

property auction

Registration closes promptly at
12pm on **Wednesday 23 July**
and you must be pre-registered
before this time in order to bid

Thursday 24 July 2025
12pm 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 fourth sale of 2025 which promises to be as varied and interesting as the may auction which achieved an exceptional 90% success rate.

I'm sure have something here for all taste and budgets and I hope you enjoy perusing this catalogue

which has a great mix 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 12.00pm prompt.

A selection from this sale include:

Lot 4 41 Newcastle Road, Liverpool L15 9HP
RESIDENTIAL INVESTMENT **Guide price £135,000+***

Lot 17 16 Gleneagles Road, Childwall,
Liverpool L16 3NL

VACANT RESIDENTIAL **Guide price £150,000+***

Lot 27 Apt 14 Birkdale Court, Tarbock Road, Huyton,
Liverpool L36 0RQ

VACANT RESIDENTIAL **Guide price £85,000+***

Lot 29 Apartment 18a, Tower Building, 22 Water
Street, Liverpool L3 1BA

VACANT RESIDENTIAL **Guide price £150,000+***

Lot 33 The Seaforth Arms, 26-30 Seaforth Road,
Liverpool L21 3TA

DEVELOPMENT OPPORTUNITIES

Guide price £250,000+*

Lot 58 Tarka Lodge, 1b Jericho Farm Close,
Liverpool L17 5AW

VACANT RESIDENTIAL **Guide price £350,000+***

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

107

 lots available

80+

vacant
residential

3

vacant
commercial

3

development
opportunities

10+

residential
investment

3

mixed
use

2

land

Highlights



41 Newcastle Road, Liverpool L15 9HP



16 Gleneagles Road, Childwall, Liverpool L16 3NL



Apt 14 Birkdale Court, Tarbock Road, Huyton L36 0RQ



Apartment 18a, Tower Building, 22 Water Street, Liverpool L3 1BA



The Seaforth Arms, 26-30 Seaforth Road, Liverpool L21 3TA



Tarka Lodge, 1b Jericho Farm Close, Liverpool L17 5AW

2025 – our year so far!



193
LOTS SOLD



£23m
RAISED



90%
SUCCESS

SuttonKersh

JAN

FEB

70 | **£9.4m** | **89%**
LOTS SOLD | RAISED | SUCCESS

MAR

APR

65 | **£7.7m** | **90%**
LOTS SOLD | RAISED | SUCCESS

MAY

58 | **£6.84m** | **90%**
LOTS SOLD | RAISED | SUCCESS

JUN

JUL

AUG

Thursday 11 September
Closing Friday 15 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

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. Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

Auctioneer's pre-sale announcements

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

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

1. The auctioneer will offer all lots in the order as shown in the catalogue.
2. An addendum to the catalogue and Conditions of Sale are available on our website and legal pack portal.
3. This addendum is an important document providing updates and corrections to the auction catalogue.
4. Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
5. Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
6. Prospective purchasers are deemed to have read the addendum whether they have done so or not.
7. You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
8. The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
9. You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
10. If you have a query in respect of any of the lots within the catalogue please email your enquiry to auctions@suttonkersh.co.uk or call 0151 207 6315 prior to submitting your bid and we will endeavour to answer your query.
11. Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
12. The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
13. Please bid clearly if bidding by telephone and do not delay.
14. At the fall of the hammer the successful bidder will be in a binding contract of sale. We will then sign the Memorandum or Contract of Sale on your behalf and a 10% deposit subject to a minimum of £3,000 whichever is the greater will become payable and taken from the funds supplied. Should your telephone/internet bid exceed this amount, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitor's client account cheque or by debit card. We do not accept personal cheques or cash.
15. A successful purchaser will also be required to pay a Buyer's Administration Charge of 1.35% 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 **Thursday 24 July 2025**

For sale by public auction unless sold prior or withdrawn

1	11 Kenyon Road, Liverpool L15 5BD	£165,000+*
2	30 Blantyre Road, Wavertree, Liverpool L15 3HS	£130,000+*
3	90 Barnham Drive, Childwall, Liverpool L16 5ES	£225,000+*
4	41 Newcastle Road, Liverpool L15 9HP	£135,000+*
5	11 Lambourne Road, Liverpool L4 9RS	£80,000+*
6	53 Hahnemann Road, Liverpool L4 3RZ	£70,000+*
7	12 Pitt Place, Woolton, Liverpool L25 6HJ	£120,000+*
8	7 Caldys Road, Liverpool L9 4RY	£150,000+*
9	17 Curate Road, Liverpool L6 0BZ	£60,000+*
10	97 July Road, Liverpool L6 4BS	£70,000+*
11	4 Windsor Road, Tuebrook, Liverpool L13 8BD	£140,000+*
12	17 Fairburn Road, Tuebrook, Liverpool L13 8BR	£85,000+*
13	Garage Units to the rear of 85–87 King Street, Whalley BB7 9SW	£8,000+*
14	35 Pauline Walk, Field Lane, Liverpool L10 4XY	£75,000+*
15	Land east of St Monicas Parochial Club, Stewart Avenue, Bootle, Merseyside L20 9JD	£175,000+*
16	10 Fenton Close, Speke, Liverpool L24 3UH	£75,000+*
17	16 Gleneagles Road, Childwall, Liverpool L16 3NL	£150,000+*
18	14 Crediton Close, Liverpool L11 0AS	£90,000+*
19	16 Ibstock Road, Bootle, Merseyside L20 5DZ	£85,000+*
20	41–47 Liverpool Road, Crosby, Liverpool L23 5SD	£350,000+*
21	20 Elwy Street, Liverpool L8 8BL	£85,000+*
22	63 Croxteth Avenue, Liverpool L21 6NA	£70,000+*
23	23 Windsor Road, Tuebrook, Liverpool L13 8BA	£70,000+*
24	85 Linacre Lane, Bootle, Merseyside L20 5AQ	£75,000+*
25	31 Holmes Street, Liverpool L8 0RH	£70,000+*
26	9 Grassendale Court, Grassendale Road, Liverpool L19 0NJ	£70,000+*
27	Apt 14 Birkdale Court, Tarbock Road, Huyton, Liverpool L36 0RQ	£85,000+*
28	14 Dorset Road, Anfield, Liverpool L6 4DX	£80,000+*
29	Apartment 18a, Tower Building, 22 Water Street, Liverpool L3 1BA	£150,000+*
30	9 Appleton Road, Litherland, Liverpool L21 9NJ	£50,000+*
31	8 Birstall Road, Kensington, Liverpool L6 9AH	£135,000+*
32	24 Linacre Lane, Bootle, Merseyside L20 5AH	£45,000+*
33	The Seaforth Arms, 26–30 Seaforth Road, Liverpool L21 3TA	£250,000+*
34	Flat 6, Undercliffe House, Dingleway, Appleton, Warrington WA4 3AP	£45,000+*
35	Apartment 42, Freshfields, Spindletree Avenue, Manchester M9 7HQ	£50,000+*
36	376 and 378 Church Road, Haydock, St. Helens WA11 0LG	£90,000+*
37	Over Audio, Apex Buildings, 12 Bridge Street, Bootle L20 8AL	£75,000+*
38	43 Haigh Crescent, Lydiate, Liverpool L31 2LG	£75,000+*
39	32 Arkle Road, Prenton, Merseyside CH43 7RS	£50,000+*
40	1 Melling Road, Liverpool L9 0LE	£500,000+*
41	Flat 90, Lowbridge Court, Garston, Liverpool L19 2JT	£60,000+*
42	10 Frederick Street, Widnes, Cheshire WA8 6PG	£75,000+*
43	Studio 65b, 88 Low Hill, Liverpool L6 1AR	£55,000+*
44	14 Sedley Street, Liverpool L6 5AF	£55,000+*
45	100 Gainsborough Road, Liverpool L15 3HX	£100,000+*
46	Apt 6, Harrington Chambers, 26 North John Street, Liverpool L2 9RU	£70,000+*
47	11 Waller Street, Bootle, Merseyside L20 4PU	£55,000+*
48	32 Rosthwaite Road, West Derby, Liverpool L12 8QF	£145,000+*
49	90 Delamore Street, Liverpool L4 3SX	£50,000+*
50	110 Thornton Road, Bootle, Merseyside L20 5AS	£75,000+*
51	47 Cotswold Street, Liverpool L7 2PY	£110,000+*
52	17 Yelverton Close, Halewood, Liverpool L26 7YN	£135,000+*
53	21 Mulberry Road, Birkenhead, Merseyside CH42 3XZ	£55,000+*
54	38a Rawlins Street, Fairfield, Liverpool L7 0JF	£150,000+*
55	113 Southgate Road, Liverpool L13 5XZ	£60,000+*
56	16 Longfellow Close, Kirkby, Liverpool L32 9SR	£155,000+*
57	64 Halsbury Road, Liverpool L6 6DQ	£80,000+*
58	Tarka Lodge, 1b Jericho Farm Close, Liverpool L17 5AW	£350,000+*

