

# property auction

Registration closes promptly at  
2pm on **Monday 19 May**  
and you must be pre-registered  
before this time in order to bid

**Tuesday 20 May 2025**  
2pm 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

## 2025 Auction Dates

### Auction

Thursday 20th February

Thursday 3rd April

Tuesday 20th May

Thursday 24th July

Thursday 11th September

Thursday 23rd October

Thursday 11th December

### Closing

Friday 24th January

Friday 7th March

Friday 25th April

Friday 27th June

Friday 15th August

Friday 26th September

Friday 14th November

# 0151 207 6315

auctions@suttonkersh.co.uk

# Welcome



Welcome to our third sale of 2025. Our April auction once again saw fabulous results achieved for our vendor clients with seeing us sell £7.28m worth of property.

In a volatile world property seems to be a constant and relatively immune to the dramatic swings we are seeing elsewhere in the financial markets. So, with this in mind we hope you enjoy perusing this catalogue which is full of investment opportunities alongside the usual selection of vacant residential, development opportunities and land.

As usual this will be a live stream only auction with Auctioneer Andrew Binstock in charge and as usual will commence at 2.00pm prompt.

A selection from this sale include:

**Lot 15** 35 Kingsdale Road, Allerton, Liverpool L18 1LD

VACANT RESIDENTIAL **Guide price £175,000+\***

**Lot 16** 5 Primrose Street, Liverpool L4 1RD

VACANT RESIDENTIAL **Guide price £28,000+\***

**Lot 28** 27 Orient Drive, Woolton, Liverpool L25 5NY

VACANT RESIDENTIAL **Guide price £247,000+\***

**Lot 42** 155 Blaguegate Lane, Lathom, Skelmersdale, Lancashire WN8 8TX

VACANT RESIDENTIAL **Guide price £100,000+\***

**Lot 44** Land on the east side of Foxs Bank Lane, Prescot, Merseyside L35 3SS

LAND **Guide price £150,000+\***

**Lot 60** 478 Prescot Road, Old Swan, Liverpool L13 3DB

MIXED USE **Guide price £165,000+\***

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**

**90** lots available

**50+**

vacant  
residential

**3**

commercial  
investment

**2**

mixed  
use

**10+**

residential  
investment

**6**

land

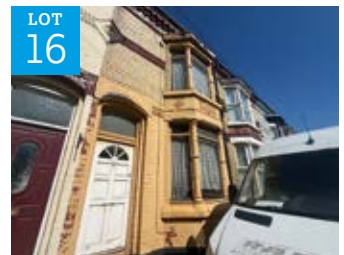
**2**

development  
opportunities

## Highlights



35 Kingsdale Road, Allerton,  
Liverpool L18 1LD



5 Primrose Street, Liverpool  
L4 1RD



27 Orient Drive, Woolton,  
Liverpool L25 5NY



155 Blaguegate Lane, Lathom,  
Skelmersdale, WN8 8TX



Land on the east side of Foxs  
Bank Lane, Prescot L35 3SS



478 Prescot Road, Old Swan,  
Liverpool L13 3DB

# 2025 – our year so far!



**135**

LOTS SOLD



**£17.1m**

RAISED



**90%**

SUCCESS

SuttonKersh

JAN

FEB

|           |              |            |
|-----------|--------------|------------|
| <b>70</b> | <b>£9.4m</b> | <b>89%</b> |
| LOTS SOLD | RAISED       | SUCCESS    |

MAR

APR

|           |              |            |
|-----------|--------------|------------|
| <b>65</b> | <b>£7.7m</b> | <b>90%</b> |
| LOTS SOLD | RAISED       | SUCCESS    |

MAY

JUN

**Thursday 24 July**

Closing Friday 27 June

JUL

AUG

**Thursday 18 September**

Closing Friday 22 August

SEPT

OCT

**Thursday 30 October**

Closing Friday 3 October

NOV

DEC

**Thursday 11 December**

Closing Friday 14 November

# Remote bidding guide for live streamed closed door auction

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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 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus 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 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus 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](mailto: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](http://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](mailto: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](http://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](mailto: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 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus 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 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus 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.



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# Order of sale **Tuesday 20 May 2025**

For sale by public auction unless sold prior or withdrawn

|    |                                                                      |            |
|----|----------------------------------------------------------------------|------------|
| 1  | 3 Frogmore Road, Fairfield, Liverpool L13 3AU                        | £75,000+*  |
| 2  | 129 Brighton Street, Wallasey, Merseyside CH44 8DT                   | £50,000+*  |
| 3  | 87 Macdonald Street, Liverpool L15 1EJ                               | £65,000+*  |
| 4  | 33 Kelso Road, Liverpool L6 3AG                                      | £110,000+* |
| 5  | 5 Crossford Road, Liverpool L14 9QT                                  | £80,000+*  |
| 6  | 62 Aigburth Road, Liverpool L17 7BN                                  | £50,000+*  |
| 7  | 8 Birstall Road, Kensington, Liverpool L6 9AH                        | £165,000+* |
| 8  | 133 Strathcona Road, Liverpool L15 1EB                               | £85,000+*  |
| 9  | 53 Hall Street, Clock Face, St. Helens, Merseyside WA9 4XN           | £80,000+*  |
| 10 | Flat 4a Station Road, Ainsdale, Southport, Merseyside PR8 3HS        | £93,000+*  |
| 11 | 9 Southdale Road, Liverpool L15 4HX                                  | £125,000+* |
| 12 | 25 Makin Street, Liverpool L4 5QE                                    | £65,000+*  |
| 13 | Flat 2, 24a Bedford Road, Bootle, Merseyside L20 7DW                 | £32,000+*  |
| 14 | 41 Newcastle Road, Liverpool L15 9HP                                 | £150,000+* |
| 15 | 35 Kingsdale Road, Allerton, Liverpool L18 1LD                       | £175,000+* |
| 16 | 5 Primrose Street, Liverpool L4 1RD                                  | £28,000+*  |
| 17 | Apt 16 Mill View, Rutter Street, Liverpool L8 6AG                    | £50,000+*  |
| 18 | 59 Esmond Street, Liverpool L6 5AY                                   | £80,000+*  |
| 19 | 48/50 Kensington, Liverpool L7 8XB                                   | £250,000+* |
| 20 | 35 Greenes Road, Whiston, Prescot, Merseyside L35 3RE                | £125,000+* |
| 21 | 19 Caryl Grove, Liverpool L8 6RN                                     | £60,000+*  |
| 22 | Land on the northwest side of Bailey Street, Liverpool L1 5DP        | £125,000+* |
| 23 | 107 Makin Street, Liverpool L4 5QF                                   | £60,000+*  |
| 24 | 27 Highfield Road, Walton, Liverpool L9 1AS                          | £190,000+* |
| 25 | Apt 6, Harrington Chambers, 26 North John Street, Liverpool L2 9RU   | £90,000+*  |
| 26 | 60 Scorton Street, Liverpool L6 4AT                                  | £55,000+*  |
| 27 | Land at 21 Speedwell Road, Claughton CH41 0DH                        | £50,000+*  |
| 28 | 27 Orient Drive, Woolton, Liverpool L25 5NY                          | £247,000+* |
| 29 | 13 Lindale Road, Liverpool L7 0JS                                    | £75,000+*  |
| 30 | 31 Woburn Hill, Liverpool L13 6RL                                    | £190,000+* |
| 31 | 4 Malt House Court, Windle, St. Helens, Merseyside WA10 6DJ          | £110,000+* |
| 32 | 50 Teilo Street, Liverpool L8 8BS                                    | £115,000+* |
| 33 | 9 September Road, Liverpool L6 4DG                                   | £135,000+* |
| 34 | 44 Menai Street, Birkenhead, Merseyside CH41 6EL                     | £60,000+*  |
| 35 | 46a Linacre Road, Liverpool L21 6NT                                  | £55,000+*  |
| 36 | 71 Fulwood Road, Aigburth, Liverpool L17 9PY                         | £150,000+* |
| 37 | Apt 4, 112–114 Holt Road, Liverpool L7 2PR                           | £13,000+*  |
| 38 | 10 Gregson Road, Prescot, Merseyside L35 5DL                         | £95,000+*  |
| 39 | Flat 2, 7 Swiss Road, Liverpool L6 3AT                               | £55,000+*  |
| 40 | 14 Central Avenue, Speke, Liverpool L24 3XQ                          | £85,000+*  |
| 41 | 148 Ford Road, Wirral, Merseyside CH49 0TQ                           | £160,000+* |
| 42 | 155 Blaguegate Lane, Lathom, Skelmersdale, Lancashire WN8 8TX        | £100,000+* |
| 43 | 152 Bedford Road, Bootle, Merseyside L20 2DT                         | £80,000+*  |
| 44 | Land on the east side of Foxs Bank Lane, Prescot, Merseyside L35 3SS | £150,000+* |
| 45 | Land and Barn north of Cut Lane, Liverpool L33 3AJ                   | £65,000+*  |
| 46 | 22 Heyes Street, Liverpool L5 6SG                                    | £70,000+*  |
| 47 | 13 Sunningdale Road, Liverpool L15 4HJ                               | £70,000+*  |
| 48 | 39 Ursula Street, Bootle, Merseyside L20 2EX                         | £60,000+*  |
| 49 | 31 Chepstow Street, Liverpool L4 3RE                                 | £150,000+* |
| 50 | 2 Bartlett Street, Liverpool L15 0HW                                 | £85,000+*  |
| 51 | Woolston Lodge, Weir Lane, Woolston, Warrington WA1 4QQ              | £650,000+* |
| 52 | 6 Endsleigh Road, Old Swan, Liverpool L13 3AX                        | £75,000+*  |
| 53 | 23 Freshfield Road, Wavertree, Liverpool L15 5BR                     | £165,000+* |
| 54 | 10 Church Road West, Liverpool L4 5UF                                | £150,000+* |
| 55 | 187 Greenhill Road, Allerton, Liverpool L18 9ST                      | £140,000+* |
| 56 | 95 Rock Lane East, Birkenhead, Merseyside CH42 1PF                   | £120,000+* |
| 57 | 24 Worcester Road, Bootle, Merseyside L20 9AF                        | £225,000+* |
| 58 | 42 Mildmay Road, Bootle, Merseyside L20 5EN                          | £67,000+*  |

|    |                                                                    |                   |
|----|--------------------------------------------------------------------|-------------------|
| 59 | 70 East Lancashire Road, Liverpool L11 7BA                         | £75,000+*         |
| 60 | 478 Prescot Road, Old Swan, Liverpool L13 3DB                      | £165,000+*        |
| 61 | Land at Sidney Road, Birkenhead, Merseyside CH42 5LZ               | £45,000+*         |
| 62 | 78 Ennismore Road, Old Swan, Liverpool L13 2AS                     | £95,000+*         |
| 63 | 145 Walton Village, Liverpool L4 6TG                               | £85,000+*         |
| 64 | 12 Pitt Place, Liverpool L25 6HJ                                   | £135,000+*        |
| 65 | 206 & 206a Rice Lane, Liverpool L9 1DJ                             | £75,000+*         |
| 66 | 79 Holt Road, Birkenhead, Merseyside CH41 9EW                      | £50,000+*         |
| 67 | 47 Park Road, Torquay TQ1 4QR                                      | £185,000+*        |
| 68 | 1 Priesthood Terrace, Millbrook, Torpoint, Cornwall PL10 1BL       | £175,000+*        |
| 69 | Flat 5, The Old Post Office, Fore Street, East Looe, Looe PL13 1DT | £85,000+*         |
| 70 | The Old Smithy, The Parade, Milton Abbot, Tavistock PL19 0NZ       | £75,000–£100,000* |
| 71 | Denmor House, Barn Street, Liskeard, Cornwall PL14 4BL             | £165,000+*        |
| 72 | The Haven, Broad Park, Oreston, Plymouth PL9 7QF                   | £175,000+*        |
| 73 | 15 Old Ashley Hill, Bristol BS6 5JB                                | £150,000+*        |
| 74 | First Floor Flat, 622 Wolseley Road, Plymouth PL5 1TE              | £70,000+*         |
| 75 | Pentre, Seaton Park, Seaton, Torpoint, Cornwall PL11 3JF           | £250,000+*        |
| 76 | 71 Wolborough Street, Newton Abbot, Devon TQ12 1LG                 | SOLD PRIOR        |
| 77 | 3 Carclaze Road, St. Austell, Cornwall PL25 3AG                    | £100,000+*        |
| 78 | Flat 2, 10 Queens Gate, Lipson, Plymouth PL4 7PW                   | £150,000+*        |
| 79 | Ground Floor Flat, 7 Portland Road, Plymouth PL1 4QN               | £70,000+*         |
| 80 | 2 Archer Terrace, Plymouth PL1 5HD                                 | £130,000+*        |
| 81 | 199 County Road, Walton, Liverpool L4 5PB                          | SOLD PRIOR        |
| 82 | 8 Ludwig Road, Liverpool L4 2QL                                    | SOLD PRIOR        |
| 83 | Higher Kerrowe Cottage, Newmill, Penzance, Cornwall TR20 8UY       | £125,000+*        |
| 84 | Chalet 16 'Thatledo', Treninnow & Wiggle Cliff, Millbrook PL10 1JY | £25,000–£30,000*  |
| 85 | 21 Cascade Road, Speke, Liverpool L24 9LH                          | £60,000+*         |
| 86 | 53 Hahnemann Road, Liverpool L4 3RZ                                | £100,000+*        |
| 87 | 10 Plumer Street, Liverpool L15 1EE                                | £60,000+*         |
| 88 | 22 Lyttelton Road, Liverpool L17 0AS                               | £100,000+*        |
| 89 | 85 Thornton Road, Bootle, Merseyside L20 5AW                       | £80,000+*         |
| 90 | 4 Gascoyne Place & 43 Regent Street, Plymouth PL4 8DF              | £425,000+*        |

