further extension and reconfiguration of the existing accommodation, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Plymouth City Council.

Situated

Billacombe Road links the highly sought after suburb of Plymstock to the city centre and the A38 road network throughout the city and into Cornwall. Plymstock offers a wide range of facilities and amenities, with shopping and retail parks, along with educational facilities catering for all age groups.

Ground Floor

Entrance hall, sitting room, dining room, breakfast room, kitchen and shower room.

Outside

Front and rear gardens with garage to the rear of the property and parking.

First Floor

Landing, three double bedrooms and bathroom.

Viewings

Strictly by prior appointment with Fulfords Plymstock 01752 403068. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

TBC

Council Tax Band

C

Note

The kitchen and shower room at ground floor level are of single skin construction and therefore the property may be suited to cash purchasers only.

LOT
112

2 Valley Bungalows, Millendreath Holiday Village, Looe PL13 1PD

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom chalet bungalow situated in the Millendreath Beach Resort, having a sandy beach and residents allocated parking space, along with a visitors parking space. The site offers a beach bar and café, is dog/pet friendly and set in a 90 acre Cornish Valley with access to the Southwest Coastal Path.

Situated

Millendreath Beach Resort is one of the Valley Resorts sites, with residents parking, beach bar and café and a private sandy beach. The nearby seaside town of Looe offers a wide range of shopping and leisure facilities, working harbour and railway station.

Ground Floor

Open plan lounge/kitchen/diner, two double bedrooms and bathroom.

Council Tax Band

A

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

F



Description

A vacant two bedroom ground floor apartment requiring modernisation, set in the popular coastal village of Tywardreath. The property offers a sitting room, kitchen/dining room, two bedrooms and shower room, with sea glimpses from the front of the property and a parking space to the rear.

Situated

The popular coastal village of Tywardreath is situated between Fowey and Par, with a village pub, primary school and convenience store, with further facilities and amenities available within walking distance at Par with doctors surgery, library, post office and local shopping facilities.

Ground Floor

Entrance porch, sitting room, kitchen/dining room, two bedrooms and a shower room.

EPC Rating

E

Council Tax Band

A

Outside

Parking space to the rear of the property.

Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

Tenure

Leasehold with a share of the Freehold.
Lease length 999 years from 18th August 1989 Service charge TBC



The go-to agent



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I just want to express my heartfelt gratitude to all the team for the hard work you put into selling 16 Ettington. You all displayed endless patience and helpfulness with any queries I had.

The whole auction process was made 'stress-free' by your professionalism, exemplary organisational skills and keeping me updated every step of the process.

I can't sing your praises enough and I will most definitely be recommending Sutton Kersh Auctions as the go-to agent for selling your home

Thanks again

Linda Clarke



Description

A fabulous opportunity to acquire a sizeable reverse level three bedroom detached property requiring modernisation, having the benefit of views over Mevagissey harbour out to sea and the surrounding countryside, set in 0.213 hectares/0.52 acres. The property enjoys a secluded location off Valley Park Lane, within walking distance of the centre of Mevagissey, and may offer the potential for further development, subject to any requisite consents, upon which interested parties must make and rely upon their own enquiries of Cornwall Council planning department.

Situated

Mevagissey is a popular traditional Cornish fishing village, with a working harbour and a range of bespoke shops, cafes and restaurants catering for every day requirements, with further facilities and amenities available at nearby St Austell, along with a mainline railway station and educational facilities catering for all age groups.

Ground Floor

Entrance hall, two double bedrooms and office.

First Floor

Large landing, dual aspect sitting room, kitchen, master bedroom, shower room and separate WC.

Outside

Gardens and grounds of circa 0.213 hectares/0.52 acres.

Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

G

Council Tax Band

D



Note

We understand that further land may be available to purchase by separate negotiation with the vendors. Measurements have been taken using the Promap mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.



LOT
115

Ground Floor Flat, 76 Antony Road, Torpoint, Cornwall PL11 2JU

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A vacant one double bedroom ground floor flat, having the benefit of a courtyard style garden and being conveniently situated for the facilities and amenities of Torpoint town centre and the ferry crossing to Plymouth.

Situated

Torpoint offers a wide range of day to day facilities, with local shops, cafes, supermarket and educational facilities catering for all age groups and several nearby sandy beaches. Further facilities are available via the Torpoint ferry crossing to Plymouth.