59	77 Anderton Street, Ince, Wigan, Lancashire WN2 2BJ	£85,000+*
60	116/118/120 County Road, Walton, Liverpool L4 3QW	£250,000+*
61	34 Elm Drive, Seaforth, Liverpool L21 4NA	£75,000+*
62	Apt 32 Mill View, Rutter Street, Liverpool L8 6AG	£17,500+*
63	13 Lincoln Street, Garston, Liverpool L19 8LE	£67,500+*
64	46a Linacre Road, Liverpool L21 6NT	£45,000+*
65	91 Townsend Lane, Anfield, Liverpool L6 0AY	£105,000+*
66	27 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BE	£30,000+*
67	The Cove Guest House, 48 River Street, Rhyl, Clwyd LL18 1PT	£150,000+*
68	6 Dentwood Street, Liverpool L8 9SR	£100,000+*
69	164 Utting Avenue, Liverpool L4 7TB	£145,000+*
70	34 Goodacre Road, Liverpool L9 0HQ	£80,000+*
71	Apt 1, Harrington Chambers, 26 North John Street, Liverpool L2 9RU	£70,000+*
72	67 Springwell Road, Bootle, Merseyside L20 6LU	£40,000+*
73	2 Sydney Street, Liverpool L9 4SW	£65,000+*
74	35 Mansell Road, Liverpool L6 6AY	£70,000+*
75	7 Manvers Road, Childwall, Liverpool L16 3NP	£150,000+*
76	45 Cowley Road, Liverpool L4 5SY	£70,000+*
77	21b Warwick Road, Liverpool L36 1UU	£35,000+
78	Flat 7, Delaford House, 13 Haigh Road, Liverpool L22 3XN	£90,000+
79	1 Warton Terrace, Bootle, Merseyside L20 4QA	£60,000+*
80	Parking Space at Central Car Park, The Coombes, Polperro, Looe, Cornwall PL13 2QR	£30,000+*
81	First Floor Flat, 622 Wolseley Road, Plymouth PL5 1TE	£69,000+*
82	Pentre, Seaton Park, Seaton, Torpoint, Cornwall PL11 3JF	£235,000+*
83	Pypers, Eastcliff, Looe, Cornwall PL13 1DE	£225,000+*
84	1 & 2, Mount View Terrace, Newlyn, Penzance, Cornwall TR18 5AX	£235,000+*
85	103 St. Katherines Road, Exeter EX4 7JJ	£195,000+*
86	40 Trewartha Estate, Carbis Bay, St. Ives, Cornwall TR26 2TQ	£150,000+*
87	4a St. Matthews Close, Exeter EX1 2EX	£135,000+*
88	4 & 4a Gascoyne Place & 43 Regent Street, Plymouth PL4 8DF	£395,000+*
89	28 Percy Terrace, Plymouth PL4 7HG	£150,000+*
90	51 Old Exeter Road, Newton Abbot, Devon TQ12 2NH	£250,000+*
91	7 Boscawell Estate, Pendeen, Penzance, Cornwall TR19 7EU	£115,000+*
92	21 Colley Crescent, Paignton, Devon TQ3 3DL	£150,000+*
93	86 Fore Street, Newlyn, Penzance, Cornwall TR18 5JR	£200,000+*
94	7 Colley End Road, Paignton, Devon TQ3 3DF	£110,000+*
95	8 St. Keverne Place, Plymouth PL2 3TB	£75,000+*
96	Higher Kerrowe Cottage, Newmill, Penzance, Cornwall TR20 8UY	SOLD PRIOR
97	5 Street-An-Pol, St. Ives, Cornwall TR26 2DS	£275,000+*
98	Flat 19, Fleet Court, 26 Fleet Street, Torquay TQ1 1DR	£95,000+*
99	45 Moorland Close, Pendeen, Penzance, Cornwall TR19 7EF	WITHDRAWN
100	7 Gloucester Road, Newlyn, Penzance, Cornwall TR18 5DW	£150,000+*
101	14-15 Tarbrock Court, Bootle, Merseyside L30 0QA	SOLD PRIOR
102	27 Highfield Road, Walton, Liverpool L9 1AS	SOLD PRIOR
103	445 Stanley Road, Bootle, Merseyside L20 5DN	SOLD PRIOR
104	59 Esmond Street, Liverpool L6 5AY	SOLD PRIOR
105	Flat 9, 56 Christleton Close, Prenton, Merseyside CH43 0XF	SOLD PRIOR
106	27 St. Davids Road North, Lytham St. Annes, Lancashire FY8 2BL	£170,000+*
107	17 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF	£70,000+*

Next auction **Thursday 11 September 2025**

We're now taking entries for this auction.

For further information please call Sutton Kersh
on **0151 207 6315** or email auctions@suttonkersh.co.uk