# Next auction

## Thursday 24 July 2025

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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**[suttonkersh.co.uk](http://suttonkersh.co.uk)**



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## Commercial investment

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- 19 48/50 Kensington, Liverpool L7 8XB
- 41 148 Ford Road, Wirral, Merseyside CH49 0TQ

## Development opportunities

- 20 35 Greenes Road, Whiston, Prescot, Merseyside L35 3RE
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- 22 Land on the northwest side of Bailey Street, Liverpool L1 5DP
- 27 Land at 21 Speedwell Road, Claughton CH41 0DH
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- 45 Land and Barn north of Cut Lane, Liverpool L33 3AJ
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- 70 The Old Smithy, The Parade, Milton Abbot, Tavistock PL19 0NZ

## Mixed use

- 2 129 Brighton Street, Wallasey, Merseyside CH44 8DT
- 60 478 Prescot Road, Old Swan, Liverpool L13 3DB

## Residential investment

- 13 Flat 2, 24a Bedford Road, Bootle, Merseyside L20 7DW
- 14 41 Newcastle Road, Liverpool L15 9HP
- 17 Apt 16 Mill View, Rutter Street, Liverpool L8 6AG
- 18 59 Esmond Street, Liverpool L6 5AY
- 21 19 Caryl Grove, Liverpool L8 6RN
- 33 9 September Road, Liverpool L6 4DG
- 34 44 Menai Street, Birkenhead, Merseyside CH41 6EL
- 35 46a Linacre Road, Liverpool L21 6NT
- 37 Apt 4, 112-114 Holt Road, Liverpool L7 2PR
- 43 152 Bedford Road, Bootle, Merseyside L20 2DT
- 49 31 Chepstow Street, Liverpool L4 3RE
- 52 6 Endsleigh Road, Old Swan, Liverpool L13 3AX
- 56 95 Rock Lane East, Birkenhead, Merseyside CH42 1PF
- 57 24 Worcester Road, Bootle, Merseyside L20 9AF
- 63 145 Walton Village, Liverpool L4 6TG
- 64 12 Pitt Place, Liverpool L25 6HJ
- 80 2 Archer Terrace, Plymouth PL1 5HD
- 85 21 Cascade Road, Speke, Liverpool L24 9LH
- 86 53 Hahnemann Road, Liverpool L4 3RZ
- 87 10 Plumer Street, Liverpool L15 1EE

## Vacant commercial

- 81 199 County Road, Walton, Liverpool L4 5PB

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- 1 3 Frogmore Road, Fairfield, Liverpool L13 3AU
- 3 87 Macdonald Street, Liverpool L15 1EJ
- 4 33 Kelso Road, Liverpool L6 3AG
- 5 5 Crossford Road, Liverpool L14 9QT
- 7 8 Birstall Road, Kensington, Liverpool L6 9AH
- 8 133 Strathcona Road, Liverpool L15 1EB
- 9 53 Hall Street, Clock Face, St. Helens, Merseyside WA9 4XN
- 10 Flat 4a Station Road, Ainsdale, Southport, Merseyside PR8 3HS
- 11 9 Southdale Road, Liverpool L15 4HX
- 12 25 Makin Street, Liverpool L4 5QE
- 15 35 Kingsdale Road, Allerton, Liverpool L18 1LD
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- 24 27 Highfield Road, Walton, Liverpool L9 1AS
- 25 Apt 6, Harrington Chambers, 26 North John Street, Liverpool L2 9RU
- 26 60 Scorton Street, Liverpool L6 4AT
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- 42 155 Blaguegate Lane, Lathom, Skelmersdale, Lancashire WN8 8TX
- 46 22 Heyes Street, Liverpool L5 6SG
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- 48 39 Ursula Street, Bootle, Merseyside L20 2EX
- 50 2 Bartlett Street, Liverpool L15 0HW
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- 53 23 Freshfield Road, Wavertree, Liverpool L15 5BR
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- 58 42 Mildmay Road, Bootle, Merseyside L20 5EN
- 59 70 East Lancashire Road, Liverpool L11 7BA
- 62 78 Ennismore Road, Old Swan, Liverpool L13 2AS

- 65 206 & 206a Rice Lane, Liverpool L9 1DJ
- 66 79 Holt Road, Birkenhead, Merseyside CH41 9EW
- 67 47 Park Road, Torquay TQ1 4QR
- 68 1 Priesthood Terrace, Millbrook, Torpoint, Cornwall PL10 1BL
- 69 Flat 5, The Old Post Office, Fore Street, East Looe, Looe PL13 1DT
- 71 Denmor House, Barn Street, Liskeard, Cornwall PL14 4BL
- 72 The Haven, Broad Park, Oreston, Plymouth PL9 7QF
- 73 15 Old Ashley Hill, Bristol BS6 5JB
- 74 First Floor Flat, 622 Wolseley Road, Plymouth PL5 1TE
- 75 Pentre, Seaton Park, Seaton, Torpoint, Cornwall PL11 3JF
- 76 71 Wolborough Street, Newton Abbot, Devon TQ12 1LG
- 78 Flat 2, 10 Queens Gate, Lipson, Plymouth PL4 7PW
- 79 Ground Floor Flat, 7 Portland Road, Plymouth PL1 4QN
- 82 8 Ludwig Road, Liverpool L4 2QL
- 83 Higher Kerrowe Cottage, Newmill, Penzance, Cornwall TR20 8UY
- 84 Chalet 16 'Thatledo', Treninnow & Wiggle Cliff, Millbrook PL10 1JY
- 88 22 Lyttelton Road, Liverpool L17 0AS
- 89 85 Thornton Road, Bootle, Merseyside L20 5AW
- 90 4 Gascoyne Place & 43 Regent Street, Plymouth PL4 8DF

LOT

1

## 3 Frogmore Road, Fairfield, Liverpool L13 3AU

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroom middle terraced property in need of a full upgrade and scheme of refurbishment works. Once complete, the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of approx £10,200 per annum.

**Situated**

Off Prescot Road in a popular and well established residential location within close proximity to local amenities, Tuebrook and Old Swan shopping, schooling and approximately 2.5 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Hall, Living Room,  
Dining Room, Kitchen.

**Tenure**

Freehold

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Yard to rear.

**EPC Rating**

D

**Council Tax Band**

A



LOT

2

## 129 Brighton Street, Wallasey, Merseyside CH44 8DT

GUIDE PRICE £50,000+\*

MIXED USE

**Description**

An end of terraced three storey property comprising a ground floor retail unit previously used as a workshop together with accommodation over the first and second floors. The property benefits from a rear yard and views over the River Mersey. The property is in need of an upgrade refurbishment scheme and would be suitable for redevelopment such as a flat conversion, subject to gaining any necessary consents.

**Situated**

Fronting Brighton Street off Seabank Road in a popular and well-established area within close proximity to local amenities and transport links. The property is within walking distance to Egremont Promenade and approximately 4.5 miles from Junction ONE Retail Park.

**Ground Floor**

Workshop Area, Storage Room,  
Kitchenette

**Outside**

Rear Yard

**First Floor**

Kitchen, Living Room,  
Bathroom/WC, Access to attic  
space which is largely boarded  
out.

**EPC Rating**

TBC

**Council Tax Band**

A

**Tenure**

Freehold

**Second Floor**

Two Bedrooms, Shower Room/  
WC



LOT

3

87 Macdonald Street, Liverpool L15 1EJ

GUIDE PRICE £65,000+\*

VACANT RESIDENTIAL

**Description**

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

**Situated**

Off Picton Road in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 2.5 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Through Living Room/  
Dining Room, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC.

**Outside**

Yard to rear, Brick Outbuilding.

**EPC Rating**

TBC

**Council Tax Band**

A

**Tenure**

Freehold



LOT

4

33 Kelso Road, Liverpool L6 3AG

GUIDE PRICE £110,000+\*

VACANT RESIDENTIAL

**Description**

A two/three bedroomed middle terraced house benefiting from double glazing and central heating. The property has been recently renovated throughout and is in very good condition. It would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £10,800 per annum.

**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, two Reception Rooms  
(one being currently used as a  
bedroom), Kitchen

**Council Tax Band**

A

**Tenure**

Freehold

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Yard to the rear

**EPC Rating**

D



LOT

5

## 5 Crossford Road, Liverpool L14 9QT

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroomed middle town house benefitting from double glazing, central heating, rear garden and a driveway. Following modernisation, the property would be suitable for investment purposes with a potential rental income of £10,200 per annum.

**Situated**

Off Fincham Road which in turn is off Finch Lane and Princess Drive 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**

Porch, Lounge, Kitchen

**Lease Details**

Leasehold: 971 years remaining

Ground rent is circa £55 pa.

No service charge.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Rear Garden, Driveway

**EPC Rating**

C

**Council Tax Band**

B



LOT

6

## 62 Aigburth Road, Liverpool L17 7BN

GUIDE PRICE £50,000+\*

COMMERCIAL INVESTMENT

**Description**

A ground floor retail unit currently let by way of 3 year lease since June 2023 producing a rental income of £5,400 per annum. The upper floors have been sold separately.

**Situated**

Fronting Aigburth Road in a popular and well established location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Shop Main Sales Area, Rear Room, Kitchen/WC

**Outside**

Yard to the rear.

**EPC Rating**

D

**Tenure**

Leasehold

Term: 99 years from 1 May 1984

Rent: One peppercorn

**Tenure**

Leasehold



LOT

7

## 8 Birstall Road, Kensington, Liverpool L6 9AH

GUIDE PRICE £165,000+\*

VACANT RESIDENTIAL

**Description**

A middle terraced property benefitting from double glazing and central heating. The property comprises four letting rooms, is in good condition throughout and ready for immediate occupation or investment purposes. The property has previously been let out as rooms and could be utilised as an Airbnb investment.

**Situated**

Just off Kensington High Street in a popular residential location close to local amenities, schooling and approximately 1.5 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway, one Letting Room with Ensuite Shower, Communal Lounge, Kitchen.

**Council Tax Band**

A

**EPC Rating**

E

**First Floor**

Three Letting Rooms each with ensuite shower.

**Tenure**

Freehold

**Second Floor**

One Letting room with ensuite.

**Outside**

Yard to rear.



LOT

8

## 133 Strathcona Road, Liverpool L15 1EB

GUIDE PRICE £85,000+\*

VACANT RESIDENTIAL

**Description**

A two bedroom middle terraced house benefitting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes with a potential rental income approximately £10,800 per annum.

**Situated**

Off Picton Road, in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Through Living Room/ Dining Room, Kitchen.

**Tenure**

Freehold

**First Floor**

Two Bedrooms, Four Piece Bathroom/WC.

**Outside**

Yard to rear.

**EPC Rating**

D

**Council Tax Band**

A



LOT

9

## 53 Hall Street, Clock Face, St. Helens, Merseyside WA9 4XN

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroomed mid-town house benefiting from double glazing, central heating and front and rear gardens. Following a scheme of refurbishment and modernisation works the property would be suitable for resale, occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

**Situated**

Off Clockface Road in a popular and well established residential location close to local amenities, schooling and approximately 3 miles from St Helens town centre.

**Ground Floor**

Hall, Lounge, Kitchen, Bathroom/WC.

**Tenure**

Freehold

**First Floor**

Three Bedrooms.

**Outside**

Front and Rear Gardens.

**EPC Rating**

D

**Council Tax Band**

A



LOT

10

## Flat 4a Station Road, Ainsdale, Southport, Merseyside PR8 3HS

GUIDE PRICE £93,000+\*

VACANT RESIDENTIAL

**Description**

A first floor self-contained flat and separately accessed. two bedroom, two full bathrooms, with compact office/or large walk-in wardrobe. Benefiting from double glazing and central heating, the property is now vacant and has been let by the way of an assured shorthold tenancy. Rental income level going forward of £9,540 to £9,900p.a. Following kitchen modernisation, and/or bathrooms, the property would be suitable for potential use as an Airbnb subject to any necessary consents, and annual rental income of £10,500p.a. We are advised the total floor area is approximately 770 sq ft.

**Situated**

Fronting Station Road in a popular residential location close to local amenities and transport links. Southport town centre is approximately 3.5 miles away.

**Ground Floor**

Entrance Hall.