Ground Floor

Communal entrance hall. Ground Floor Flat: Entrance hall, sitting room, inner lobby, kitchen, bedroom and bathroom.

EPC Rating

D

Council Tax Band

A

Outside

Front and rear courtyard gardens with access to the rear service lane.

Lease

75 years remaining Ground rent £75 per annum

Viewings

Strictly by prior appointment with Miller Countrywide Torpoint 01752 813688. General enquiries Countrywide Property Auctions 01395 275691.

Note

We understand that the lease states that the property cannot be sublet.



LOT
116

21 Rundle Road, Newton Abbot, Devon TQ12 2PY

GUIDE PRICE **£200,000+***

VACANT RESIDENTIAL

Description

A vacant two double bedroom semi-detached bungalow requiring modernisation and having the benefit of good sized front and rear gardens being mainly laid to lawn, greenhouse and garage. The property enjoys a cul-de-sac location, with far reaching views over the townscape and the surrounding countryside beyond.

Situated

Newton Abbot is a thriving market town offering a wide range of shopping and leisure facilities, mainline railway station and excellent access to Torbay, Exeter and Plymouth, along with educational facilities catering for all age groups.

Ground Floor

Conservatory, hallway, lounge, kitchen, two double bedrooms and wet room.

EPC Rating

D

Council Tax Band

C

Outside

Good sized front and rear gardens, detached garage.

Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.





Description

An interesting opportunity to acquire a detached barn, enjoying a plot size of circa 0.17 acres and far reaching rural views, with planning permission in place for conversion to form a two storey, three bedroom property along with associated garden and car parking. Barn E forms part of a complex of three barns with a Grant of Conditional Planning Permission being approved on the 21st August 2023, under application number PA23/01379, for 'Demolition of existing agricultural buildings and conversion of redundant barns to form 3 dwellings'.

Interested parties must make and rely upon their own planning enquires of Cornwall Council planning department.



Situated

Barn E at Bosanketh Farm enjoys a rural location situated between the villages of Sennen and St Buryan. St Buryan offers a range of facilities and amenities, including a junior school, village shop, post office, public house and a church, with nearby sandy beaches and countryside walks, with further facilities and amenities available in Penzance circa 5 miles.



Proposed Accommodation Ground Floor

Entrance hall, kitchen/breakfast room, utility room, sitting room and WC.

First Floor

Landing, master bedroom with en-suite shower room, two further bedrooms and family bathroom.

Outside

Garden area and parking.

Note

We understand that the property has the benefit of an electricity supply in place, with drainage to be provided via a septic tank and water via a borehole to be installed by the purchaser.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. Land and New Homes South West – Charlie Staines 07731 988875. General enquiries Countrywide Property Auctions 01395 275691.



Description

A rare opportunity to acquire a detached traditional Cornish cottage requiring refurbishment throughout, along with a detached self-contained one bedroom annexe, formerly utilised as a successful holiday lettings venture and a detached double garage, set in circa 3.3 acres/1.3 hectares of land comprising gardens, paddocks and woodland. Trevurvas Cottage is currently arranged with two bedrooms, a bathroom and a large open space to the first floor, however we understand that it previously comprised of four bedrooms and a bathroom, which could be reinstated subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries.

Situated

Trevurvas is a rural hamlet situated just outside the highly sought after village of Ashton, with excellent access to the surrounding coastal destinations of Praa Sands, Hendra and Rinsey, set between the larger towns of Penzance and Helston.

Trevurvas Cottage Ground Floor

Entrance porch, lounge/diner, kitchen with second porch off, office/bedroom, utility room and conservatory.

First Floor

Large open space, two bedrooms and bathroom.

The Annexe

Open plan lounge/kitchen/diner

with conservatory off, double bedroom and bathroom.

Outside

Gardens, paddocks and woodland totalling circa 3.3 acres/1.3 hectares, on drive parking for several vehicles and a double garage.

Viewings

Strictly by prior appointment with Miller Countrywide



Penzance 01736 364260.
General enquiries Countrywide
Property Auctions 01395
275691.