suttonkersh.co.uk



Order of sale by type

Commercial investment

89 28 Percy Terrace, Plymouth PL4 7HG

Development opportunities

13 Garage Units to the rear of 85–87 King Street, Whalley BB7 9SW

33 The Seaforth Arms, 26–30 Seaforth Road, Liverpool L21 3TA

60 116/118/120 County Road, Walton, Liverpool L4 3QW

Land

15 Land east of St Monicas Parochial Club, Stewart Avenue, Bootle, Merseyside L20 9JD

80 Parking Space at Central Car Park, The Coombes, Polperro, Looe, Cornwall PL13 2QR

Mixed use

20 41–47 Liverpool Road, Crosby, Liverpool L23 5SD

36 376 and 378 Church Road, Haydock, St. Helens WA11 0LG

97 5 Street-An-Pol, St. Ives, Cornwall TR26 2DS

Residential investment

4 41 Newcastle Road, Liverpool L15 9HP

6 53 Hahnemann Road, Liverpool L4 3RZ

7 12 Pitt Place, Woolton, Liverpool L25 6HJ

14 35 Pauline Walk, Field Lane, Liverpool L10 4XY

30 9 Appleton Road, Litherland, Liverpool L21 9NJ

32 24 Linacre Lane, Bootle, Merseyside L20 5AH

35 Apartment 42, Freshfields, Spindletree Avenue, Manchester M9 7HQ

43 Studio 65b, 88 Low Hill, Liverpool L6 1AR

53 21 Mulberry Road, Birkenhead, Merseyside CH42 3XZ

62 Apt 32 Mill View, Rutter Street, Liverpool L8 6AG

64 46a Linacre Road, Liverpool L21 6NT

71 Apt 1, Harrington Chambers, 26 North John Street, Liverpool L2 9RU

87 4a St. Matthews Close, Exeter EX1 2EX

104 59 Esmond Street, Liverpool L6 5AY

107 17 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF

Vacant commercial

37 Over Audio, Apex Buildings, 12 Bridge Street, Bootle L20 8AL

40 1 Melling Road, Liverpool L9 0LE

66 27 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BE

Vacant residential

1 11 Kenyon Road, Liverpool L15 5BD

2 30 Blantyre Road, Wavertree, Liverpool L15 3HS

3 90 Barnham Drive, Childwall, Liverpool L16 5ES

5 11 Lambourne Road, Liverpool L4 9RS

8 7 Caldly Road, Liverpool L9 4RY

9 17 Curate Road, Liverpool L6 0BZ

10 97 July Road, Liverpool L6 4BS

11 4 Windsor Road, Tuebrook, Liverpool L13 8BD

12 17 Fairburn Road, Tuebrook, Liverpool L13 8BR

16 10 Fenton Close, Speke, Liverpool L24 3UH

17 16 Gleneagles Road, Childwall, Liverpool L16 3NL

18 14 Crediton Close, Liverpool L11 0AS

19 16 Ibstock Road, Bootle, Merseyside L20 5DZ

21 20 Elwy Street, Liverpool L8 8BL

22 63 Croxteth Avenue, Liverpool L21 6NA

23 23 Windsor Road, Tuebrook, Liverpool L13 8BA

24 85 Linacre Lane, Bootle, Merseyside L20 5AQ

25 31 Holmes Street, Liverpool L8 0RH

26 9 Grassendale Court, Grassendale Road, Liverpool L19 0NJ

27 Apt 14 Birkdale Court, Tarbock Road, Huyton, Liverpool L36 0RQ

28 14 Dorset Road, Anfield, Liverpool L6 4DX

29 Apartment 18a, Tower Building, 22 Water Street, Liverpool L3 1BA

31 8 Birstall Road, Kensington, Liverpool L6 9AH

34 Flat 6, Undercliffe House, Dingleway, Appleton, Warrington WA4 3AP

38 43 Haigh Crescent, Lydiate, Liverpool L31 2LG

39 32 Arkle Road, Prenton, Merseyside CH43 7RS

41 Flat 90, Lowbridge Court, Garston, Liverpool L19 2JT

42 10 Frederick Street, Widnes, Cheshire WA8 6PG

44 14 Sedley Street, Liverpool L6 5AF

45 100 Gainsborough Road, Liverpool L15 3HX

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

47 11 Waller Street, Bootle, Merseyside L20 4PU

48 32 Rosthwaite Road, West Derby, Liverpool L12 8QF

49 90 Delamore Street, Liverpool L4 3SX

50 110 Thornton Road, Bootle, Merseyside L20 5AS

51 47 Cotswold Street, Liverpool L7 2PY

52 17 Yelverton Close, Halewood, Liverpool L26 7YN

54 38a Rawlins Street, Fairfield, Liverpool L7 0JF

55 113 Southgate Road, Liverpool L13 5XZ

56 16 Longfellow Close, Kirkby, Liverpool L32 9SR

57 64 Halsbury Road, Liverpool L6 6DQ

58 Tarka Lodge, 1b Jericho Farm Close, Liverpool L17 5AW

59 77 Anderton Street, Ince, Wigan, Lancashire WN2 2BJ

61 34 Elm Drive, Seaforth, Liverpool L21 4NA

63 13 Lincoln Street, Garston, Liverpool L19 8LE

65 91 Townsend Lane, Anfield, Liverpool L6 0AY

67 The Cove Guest House, 48 River Street, Rhyl, Clwyd LL18 1PT

68 6 Dentwood Street, Liverpool L8 9SR

69 164 Utting Avenue, Liverpool L4 7TB

70 34 Goodacre Road, Liverpool L9 0HQ

72 67 Springwell Road, Bootle, Merseyside L20 6LU

73 2 Sydney Street, Liverpool L9 4SW

74 35 Mansell Road, Liverpool L6 6AY

75 7 Manvers Road, Childwall, Liverpool L16 3NP

76 45 Cowley Road, Liverpool L4 5SY

77 21b Warwick Road, Liverpool L36 1UU

78 Flat 7, Delaford House, 13 Haigh Road, Liverpool L22 3XN

79 1 Warton Terrace, Bootle, Merseyside L20 4QA

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

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

83 Pypers, Eastcliff, Looe, Cornwall PL13 1DE

84 1 & 2, Mount View Terrace, Newlyn, Penzance, Cornwall TR18 5AX

85 103 St. Katherines Road, Exeter EX4 7JJ

86 40 Trewartha Estate, Carbis Bay, St. Ives, Cornwall TR26 2TQ

88 4 & 4a Gascoyne Place & 43 Regent Street, Plymouth PL4 8DF

90 51 Old Exeter Road, Newton Abbot, Devon TQ12 2NH

91 7 Boscawell Estate, Pendeen, Penzance, Cornwall TR19 7EU

92 21 Colley Crescent, Paignton, Devon TQ3 3DL

93 86 Fore Street, Newlyn, Penzance, Cornwall TR18 5JR

94 7 Colley End Road, Paignton, Devon TQ3 3DF

95 8 St. Keverne Place, Plymouth PL2 3TB

96 Higher Kerrowe Cottage, Newmill, Penzance, Cornwall TR20 8UY

98 Flat 19, Fleet Court, 26 Fleet Street, Torquay TQ1 1DR

99 45 Moorland Close, Pendeen, Penzance, Cornwall TR19 7EF

100 7 Gloucester Road, Newlyn, Penzance, Cornwall TR18 5DW

101 14–15 Tarbrock Court, Bootle, Merseyside L30 0QA

102 27 Highfield Road, Walton, Liverpool L9 1AS

103 445 Stanley Road, Bootle, Merseyside L20 5DN

105 Flat 9, 56 Christleton Close, Prenton, Merseyside CH43 0XF

106 27 St. Davids Road North, Lytham St. Annes, Lancashire FY8 2BL

LOT
1

ON BEHALF OF A HOUSING ASSOCIATION

11 Kenyon Road, Liverpool L15 5BD

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £15,600 per annum.

Situated

Off Church Road which in turn is off Allerton Road in a sought after residential location within walking distance to Allerton Road amenities, within close proximity to schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen.

Tenure

Freehold

First Floor

Two Bedrooms, Box room, Bathroom/WC.

Outside

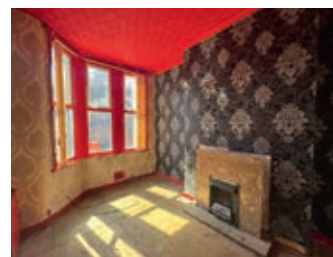
Yard to the rear.

EPC Rating

C

Council Tax Band

B



LOT
2

30 Blantyre Road, Wavertree, Liverpool L15 3HS

GUIDE PRICE **£130,000+***

VACANT RESIDENTIAL

Description

A three bedroom end of terrace property benefitting from central heating and partial double glazing. Following an upgrade and scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. Alternatively it could be utilised as an Airbnb investment opportunity subject to consents.

Situated

Fronting Blantyre Road which is off Garmoye Road and Smithdown Road in a popular and well established residential location within close proximity to local amenities, schooling and with good transport links approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, front Lounge, rear Dining Room, Kitchen

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC

Tenure

Freehold

Outside

Yard to rear

EPC Rating

TBC



LOT

3

90 Barnham Drive, Childwall, Liverpool L16 5ES

GUIDE PRICE £225,000+*

VACANT RESIDENTIAL

Description

A fantastic opportunity to acquire a three bedroomed extended and well pro-portioned semi-detached Property boasting many attractive features and benefiting from central heating, front and rear gardens and a garage. The property is a blank canvas to put your own stamp on and once modernised would make an excellent family home.

Situated

Set back from Barnham Drive off Childwall Valley Road in a popular and sought after residential area in South Liverpool close to local amenities, good catchment area for schooling, Gateacre and Woolton shops, bars and restaurants and good transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hallway, Extended Lounge/Dining Room with French Doors, Kitchen, Rear Reception Room/Utility Room, WC

Outside

Front and Rear Gardens, Driveway

EPC Rating

D

Council Tax Band

C

Lease Details

Term 999 years from 1 January 1962



Ground Rent £2

Tenure
Leasehold



LOT

4

41 Newcastle Road, Liverpool L15 9HP

GUIDE PRICE £135,000+*

RESIDENTIAL INVESTMENT

Description

VIEWINGS ARE STRICTLY EXTERNAL ONLY 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

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom/WC

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.

Outside

Yard to the rear.

EPC Rating

E

Tenure

Freehold



LOT

5

11 Lambourne Road, Liverpool L4 9RS

GUIDE PRICE £80,000+*

VACANT RESIDENTIAL

Description

A three bedroom semi-detached house benefiting from double glazing, central heating and front, rear and side gardens with off road parking. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £11,400 per annum. There is potential to extend to the side subject to any consents. This property is suitable for cash buyers only.