Lounge 16'0" × 14'6" (4.88m × 4.42m)

Bedroom 1 12'8" × 11'7" (3.86m × 3.53m)

Bedroom 2 12'5" × 8'10" (3.78m × 2.69m)

**First Floor**

Flat Hall, Living Room/Dining Room, Two Bedrooms, one with compact office area leading to Bathroom/WC, Kitchen  
Approximate measurements  
Kitchen 14'0" × 6'2" (4.27m × 1.88m)

**EPC Rating**

D

**Council Tax Band**

A

**Note**

Please note as well as leasehold owner, there is a 7th share of the Freehold Ltd company included in the sale (Stable properties Station Road).

**Tenure**

Leasehold

LOT  
11

## 9 Southdale Road, Liverpool L15 4HX

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works and modernisation, the property will be suitable for occupation, resale or investment purposes. The potential rental income is approximately £11,100 per annum.

### Situated

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

### Ground Floor

Vestibule, Hall, Front Lounge,  
Rear Dining Room, Kitchen,  
Bathroom/WC/Walk-in shower

### Tenure

Freehold

### First Floor

Three Bedrooms

### Outside

Yard to Rear

### EPC Rating

TBC

### Council Tax Band

A



LOT  
12

## 25 Makin Street, Liverpool L4 5QE

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A three bed mid terrace benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £10,200 per annum.

### Situated

Off County Road in a popular and well established residential location within easy reach of local amenities, schooling and good transport links. Liverpool city centre is approximately 4 miles away.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### Tenure

Freehold

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

TBC

### Council Tax Band

A



LOT  
13

ON BEHALF OF RECEIVERS

## Flat 2, 24a Bedford Road, Bootle, Merseyside L20 7DW

GUIDE PRICE **£32,000+\***

RESIDENTIAL INVESTMENT

### Description

A one bedroomed first floor flat benefiting from double glazing, central heating and intercom system. The property is currently let by way of an Assured Shorthold Tenancy producing £7,200 per annum.

### Situated

Between Kings Road and Queens Road 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

Communal Entrance.

### EPC Rating

C

### First Floor

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

### Note

Sutton Kersh have not carried out an internal inspection of this property and all details have been provided by the receivers.

### Lease Details

150 years from 23rd March 2006  
Service Charge: £2,641.44 per annum  
Ground Rent: TBC

### Tenure

Leasehold

### Council Tax Band

A



LOT  
14

## 41 Newcastle Road, Liverpool L15 9HP

GUIDE PRICE **£150,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing. The property is currently let by way of a Regulated Tenancy producing a rental of £5,700 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

### Situated

Off Charles Berrington Road which in turn is off Heathfield Road in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Living Room, Dining Room, Kitchen

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

### Tenure

Freehold

### EPC Rating

E

### Council Tax Band

B



LOT  
15

## 35 Kingsdale Road, Allerton, Liverpool L18 1LD

GUIDE PRICE **£175,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced property in need of a full upgrade and scheme of refurbishment works. The property is a blank canvas to put your own stamp on and once refurbished would make an excellent family home.

### Situated

Off Allerton Road and Elm Vale Drive in a popular and sought after residential location in South Liverpool within walking distance to Allerton Road shops, bars and restaurants and within close proximity to Sefton and Greenbank Park, schooling and good transport links. The property is approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen

### Tenure

Freehold

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

F

### Council Tax Band

B



LOT  
16

## 5 Primrose Street, Liverpool L4 1RD

GUIDE PRICE **£28,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom middle terraced house. The property is in need of a complete upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

### Situated

Off Stanley Road in a popular residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 3.5 miles away.

### Ground Floor

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

### Joint Agent

Entwistle Green



### First Floor

Bathroom/WC, Two Bedrooms.

### Outside

Yard to rear.

### EPC Rating

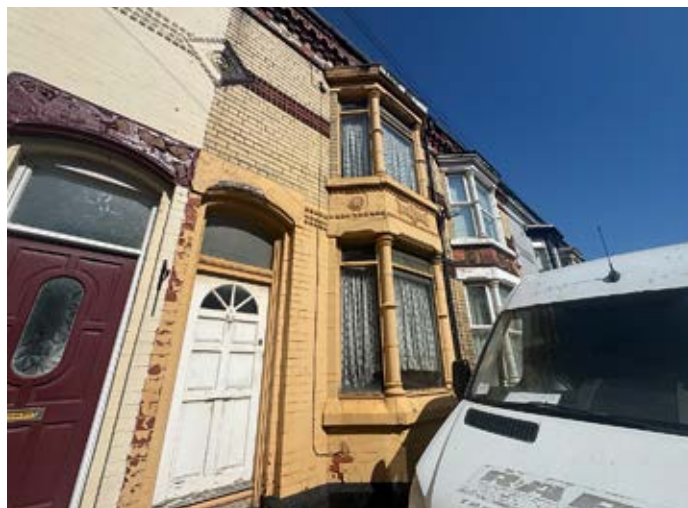
G

### Council Tax Band

A

### Tenure

Freehold



LOT  
17

## Apt 16 Mill View, Rutter Street, Liverpool L8 6AG

GUIDE PRICE **£50,000+\***

RESIDENTIAL INVESTMENT

### Description

A fourth floor two bed roomed self-contained apartment benefiting from double glazing, electric storage heating, lift access to all floors and communal parking and views across the City. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £9,600 per annum. The property is in good condition.

### Situated

fronting Mill Street in a well-established residential location within a short walking distance to The Baltic Market and other popular and local amenities and approximately 2 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

### Council Tax Band

A

### Fourth Floor

Flat Hall, Lounge, Kitchen, two Bedrooms, Bathroom, Separate WC.

### Tenure

Leasehold Term: 125 years less 3 days from 30 March 2012  
Ground rent: £331.77 per annum  
Service Charge: £3,168 per annum

### Outside

Communal Parking.

### EPC Rating

C

### Tenure

Leasehold



LOT  
18

## 59 Esmond Street, Liverpool L6 5AY

GUIDE PRICE **£80,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroom end of terrace property benefiting from central heating and majority double glazing. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £9,600.00 per annum.

### Situated

Off Breck Road (A580) in a popular and well established location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Vestibule, Through Living Room/ Dining Room, Kitchen.

### First Floor

Bathroom.WC, Three Bedrooms.

### Outside

Yard to rear.

### EPC Rating

TBC

### Council Tax Band

A

### Tenure

Freehold





### Description

A mixed use investment opportunity producing a rental income of £35,220.00 per annum. The property comprises two ground floor retail units together with four self-contained flats to the first and second floors, accessed via a separate front entrance. The property benefits from double glazing, central heating and steel roller shutters. We are advised the ground floor retail units are let at a rental of £14,400.00. The flats are all let by way of Assured Shorthold Tenancies producing a rental income of £20,820.00.

### Situated

Fronting Kensington High Street in a popular and well established location close to local amenities and within walking distance to University of Liverpool, Liverpool John Moores University and Liverpool city centre.

#### Ground Floor 48 Kensington

**Shop** Main Sales Area, Kitchen, WC

#### Ground Floor 50 Kensington

**Shop** Main Sales Area  
**Flat 1a** One Bed Studio  
Main Entrance Hallway

#### First Floor

**Flat 3** Open Plan Living Room/  
Kitchen, Shower Room/WC,  
Bedroom.  
**Flat 4** Open Plan Living Room/  
Kitchen, two Bedrooms, Shower  
Room/WC.

#### Second Floor

**Flat 1** Open Plan Living Room/  
Kitchen, Bathroom/WC,  
Bedroom.  
**Flat 2** Open Plan Living Room/  
Kitchen, Bathroom/WC,  
Bedroom.

#### Outside

Yard to the rear.

#### EPC Rating

**48 Shop D. 50 Shop E. Flat 1 D.  
Flat 2 D. Flat 3 C. Flat 4 C**

#### Council Tax Bands (flats)

A

#### Tenure

Freehold

LOT  
20

## 35 Greenes Road, Whiston, Prescot, Merseyside L35 3RE

GUIDE PRICE **£125,000+\***

DEVELOPMENT OPPORTUNITIES

### Description

A four bedroomed end town house benefiting from gardens to the front and rear. The property is in need of refurbishment and comes with the benefit of planning permission to convert into two x two bedroomed houses. Planning Reference Number: 24/00671/FUL

### Situated

Off Dragon Lane in a popular and well established residential location close to local amenities and transport links including the motorway network. Liverpool city centre is approximately 9.5 miles away.

### Ground Floor

Three Reception Rooms,  
Kitchen/Diner (no fittings),  
Garage

### Council Tax Band

C

### Tenure

Freehold

### First Floor

Four Bedrooms, Bathroom/WC  
(no fittings), Shower Room (no  
fittings)

### Outside

Gardens to the front and rear.

### EPC Rating

E



LOT  
21

## 19 Caryl Grove, Liverpool L8 6RN

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

**Please note there will be no internal viewings for this property.** A three bedroomed terraced property currently let by way of a Regulated Tenancy producing £5,196.00 per annum. The property benefits from double glazing and central heating.

### Situated

Off Grafton Street in a popular and well established residential location close to local amenities and within walking distance to Brunswick train station. Approximately 2 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen Bathroom/WC.

### Note

Please note there will be  
no internal viewings of this  
property.

### First Floor

Three bedrooms.

### Tenure

Freehold

### Outside

Yard to the rear.

### EPC Rating

D

### Council Tax Band

A



LOT  
**22**

## Land on the northwest side of Bailey Street, Liverpool L1 5DP

GUIDE PRICE **£125,000+\***

LAND

### Description

Vacant land benefitting from planning permission to erect a three storey, six bedroom, eight person property to be used as a HMO on an existing car park at the corner of Bailey Street and Grenville Street South and is in a good location for per night accommodation. We believe all main services are available, however, potential purchasers should make their own enquiries. Once finished the potential rental income is approx £52,000–£55,000 per annum however the per night accommodation could be much higher. The vendor has advised that the car park contract will end prior to sale. Planning Ref: 21F/3351

### Situated

On the corner of Bailey Street and Grenville Street South, approx 1/2 mile from Liverpool city centre and within easy reach of Universities with good transport links

### Tenure

Freehold



LOT  
**23**

## 107 Makin Street, Liverpool L4 5QF

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with the potential rental income being £9,000 per annum.

### Situated

Off County Road (A59) in a popular and well established residential location within close proximity to local amenities, Liverpool and Everton Football Clubs and approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen.

### Tenure

Freehold

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Rear Yard.

### EPC Rating

D

### Council Tax Band

A



LOT  
**24**

**27 Highfield Road, Walton, Liverpool L9 1AS**

GUIDE PRICE **£190,000+\***

VACANT RESIDENTIAL

### Description

A three storey plus basement semi-detached property benefitting from double glazing, gardens front and rear and a driveway. The property has recently been refurbished and comprises eight ensuite letting rooms. It would be suitable for use as a HMO or Airbnb subject to any necessary consents.

### Situated

Off Grey Road in a popular and well established residential location close to local amenities and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Two Letting Rooms with ensuite wet room/WC, Communal Kitchen/Diner/Living Room, Utility Room.

### EPC Rating

D

### Council Tax Band

B

### First Floor

Four Letting Rooms ensuite wet room/WC.

### Tenure

Freehold

### Second Floor

Two Letting Rooms ensuite wet room/WC, Landing Area.

### Outside

Front and Rear Gardens and Driveway.



LOT  
**25**

ON BEHALF OF RECEIVERS

**Apt 6, Harrington Chambers, 26 North John Street, Liverpool L2 9RU**

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

### Description

A two bedroom apartment within a Grade II listed building. The property is situated on the first floor and comprises an entrance hallway, open plan living kitchen area, two bedrooms and bathroom and benefits from double glazing, central heating and intercom system. The property would be suitable for owner occupation and investment purposes with the potential rental income being approximately £12,000 per annum.

### Situated

Situated fronting North John Street in the heart of Liverpool city centre, the property benefits from a wide range of amenities including shops, bars and restaurants within the immediate vicinity and is within easy walking distance to transport links including Liverpool Lime Street Station, James Street Station and Moorfields Station as well as Liverpool Waterfront and Liverpool ONE shopping centre.

### Ground Floor

Communal Entrance.

### Council Tax Band

C

### First Floor

Hallway, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC

### Lease Details

999 Years from 1st January 2003  
Annual service charge (including insurance) - £1035  
Ground rent - £350

### EPC Rating

C

### Tenure

Leasehold



LOT  
26

60 Scorton Street, Liverpool L6 4AT

GUIDE PRICE £55,000+\*

VACANT RESIDENTIAL

#### Description

A two bedroom end of terrace house benefitting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £9,000 per annum.

#### Situated

Off Rocky Lane in a popular and well-established residential area within close proximity to local amenities, Tuebrook amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

#### Ground Floor

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

#### Tenure

Freehold

#### First Floor

Two Bedrooms.

#### Outside

Yard to rear.