EPC Ratings

Trevurvas Cottage D. The
Annexe TBC

Council Tax Band

E

Note

Measurements have been taken using the Promap Mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

LOT
119

7 Lescudjack Road, Penzance, Cornwall TR18 3AD

GUIDE PRICE **£350,000+***

RESIDENTIAL INVESTMENT

Description

A fully licensed and well maintained end of terrace eight bedroom HMO, with accommodation set over three floors, situated in close proximity of Penzance town centre, the mainline railway station and having the benefit of sea views from the first and second floors. The property offers a tremendous investment opportunity, currently generating £35,040 pae, with the potential for rooms 7 & 8 to be individually let in order to provide an income of circa £40,000 pae.

Situated

Lescudjack Road enjoys an elevated position in close proximity of Penzance town centre, the mainline railway station and the A30, offering glorious sandy beaches along with the Promenade and Lido. Penzance is a thriving coastal town, offering a range of bespoke shops, art galleries, cafes and recreational facilities.

Ground Floor

Entrance porch, hallway, communal sitting room, kitchen, shower room, boiler room, bedroom one with en-suite shower room, bedroom two.

First Floor

Landing, four bedrooms, bathroom and separate WC.

Second Floor

Landing, two bedrooms and storage room.

Outside

Courtyard garden and bin storage.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260.



General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

E

Council Tax Band

D



LOT
120

Chy Karenza, Pencoy, Four Lanes, Redruth, Cornwall TR16 6LY

GUIDE PRICE **£200,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached property requiring modernisation. The property has the benefit of oil fired central heating and offers a sitting room and kitchen/diner to the ground floor, three bedrooms and a bathroom to the first floor, good sized gardens with rural views, on drive parking for several vehicles and a garage to the rear of the property.

Situated

Four Lanes is a popular village situated between Redruth and Helston, with a Post Office, primary school, convenience store and public houses, with further shopping and educational facilities and amenities at nearby Pool circa 3 miles and Redruth town centre circa 2 miles with a mainline railway station and excellent access to the A30.

Ground Floor

Entrance hall, sitting room, kitchen/diner.

First Floor

Landing, three bedrooms and bathroom.

Outside

On drive parking for several vehicles, good sized rear garden with patio seating area, lawned gardens, greenhouse and garage.

Viewings

Strictly by prior appointment with Stratton Creber Redruth 01209 780079. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

B



Description

A vacant fire damaged two bedroom mid terraced property requiring refurbishment throughout set in close proximity to Truro city centre. The property offers a sitting room and kitchen/breakfast room to the ground floor, with two bedrooms and a bathroom to the first floor and a good sized rear garden. The property enjoys a cul-de-sac location with permit parking available for residents and is likely to appeal as a post works onwards resale opportunity, or a residential lettings venture in this popular residential location.

Situated

Waterloo is a residential cul-de-sac accessed off St Clement's Hill and the main Trafalgar Roundabout into Truro city centre. The cathedral city of Truro offers a wide range of shopping and leisure facilities, popular with residents and tourists alike, with excellent road and rail networks throughout Cornwall.

Ground Floor

Entrance porch, sitting room, kitchen/breakfast room.

First Floor

Landing, two bedrooms and bathroom.

Outside

Good sized rear garden with patio seating area and raised lawned garden.

Viewings

Strictly by prior appointment with Stratton Creber Truro 01872 275376. General enquiries Countrywide Property Auctions 01395 275691. Please note that due to fire damage at the property we would advise external viewings only and any internal viewings will be entirely at the viewer's own risk.



EPC Rating

Exempt as uninhabitable.

Council Tax Band

A



Legal packs

Legal packs are available to download via the website www.suttonkersh.co.uk and will only be available prior to the auction. They will not be available once the auction has started.

For further information please call Sutton Kersh

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Description

A deceptively spacious freehold licensed premises of circa 215 square metres requiring refurbishment, set in the heart of the fishing village of Polperro, having in the past traded as a restaurant, pizzeria and as a hotel with additional owner's accommodation. The main accommodation is set over three storeys, with an additional loft room and a cliff top garden area accessed via external steps from the top floor. This versatile property would lend itself to a variety of configurations and uses of the existing accommodation, subject to any requisite consents, with perhaps the potential for conversion into residential apartments upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

The traditional fishing village of Polperro is a popular tourist destination steeped in history, retaining its original character and a working harbour, offering a range of bespoke shops, cafes and public houses, with further facilities and amenities available at Looe circa 3 miles.