Situated

Off Richard Kelly Drive which in turn is off Utting Avenue in a popular and well established residential area close to local amenities, Broad way shopping amenities, schooling with good transport links approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge/dining room with french doors, Kitchen.

EPC Rating

C

First Floor

Three Bedrooms, Bathroom/WC with walk-in shower.

Council Tax Band

A

Tenure

Freehold

Outside

Front, Rear and Side Gardens.
Driveway



LOT

6

53 Hahnemann Road, Liverpool L4 3RZ

GUIDE PRICE £70,000+*

RESIDENTIAL INVESTMENT

Description

A four bedroom middle terraced house benefiting from double glazing and central heating. At the time of our inspection all four 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, one letting room, Kitchen.

Tenure

Leasehold Term 999 years from 25th March 1905
Ground Rent None

First Floor

Three 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
7

12 Pitt Place, Woolton, Liverpool L25 6HJ

GUIDE PRICE **£120,000+***

RESIDENTIAL INVESTMENT

Description

VIEWINGS ARE STRICTLY EXTERNAL ONLY 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/W.C., Utility Room.

Council Tax Band

A

First Floor

Two Bedrooms.

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.

Outside

Yard to rear.

EPC Rating

D

Tenure

Freehold



LOT
8

ON BEHALF OF A HOUSING ASSOCIATION

7 Caldly Road, Liverpool L9 4RY

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroomed plus box room semi-detached benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated

Off Warbreck Moor in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 5.5 miles away.

Ground Floor

Vestibule, Hall, Through Living Room/Dining Room, Room with En Suite Wet Room/WC, Kitchen

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Garden

EPC Rating

D

Council Tax Band

C



LOT

9

17 Curate Road, Liverpool L6 0BZ

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property has recently been refurbished to include a new kitchen, shower room and painting throughout and would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Off Townsend Lane in a popular and well established residential location close to local amenities, schooling and with good transport links approximately 4 miles from Liverpool city centre.

Ground Floor

Through Lounge/Dining Room,
Kitchen, Shower Room/WC.

Tenure

Freehold

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

E

Council Tax Band

A



LOT

10

97 July Road, Liverpool L6 4BS

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A two bedroom middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and is ready for immediate occupation with a potential rental income of £9,000.00 per annum.

Situated

Off Lower Breck Road in a popular and well established residential location within close proximity to local amenities, Liverpool Football Club with good transport links and schooling. Liverpool city centre is approximately 4 miles away.

Ground Floor

Hall, Living Room, Dining Room,
Kitchen.

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC.

Joint Agent

Entwistle Green

**Second Floor**

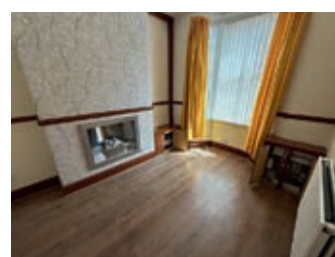
Yard to rear.

EPC Rating

C

Council Tax Band

A



LOT
11

4 Windsor Road, Tuebrook, Liverpool L13 8BD

GUIDE PRICE **£140,000+***

VACANT RESIDENTIAL

Description

Freehold block of three self-contained flats. A substantial three-storey freehold mid-terrace property, fully converted to provide three × one-bedroom self-contained flats, each with its own independent gas and electricity supply. The property benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £1,800 per month or £21,600 per annum. The property is offered with vacant possession and has full planning permission granted for its current use. It presents an excellent opportunity for: buy-to-let investors, portfolio landlords, supported living, or guaranteed rent providers seeking compliant layouts

Situated

Off West Derby Road in a popular and well-established residential area within close proximity to local amenities, Newsham Park, Liverpool Football Club, schooling and transport links. The property is approximately 2.5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor

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

Outside

Yard to rear.

EPC Rating

Flat 1 D. Flat 2 D. Flat 3 D

Council Tax Band

A

Tenure

Freehold



LOT
12

17 Fairburn Road, Tuebrook, Liverpool L13 8BR

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Lisburn Lane in walking distance to Tuebrook shopping amenities and Newsham Park with good transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Hall, Lounge, Dining Room with french doors, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to rear.

EPC Rating

E

Council Tax Band

A

Tenure

Freehold

Joint Agent

Entwistle Green



LOT
13

ON BEHALF OF A HOUSING ASSOCIATION

Garage Units to the rear of 85–87 King Street, Whalley BB7 9SW

GUIDE PRICE **£8,000+***

DEVELOPMENT OPPORTUNITIES

Description

A site measuring approximately 117 sq.m (0.03 acre) together with three garages suitable for possible redevelopment, subject to any necessary planning consents.

Situated

Fronting onto a vehicular access road to the rear of King Street in the village of Whalley within close proximity to local amenities and transport links.

Tenure

Freehold



LOT
14

35 Pauline Walk, Field Lane, Liverpool L10 4XY

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle town house benefiting from double glazing, central heating and front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £10,200 per annum.

Situated

Off Elizabeth Road which in turn is off Field Lane in a popular and well established residential location close to local amenities, schooling and approximately 8 miles Liverpool city centre.

Ground Floor

Lounge, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

Note

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

Tenure

Leasehold



EPC Rating

E

Council Tax Band

A

LOT
15

Land east of St Monicas Parochial Club, Stewart Avenue, Bootle, Merseyside L20 9JD

GUIDE PRICE **£175,000+***

LAND

Description

A cleared site offered with the benefit of full planning permission to erect two x two storey apartment blocks containing a total of ten x one bedroomed self-contained apartments with vehicular access road and associated car parking. The site extends to 1115sq m. We assume all services are available, however potential purchasers should make their own enquiries. Once built the apartments could be sold off separately or let out as an investment opportunity with a potential rental income of approx. £78,000 per annum. Planning reference: DC/2023/01114

Situated

Adjacent to St Monicas Parochial Club on Stewart Avenue, Off Fernhill Road which in turn is off Southport Road and Aintree Road in a popular and well-established residential location and within close proximity to local amenities and transport links. Approximately 5 miles from Liverpool city centre.



Tenure

Freehold

Note

We are advised that the development is not encumbered by any easements and that the project is NOT subject to Biodiversity Net Gain costs however, potential purchasers should rely on their own enquiries.

LOT
16

10 Fenton Close, Speke, Liverpool L24 3UH

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle town house benefiting from double glazing, central heating, front garden and large garden to the side and rear. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £11,400 per annum.

Situated

Off Lovel Road which in turn is off Central Avenue and Dam Wood Road within close proximity to Speke Retail Park, Liverpool John Lennon Airport with good transport links into Liverpool city centre

Ground Floor

Hall, Kitchen, Through Lounge/Dining Room.

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom, Separate WC

Tenure

Leasehold 999 years from 20th April 1981
Ground Rent Peppercorn

Outside

Front and Large Rear and side Garden

Tenure

Leasehold

EPC Rating

D



LOT
17

16 Gleneagles Road, Childwall, Liverpool L16 3NL

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from central heating, gardens to the front and rear and a driveway. Following modernisation, the property would be suitable for occupation or investment purposes with the potential rental income being approximately £15,000 per annum. There is also potential to extend to the rear subject to obtaining the necessary consents. Please note the property is suitable for cash buyers only.

Situated

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

Ground Floor

Hall, Lounge, Kitchen.

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom/WC.

Note

We believe Japanese Knotweed is present at the property.

Outside

Front and Rear Gardens, Driveway.

Tenure

Freehold

EPC Rating

TBC



LOT
18

14 Crediton Close, Liverpool L11 0AS

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £11,400 per annum.

Situated

Off Back Gillmoss Lane which in turn is off East Lancashire Road in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

Ground Floor

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

Council Tax Band

A

First Floor

Three Bedrooms, Shower Room, Separate WC.

Tenure

Freehold

Outside

Front and Rear Gardens, Driveway.