#### EPC Rating

D

#### Council Tax Band

A



LOT  
27

Land at 21 Speedwell Road, Claughton CH41 0DH

GUIDE PRICE £50,000+\*

LAND

#### Description

A plot of land benefitting from planning permission to erect a three bedroomed three storey detached house with garden and parking to the rear of 86 Upton Road. We believe all main services are available however potential purchasers should make their own enquiries. Planning Ref NO: APP/24/00061

#### Situated

Fronting Speedwell Road off Tollemache Road within walking distance to Bidston Hill Country Park and close to local amenities, schooling and transport links.

#### Accommodation

Drawings are available for inspection.



LOT  
**28**

## 27 Orient Drive, Woolton, Liverpool L25 5NY

GUIDE PRICE **£247,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom semi-detached dormer bungalow benefitting from double glazing, central heating, front and rear gardens, driveway and separate annexe which would be used as a workshop or home office. The property is neutrally decorated throughout and would be suitable for occupation or investment purposes.

### Situated

Off Hunts Cross Avenue in a popular residential location close to local amenities, schooling and transport links. Less than 1 mile from Woolton Village and approximately 6.5 miles from Liverpool city centre.

### Ground Floor

Hall, Kitchen, Living Room/  
Dining Room, Bedroom,  
Bathroom/WC with walk-in  
shower.

### EPC Rating

C

### Council Tax Band

D

### First Floor

Master Bedroom with Ensuite  
WC, Bedroom.

### Tenure

Freehold

### Outside

Front and Rear Gardens,  
Driveway, Single Storey  
Workshop.



LOT  
**29**

## 13 Lindale Road, Liverpool L7 0JS

GUIDE PRICE **£75,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes. The potential rental income is approximately £10,500 per annum.

### Situated

Off Lomond Road which in turn is off Edge Lane in a popular and well established residential location close to Edge Lane amenities and Retail Park, schooling with good transport links and approximately 3 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen/Diner.

### Tenure

Freehold

### First Floor

Two Bedrooms, Bathroom/WC.

### Joint Agent

Entwistle Green

### Outside

Garden to the rear.

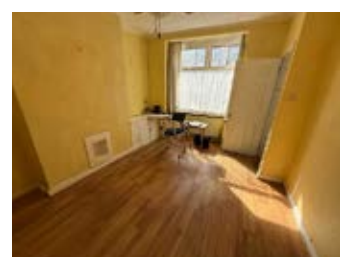


### EPC Rating

TBC.

### Council Tax Band

A



LOT  
30

## 31 Woburn Hill, Liverpool L13 6RL

GUIDE PRICE **£190,000+**\*

VACANT RESIDENTIAL

### Description

A five bedroomed three storey plus basement semi-detached house benefitting from double glazing, central heating, many original features and front and rear gardens. The property is in need of an upgrade and refurbishment scheme and once upgraded would be suitable for occupation, resale or investment purposes. It also has potential for a flat conversion, subject to gaining the necessary consents. This property is suitable for cash buyers only.

### Situated

Off Green Lane which is in turn off of Prescot Road in a popular and well-established residential area close to Tuebrook and Old Swan shopping facilities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

### Lower Ground Floor

Basement – not inspected

### Ground Floor

Porch, Hall, Living Room, Dining Room, Kitchen/Diner, Conservatory, Utility Room, Wet Room/WC

### First Floor

Three Bedrooms, Shower Room, Shower Room/WC

### Second Floor

Two Bedrooms one with an En-Suite Shower Room/WC

### Outside

Front and Rear Gardens, Driveway

### EPC Rating

D

### Council Tax Band

C



### Tenure

Freehold



LOT  
31

## 4 Malt House Court, Windle, St. Helens, Merseyside WA10 6DJ

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed duplex apartment benefiting from its own separate entrance, a courtyard, parking, a private garage, double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £12,000 per annum.

### Situated

Off Rainford Road in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from St Helens town centre.

### First Floor

Hall, Lounge/Dining Room, Kitchen/Diner.

### Lease Details

Term: 125 years from 1 July 1983

### Second Floor

Two Bedrooms, Bathroom/WC.

### Tenure

Leasehold

### Outside

Garage, Car Parking Space, Courtyard.

### EPC Rating

E

### Council Tax Band

C



LOT  
32

## 50 Teilo Street, Liverpool L8 8BS

GUIDE PRICE **£115,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced property benefitting from double glazing and central heating. Following minor cosmetic works, the property would be suitable for occupation, resale or investment purposes. The potential rental income is approx £11,400 per annum. Alternatively it could be utilised as an Airbnb investment opportunity subject to any consents.

### Situated

Off North Hill Street in a popular and well established residential location within walking distance to local amenities and Liverpool city centre with good transport links.

### Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC.

### Lease Details

999 years from 25 March 1938

### Tenure

Leasehold

### First Floor

Three Bedrooms.

### Outside

Yard to rear.

### EPC Rating

D

### Council Tax Band

A



LOT  
33

## 9 September Road, Liverpool L6 4DG

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A semi-detached property converted to provide three self-contained flats (two x two bedroomed flats and one x bedsit) benefitting from double glazing, central heating and a rear garden. The property is fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £15,240 per annum

### Situated

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

### Lower Ground Floor (separate front entrance)

**Flat C** Lounge/Bedroom, Kitchen, Shower Room/WC.

### Outside

Garden to the rear.

### EPC Ratings

**Flat A** D. **Flat B** D. **Flat C** D.

### Ground Floor

Main Entrance Hallway.

**Flat A** Hall, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

### Council Tax Bands

All Flats A.

### Note

Flat C has electric heating.

### First Floor

**Flat B** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

### Tenure

Freehold



LOT  
34

## 44 Menai Street, Birkenhead, Merseyside CH41 6EL

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed end of terrace 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 £6,300 per annum. There is potential to increase the rental income to a market rent of £750pcm.

### Situated

Off Eastbourne Road in a popular and well established residential location close to Birkenhead town centre, schooling, Queensway Tunnel and transport links.

### Ground Floor

Lounge, Kitchen, WC.

### First Floor

Two Bedroom, Wet room/WC.

### Outside

Yard to the rear.

### EPC Rating

E

### Council Tax Band

A

### Tenure

Freehold



LOT  
35

## 46a Linacre Road, Liverpool L21 6NT

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

### Description

A good sized two bedroomed first floor flat benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £8,100.00 per annum.

### Situated

On Linacre Road at the corner with Palmerston Road in a popular and well established residential location close to local amenities and approximately 5 miles from Liverpool city centre.

### Ground Floor

Entrance.

### First Floor

**Apartment** Hall, Lounge, Kitchen, two Bedrooms (one with dressing room to include ensuite shower and basin), Bathroom/WC.

### Outside

Yard and off road parking.

### Council Tax Band

A

### EPC Rating

E

### Lease Details

Leasehold: 999 years (less 10 days) from 25th March 1893

### Note

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

### Tenure

Leasehold



LOT  
**36**

## 71 Fulwood Road, Aigburth, Liverpool L17 9PY

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom double fronted well-presented and spacious terrace property sat on a corner plot and benefitting from three reception rooms, modern open plan kitchen, double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £1,000 pcm.

### Situated

in a highly sought after location Off Aigburth Road within walking distance to local amenities, Sefton Park and Lark Lane, bars and restaurants with good transport links, approximately 5 miles south of Liverpool city centre.

### Ground Floor

Entrance Hallway, three reception Rooms, Kitchen.

### Tenure

Freehold

### First Floor

Two Bedrooms, Bathroom/WC.

### Joint Agent

Atlas Estates



### Outside

Yard to rear

### EPC Rating

C

### Council Tax Band

B



LOT  
**37**

## Apt 4, 112-114 Holt Road, Liverpool L7 2PR

GUIDE PRICE **£13,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed first floor self-contained flat within a three storey middle terraced building. The property benefits from double glazing and central heating and is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £5,220 per annum.

### Situated

Fronting Holt Road off Edge Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 mile from Edge Lane Retail Park and approximately 1.5 miles from Liverpool city centre.

### Ground Floor

Communal Entrance Hall

### Lease Details

Leasehold: 989 years left on lease  
Ground Rent: £250 per annum  
Service Charge: £1,112 per annum

### First Floor

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

### Tenure

Leasehold

### EPC Rating

C

### Council Tax Band

A



LOT  
38

## 10 Gregson Road, Prescot, Merseyside L35 5DL

GUIDE PRICE **£95,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefitting from double glazing, central heating, front and rear gardens and a driveway. Following modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £11,400 per annum.

### Situated

Off Kingsway in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 8 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room/Dining Room,  
Kitchen, Conservatory

### Tenure

Freehold

### First Floor

Bathroom, Separate WC, three  
Bedrooms

### Outside

Front and Rear Gardens, Brick  
Outhouse, Driveway

### EPC Rating

D

### Council Tax Band

B



LOT  
39

## Flat 2, 7 Swiss Road, Liverpool L6 3AT

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

### Description

A vacant two bedroomed ground floor flat within a double fronted detached property benefitting from double glazing, central heating, a secure intercom entry system and communal front and rear gardens. The property is suitable for investment purposes with a potential rental income of approximately £8,400 per annum.

### Situated

Off Sheil Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

### Tenure

Leasehold

Ground Rent: £378.40

Service Charge: Half Yearly

Service Charge in advance for the period from 01/01/2025 to 30/06/2025 was £906.58.

250 years left on lease

**Flat** Hall, Open Plan Lounge/  
Kitchen, two Bedrooms, Shower  
Room/WC

### Outside

Communal Front and Rear  
Gardens

### EPC Rating

D

### Council Tax Band

A



### Joint Agent

Entwistle Green



LOT  
40

## 14 Central Avenue, Speke, Liverpool L24 3XQ

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed mid-town house benefiting from double glazing, central heating, a driveway and gardens to the front and rear. Following a scheme of refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes with the potential rental income being approximately £10,800 per annum.

### Situated

Fronting Central Avenue in a popular residential location within easy reach to the New Mersey Retail Park and Liverpool John Lennon Airport and within close proximity to local amenities, schooling and transport links. Liverpool city centre is approximately 8 miles away.

### Ground Floor

Hall, Front Lounge, Rear Lounge with Log burner, Kitchen, Conservatory

### Council Tax Band

A

### Lease Details

999 years from 14th September 1981

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Driveway, Front and Rear Gardens.

### EPC Rating

TBC

### Tenure

Leasehold

### Solar Panels

Lease dated 24th November 2011 between the vendor Simon John Martin and Solarfair Investments



Limited for a term of 25 years for the airspace above the roof of 14 Central Avenue.

### Joint Agent

Entwistle Green



LOT  
41

## 148 Ford Road, Wirral, Merseyside CH49 0TQ

GUIDE PRICE **£160,000+\***

COMMERCIAL INVESTMENT

### Description

A mixed use investment property currently producing a total rental income of £20,940 per annum. The property comprises a substantial three storey corner property consisting of two ground floor retail units, together with a first floor two bedroomed flat, let by way of a Regulated tenancy. To the rear of the property there is a separate single storey unit currently used as storage by a plumbing firm. The property benefits from double glazing and central heating.

### Situated

Fronting Ford Road in a popular and well established location in the heart of Upton Village within walking distance to local amenities, schooling and transport links. Liverpool city centre is approximately 8 miles away.

### Ground Floor

Café Café area, Store Room, Kitchen, WC  
Hairdressers Salon Area, Kitchen

### EPC Rating

Café TBC. Hairdressers TBC. Flat E.

### First Floor

Flat Hall, Lounge, Kitchen, two Bedrooms, Study, Bathroom/WC

### Council Tax Band

Flat B

### Outside

148b Workshop/Offices Rear yard and WC used by the Hairdressers

### Tenure

Freehold



LOT  
42

155 Blaguegate Lane, Lathom, Skelmersdale, Lancashire WN8 8TX

GUIDE PRICE £100,000+\*

VACANT RESIDENTIAL

### Description

A two bedroomed dormer style bungalow benefiting from double glazing, electric heating, front, rear and side gardens and off-road parking for several cars. Following a scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes.

### Situated

Fronting Blaguegate Lane off Ormskirk Road in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from Skelmersdale town centre.

### Ground Floor

Hallway, Lounge, Dining Room, Bedroom, Kitchen, Utility Room, Bathroom/WC with walk-in shower.

### EPC Rating

F

### First Floor

Two Bedrooms.

### Outside

Large front forecourt for several cars and a well manicured garden.

### Council Tax Band

D



LOT  
43

152 Bedford Road, Bootle, Merseyside L20 2DT

GUIDE PRICE £80,000+\*

RESIDENTIAL INVESTMENT

### Description

A three storey four bedroom middle terraced house benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £10,740 per annum.

### Situated

Off Stanley Road and Hawthorne Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Living Room/ Dining Room, Kitchen.

### EPC Rating

C

### First Floor

Three Bedrooms, Bathroom/WC.

### Tenure

Freehold

### Second Floor

Fourth Bedroom.

### Joint Agent

James Kristian

**James Kristian**  
SALES & LETTINGS

### Outside

Rear Yard.

### Council Tax Band

A



LOT  
**44**

## Land on the east side of Foxs Bank Lane, Prescott, Merseyside L35 3SS

GUIDE PRICE **£150,000+\***

LAND

### Description

A parcel of land measuring circa 4 acres which has previously been utilised for grazing/equestrian purposes but may lend itself for a variety of uses.