Ground Floor

External steps leading up to the entrance hall, restaurant and bar, commercial kitchen with access to the side alleyway, prep/storage area.

First Floor

Lounge/kitchen/diner, two double bedrooms, bathroom with fire escape to ground floor level, store room and WC.

Second Floor

Landing area with access to external steps leading up to the elevated garden, sitting room, double bedroom and shower room.

Third Floor

Dual aspect loft room with sleeping platform.



Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

VOA Rating

£5,400

EPC Rating

C

Note

Part of the restaurant dining area forms a small flying freehold over part of a street level commercial premises below. The Mermaid Hotel & Pizzeria have ceased trading but still remain licensed premises.

LOT
123

14 Little Gregwartha, Four Lanes, Redruth, Cornwall TR16 6LN

GUIDE PRICE **£125,000–£150,000***

VACANT RESIDENTIAL

Description

A vacant two/three bedroom detached bungalow requiring refurbishment set in a desirable road within the highly sought after village of Four Lanes. The property currently offers two bedrooms, two reception rooms, kitchen and bathroom, along with an attached garage and good sized front and rear gardens.

Situated

Four Lanes is a popular village situated between Redruth and Helston, with a Post Office, primary school, convenience store and public houses, with further shopping and educational facilities and amenities at nearby Pool circa 3 miles and Redruth town centre circa 2 miles with a mainline railway station and excellent access to the A30.

Ground Floor

Entrance hall, sitting room, dining room/bedroom 3, bedrooms 1 and 2, kitchen, bathroom.

Outside

Largely level and good sized front and rear gardens being mainly laid to lawn and patio seating area. Attached garage.

Viewings

Strictly by prior appointment with Miller Countrywide Camborne 01209 710303. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band

C



Note

We understand that roof repairs are required to the property, interested parties must make and rely upon their own investigations with regards to this matter. The property has not been inspected internally at the time of instruction.



LOT
124

Flat 14 Broughton Hall Road, Liverpool L12 9JS

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

Description

A self-contained first floor studio flat within a purpose-built block. The property benefits from double glazing, parking and communal gardens and would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

Situated

Off Grange Avenue which in turn is off Yew Tree Lane in a popular residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 3 miles away.

Ground Floor

Communal Entrance Hall

First Floor

Studio Open Plan Lounge/
Kitchen/Bedroom, Bathroom/
WC.

Outside

Car Parking, Communal Gardens.

EPC Rating

E

Council Tax Band

A



LOT
125

18 Stockbridge Street, Liverpool L5 6PB

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle-terraced property benefitting from double glazing and central heating. The property is currently let to a long standing tenant producing a rental income of £5,016 per annum.

Situated

Off Breckfield Road North in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

Living Room, Kitchen/Diner, Bathroom/WC.

First Floor

Two Bedrooms

Outside

Yard to Rear

EPC Rating

C

Council Tax Band

A

SOLD PRIOR



Not a solicitor. Please note Sutton Kersh have not inspected the property internally and all information has been provided by the vendor. Interested parties are advised to rely on their own enquiries.

LOT
126

25 Robson Street, Liverpool L5 0TU

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A modern three bedroomed semi-detached house benefiting from central heating (with new boiler), double glazing, rear garden and garage. The property is currently tenanted however will be vacant upon sale and would be suitable for immediately occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Off Walton Breck Road in a popular and well established residential location close to local amenities, schooling and transport links and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Hall, WC, Kitchen/Diner, Living Room

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Garden, Garage

EPC Rating

C

Council Tax Band

A

SOLD PRIOR



LOT
127

259–263 County Road, Walton, Liverpool L4 5PQ

GUIDE PRICE **£150,000+***

VACANT COMMERCIAL

Description

A substantial three-storey plus basement middle terraced mixed use premises comprising a retail unit split over four floors formerly used as a bank with two × two bedroomed self-contained flats to the first and second floors. The property benefits from electric roller shutters, fire alarm and central heating. Following refurbishment, the property would be suitable for a number of uses, subject to any consents.

Situated

Fronting County Road in a prominent main road position, in close proximity to local amenities, schools, transport links and Liverpool and Everton Football Clubs. Approx. 7 miles from Liverpool city centre.