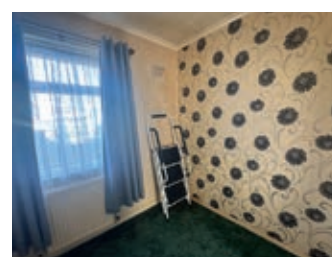
Joint Agent

Entwistle Green



EPC Rating

TBC.



LOT
19

16 Ibstock Road, Bootle, Merseyside L20 5DZ

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

Description

A three bedroomed end-of-terrace property benefitting from partial double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £11,400 per annum.

Situated

Off Markfield Road which in turn is off Knowsley Road in a popular and well-established residential area close to local amenities, schooling with good transport links. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Breakfast Kitchen, WC

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

D

Council Tax Band

A

Tenure

Leasehold

Ground Rent TBC

875 years left on lease

999 years from 25th March 1901

Tenure

Leasehold



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

A mixed use investment opportunity fully let producing a rental income of approx. £35,000 per annum. The property comprises two retail units together with offices to the first and second floors. 43,45,47 is let by Koko by way of two leases. The ground floor (no 47) is by way of a 10 Year Lease from 2023 at a rental of £13,500 per annum. The first/second floors offices at a rental income of £11,500 which will commence in August 2025. No 41 is let by Max Spielmann who are currently holding over at a rental income of £9,500 per annum and we advised a new lease has been discussed at a new rent of £16,000, however it has not been completed yet. The property benefits from double glazing, central heating and a large rear beer garden with outside seating.

Situated

Fronting the pedestrianised Crosby Village with Occupiers in the immediate vicinity including Sainsbury's, Loungers, Greggs, Costa Coffee, Boots, NatWest and Home Bargains. The area benefits from a strong local community contributing to Crosby's vibrant town centre which offers a variety of retail, leisure, and dining options. The premises benefit from excellent transport connectivity. Liverpool Road (A565) is a key arterial route connecting Liverpool city centre to Southport and the wider Sefton region, providing high levels of vehicular traffic and visibility. The property is located approximately 3 miles from the M57 and M58 motorways, which connect to the wider motorway network via the M6. Public transportation is well-served, with regular bus services operating along Liverpool Road, providing direct links to Liverpool, Southport, and surrounding areas. Blundellsands & Crosby railway station, part of the Merseyrail network, is located approximately 0.8 miles to the west, offering frequent services to Liverpool and beyond.



Ground Floor

41 Photo Printing Shop (Max Spielmann) Main Sales Area, Kitchen/WC, Office, Store Cupboard.

47 Restaurant (Koko)

Restaurant and Bar (with fire escape) Ladies & Gents WCs.

First Floor

43 Two Large Offices, Kitchen, WC.

Second Floor

45 Two Large Offices, Kitchen and WC.

Outside

Large seating area

EPC Rating

41 B. 43-45 C. 47 C

Tenure

Freehold

LOT
21

20 Elwy Street, Liverpool L8 8BL

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

Through Lounge, Breakfast/
Kitchen, Bathroom/WC.

Tenure

Freehold

First Floor

Two Bedrooms.

Outside

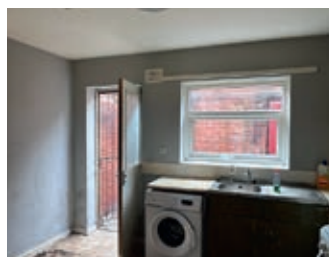
Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT
22

63 Croxteth Avenue, Liverpool L21 6NA

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefitting from double glazing and central heating. Following repair and modernisation the property would be suitable for resale, occupation or investment purposes. The potential rental income is approx. £10,200 per annum.

Situated

Between Church Road and Palmerston Drive which in turn is off Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen

Tenure

Leasehold

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to rear.

EPC Rating

E

Council Tax Band

A



LOT
23

23 Windsor Road, Tuebrook, Liverpool L13 8BA

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroom plus attic room, end of terrace house benefitting from partial double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £11,400 per annum. This property is suitable for cash buyers only.

Situated

Off West Derby Road in a popular and well-established residential area within close proximity to local amenities, Newsham Park, Liverpool Football Club, schooling and transport links. The property is approximately 2.5 miles from Liverpool city centre.

Basement

Cellar – not inspected

Outside

Yard to rear.

Ground Floor

Vestibule, Hallway, Front Living Room, Rear Dining Room, Kitchen, Utility Room.

EPC Rating

TBC

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom, Separate WC.

Tenure

Freehold

Second Floor

Stairs To Attic Bedroom.



LOT
24

85 Linacre Lane, Bootle, Merseyside L20 5AQ

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

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

Situated

Fronting Linacre Lane off Stanley Road in a popular and well-established residential area close to local amenities, Bootle Strand Shopping Centre, schooling and good transport links. The property is approximately 6 miles from Liverpool city centre.

Basement

Not Inspected

Council Tax Band

A

Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

D



LOT
25

31 Holmes Street, Liverpool L8 0RH

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

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

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A

Tenure

Freehold



LOT
26

9 Grassendale Court, Grassendale Road, Liverpool L19 0NJ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroomed third floor apartment within a purpose-built block benefiting from double glazing, electric heating, a garage, secure entry intercom and communal gardens and parking. The property would be suitable for investment purposes with the potential rental income being approximately £9,300 per annum. The garage could also be let separately producing a rental income of £1,200 per annum bringing the potential rental income to £10,500 per annum. The vendor also advises that the building has just had a complete new roof, all works completed in Jan of 2025.

Situated

Off Grassendale Road which in turn is off Aigburth Road in a popular and well-established residential location within close proximity to Aigburth Road amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

EPC Rating

D

Third Floor

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

Council Tax Band

A

Outside

Garage, Communal Gardens and
Parking.

Lease Details

999 years from 1st January 1975

Ground Rent Peppercorn

Service Charge £1,200 per
annum



Tenure
Leasehold



LOT
27

Apt 14 Birkdale Court, Tarbock Road, Huyton, Liverpool L36 0RQ

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A two bedroom ground floor apartment in a purpose built block benefiting from double glazing, electric heating, communal parking and secure gated access with intercom system. The property is in good order throughout and would be suitable for occupation or investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

in a sought after location off Tarbock Road close to local amenities, Huyton Village shopping, bars and restaurants, schooling with good transport and motorway links approximately 7 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Apartment Open Plan Lounge/Kitchen with French Doors, two Bedrooms, Shower Room/WC.

Lease Details

Term 125 years commencing on 1st January 2005.

Tenure

Leasehold

Outside

Communal Parking and gardens

EPC Rating

TBC

Council Tax Band

B



LOT
28

14 Dorset Road, Anfield, Liverpool L6 4DX

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £11,400 per annum.

Situated

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

Ground Floor

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

Tenure

Freehold

First Floor

Three Bedrooms.

Outside

Yard to the rear.

EPC Rating

TBC

Council Tax Band

A



LOT
29

Apartment 18a, Tower Building, 22 Water Street, Liverpool L3 1BA

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A stunning and spacious two bedroom, second floor city centre apartment situated in the iconic Tower Building. The property benefits from high ceilings, secure entry system, concierge, lift access, electric heating and large sash windows and would be suitable for immediate occupation or investment purposes with a potential rental income if let on a residential tenancy of £16,800 per annum. Viewing is highly recommended.

Situated

Fronting Water Street in a prime city centre location situated in the iconic Tower Building, close to local amenities, bars, restaurants and transport links.

Ground Floor

Welcoming Entrance Hallway

Second Floor

Apartment Hallway, Open Plan Kitchen/Living/Dining Area, Bathroom/WC, Two Bedrooms of which the master has an En Suite Shower Room/WC

Lease Details

117 years remaining

Ground Rent £350 per year

Annual Service Charge £5,100

Tenure

Leasehold

Joint Agent

Entwistle Green

EPC Rating

B

Council Tax Band

D



LOT
30

9 Appleton Road, Litherland, Liverpool L21 9NJ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed end town house benefiting from partial double glazing, gardens to the front and rear and driveway. The property is let by way of an Assured Tenancy at a rental income of £2,400 per annum. Please note the property is suitable for cash buyers only.