We have been advised by the vendor that in the past there has been a moveable wooden structures on each acre of land. They have also advised that there are three separate gateways and a borehole however the auctioneers have not inspected and purchasers should rely on their own enquiries. Interested parties must rely on their own enquiries with the local council. Please note, the aerial view is not to scale and is for illustration purposes only.

### Situated

On the corner of Fox's Bank Lane and Blundells Lane which backs onto Whiston Woods in a semi-rural and popular residential location within close proximity to local transport links and a short walk from Whiston train station.

### Tenure

Freehold



LOT  
**45**

## Land and Barn north of Cut Lane, Liverpool L33 3AJ

GUIDE PRICE **£65,000+\***

LAND

### Description

A parcel of land containing a barn structure with a site area of approximately 549sq m (0.135 acres) The plot would be potentially suitable for development purposes, subject to gaining the necessary consents.

### Situated

Accessed via Cut Lane off Hewitt's Lane which is in turn off the East Lancashire Road in a semi-rural location. Liverpool city centre is approximately 8.5 miles away.



LOT  
**46**

**22 Heyes Street, Liverpool L5 6SG**

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

#### Description

A four bedroomed middle terraced house benefitting from partial double glazing. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £12,000 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 2 miles from Liverpool city centre.

#### Basement

Not Inspected

#### Council Tax Band

A

#### Ground Floor

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

#### Tenure

Freehold

#### First Floor

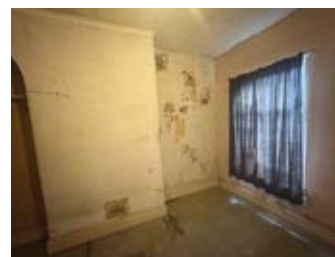
Four Bedrooms

#### Outside

Yard to the Rear

#### EPC Rating

G



LOT  
**47**

**13 Sunningdale Road, Liverpool L15 4HJ**

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

#### Description

A two bedroomed middle terraced house benefitting from partial double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes with the potential rental income being approximately £10,200 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 3.5 miles from Liverpool city centre.

#### Ground Floor

Vestibule, Lounge, Kitchen/Diner

#### Tenure

Freehold

#### First Floor

Two Bedrooms, Shower room/WC

#### Outside

Yard to the Rear

#### EPC Rating

D

#### Council Tax Band

A



LOT  
48

## 39 Ursula Street, Bootle, Merseyside L20 2EX

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed mid terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £10,200 per annum.

### Situated

Off Hawthorne Road in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

### Ground Floor

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

### Tenure

Leasehold

### First Floor

Two Bedrooms.

### Outside

Yard to rear.

### EPC Rating

D

### Council Tax Band

A



LOT  
49

## 31 Chepstow Street, Liverpool L4 3RE

GUIDE PRICE **£150,000+\***

RESIDENTIAL INVESTMENT

### Description

A four bedroom middle terraced house benefiting from double glazing and central heating. The property is in good condition throughout and at the time of our inspection all four rooms were let by way of Assured Shorthold Tenancies agreements producing a rental income of £24,000 per annum. The property benefits from a Selective Licence.

### Situated

Off County Road (A59) in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Communal Lounge/  
Kitchen, one Letting Room,  
Shower Room/WC.

### Council Tax Band

A

### Lease Details

Term: 999 years from 25 March  
1911

Rent: £12

### First Floor

Three Letting Rooms (two each  
with an ensuite shower/WC)

### Tenure

Leasehold

### Outside

Yard to the rear.

### EPC Rating

C



LOT  
**50**

2 Bartlett Street, Liverpool L15 0HW

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

#### Description

A two bedroomed end of terrace benefiting from double glazing and central heating. The property would be suitable for investment purposes with the potential rental income being £9,000 per annum.

#### Situated

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

#### Ground Floor

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

#### First Floor

Two Bedrooms

#### Outside

Yard to the rear

#### EPC Rating

D

#### Council Tax Band

A

#### Tenure

Freehold



# 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**

*That's great news, thanks for letting me know. Thanks to you and the team Victoria for all your help and assistance. I knocked off working to watch the sale live so have to admit being really pleasantly surprised!*



### Description

An eight bedroomed detached unique property which dates back over 400 years set on a generously sized plot. The property is set back from the road with its own private drive and benefits from double glazing, gardens to the front, side and rear, integrated garage plus various outbuildings, a workshop and car port. The house has been extended and benefits from many of its original features. Following refurbishment and modernisation the property would make a stunning family home or alternatively the plot could be used for development, subject to gaining the necessary consents. The total plot size is approximately 0.71 acres.

### Situated

Set back on its own private driveway off Weir Lane in a popular and sought after location close to local amenities, schooling and transport links including the motorway network. Warrington town centre is approximately 4 miles away.

### Lower Ground Floor

Basement

### EPC Rating

E

### Ground Floor

Entrance Hallway, Two Reception Rooms, Dining Room, Kitchen, Utility Room, Conservatory

### Council Tax Band

G

### First Floor

Five Bedrooms, Four Piece Bathroom, Separate WC

### Note

Please note there is an 8 week completion with this property.

### Second Floor

Three Bedrooms

### Tenure

Freehold

### Joint Agent

Bridgfords

### Outside

Gardens front, side and rear, Workshop, Various Outbuildings, Garage



bridgfords

LOT  
52

## 6 Endsleigh Road, Old Swan, Liverpool L13 3AX

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed end of 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 per annum. There is potential to increase the rent to a market value.

### Situated

Off Prescot Road in a popular and well-established residential area close to local amenities, Old Swan and Tuebrook shopping, schooling and good transport links. The property is approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen

### Tenure

Freehold

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

E

### Council Tax Band

A



LOT  
53

## 23 Freshfield Road, Wavertree, Liverpool L15 5BR

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced property benefitting from double glazing and a newly installed central heating system. We are also advised the property has recently been rewired. Following a scheme of refurbishment works and modernisation the property would be suitable for resale or a fantastic family home. Alternatively, it could be let out with a potential rental income is approximately £13,200 per annum or an HMO investment opportunity subject to consents.

### Situated

Off Grant Avenue which in turn is off Smithdown Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is a 5 minute walk away from Mystery Park and Allerton Road Bars and Restaurants and is approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen

### EPC Rating

TBC

### Council Tax Band

B

### First Floor

Three Bedrooms, Bathroom/WC

### Tenure

Freehold

### Outside

Yard to Rear



LOT  
**54**

## 10 Church Road West, Liverpool L4 5UF

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A three/four bedroom middle terraced house benefiting from double glazing and central heating. The property has been recently refurbished throughout to include a new kitchen with appliances and island, new bathroom and new flooring throughout and is in very good condition. The property will be sold fully furnished ready for immediate occupation or investment purposes. The potential rental income is approximately £12,000 per annum. Alternatively it could be utilised as an Airbnb or HMO investment opportunity, subject to a Selective Licence with a potential income of £20,800 per annum.

### Situated

Off County Road (A59) in a popular and well established residential location close to local amenities, Liverpool Football Club, schooling with good transport links approximately 4 miles from Liverpool city centre.

### Basement

Lounge Area, Store Room.

### Ground Floor

Hall, Front Lounge/Letting Room, Rear Kitchen with island, dining Area.

### First Floor

Three Bedrooms/Letting Rooms (one with en-suite), Shower Room/WC.

### Outside

Yard to the rear.

### EPC Rating

D

### Council Tax Band

A

### Tenure

Freehold



LOT  
**55**

## 187 Greenhill Road, Allerton, Liverpool L18 9ST

GUIDE PRICE **£140,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed mid-town house benefiting from central heating, gardens to the front and rear and a driveway. Following upgrade and modernisation the property would be suitable for occupation, resale, or investment purposes.

### 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.

### Tenure

Freehold

### First Floor

Three Bedrooms, Bathroom, Separate WC.

### Outside

Front and Rear Gardens, Driveway, Brick outbuilding

### EPC Rating

TBC

### Council Tax Band

C



LOT  
**56**

## 95 Rock Lane East, Birkenhead, Merseyside CH42 1PF

GUIDE PRICE **£120,000+\***

RESIDENTIAL INVESTMENT

### Description

A substantial semi-detached property converted to provide four × one bedroomed self-contained flats. The property is currently fully let by way of Assured Shorthold tenancies producing £21,900 per annum. The property benefits from double glazing and central heating.

### Situated

Between New Chester Road (B5136) and Rock Ferry Bypass in a popular well established location within easy reach of local amenities and approximately 2.5 miles from Birkenhead town centre.

### Ground Floor

Main Entrance Hallway

**Flat 1** Studio Room/Lounge,  
Kitchen, Bathroom/WC

**Flat 2** Studio Room/Lounge,  
Kitchen, Bathroom/WC

### First Floor

**Flat 3** Bedroom, Lounge,  
Kitchen, Bathroom/WC

**Flat 4** Bedroom, Lounge,  
Kitchen, Bathroom/WC

### Outside

Gardens to the front and side.

### Note

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

### EPC Rating

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

### Council Tax Band

All flats are A



### Tenure

Freehold

### Joint Agent

Entwistle Green



LOT  
**57**

## 24 Worcester Road, Bootle, Merseyside L20 9AF

GUIDE PRICE **£225,000+\***

RESIDENTIAL INVESTMENT

### Description

A three storey semi-detached property converted to provide four × one bedroomed self-contained flats benefiting from central heating, double glazing, a large garden to the rear and a driveway. The property is fully let by way of Assured Shorthold Tenancies producing £26,100 per annum.

### Situated

Off Oxford Road in a popular and well established residential location within easy reach of local amenities, Derby Park, Bootle Strand Shopping Centre with good transport links. Liverpool city centre is approx 6 miles north of Liverpool city centre.

### Ground Floor

Main Entrance, Hallway.

**Flat 1** Lounge, Kitchen,  
Bedroom, Bathroom/WC.

**Flat 2** Lounge, Kitchen,  
Bedroom, Bathroom/WC. (has its  
own side entrance).

### First Floor

**Flat 3** Lounge, Kitchen,  
Bedroom, Bathroom/WC.

### Second Floor

**Flat 4** Lounge, Kitchen,  
Bedroom, Bathroom/WC.

### Outside

Garden to the rear, Driveway.

### EPC Ratings

**Flat 1** E. **Flat 2** D. **Flat 3** E. **Flat 4** E.

### Council Tax Bands

All Flats A



LOT  
58

## 42 Mildmay Road, Bootle, Merseyside L20 5EN

GUIDE PRICE **£67,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom middle terraced property benefiting from central heating. The property is in need of an upgrade and scheme of refurbishment works and once complete would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £10,500 per annum.

### Situated

Off Stanley Road and Hornby Boulevard in a popular residential location close to local amenities and Bootle Strand Shopping. Liverpool city centre is approximately 5 miles away.

### Ground Floor

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

### Lease Details

999 years from 25th March 1895

### Tenure

Leasehold

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to rear.

### EPC Rating

C

### Council Tax Band

A



LOT  
59

## 70 East Lancashire Road, Liverpool L11 7BA

GUIDE PRICE **£75,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom middle town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £10,800 per annum. **Cash buyers only.**

### Situated

Fronting East Lancashire Road at its junction with Townsend Lane in a popular and well established residential location close to local amenities, schooling with good transport links and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining Room with French doors, Kitchen.

### Council Tax Band

A

### Tenure

Freehold

### First Floor

Three Bedrooms, Shower Room/WC.

### Outside

Front and Rear Gardens, Driveway.

### EPC Rating

D





### Description

A substantial three storey corner mixed use property comprising a ground floor retail unit with garage/workshop with double roller shutters providing car access to the side. To the first floor there is a one bedroomed self-contained flat and office accommodation (each accessed via a separate side entrance). To the second floor there is a one bed self-contained flat which has previously been let out as an office. The office accommodation and one of the flats are both let producing £7,440 per annum, and we are advised the vendor has given them notice to vacate. Following refurbishment works and when the fully let the potential rental income would be approx £28,000 per annum. The property benefits from double glazing, electric heating and electric roller shutters.

### Situated

Fronting Prescot Road (A57) on the corner of Bibbys Road and being one of the main arterial routes linking the city centre to the M62 Motorway within close proximity to local shopping amenities, Edge Lane and approximately 4 miles from Liverpool city centre.

### Cellar

Not Inspected.

### Ground Floor

**Shop** Main Salea area, two Rear rooms, Large workshop with roller shutters (Car access)

### First Floor

**478C** Three Offices, Staff room, Kitchen, WC  
**478B (Flat)** Lounge, Kitchen, Bedroom, Bathroom/WC.

### Second Floor

**478A Office/Flat** two Rooms  
Kitchen, Bathroom/WC.



### EPC Rating

**478 (Offices and Workshop) D.**  
**478A G. 478B D. 478C (Offices and Workshop) D.**

### Council Tax Band

**478B A**

### Note

The vendor has advised that the first floor flat had a complete gas central heating system installed five years ago.