Basement

Various rooms

Flat 1 Hall, Lounge/Kitchen, two Bedrooms, Bathroom/WC (770sq ft)

Ground Floor

Retail Main Banking Hall, three Offices, Vault, Storage Room, Men's WC. (1334sq ft) Separate access to flats

Second Floor

Bank Two Storage rooms (369sq ft)
Flat 2 Hall, Lounge/Kitchen, two Bedrooms, Bathroom/WC (898sq ft)

EPC Rating

Retail E. Flats TBC

Council Tax Band

Flat 1 A. Flat 2 A

First Floor

Bank Staff room/Kitchenette, WCs (182sq ft)

Outside

Yard to Rear.



LOT
128

Land At Hornby Boulevard, Liverpool. L21 8HD

GUIDE PRICE **£4,000+***

LAND

Description

A Long Leasehold Site with Derelict Building and Playground extending to approximately 0.07 Hectares (0.177 Acres)

Situated

The land is situated to the west of Hornby Boulevard. Local shops and other facilities are available close by. Liverpool city centre is approximately 4.5 miles to the south and provides an extensive range of shops and other facilities, including Liverpool One Shopping Centre and Liverpool Central Rail Station.

Tenure

Long Leasehold. The Plot is held on a lease for a term of 999 years from 25th March 1899 (thus having approximately 882 years unexpired) at an initial ground rent of £8 per annum.



LOT
129

20 Thornes Road, Liverpool. L6 9AB

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £10,200 per annum.

Situated

Off Kensington High Street (A57) in a popular and well established residential location close to all local amenities, Transport links and approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Kitchen, Dining Room, Living room.

First Floor

Three Bedrooms, Bathroom/W.C.

Outside

Rear yard.

EPC Rating

E

Council Tax Band

A

Note

Please note Sutton Kersh have not internally inspected the property

Joint Agent

Entwistle Green



Next auction

Thursday 12 September 2024

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Description

Investment opportunity with a potential rental income of approximately £90,000 per annum. A three storey plus basement detached property which is converted to provide twelve x one bedroomed self contained flats benefiting from double glazing, central heating, intercome system, driveway and large rear yard which could be used as a car park. Two of the flats are currently let by way of Assured Shorthold Tenancies producing a total of £13,200 per annum. Seven of the other flats have recently been refurbished and are ready for immediate occupation.

Situated

Off Queens Drive in a popular and well-established area close to local amenities, Tuebrook shopping, Newsham Park, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

Lower Ground Floor

64 Flat 1 – Hall, Living Room, Bathroom/WC, One Bedroom, Kitchen

66 Flat 1b – Hall, Living Room, Kitchen, Bathroom/WC, One Bedroom – SK have not inspected this flat internally

66 Flat 1a – Hall, Bathroom/WC, One Bedroom, Open Plan Living Room/Kitchen

Ground Floor

64 Communal Hall

64 Flat 2 – Hall, Living Room, Kitchen, Bathroom/WC, One Bedroom – SK have not inspected this flat internally

66 Vestibule, Communal Hall

66 Flat 1 – Hall, Living Room, Shower Room/WC, One Bedroom, Kitchen

66 Flat 2 – Hall, Living Room, Kitchen, Bathroom/WC, One Bedroom – SK have not inspected this flat internally

First Floor

64 Flat 3 – Hall, Living Room, Kitchen, Bathroom/WC, One Bedroom

66 Flat 4 – Hall, Living Room, Kitchen, Bathroom/WC, One Bedroom

66 Flat 3 – Hall, Living Room, Shower Room/WC, One Bedroom, Kitchen – SK have not

inspected this flat internally. Tenanted at £6,600 per annum.

Second Floor

64 Flat 4 – Hall, Living Room, Kitchen, Bathroom/WC, One Bedroom – SK have not inspected this flat internally. Tenanted at £6,600 per annum.

66 Flat 6 – Hall, One Bedroom, Bathroom/WC, Kitchen, Living Room

66 Flat 5 – Hall, One Bedroom, Bathroom/WC, Kitchen, Living Room – SK have not inspected this flat internally



Outside

Driveway and rear yard which could easily be opened up to provide car parking.

EPC Rating

Flat 1 64 D; Flat 2 64 C; Flat 3 64 C; Flat 4 64 D; Flat 1a 66 C; Flat 1b 66 C; Flat 1 66 D; Flat 2 66 C; Flat 3 66 C; Flat 4 66 C; Flat 5 66 D; Flat 6 66 D

Council Tax Band

All flats are Band A



Money Laundering Regulations

Due to Money Laundering Regulations for buying and selling at auction, we are now required by law to ID check everyone who intends to bid at auction. This information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.