Situated

Off Hatton Hill Road in a popular and well established residential location close to local amenities, transport links and schooling. Liverpool city centre is approximately 6.5 miles away.

Ground Floor

Hall, Living Room, Kitchen/Diner, Bathroom, Lean To WC

Tenure

Freehold

First Floor

Three Bedrooms

Outside

Front and Rear Gardens, Driveway

EPC Rating

G

Council Tax Band

A



LOT
31

8 Birstall Road, Kensington, Liverpool L6 9AH

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A middle terraced property benefitting from double glazing and central heating. The property comprises five letting rooms, each with their own en-suite shower & WC, and 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. Viewing is highly recommended.

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
32

24 Linacre Lane, Bootle, Merseyside L20 5AH

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom middle terraced property currently let by the way of a regulated tenancy at a rental income of £3,728 per annum. The property benefits from central heating and double glazing.

Situated

Fronting Linacre Lane in a popular residential location close to local amenities, schooling, Hugh Baird College and good transport links, approximately 5 miles from Liverpool city centre.

Basement

Cellar – not inspected

Note

Please note that 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.

Ground Floor

Vestibule, Hall, Lounge, Kitchen.

First Floor

Three Bedrooms, Shower Room/ WC

Tenure

Leasehold

Outside

Yard to rear

EPC Rating

D

Council Tax Band

A





Description

A redevelopment opportunity suitable for conversion to provide a Hotel, HMO investment opportunity or conversion to flats, subject to any consents. The subject property is a Grade II listed, three storey Edwardian public house, dating from the early 20th century, featuring an impressive Baroque-style façade with sandstone and Accrington brick detailing. The building boasts distinctive architectural features including a grand entrance porch with stained glass, ornate stonework, and decorative windows. Internally, original period features remain, such as Art Nouveau tiling, a classical-style fireplace, and a panelled bar area with glazed screens on the ground floor. The upper floors essentially are in a shell state suitable for conversion to provide a HMO or hotel, subject to planning consent. Externally, there is a substantial beer garden to the rear and side elevation.

Situated

Fronting Seaforth Road at its junction with Hicks Road in a popular location within a busy retail parade close to local amenities, with good transport links and a short distance to the New Everton Football Stadium. approximately 5 miles from Liverpool city centre.



Ground Floor

Various Rooms, Approx total area: 169.3sq m (1,823sq ft)

Second Floor

Various Rooms, Approx total area: 67.4sq m (725sq ft)

EPC Rating

C

First Floor

Various Rooms, Approx total area: 113.1sq m (1,217sq ft)

Outside

Good sized rear & side beer garden.

Tenure

Freehold

LOT
34

Flat 6, Undercliffe House, Dingleway, Appleton, Warrington WA4 3AP

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A ground floor, self-contained, one bedroom apartment in an over 55s Living Accommodation benefiting from double glazing, parking, secure intercom entry system, communal lounges, gardens and laundry facilities. There is no age barrier on ownership. The property has been recently renovated throughout, with fresh paint and new carpets making this ready for occupation or immediate rental for investment purposes. The potential rental income is approximately £8,400 per annum.

Situated

Off London Road, in the desirable WA4 postcode, in a well-established family residential area close to local amenities, Schools, and a short walk from Stockton Heath's Cafes & Restaurants and great transport links. The property is approximately 3 miles from Warrington town centre, with a direct bus route a few minutes' walk from the apartment.

Ground Floor

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

EPC Rating

C

Council Tax Band

B

Outside

Well maintained Communal
areas and Gardens, One allocated
Parking space



LOT
35

Apartment 42, Freshfields, Spindletree Avenue, Manchester M9 7HQ

GUIDE PRICE **£50,000+**

RESIDENTIAL INVESTMENT

Description

A residential investment comprising a refurbished one bedroom apartment currently let at £850 per calendar month producing an annual rental income of £10,200 per annum commencing 27th January 2025 for an initial fixed term of 12 months. Located on the seventh floor, the property benefits from open plan lounge and kitchen with integrated appliances, electric storage heaters and one car parking space.

Situated

Spindletree Avenue is part of the Freshfields Development in Blakley North Manchester. The area benefits from a wide range of local amenities including shops, supermarkets and North Manchester General Hospital and is also with easy reach of Manchester city centre.

Ground Floor

Main Entrance, Hallway.

Council Tax Band

A

Seventh Floor

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

Lease Details

Leasehold for a term of 125 years
commencing 17th March 2005
at a ground rent of £250 per
annum.

Outside

Residents parking

Service Charge

We understand the annual
service charge of £1500 per
annum. However, we advise

EPC Rating

D



prospective purchasers to refer
to the legal pack and make their
own enquiries.



LOT
36

376 and 378 Church Road, Haydock, St. Helens WA11 0LG

GUIDE PRICE **£90,000+***

MIXED USE

Description

A pair of interconnecting two storey middle terraced units which are in need of refurbishment and modernisation. Number 376 has been used as a residential dwelling and 378 has previously been used as a furniture shop. The properties would be suitable for conversion to flats, or retail units with flats above, subject to gaining necessary consents.

Situated

Fronting Church Road in a prominent main road position within walking distance to Haydock shops, amenities and transport links.

Ground Floor

376 Kitchen, Two Rooms

378 Sales Area, Store Room, WC Room

Council Tax Band

376 A

Tenure

Leasehold

First Floor

376 Three Rooms

378 Bathroom/WC, Room

Outside

Common/Shared Yard access to the rear.

EPC Rating

C



LOT
37

Over Audio, Apex Buildings, 12 Bridge Street, Bootle L20 8AL

GUIDE PRICE **£75,000+***

VACANT COMMERCIAL

Description

A single storey commercial unit with workshop and warehouse with land to the side providing vehicular access to both the front office and rear warehouse. The property would be suitable for a number of uses subject to any necessary consents. The property benefits from central heating, land to the side providing parking together with a front forecourt for 3/4 cars. We believe all main services are available, however potential purchasers should rely on their own enquiries. Total approx. area 3043sq ft. The property is leasehold and there are 46 years left on lease (99 years from 15th March 1972)

Situated

Fronting Bridge Street off Millers Bridge in a popular area close to local amenities. Liverpool city Centre is approximately 4 miles away.

Ground Floor

Entrance Hallway, Ladies and Gents WCs, Main Front Office, Side Office, Rear Office, Workshop, Three Rooms, Store Room, Large Warehouse with vehicular access.

EPC Rating

TBC

Tenure

Leasehold 46 years left on lease (99 years from 15th March 1972)

Outside

Land to the side and parking to the front.

Tenure

Leasehold



Stores	2.41sq m (26sq ft)
Office	4.73sq m (51sq ft)
General Office	29.24sq m (315sq ft)
Rear Office	17.60sq m (190sq ft)
Canteen	6.70sq m (73sq ft)
Office	6.46sq m (70sq ft)
Rear Stores	92.57sq m (996sq ft)
Modern Warehouse	122.86sq m (1322sq ft)
Total GIA Approx	282.66sq m (3043sq ft)

LOT
38

43 Haigh Crescent, Lydiate, Liverpool L31 2LG

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A one bedroomed first floor flat benefiting from double glazing, central heating, a spacious loft with wooden flooring, a private rear garden and a new roof which was fitted in 2020. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £9,000 per annum.

Situated

In a cul-de-sac off Coppoll Road which in turn is off Lambshear Lane in a sought after location a short distance from Maghull Shopping Parade (Westway) and approximately 11 miles from Liverpool city centre.

Ground Floor

Entrance Hallway.

First Floor

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

Outside

Private Garden to the rear, Outhouse.

EPC Rating

C

Council Tax Band

A

Lease Details

Term 125 years from 1 April 1984

Rent One Peppercorn

Tenure

Leasehold



LOT
39

32 Arkle Road, Prenton, Merseyside CH43 7RS

GUIDE PRICE **£50,000+**

VACANT RESIDENTIAL

Description

A three bedroom semi detached house in need of refurbishment and modernisation. The property offers excellent scope to add value and would be suitable for developers, investors or owner occupiers.

Situated

The property is located in a well established residential area of Prenton close to local shops, schooling and transport links including Birkenhead North Station. With easy access to the M53 motorway and the Wirral's amenities this is convenient location for both investors and owner occupiers.