### Tenure

Freehold

LOT  
61

## Land at Sidney Road, Birkenhead, Merseyside CH42 5LZ

GUIDE PRICE **£45,000+**\*

LAND

### Description

A plot of land offered with Planning Permission for the erection of a block of five apartments, (two × one bed and three × two bed) with associated parking. Planning Reference APP/22/00514  
We believe all main services are available however potential purchasers should make their own enquiries.

### Situated

Fronting Sidney Road on the corner of Holly Grove in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

### EPC Rating

N/A

### Council Tax Band

N/A



LOT  
62

## 78 Ennismore Road, Old Swan, Liverpool L13 2AS

GUIDE PRICE **£95,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes. The potential rental income is approximately £11,400 per annum.

### Situated

Off Prescott Road in a popular and well established residential location close to Old Swan and Tuebrook amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### Tenure

Freehold

### First Floor

Three Bedrooms, Bathroom/WC.

### Joint Agent

Entwistle Green



### Outside

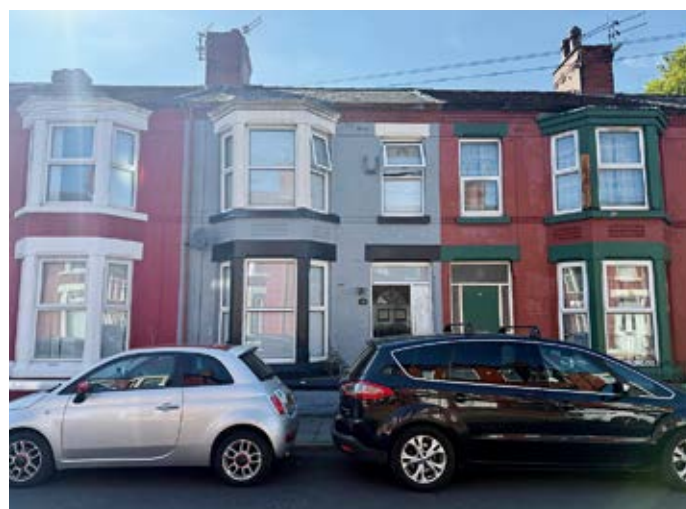
Yard to the rear.

### EPC Rating

C

### Council Tax Band

A



LOT  
**63**

## 145 Walton Village, Liverpool L4 6TG

GUIDE PRICE **£85,000+\***

RESIDENTIAL INVESTMENT

### Description

A newly refurbished three bedroomed middle-terraced property benefitting from double glazing and central heating, newly fitted kitchen, bathroom and boiler. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of approximately £10,200 per annum.

### Situated

Fronting Walton Village which is in turn off Walton Lane in a popular residential area close to local amenities, schooling and transport links. The property is approximately 1.5 miles from Liverpool Football Club and 5 miles from Liverpool city centre.

### Ground Floor

Living Room, Dining Room/  
Kitchen, Bathroom/WC

### First Floor

Three Bedrooms

### Outside

Yard to Rear

### EPC Rating

D

### Council Tax Band

A

### Note

We have been advised that the tenants have recently moved in, are on new agreements and are up-to-date with their rent.

### Tenure

Freehold



LOT  
**64**

## 12 Pitt Place, Liverpool L25 6HJ

GUIDE PRICE **£135,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £4,160 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

### Situated

Off Quarry Street in the popular south Liverpool suburb of Woolton Village offering a wealth of amenities and within close proximity to schooling, transport links and Hunts Cross and Halewood train stations.

### Ground Floor

Living Room, Kitchen, Shower  
Room/WC, Utility Room.

### First Floor

Two Bedrooms.

### Outside

Yard to rear.

### EPC Rating

D

### Council Tax Band

A

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

### Tenure

Freehold



LOT  
**65**

## 206 & 206a Rice Lane, Liverpool L9 1DJ

GUIDE PRICE **£75,000+\***

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 HMO each room having its own ensuite shower/WC and has been ripped out inside ready for works to be started. This is a great spacious project to keep on a portfolio or flip. Once complete the potential rental income would be approximately £25,000–£28,000 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

### Council Tax Band

A

### First Floor

Various Rooms

### EPC Rating

206 G. 206a G

### Second Floor

Various Rooms

### Tenure

Freehold

### Outside

Yard to rear.



LOT  
**66**

## 79 Holt Road, Birkenhead, Merseyside CH41 9EW

GUIDE PRICE **£50,000+\***

VACANT RESIDENTIAL

### Description

A two bedroom middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes with a potential rental income of approximately £9,000 per annum.

### Situated

Off Old Chester Road in a popular and well established residential location close to local amenities, schooling and approximately 1 mile from Birkenhead town centre and Queensway Tunnel linking to Liverpool city centre.

### Ground Floor

Vestibule, Lounge, Open Plan Kitchen/Dining Room.

### Tenure

Freehold

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.

### EPC Rating

D

### Council Tax Band

A



### Description

A deceptively spacious Grade II listed two bedroom end of terrace house requiring internal updating, with accommodation arranged over three levels, having the benefit of a walled front garden and large enclosed rear garden. The property was re-roofed and lime rendered in 2020, with woodburning stoves installed in the principal reception rooms and a new gas central heating boiler.

### Situated

St Marychurch is a favoured location in Torquay, with a shopping precinct catering for day to day needs, golf course, Babbacombe Downs and nearby coastal walks. Further facilities and amenities can be found in Torquay town centre, including the marina, multiplex cinema and sandy beaches.

### Ground Floor

Entrance porch with utility area off and former WC, inner hallway, kitchen/diner with woodburner and views to the golf course, sitting room with woodburning stove.

### Lower Ground Floor

Reception room two with woodburning stove, utility porch giving access to the rear garden and two further storage rooms.

### First Floor

Landing, two double bedrooms and bathroom.

### Outside

Walled front garden, pathway leading to the largely level and fully enclosed rear garden, being mainly laid to lawn with mature shrubs and a store.



### Viewings

Strictly by prior appointment with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

D

### Council Tax Band

C

### Note

49 Park Road has a right of access over the side pathway to the rear of their property.

### Tenure

Freehold

## An outstanding outcome



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,  
Thank you so much for this.  
This is an outstanding outcome.  
Thank you and the team again for the efforts with this and securing such a good outcome.  
Kind regards  
Aaron



### Description

A two/three bedroom end of terrace property requiring refurbishment and enjoying far-reaching rural views to Mount Edgcumbe. The property comprises entrance hall, two reception rooms and kitchen to the ground floor, landing two bedrooms and shower room to the first floor of the main building, a further bedroom in the attached annexe, accessed from bedroom two, with the ground floor of the annexe being accessed externally from the rear courtyard. The property offers tremendous potential for further development/incorporation of the existing annexe, subject to any requisite consents and enjoys a plot size of 0.2 acres, with double width gardens for formalisation.



### Situated

Millbrook is a well thought of village which caters well for day to day needs with a primary school, restaurant, public houses, convenience store and doctor's surgery, with further facilities and amenities in the nearby town of Torpoint, with a ferry crossing to Plymouth.

### Ground Floor

Entrance hall, sitting room, dining room, kitchen.

### First Floor

Landing, two double bedrooms and shower room.

### Annexe

Ground floor room accessed externally. First floor room currently accessed via bedroom two.

### Outside

Mature double width gardens lie to the front of the property for formalisation, a rear courtyard giving access to the annexe and a plot size of circa 0.2 acres.

### Viewings

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

### EPC Rating

TBC

### Note

Measurements have been made using the Promap mapping system, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only. Crown Copyright Reserved.



### Council Tax Band

C

### Tenure

Freehold

LOT  
69

## Flat 5, The Old Post Office, Fore Street, East Looe, Looe PL13 1DT

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

### Description

A well-presented fully furnished purpose-built first floor studio apartment, situated to the rear of The Old Post Office in the heart of the popular seaside town of Looe in close proximity of Looe River, Banjo Pier and the beach. The apartment comprises an open plan living/dining area with kitchen off, a screened double bedroom area with vaulted ceiling and atrium with electrically operated windows and blinds and a bathroom. The apartment has previously been utilised as a successful holiday lettings venture and is likely to appeal to both owner occupiers and the residential/holiday lettings fraternity to add to their portfolios, with the benefit of the remainder of a 999 year lease.

### Situated

The ever popular seaside town of Looe is a thriving holiday destination with its sandy beach, Banjo pier and the South West Coastal Path. The town has a working harbour, a wide range of restaurants and bespoke shops, with a branch railway line to Liskeard.

### Ground Floor

Communal entrance hall with staircase rising to all floors.

### First Floor

**Flat 5** Open plan lounge/dining/kitchen with screened double bedroom area off, bathroom.

### Viewings

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

### EPC Rating

C



### Council Tax Band

Currently exempt as used for holiday lettings.

### Lease Details

981 years remaining  
Service charge: £1,631.99 per annum  
Insurance: £136.01 per annum  
Ground rent: £150 per annum

### Tenure

Leasehold

LOT  
70

## The Old Smithy, The Parade, Milton Abbot, Tavistock PL19 0NZ

GUIDE PRICE **£75,000–£100,000\***

LAND

### Description

A fabulous opportunity to acquire a former blacksmith's workshop, linked former stabling, a garden area to the rear and the potential to create on-drive parking, set in the heart of the ever popular village of Milton Abbot. The property offers tremendous potential for further development, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of West Devon Borough Council planning department.

### Situated

Milton Abbot is a well thought of rural village situated between Tavistock and Launceston, on the edge of the Tamar Valley Area of Outstanding Natural Beauty, with regular bus services to both towns and a well-regarded Primary school.

### Ground Floor

Main barn/former Smithy, with open access through to the former stables, having double doors opening on to a small forecourt/parking area.

parking subject to any requisite consents.

### Viewings

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

### EPC Rating

Not applicable

### Outside

A lawned garden area lies to the lower side and predominantly to the rear of the property, offering the potential to create on drive



### Council Tax Band

Not applicable.

### Tenure

Freehold



LOT  
71

## Denmor House, Barn Street, Liskeard, Cornwall PL14 4BL

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

### Description

An extremely versatile Grade II listed Henry Rice mid-terrace town house, with accommodation arranged over three floors and a rear enclosed courtyard style garden, being conveniently situated in the centre of Liskeard. The property currently comprises two reception rooms, kitchen with office above and a WC on the ground floor, four double bedrooms on the first floor and further kitchenette, bedroom, bathroom and separate WC on the second floor. The property has previously been utilised as mixed commercial/residential, HMO use and as a sizeable family home.

### Situated

The popular town of Liskeard offers a wide range of shopping, leisure and educational facilities catering for all age groups. Retail parks, superstores and a leisure centre, with a mainline railway service to London and branch line to Looe.

### Ground Floor

Entrance hall, dining room, kitchen with spiral staircase to the first floor office space, wet room.

### First Floor

Landing, four double bedrooms.

### Second Floor

Kitchenette, double bedroom, bathroom, separate WC.

### Outside

Enclosed rear courtyard style garden and storage shed.



### Viewings

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

### Council Tax Band

C

### Tenure

Freehold

### EPC Rating

D

LOT  
72

## The Haven, Broad Park, Oreston, Plymouth PL9 7QF

GUIDE PRICE **£175,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom semi-detached bungalow, enjoying a cul-de-sac location with the benefit of on-drive parking and a good sized enclosed rear garden offering spectacular views to Hooe Lake and Staddon Heights, in the highly sought after area of Oreston. The Haven is likely to appeal to those looking for a family home in this highly sought after location but also offers the potential for a lucrative residential lettings opportunity with a predicted income of around £1,200/£1,300pcm. The Haven is of timber-framed construction and is suitable for cash purchasers only.

### Situated

Oreston is one of the most favoured and sought after locations in Plymouth, being readily commutable to Plymouth city centre and the A38/A30 road networks throughout Devon and Cornwall. Plymouth itself offers a wide range of bespoke shops, supermarkets, retail parks and educational facilities for all ages catering for day to day needs, with those of the city beyond.

### Ground Floor

Entrance porch, hallway, kitchen/breakfast room, lounge/diner with patio doors to the balcony and gated access to the rear garden, three bedrooms and shower room.

### Outside

On-drive parking with gated pedestrian access to the rear garden and the balconied seating area.



### Viewings

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

### Council Tax Band

A

### Tenure

Freehold

### EPC Rating

D

LOT  
73

## 15 Old Ashley Hill, Bristol BS6 5JB

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

An interesting opportunity to acquire a freehold two bedroom Victorian end of terrace maisonette requiring refurbishment/ updating throughout, in the highly sought after Montpelier area of Bristol. The property comprises an entrance hall and kitchen/ diner on the ground floor, with three versatile rooms on the upper floors and a bathroom. The property has a small garden area to the rear and pathway to the side of the property, a front garden area which is subject to a pedestrian right of way in favour of the leaseholders of the remainder of the ground floor, with on street parking.

### Situated

Old Ashley Hill is situated in the sought after Montpelier area of Bristol, close to an array of local shopping and leisure facilities, along with access to the major transport links throughout the city.

### Ground Floor

Entrance hall, kitchen/ diner.

a pedestrian right of access in favour of the leaseholders of the remainder of the ground floor.

### First Floor

Split landing with three rooms and a bathroom.