IF YOU HAVE ANY QUERIES, PLEASE CONTACT US ON 0151 207 6315. Thank you for your understanding and helping us comply with these regulations.

ID can be approved as follows:

The quickest and easiest way for us to verify your identity and for you to become “bid ready” is via our online registration process. You will be invited to complete our process via your tablet or smartphone using our partners Credas verification app. Once you are verified you will be able to complete telephone, internet or proxy bidding forms through your user account.

Alternatively

If you are unable to complete our online registration process and will be sending us a hard copy of the remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. A list of acceptable documents can be found below.

Registration must be completed in advance of the auction date, otherwise you will be unable to bid.

Solicitors, the bank, an accountant, or other professional body including ourselves can certify the relevant ID. <https://www.gov.uk/certifying-a-document>.

What the regulations mean for you as a bidder at the auction:

1. In the case of **an individual bidding at auction**, we require 3 forms of certified ID, one photographic and one proof of residence – a list of acceptable documents can be found below.
2. In the case of **an individual acting on behalf of a third party individual**, we require all parties to complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
3. In the case of **an individual acting on behalf of a UK registered limited company or Limited Liability Partnership (LLP)** we will require evidence of authorisation to act together with details about the company including:
 - Company Registration Number
 - Certificate of incorporation
 - Proof of Registered Office Address
 - Full names of Board of Directors
 - For an LLP, ID for 2 designated members
 - Proof of Registered Office Address
 - ID for the individual(s) controlling the transaction
 - ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital, profits or voting rights
 - For LLPs we require ID for 2 designated members
4. In the case of **business partnerships**, we require all partners and any parties controlling the transaction to complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
5. In the case of **Trusts** we require a copy of the trust deed, ID for the trustees and ID for any beneficiary with an interest of more than 25% in the trust. All parties must complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
6. Funds for the deposit – The deposit must be paid form a UK bank or building society. We may ask for evidence of the source of funds and the link between the bidder or buyer and the provider of the funds.
7. Your ID will be kept on file in line with our group document retention policy and we will only require updated documents if your name or address changes. Any documents provided to us will be recorded and copied for audit purposes as part of our Anti Money Laundering obligations. We will also electronically verify your identity, Credas will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access this is not a credit check but may leave a soft footprint on your records. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
8. Pre-registration to bid remotely will need to be in place 24 hours before the date of the auction. In all cases we will require proof of funds.

Acceptable Identification Documents

We require **both** primary and secondary identification documents.

Please note, the same ID document(s) cannot be used more than once. We **do not** accept expired documents outside of their valid dates.

A Primary documents – individual's proof of ID

(one document from **List 1** or one document from **both List 2 and List 3**)

List 1:

- Valid passport with a full Machine Readable Zone (MRZ)
- Valid photo card driving licence (Full and Provisional)
- Valid full National Identity Card with MRZ (both sides)
- Valid Firearms certificate/shotgun licence.
- Valid UK Biometric Residence Permit (both sides)

or

List 2:

- Local authority council tax bill (for the current council tax year)
- Department of Work & Pensions letter within the last **12** months
- Her Majesty's Revenue and Customs (HMRC) notification dated within the last **12** months
- Disclosure and Barring Service (DBS) letter within the last **12** months
- Home Office Letter within the last **12** months
- Valid full UK driving licence (non-photo, paper) issued before 1998 (as long as the address is current)

and

List 3:

- Local authority council tax bill (for the current council tax year)
- Utility bill (such as electricity, gas, landline, satellite TV or water bill dated within the last **3** months (**accept internet printed**))
- Bank Letter within the last **3** months
- Credit card statement, dated within the last **3** months
- Bank/building society statements/summary, dated within the last **3** months including account number and sort code, as verifiable (**accept internet printed**)
- Court appointment letter within the last **12** months

B Secondary documentation – individual's proof of address

Secondary identification documents must show full name and current home address. We accept downloaded utility bills and bank statements printed from the internet, as identified below, however for all other documents, we must see/verify the originals.

Note: to avoid any delays please do not delete bank account numbers and sort codes, National Insurance numbers as we are able to verify these details.