Ground Floor

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

First Floor

Three Bedrooms.

Outside

Front and Rear Gardens.

EPC Rating

E

Council Tax Band

A

Tenure

Freehold





Description

A mixed use block investment opportunity with a potential rental income of approximately £70,000 per annum. The property comprises a substantial bar and restaurant with 48 covers, fully equipped kitchen with walk in fridge and cellar room, a Chinese takeaway together with five letting rooms with shared kitchen and bathrooms accessed via a separate side entrance on Melling Road. The property has recently been fully let and is now vacant ready for investment purposes. The property benefits from double glazing, central heating.

Situated

On the corner of Melling Road and Warbreck Moor within walking distance to Aintree Racecourse, local transport links and amenities. Approximately 6 miles from Liverpool city centre.

Cellar

Chilled Cellar (Not Inspected)

Second Floor

Three Bedrooms, Shower room/ WC

Ground Floor

Restaurant/Bar (60 Covers), Kitchen, Prep room, Walk-in Fridge, Ladies and Gents WCs, Disabled WC's. Side Entrance – Main Entrance Hallway with secure intercom system.

Outside

Store Room, Staff Room, Rear Yard accessed via Warbreck Moor for deliveries, Double Garage.

EPC Rating

B

First Floor

Communal Lounge and Kitchen, two x WCs, one Bedroom, Office/Bedroom

Tenure

Freehold



LOT
41

Flat 90, Lowbridge Court, Garston, Liverpool L19 2JT

GUIDE PRICE **£60,000+**

VACANT RESIDENTIAL

Description

A two bedroom first floor apartment within a purpose built block. The property benefits from double glazing, electric heating, allocated parking, gated access and intercom system. The flat is in good order and ready for immediate occupation or investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Off Speke Road in a popular residential location, close to local amenities, schooling and transport links. Liverpool city centre is approximately 6 miles away.

Ground Floor

Communal Entrance Hall.

First Floor

Flat Hall, Open Living Room/
Dining Room/Kitchen, Two
Bedrooms, Bathroom/WC.

Outside

Allocated Parking, Gated Access.

EPC Rating

C

Council Tax Band

TBC

Lease Details

Term 125 years (less 10 days)

from January 2005

Service Charge £225pcm

Ground Rent TBC

Tenure

Leasehold

Joint Agent

Entwistle Green



LOT
42

10 Frederick Street, Widnes, Cheshire WA8 6PG

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £9,600.00 per annum.

Situated

Off Milton Road within close proximity to local schooling and transport links and within walking distance to Widnes town centre.

Ground Floor

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

Tenure

Leasehold

First Floor

Three Bedrooms.

Outside

Yard to rear and outbuilding.

EPC Rating

D

Council Tax Band

A



LOT
43

Studio 65b, 88 Low Hill, Liverpool L6 1AR

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A lower ground floor en-suite room within a pod cluster with a shared kitchen and living area. The property benefits from double glazing, electric heating, concierge, lift access, communal gym, laundry room and intercom system. The property is currently let by way of an Assured Shorthold Tenancy agreement for 48 weeks producing a rental income of £6,240 per annum. The vendor has advised that there are tenants lined up for the next academic year from September 2025.

Situated

Off West Derby Road in a popular and well established residential location close to local amenities and within walking distance to University of Liverpool, Liverpool John Moores University, Royal Liverpool University Hospital and Liverpool city centre.

Ground Floor

Main Entrance Hall, Concierge, Communal Lounge/Games Room, Gym, Laundry Room.

EPC Rating

C

Council Tax Band

B

Lower Ground Floor

Pod Communal Hall, Communal Kitchen/Dining/Living Area. 65B Bedroom with en-suite Shower Room/WC.

Tenure

Leasehold



LOT
44

14 Sedley Street, Liverpool L6 5AF

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property in need of refurbishment and modernisation. Once upgraded the property would be suitable for investment purposes with a potential rental income of approximately £9,600 per annum.

Situated

Off Breck 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, Living Room/Dining Room, Kitchen, Shower Room/WC

Tenure

Freehold

Joint Agent

Entwistle Green

First Floor

Two Bedrooms

Outside

Yard to rear

EPC Rating

TBC

Council Tax Band

A



LOT
45

100 Gainsborough Road, Liverpool L15 3HX

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £13,200 per annum. The property could also be used as an Air Bnb investment opportunity, subject to gaining the necessary consents.

Situated

Off Smithdown Road in a popular and well established residential location within close proximity to local amenities, schooling, universities, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC

Tenure

Freehold

Outside

Yard to the rear

Joint Agent

Select Homes

EPC Rating

D



LOT
46

ON BEHALF OF RECEIVERS

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

GUIDE PRICE **£70,000+***

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

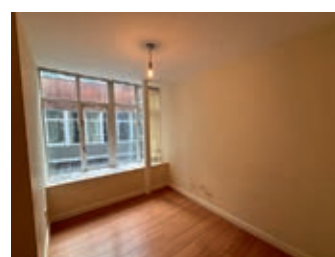
999 years from 1st January 2003
Annual service charge
(including insurance) £1,035
Ground rent £350

EPC Rating

C

Tenure

Leasehold



LOT
47

11 Waller Street, Bootle, Merseyside L20 4PU

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle-terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £8,700 per annum.

Situated

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

Ground Floor

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

Tenure

Freehold

First Floor

Two Bedrooms

Outside

Rear Yard

EPC Rating

C

Council Tax Band

A



LOT
48

32 Rosthwaite Road, West Derby, Liverpool L12 8QF

GUIDE PRICE **£145,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid terrace house benefiting from part double glazing and central heating. Following a scheme of refurbishment work the property would be suitable to provide an excellent family home, resale or investment purposes. If let the potential income is £950 per calendar month.

Situated

Off Eaton Road and Town Row in a sought after location and a good catchment school area within walking distance to West Derby Village amenities, bars and restaurants. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Through Lounge/Dining Room, Kitchen

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

D

Council Tax Band

B



LOT
49

90 Delamore Street, Liverpool L4 3SX

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terraced property in need of a full upgrade and scheme of refurbishment works. Once modernised the property would be suitable for occupation, resale or investment purposes.

Situated

Off Selwyn Street which in turn is off Brewster Street close to local amenities and schooling. Approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Rooms.

Outside

Yard to rear.

EPC Rating

TBC

Council Tax Band

A

Tenure

Freehold



LOT
50

110 Thornton Road, Bootle, Merseyside L20 5AS

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes with the potential rental income being £10,500 per annum.

Situated

Off Litherland Road in a popular and well-established residential location close to local amenities, schooling and within walking distance to North Park and Bootle Leisure Centre. Approximately 6 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen.

Lease Details

Leasehold for the term of 999 years from 21st March 1902
Ground rent £10

First Floor

Three Bedrooms, Shower room/WC.

Tenure

Leasehold

Outside

Rear Yard, Outhouse.

EPC Rating

E

Council Tax Band

A



LOT
51

47 Cotswold Street, Liverpool L7 2PY

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle-terraced property benefitting from double glazing and central heating. Following cosmetic work, the property would be suitable for resale, occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Off Holt 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

Hall, Through Living Room/
Dining Room, Kitchen

Council Tax Band

A

First Floor

Two Bedrooms, Bathroom/WC
with walk-in shower

Joint Agent

Entwistle Green



Second Floor

Loft Room

Outside

Yard to rear

EPC Rating

D



LOT
52

17 Yelverton Close, Halewood, Liverpool L26 7YN

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A four bedroomed semi-detached house benefiting from double glazing, central heating, gardens to the front and rear and driveway. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

Off Helston Avenue which is in turn off Okell Drive in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 8 miles away.

Ground Floor

Porch, Hall, Living Room/Dining
Room, Bedroom, Kitchen/Lean
to

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC

Joint Agent

Entwistle Green



Outside

Gardens front and rear, Driveway

EPC Rating

D

Council Tax Band

B



LOT
53

BY ORDER OF THE FIXED CHARGE RECEIVERS

21 Mulberry Road, Birkenhead, Merseyside CH42 3XZ

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum.