### Viewings

Strictly by prior appointment with Chappell & Matthews 01179 738734. General enquiries Countrywide Property Auctions 01395 275691.

### Outside

Rear outside area and pathway to the side of the property. Front garden area which is subject to



### EPC Rating

TBC

### Council Tax Band

A

### Note

The remainder of the ground floor accommodation not included in the freehold is

subject to a 999 year lease, granted from September 1979 to Western Power Distribution, with a perpetual yearly rent charge of £6. Please refer to the legal pack for further information.

### Tenure

Freehold

LOT  
74

## First Floor Flat, 622 Wolseley Road, Plymouth PL5 1TE

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A vacant two bedroom first floor flat, having the benefit of a parking space and private access via an external staircase. The property has the benefit of gas central heating and double glazing, 103 years remaining on the lease and has recently been let at £750pcm/£9,000pae.

### Situated

Wolseley Road is situated in the St Budeaux area of Plymouth, offering bespoke shops and restaurants, schools and parks, with a vibrant community and being readily accessible to the A38, with excellent public transport links throughout the city of Plymouth.

### Ground Floor

External staircase rising to the first floor flat

### Viewings

Strictly by prior appointment with Fulfords St Budeaux 01752 362481. General enquiries Countrywide Property Auctions 01395 275691.

### First Floor

Entrance hall, kitchen, sitting room, two bedrooms and bathroom.

### EPC Rating

D

### Outside

Parking space to the rear of the building.

### Council Tax Band

A



### Lease Details

Lease: 125 years from the 3rd October 2003  
Ground Rent: £50 per annum  
Service Charge: £0 per annum.  
A 50% contribution towards communal works to the building as required on an ad hoc basis.

### Tenure

Leasehold

LOT  
75

## Pentre, Seaton Park, Seaton, Torpoint, Cornwall PL11 3JF

GUIDE PRICE **£250,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom semi-detached house requiring modernisation, situated in the fabulous coastal location of Seaton in Cornwall, with glorious sea views over the park to the sandy beach and rural views to the rear. The property offers a sitting room, kitchen/diner, sun room and rear utility porch on the ground floor, with three bedrooms and a bathroom to the first floor, along with front and rear gardens, plus a garage.

### Situated

Seaton offers a wide and readily accessible sandy beach, with views to Whitsand and Looe Bay, both designated Marine Conservation zones, along with views to Ramehead and the Eddystone lighthouse. Downderry and Seaton are linked, offering a primary school, village store, post office and doctor's surgery, with further facilities and amenities available in the nearby coastal towns of Kingsand and Cawsand, along with those of Torpoint and Plymouth via the Torpoint ferry.

### Ground Floor

Entrance via the sun room, sitting room, kitchen/diner and rear utility porch.

### First Floor

Landing, three bedrooms and a bathroom.

### Outside

Front and rear gardens, garden shed and garage.

### Viewings

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



### EPC Rating

F

### Council Tax Band

C

### Tenure

Freehold



LOT  
76

## 71 Wolborough Street, Newton Abbot, Devon TQ12 1LG

GUIDE PRICE **£155,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom Grade II listed mid terrace three storey town house requiring modernisation, being conveniently situated for Newton Abbot town centre. The property comprises entrance hallway, sitting room, snug, kitchen/diner/sunroom to the ground floor, a double bedroom, bathroom and separate shower room to the first floor, two double bedrooms to the second floor and a useful loft room with Velux window. To the rear of the property there is a large enclosed terraced garden, with pond and storage shed.

### Situated

Wolborough Street is conveniently situated for the town centre of Newton Abbot, offering a wide range of shopping, leisure and educational facilities catering for all age groups, supermarkets and restaurants, being readily commutable to the A30/A38 road networks and in turn the M5.

### Ground Floor

Entrance hall, sitting room, snug, kitchen/diner/sunroom giving access to the rear garden.

### First Floor

Landing, bedroom one, bathroom, shower room.

### Second Floor

Landing, two double bedrooms.

### Top Floor

Useful loft room with Velux window.

### Outside

Large enclosed rear terraced garden, with patio seating areas, pond and storage shed.



### Viewings

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

### Council Tax Band

B

### Tenure

Freehold

### EPC Rating

D

LOT  
77

## 3 Carclaze Road, St. Austell, Cornwall PL25 3AG

GUIDE PRICE **£100,000+**\*

DEVELOPMENT OPPORTUNITIES

### Description

A vacant former seven bedroom HMO with associated kitchens, bathrooms and communal lounge, now having the benefit of planning permission in place for conversion into four × one bedroom flats. The current planning permission under application number PA23/04389 was granted on the 28th July 2023, allowing for a modest two storey extension to the front of the property measuring 1.6m × 5.8m, with a former application PA16/09407 granted on the 20th April 2018 without the extension but still allowing for four flats being classed as extant.

### Situated

Carclaze Road is situated on the outskirts of St Austell with local facilities and amenities including local shops, Post Office and butchers shop, with public transport links available nearby giving access to St Austell town centre offering a wide range of shopping, leisure and educational facilities catering for all age groups, along with a mainline railway station.

### Proposed Accommodation Ground Floor

Communal entrance lobby with stairs to the first floor.

### Ground Floor

**Flat 1** Open plan kitchen/living room, double bedroom and shower room.

**Flat 2** Entrance hall, kitchen/

dining/living room, double bedroom and shower room.

### First Floor

**Flat 3** Open plan kitchen/living room, double bedroom and bathroom.

**Flat 4** Entrance hall, kitchen/dining/living room, double bedroom and bathroom.



### Outside

Allocated bin stores 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

C

### Tenure

Freehold

LOT  
78

## Flat 2, 10 Queens Gate, Lipson, Plymouth PL4 7PW

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A spacious ground floor two bedroom apartment with an allocated parking space, set in the prestigious Queens Gate area of Lipson with views over Freedom Fields park to The Hoe. The property offers an open plan lounge/kitchen/diner, master bedroom with en-suite shower room, bedroom two, a family bathroom and has a 999 year lease which commenced in 2006.

### Situated

Queens Gate is a highly sought after terrace, set in a private road with gated access at both ends of the terrace and direct views over Freedom Fields park to The Hoe beyond and within walking distance of the Barbican and Plymouth city centre.

### Ground Floor

Communal entrance hall.

**Flat Two** Entrance hall, open plan lounge/kitchen/diner with bay window, master bedroom with en-suite shower room, bedroom two and a family bathroom.

### Viewings

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

### EPC Rating

D

### Council Tax Band

B



### Lease Details

999 years from 2006.

### Tenure

Leasehold



LOT  
79

## Ground Floor Flat, 7 Portland Road, Plymouth PL1 4QN

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### Description

A vacant one bedroom self-contained flat requiring refurbishment, having the benefit of access to the rear courtyard. Portland Road is a well-established residential area in Stoke village situated close to Devonport Park, local shops and public transport links throughout Plymouth city centre.

### Situated

Stoke village is a sought after location circa 1 mile from Plymouth city centre, with a wide range of shops and restaurants, schools and public houses, readily commutable to the A38.

### Ground Floor

Communal hallway. Ground Floor Flat: Entrance hall, sitting room, kitchen/diner, double bedroom and shower room.

### EPC Rating

C

### Council Tax Band

A

### Outside

Access to the rear courtyard.

### Viewings

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

### Tenure

The property will be issued with a new 999 year lease upon completion.

Ground Rent: £0

Service Charge: £27.05 per month

Buildings Insurance: £117.24 per annum

### Tenure

Leasehold



LOT  
80

## 2 Archer Terrace, Plymouth PL1 5HD

GUIDE PRICE **£130,000+\***

RESIDENTIAL INVESTMENT

### Description

A freehold mid terraced investment property, currently arranged as three one bedroom self-contained flats, all let on Assured Shorthold Tenancies and generating an income of £1,645.53pcm/£19,746.36pae. The property has the benefit of front and rear courtyard gardens and a garage to the rear of the property, double glazing and electric heating, with residents permit parking on street.

### Situated

Archer Terrace is conveniently situated for the facilities and amenities of Plymouth city centre and the university, with excellent public transport links throughout the city and beyond, along with the A38 Devon Expressway.

### Flat One

Sitting room, kitchen, utility room, bedroom and bathroom.

### Outside

Front and rear courtyard style gardens and garage.

### Flat Two

Lounge/kitchen/diner, bedroom and shower room.

### Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242.

General enquiries Countrywide Property Auctions 01395 275691.

### Flat Three

Sitting room, kitchen, bedroom and shower room.



### EPC Ratings

**Flat 1 F. Flat 2 E. Flat 3 F.** Please note that Flats 1 & 3 were registered on the Property Exemption register in July 2022.

### Council Tax Bands

All flats are Council Tax band A

### Tenure

Freehold

LOT  
81

199 County Road, Walton, Liverpool L4 5PB

GUIDE PRICE **£40,000+\***

VACANT COMMERCIAL

#### Description

A ground floor retail unit benefiting from electric roller shutters suitable for a number of uses, subject to gaining the necessary consents. Following cosmetic works the potential rental income would be approximately £8,000 per annum. The sale does not include the upper floors.

#### Situated

Fronting County Road in a popular and well-established commercial and residential area close to local amenities and transport links. The property is approximately 4 miles from Liverpool city centre.

#### Ground Floor

Shop Main Sales Area, three Rear Rooms, Kitchen, WC, Storeroom

#### EPC

D

#### Tenure

Freehold



**SOLD PRIOR**

LOT  
82

8 Ludwig Road, Liverpool L4 2QL

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

#### Description

A three bedroomed middle terraced house benefiting from majority double glazing and central heating. Following a scheme of refurbishment and modernisation the property would be suitable for re-sale or investment purposes with the potential rental income being £10,200 per annum.

#### Situated

Off Oakfield Road in a popular and well-established residential location within close proximity to local shopping amenities, Liverpool Football Club, schooling and less than 3 miles from Liverpool city centre.

#### Ground Floor

Hall, Through Lounge/Dining room, Kitchen/Breakfast room, Bathroom/WC

#### Tenure

Freehold

#### First Floor

Three Bedrooms

#### Outside

Yard to the Rear

#### EPC Rating

C

#### Council Tax Band

A



**SOLD PRIOR**



LOT  
83

## Higher Kerrow Cottage, Newmill, Penzance, Cornwall TR20 8UY

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom mid terrace Cornish cottage requiring refurbishment, retaining a wealth of character features and set adjacent to open countryside. The property offers a kitchen/dining room with feature fireplace and woodburning stove, sitting room with woodburning stove, utility room and shower room to the ground floor, with two double bedrooms on the first floor and oil fired central heating. The property has its own level garden being mainly laid to lawn with rural views and off street parking.

### Situated

The property is situated in a rural hamlet, set between the villages of Newmill and Zennor, being readily accessible to the glorious West Cornwall coastline and beaches, with further facilities and amenities in Penzance, including supermarkets, recreational and educational facilities, the A30 and mainline railway station within circa 3 miles.

### Ground Floor

Entrance porch, hallway, kitchen/dining room, sitting room, rear hallway to the utility room and shower room.

### First Floor

Landing, two double bedrooms.

### Outside

Level gardens being mainly laid to lawn and off street parking.

### Viewings

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



### EPC Rating

E

### Tenure

Freehold

### Council Tax Band

B

### Note

The property has a shared private water supply and septic tank drainage, so therefore is likely to be suitable for cash buyers only.

LOT  
84

## Chalet 16 'Thatledo', Treninnow & Wiggle Cliff, Millbrook PL10 1JY

GUIDE PRICE **£25,000–£30,000**\*

VACANT RESIDENTIAL

### Description

A two bedroomed detached leasehold chalet bungalow enjoying spectacular panoramic sea views, coming to the market for the first time in 40 years. The property offers a sitting room with wood burning stove, a galley kitchen, shower and two bedrooms, outside WC, mains water and a generator providing electricity.

### Situated

Treninnow Cliff offers spectacular views over Whitsand Bay in an Area of Outstanding Natural Beauty, with sandy beaches, rugged cliffs and rock pools, along with direct access to the South West coastal path. The nearby village of Millbrook caters for day to day needs, with further facilities and amenities available in Torpoint and the ferry crossing to Plymouth.

### Ground Floor

Sitting Room, Galley Kitchen, Two Bedrooms and Shower.

### EPC Rating

Exempt

### Council Tax Band

TBC

### Outside

Private garden area and WC

### Viewings

Strictly by prior appointment with Miller Countryside Torpoint 01752 813 688. General enquiries Countrywide Property Auctions 01395 275 691.

### Note

The property is subject to a 21 year renewable lease with Plymouth City Council, which allows the property to be used as a residence for 11 months of the year (January excluded).



Holiday lettings are permitted for 4 months of the year. Please refer to the legal pack for further information.

Building Insurance: £248.88 per annum

### Tenure

Leasehold

### Tenure

Leasehold: 21 years from the 29th September 2022.  
Ground Rent: £6,544 per annum

LOT  
**85**

## 21 Cascade Road, Speke, Liverpool L24 9LH

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroom ground floor apartment within a purpose-built block benefiting from double glazing, electric heating, a secure intercom system, secure car parking and communal gardens. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,500 per annum.