Note: we do **not** accept expired documents outside of their valid dates.

- Valid full photo card driving licence (Full and Provisional)
- UK bank/building society statements/summary, dated within the last **3** months including account number and sort code, as verifiable (**accept internet printed**)
- Mortgage statement, (dated within the last **3** months) (**accept internet printed**)
- Utility bill (such as electricity, gas, landline, satellite TV or water bill dated within the last **3** months (**accept internet printed**))
- Local authority council tax bill (for the current council tax year)
- Local/State Benefit Letter within the last **12** months
- Her Majesty's Revenue and Customs (HMRC) notification dated within the last **12** months
- Royal Mail – mail redirection confirmation within the last **3** months
- TV Licence within the last **12** months
- Letter from a Solicitors Regulatory Authority authorised Solicitor within the last **3** months
- Current tenancy agreement issued by a solicitor, Housing Association, Council or reputable letting agent.

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website countrywide.co.uk

countrywide.co.uk/notices/PrivacyNotice.pdf

Printed copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk

Our results speak for themselves!

But here are just a few kind words from some of the satisfied vendors we have sold properties for in recent auctions.



I have not only bought but also sold many properties with Sutton Kersh auctions. The whole process is always smooth and Cathy and the team do an amazing job at getting the best price for my properties. I highly recommend Sutton Kersh if you're looking to sell your property.

Balraj Singh Bahia



The service that Victoria and Paul gave to me whilst I was trying to sell the house, a process I had not gone through before, was second to none...

A superb service!

Thanks guys

John M



I would like to thank everyone at Sutton Kersh for their hard work in bringing my property to auction, and for achieving such a great price for me. The whole process was stress-free, they were very professional explaining the whole process from start to finish and answering any queries which I had. I would have no hesitation in recommending Sutton Kersh, an excellent service.

Many thanks

Lynn Cullington



Hi Victoria,

I recently sold two properties with Sutton Kersh Auctions, we achieved more than I would have using a traditional estate agent but even better than that was the stress-free 28 day sales completion process which with a conventional sale can take close to 6 months and be very stressful.

I would never go back to using a conventional estate agent when Sutton Kersh and the auction team can do it far better.

Many thanks

Billy

For a no obligation appraisal of your property's suitability to be included in our next auction, please email us at auctions@suttonkersh.co.uk or call Cathy Holt, Victoria Kenyon or Katie Burgess on **0151 207 6315**



Cathy Holt
MNAEA MNAVA
Associate Director



Victoria Kenyon
MNAVA
Valuer/Business
Development
Manager



Katie Burgess
BSc (Hons) MNAVA
Auction Valuer/
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Development
Manager

Common Auction Conditions

Common Auction Conditions (4th Edition 2018 – reproduced with the consent of the RICS).

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

Introduction

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

Glossary

The glossary gives special meanings to certain words used in the conditions.

Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

Sale Conditions

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE

The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

Agreed COMPLETION DATE

Subject to CONDITION G9.3:

- a) the date specified in the SPECIAL CONDITIONS; or
- b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE;

but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

Approved Financial Institution

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

ARREARS Schedule

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

Catalogue

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) if CONTRACTs are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the

date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

Financial Charge

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

General Conditions

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

Old ARREARS

ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

Ready To Complete

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Auction Conduct Conditions

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be dispensed or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

A1 Introduction

- A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- A1.2 IF YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 OUR role

- A2.1 As agents for each SELLER we have authority to
 - (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
 - (b) offer each LOT for sale;
 - (c) sell each LOT;
 - (d) receive and hold deposits;
 - (e) sign each SALE MEMORANDUM; and
 - (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by

these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 Bidding and reserve PRICES

- A3.1 All bids are to be made in pounds sterling exclusive of VAT.
- A3.2 WE may refuse to accept a bid. WE do not have to explain why.
- A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.
- A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 The PARTICULARS and other information

- A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.
- A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 IF WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 The CONTRACT

- A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.
- A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).
- A5.3 YOU must before leaving the AUCTION
 - (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
 - (b) sign the completed SALE MEMORANDUM; and
 - (c) pay the deposit.
- A5.4 If YOU do not WE may either
 - (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
 - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit
 - (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
 - (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
 - (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
 - (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A5.8 If the BUYER does not comply with its obligations under the CONTRACT then
 - (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
 - (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 Extra Auction Conduct Conditions

- A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000.00 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

General Conditions of Sale

Words in small capitals have the special meanings defined in the Glossary.

The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be dispensed or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.

G1 The LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL

	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.	G9.5	The BUYER must promptly
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G10	Interest and apportionments
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;	G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
	(e) rights, easements, quasi-easements, and wayleaves;	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(f) outgoing and other liabilities;	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgages and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.	G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
	(g) any interest which overrides, under the Land Registration Act 2002;				(a) the BUYER is liable to pay interest; and
	(h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and	G5	TRANSFER		(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
	(i) anything the SELLER does not and could not reasonably know about.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.		(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and	G10.4	Apportionments are to be calculated on the basis that:
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		(a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:	G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.		(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
	(b) the SELLER is to leave them at the LOT.	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER	G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
G1.8	The BUYER buys with full knowledge of		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;	G11	ARREARS
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and	Part 1 – Current rent	
	(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.	G6	COMPLETION	G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
G2	Deposit	G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
G2.1	The amount of the deposit is the greater of:			Part 2 – BUYER to pay for ARREARS	
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6.3	Payment is to be made in pounds sterling and only by	G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.
G3	Between CONTRACT and COMPLETION		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	Part 3 – BUYER not to pay for ARREARS	
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or				(a) so state; or
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.	G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.		(b) give no details of any ARREARS.
G3.2	If the SELLER is required to insure the LOT then the SELLER	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.	G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
	(a) must produce to the BUYER on request all relevant insurance details;				(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;	G7	Notice to complete		(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
	(c) gives no warranty as to the adequacy of the insurance;	G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.		(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
	(d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;	G7.2	The person giving the notice must be READY TO COMPLETE.		(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
	(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:		(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
	(f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;		(a) terminate the CONTRACT;		(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
	and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).		(b) claim the deposit and any interest on it if held by a stakeholder;	G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.		(c) forfeit the deposit and any interest on it;	G12	Management
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.		(d) resell the LOT; and	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		(e) claim damages from the BUYER.	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
G4	Title and identity	G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:	G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.		(a) terminate the CONTRACT; and		(a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:		(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.		(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
G4.2	(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.	G8	If the CONTRACT is brought to an end		(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
	(b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.		If the CONTRACT is lawfully brought to an end:		
	(c) If title is in the course of registration, title is to consist of:		(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and		
	(i) certified copies of the application for registration of title		(b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.		
		G9	Landlord's licence		
		G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.		
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.		
		G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").		
		G9.4	The SELLER must		

G13 Rent deposits

- G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.
- G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.
- G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
- (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
 - (b) give notice of assignment to the tenant; and
 - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

- G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

G15 TRANSFER as a going concern

- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
 - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- (a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
- (a) of the BUYER'S VAT registration;
 - (b) that the BUYER has made a VAT OPTION; and
 - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs;
- and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
 - (b) collect the rents payable under the TENANCIES and charge VAT on them.
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
 - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16 Capital allowances

- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

G18 Landlord and Tenant Act 1987

- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 Sale by PRACTITIONER

- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold
- (a) in its condition at COMPLETION;
 - (b) for such title as the SELLER may have; and
 - (c) with no title guarantee;

and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20 TUPE**
- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
 - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
 - (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.

G21 Environmental

- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

G22 Service Charge

- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows:
- (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
 - (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;
- but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
 - (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

G23 Rent reviews

- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

G24 TENANCY renewals

- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the

BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
 - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26 No assignment

The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.

G27 Registration at the Land Registry

- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
 - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
 - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

G28 Notices and other communications

- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

G29 CONTRACTS (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

- General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- A5.5a. The Deposit:
- (a) must be paid to the AUCTIONEERS by bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
 - (b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses which part of the deposit shall be held as agents for the seller
 - (c) Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.

G30.2 Buyer's Administration Charge

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

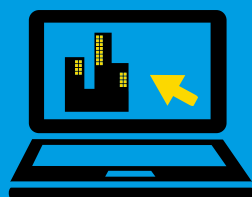
G30.3 Extra Auction Conduct Conditions

Despite any special condition to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

G30.4 Searches

On completion the Buyer shall pay to the Seller, in addition to the purchase price, the cost incurred by the Seller in obtaining the Searches included in the Auction Pack.

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