### Situated

Off Alderman Road which in turn is off Woodend Avenue in a popular and well established residential location close to local amenities, schooling and approximately 8 miles from Liverpool city centre.

### Ground Floor

Communal Entrance Hall  
**Flat** Hall, Lounge/Kitchen/Diner,  
two Bedrooms, Bathroom/WC.

### Lease Details

Term: 999 years (less 10 days)  
from 28 June 2003

### Outside

Gated Car Parking, Communal  
Gardens.

### Tenure

Leasehold

### EPC Rating

C

### Council Tax Band

B



LOT  
**86**

## 53 Hahnemann Road, Liverpool L4 3RZ

GUIDE PRICE **£100,000+\***

RESIDENTIAL INVESTMENT

### Description

A 4 bedroom middle terraced house benefiting from double glazing and central heating. At the time of our inspection all 4 letting rooms were let by way of Assured Shorthold Tenancies agreements producing a rental income of £13,920 per annum.

### Situated

Off Stuart Road which in turn is just off County Road in an established and popular residential location within easy reach of local amenities, Liverpool and Everton Football Club, Schooling and approximately 3 miles from Liverpool City Centre.

### Ground Floor

Hall, Through Lounge, 1 letting  
room, Kitchen.

### Tenure

Leasehold Term – 999 years from  
25th March 1905 Ground Rent  
– TBC

### First Floor

3 letting rooms, Bathroom/WC.

### Note

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

### Outside

Garden to the rear

### EPC Rating

E

### Council Tax Band

A



LOT  
87

## 10 Plumer Street, Liverpool L15 1EE

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom middle terraced house benefitting from double glazing and central heating. The property is let by the way of an Assured Shorthold Tenancy producing a rental income of £7,800 per annum.

### Situated

Off Grosvenor Road which in turn is off Picton Road in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

### Ground Floor

Lounge, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms (one with walk-in wardrobe/study)

### Outside

Yard To Rear.

### EPC Rating

D

### 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.

### Tenure

Freehold



LOT  
88

## 22 Lyttelton Road, Liverpool L17 0AS

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes. This property is for cash buyers only.

### Situated

Off Woodland Road which in turn is off Aigburth Road in a popular and well-established residential area close to local amenities, schooling, transport links and Sefton Park and Lark Lane Bars & Restaurants. The property is approximately 4 miles from Liverpool City Centre.

### Ground Floor

Hall, Living Room, Dining Room, WC, Kitchen

### First Floor

Bathroom/WC, three Bedrooms

### Outside

Yard to Rear, Brick Outbuilding

### EPC Rating

D

### Council Tax

B

### Tenure

Freehold

### Joint Agent

Select Homes



LOT  
**89**

85 Thornton Road, Bootle, Merseyside L20 5AW

GUIDE PRICE **£80,000+\***

VACANT RESIDENTIAL

#### Description

A three bedroomed middle terraced house benefitting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

#### Situated

Off Linacre Lane (A566) in a popular and well established residential location, close to local amenities, schooling, North Park and transport links. Approximately 6 miles from Liverpool City Centre.

#### Ground Floor

Hall, Living Room, Kitchen/Diner

#### First Floor

Three Bedrooms, Bathroom/WC.

#### Outside

Yard To Rear

#### EPC Rating

E

#### Council Tax Band

A

#### Tenure

Leasehold



# Next auction

## Thursday 24 July 2025

### 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

on **0151 207 6315** or email **[auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)**

**[suttonkersh.co.uk](http://suttonkersh.co.uk)**





### Description

Unique late Georgian four/five bedroom town house, along with a self contained two bedroom basement flat, being a licensed HMO with the potential income of circa £5,500pcm/£66,000pae. The main residence spans three floors with entrance hall, sitting room, kitchen/diner, second reception room/bedroom five on the ground floor, with four bedrooms, two en-suite and two bathrooms on the first and second floors. The lower ground floor forms the two bedroom flat, with lounge/kitchen/diner and bathroom. A separate stand-alone one bedroom self-contained flat is also included on the title, which is accessed from Regent Street and is currently let on a rolling assured shorthold tenancy generating an income of £600pcm/£7,200pae. The property has the benefit of front and rear courtyard style gardens and offers tremendous potential for an enviable family home with additional income streams, a residential lettings venture, or for multi-generation occupancy.



### Situated

The property is positioned in a convenient location just a short walk to Plymouth city centre, the historic Barbican and vibrant Ebrington Street, being perfectly placed for local shops and cafes, public transport links and the university.

#### Lower Ground Floor 4A Gascoyne Place

Private access via the kitchen/ lounge/diner, two bedrooms and bathroom.

#### Ground Floor 4 Gascoyne Place

Entrance vestibule, hallway, sitting room, kitchen/diner, second reception room/bedroom five.

#### First Floor

Landing, bedroom one with en-suite, bedroom two, bathroom and WC.

#### Second Floor

Landing, bedroom three with en-suite, bedroom four and bathroom.

#### 43 Regent Street

One bedroom self contained flat, open plan lounge/kitchen/diner, bathroom.

#### Outside

Front and rear courtyard style gardens.

#### Viewings

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

#### EPC Rating

4 Gascoyne Place E.  
4a Gascoyne Place D.  
43 Regent Street D

#### Council Tax Bands

4 Gascoyne Place E.  
4a Gascoyne Place A.  
43 Regent Street B

#### Tenure

Freehold

# Attention Landlords!

Whether you are a new landlord with a single property or an experienced landlord with an extensive portfolio, we have nearly 40 years experience in finding tenants quickly and managing their on-going needs.

- Let only or fully managed service
- Service charge blocks
- Thorough tenant referencing
- Comprehensive inventory\*
- Rent warranty\*
- ARLA registered

**YOU BUY THE PROPERTY –  
LET US DO ALL THE WORK!**

## DISCOUNTS AVAILABLE FOR PORTFOLIO LANDLORDS!

Talk to Dianne Dunbar, Lettings Branch Manager

For more information on our range of landlord services or to arrange a FREE property valuation call **Dianne Dunbar** on **0151 236 2332** or email **dianne.dunbar@lettings.suttonkersh.co.uk**



# 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](https://countrywide.co.uk)

[countrywide.co.uk/notices/PrivacyNotice.pdf](https://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](mailto: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](mailto: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/  
Business  
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. 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                                   | <b>Interest and apportionments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|      | (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 mortgagees 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:                                                                                                                                                                                                                                                                                                                                                                                           |
| 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 is liable to pay interest; and                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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.                                                                                                                                                             | G5   | <b>TRANSFER</b>                                                                                                                                                                                                                                                                                                                                                                    |                                       | (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;                                                                                                                                                                                                                                                                                                           |
| 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:                                                                                                                                                                                                                                    | G5.1 | 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.                                                                                                                                                                                                                                                                                                                                                    |
|      | (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and                                                                                                                                                                                                                                                                                    |      | (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:                                                                                                                                                                                                                                                                                                                                                                                                                    |
| G1.8 | (b) the SELLER is to leave them at the LOT.                                                                                                                                                                                                                                                                                                                                                         |      | (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;                                                                                                                                                                                                                                                                                                                                                  |
|      | The BUYER buys with full knowledge of                                                                                                                                                                                                                                                                                                                                                               |      | 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 DOCUMENTS, whether or not the BUYER has read them; 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 physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.                                                                                                                                                                                                                                                       |      | 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.                                                                                                                                                                                                                              |
| G1.9 | 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.                                                                                                               |      | (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                                   | <b>ARREARS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| G2   | <b>Deposit</b>                                                                                                                                                                                                                                                                                                                                                                                      |      | (b) the form of new lease is that described by the SPECIAL CONDITIONS; and                                                                                                                                                                                                                                                                                                         | Part 1 – Current rent                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| G2.1 | The amount of the deposit is the greater of:                                                                                                                                                                                                                                                                                                                                                        |      | (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.                                                                                                                                                                                                                               |
|      | (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and                                                                                                                                                                                                                                                                       |      |                                                                                                                                                                                                                                                                                                                                                                                    | 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.                                                                                                                                                                                                                                                                                                              |
| G2.2 | (b) 10% of the PRICE (exclusive of any VAT on the PRICE).                                                                                                                                                                                                                                                                                                                                           |      |                                                                                                                                                                                                                                                                                                                                                                                    | G11.3                                 | Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.                                                                                                                                                                                                                                                                                                                                                                                              |
|      | 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   | <b>COMPLETION</b>                                                                                                                                                                                                                                                                                                                                                                  | Part 2 – BUYER to pay for ARREARS     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| G2.3 | Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.                                                                                                                                                                                                                                                                                                  | 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.                                                                                                                           | G11.4                                 | Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.                                                                                                                                                                                                                                                                                                                                                                                |
| G3   | <b>Between CONTRACT and COMPLETION</b>                                                                                                                                                                                                                                                                                                                                                              |      | 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.                                                                                                                                                               | G11.5                                 | 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.                                                                                                                                                                                                                                                                                                        |
| 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                                                                                                                                                                                                                                                                        |      | G6.3 Payment is to be made in pounds sterling and only by                                                                                                                                                                                                                                                                                                                          | 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.                                                                                                                                                                                                                                                                                                                                        |
|      | (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or                                                                                                                                                                                                                                                                                                              |      | (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and                                                                                                                                                                                                                                                                                                  | Part 3 – BUYER not to pay for ARREARS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|      | (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.                                                                                                                                                                                                                                                                                                                                    |      | (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.                                                                                                                                                                                                                                                                | G11.7                                 | Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                         |
| G3.2 | If the SELLER is required to insure the LOT then the SELLER                                                                                                                                                                                                                                                                                                                                         |      | 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. |                                       | (a) so state; or                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|      | (a) must produce to the BUYER on request all relevant insurance details;                                                                                                                                                                                                                                                                                                                            |      | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|      | (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;                                                                                                                                                                                                                                                                                          |      | 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:                                                                                                                                                                                                                                                                                                                                                                                                         |
|      | (c) gives no warranty as to the adequacy of the insurance;                                                                                                                                                                                                                                                                                                                                          |      |                                                                                                                                                                                                                                                                                                                                                                                    |                                       | (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;                                                                                                                                                                                                                                                                                                                                                  |
|      | (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;                                                                                                                                                                                                                                       |      |                                                                                                                                                                                                                                                                                                                                                                                    |                                       | (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);                                                                                                                                                                                                                                                                             |
|      | (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                                                                                                                                                                                               |      |                                                                                                                                                                                                                                                                                                                                                                                    |                                       | (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;                                                                                                                                                                                                                                           |
|      | (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;                                                                                                                                           |      |                                                                                                                                                                                                                                                                                                                                                                                    |                                       | (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;                                                                                                                                                                                                                                                                                                         |
|      | 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).                                                                                                                                                                                                       |      |                                                                                                                                                                                                                                                                                                                                                                                    |                                       | (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                                                                                                                                                                                                                                                                                     |
| 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.                                                                                                                                                                                                     |      |                                                                                                                                                                                                                                                                                                                                                                                    |                                       | (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.                                                                                                                                                                                                                                                                      |
| G3.4 | Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.                                                                                                                                                                                                                                                                                                                          |      |                                                                                                                                                                                                                                                                                                                                                                                    | 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.                                                                                                                                                                                                                                                                                |
| G3.5 | Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.                                                                                                                                                                                                                                                                  |      |                                                                                                                                                                                                                                                                                                                                                                                    | G12                                   | <b>Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| G4   | <b>Title and identity</b>                                                                                                                                                                                                                                                                                                                                                                           |      |                                                                                                                                                                                                                                                                                                                                                                                    | G12.1                                 | This CONDITION G12 applies where the LOT is sold subject to TENANCIES.                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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.                                                                                                        |      |                                                                                                                                                                                                                                                                                                                                                                                    | G12.2                                 | The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.                                                                                                                                                                                                                                                                                                                                                                   |
| G4.2 | The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:                                                                                                                                                                                                                                                                                |      |                                                                                                                                                                                                                                                                                                                                                                                    | 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:                                                                                                                                           |
|      | (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.                                                                                                                       |      |                                                                                                                                                                                                                                                                                                                                                                                    |                                       | (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;                                                                                                                                                                       |
|      | (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. |      |                                                                                                                                                                                                                                                                                                                                                                                    |                                       | (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                                                                                                                                                                                                                                                              |
|      | (c) If title is in the course of registration, title is to consist of:                                                                                                                                                                                                                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                    |                                       | (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.                                                                                                                                                                                                                                                                                                 |
|      | (i) certified copies of the application for registration of title                                                                                                                                                                                                                                                                                                                                   |      |                                                                                                                                                                                                                                                                                                                                                                                    |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

### 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 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus 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.

#### G30.5 Tenancies and Possession

Where a property is marketed or stated in the legal pack to be tenanted or subject to occupation, the property shall be deemed to be sold subject to such tenancy or occupation, regardless of any notice given or expiry thereof, unless the Special Conditions expressly state that vacant possession will be provided. The buyer shall not be entitled to rely on General Condition G1.2 to claim vacant possession unless the Special Conditions so specify.

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