Situated

Off Old Chester Road (B5149) in a popular and well-established location within easy reach of local amenities, transport links and approximately 2 miles from Birkenhead town centre.

Ground Floor

Through Lounge/Diner, Kitchen, Bathroom/WC.

Note

Sutton Kersh have not inspected this property.

First Floor

Two Bedrooms.

Outside

Yard to rear.

EPC Rating

D

Council Tax Band

A



LOT
54

38a Rawlins Street, Fairfield, Liverpool L7 0JF

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A four bedroom semi-detached house benefiting from double glazing, central heating, gardens and a driveway. The property has been let to 4 tenants producing a rental income of £14,400 per annum. However, they are due to vacate in July 2025. Following minor cosmetic work the potential rental income is approximately £23,000 per annum.

Situated

Off Prescott Road in a popular and well established residential location close to local amenities, Newsham Park, schooling with good transport links approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hallway, Communal Lounge, one Letting Room with ensuite bathroom/WC, Kitchen.

Council Tax Band

B

Tenure

Freehold

First Floor

Three Letting Rooms, Bathroom/WC.

Outside

Driveway, Yard to the rear.

EPC Rating

D



LOT
55

113 Southgate Road, Liverpool L13 5XZ

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

Hall, Living Room, Kitchen/Diner

Tenure

Freehold

Ground Floor

Two Bedrooms, Bathroom/WC

Joint Agent

Entwistle Green

Outside

Yard to rear

EPC Rating

TBC

Council Tax Band

A



LOT
56

16 Longfellow Close, Kirkby, Liverpool L32 9SR

GUIDE PRICE £155,000+*

VACANT RESIDENTIAL

Description

A four bedroomed, three storey town house benefitting from double glazing, central heating and a rear garden. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £13,200 per annum.

Situated

Off Shakespeare Avenue which in turn is off Bewley Drive in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 mile from Kirkby town centre and train station and approximately 10 miles from Liverpool city centre.

Ground Floor

Hall, Bedroom with En-Suite
Shower Room/WC, WC, Kitchen/
Diner

EPC Rating

C

Council Tax Band

D

First Floor

Living Room, Bedroom

Tenure

Freehold

Second Floor

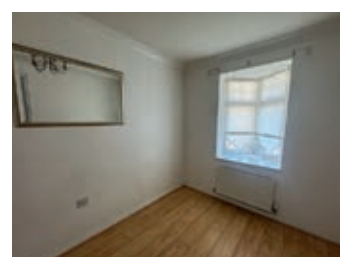
Bedroom with En-Suite Shower
Room/WC, Bedroom, Bathroom/
WC

Joint Agent

Entwistle Green

Outside

Rear Garden



LOT
57

64 Halsbury Road, Liverpool L6 6DQ

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bed end of terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes, with a potential rental income of approximately £12,000 per annum.

Situated

Just off Molyneux Road and Kensington High Street in a popular and well-established location close to local amenities, schooling and universities with good transport links. Approximately 2.5 miles from Liverpool city centre.

Ground Floor

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

Tenure

Freehold

First Floor

Two Bedrooms plus Box Room, Bathroom/WC

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A



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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

The house named Tarka Lodge was built in 1998. It is one of five individual self builds on a strip of land within Jericho Farm Close. It has the largest plot of the five self builds and benefits from on road parking for up to 3 cars. The construction was ahead of its time and is a very warm insulated house with extra thick walls made of 5" internal 7' Nuton Blockwork, 3' Rockwool Insulation bats, a 1" air cavity and a 4" face brick. That is an overall thickness of 13" before plaster. The skins of block and brick are held together with heavy duty stainless steel brick-ties. This was constructed on a substantial Concrete Raft Foundation, which flows right through the whole structure including the conservatory and garage area. The house has a solid block-work core to either side of the stairway. All doors from habitable rooms opening on to the stairway are fire rated and have self-closing springs as per fire regulations at the time of building. The ground floor has a higher ceiling than most new builds to give the impression of a more traditional build. The roof is of traditional build of 7" x 2" timber rafters supported on 2 lines of 9" x 3" purlins with concrete tiles over a breathable felt underlay. The barge boards and fascias are of solid PVC boards and so require no painting. All windows and doors are white PVC double glazed. The front garden which can accommodate up to 3 cars off road is block paved with substantial plants and trees. The rear of the property has a large concrete strip for ease of access to the bin storage to the left and to the right the side garden which is of a good size and manageable. There is a pagoda sitting area and a paved area for dining or BBQ. The garden has substantial trees and plants. The area is very quiet has great access to public transport and good local schools; The promenade is 5 minutes' walk away Otterspool park is on your doorstep. Seton Park is just 10 minutes walk away. The house is close to local restaurants and a short walk or bus ride to Lark Lane. The house has been a rental for some years thus showing some wear and tear so needs some TLC and upgrading. The property would suit a family or even a business perhaps a nursery or another such small venture.

Situated

Off Jericho Lane in a sought after residential location close to Aigburth Road and Aigburth Vale amenities, bars and restaurants, Otterspool promenade and schooling with good transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Hallway, two lounges, Open plan Kitchen/Diner leading into Conservatory, WC, Utility Room, a versatile room currently used as a gym with its own Shower Room/WC.

First Floor

Four Bedrooms (two with en suite shower rooms and one with a balcony), Bathroom/WC.

Second Floor

Two Bedrooms, Study.

Outside

Driveway, Garage and Rear Garden.

EPC Rating

C

Council Tax Band

E

Tenure

Freehold

LOT
59

77 Anderton Street, Ince, Wigan, Lancashire WN2 2BJ

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

Description

A three bedroom end town house benefiting from double glazing, central heating and a rear garden. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Off Greenfield Avenue in a popular and well established location close to local amenities and Wigan town centre.

Ground Floor

Hall, WC, Lounge, Kitchen/Diner.

Lease Details

Term 999 years from 1 January 2007

First Floor

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

Tenure

Leasehold

Outside

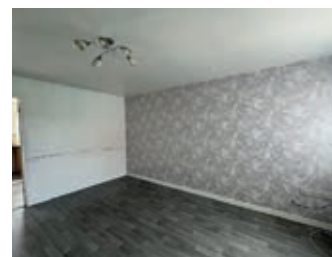
Rear Garden.

EPC Rating

C

Council Tax Band

B



LOT
60

116/118/120 County Road, Walton, Liverpool L4 3QW

GUIDE PRICE £250,000+*

DEVELOPMENT OPPORTUNITIES

Description

A redevelopment opportunity comprising a block of three interconnecting retail units together with two floors of accommodation above and land to the side. The property would be suitable for a number of uses and did have planning approval for two retail units together with eight self-contained flats above with a rear dormer extension which has now expired. Planning Ref No: 21F-0201. We believe all main services are available, however potential purchasers should rely on their own enquiries.

Situated

Fronting County Road in an established residential location on a busy main road position and within easy reach of local amenities, schooling, Liverpool Football Club with good transport links. Liverpool city centre is approximately 5 miles from Liverpool city centre

Ground Floor

Three retail units

First/Second Floors

Various Rooms

Outside

Land to the side and rear yard

Tenure

Freehold



LOT
61

34 Elm Drive, Seaforth, Liverpool L21 4NA

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A good sized four bedroomed end of terrace house 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 annual rental income is approx. £11,400 per annum. Cash buyers only.

Situated

Off Rawson Road which is off Princess Way (A5036) in a popular and well established residential location within close proximity to local amenities and a short drive to Crosby and Waterloo shopping, bars and restaurants with good transport links into Liverpool city centre approx. 6 miles away.

Ground Floor

Vestibule, Hall, two Reception Rooms, Kitchen, WC, Utility Room.

Council Tax Band

A

Tenure

Freehold

First Floor

Four Bedrooms, Bathroom/WC.

Joint Agent

Logic Estates

Outside

Rear Yard.



EPC Rating

C



LOT
62

Apt 32 Mill View, Rutter Street, Liverpool L8 6AG

GUIDE PRICE **£17,500+***

RESIDENTIAL INVESTMENT

Description

An eighth floor two bedroomed 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 £6,600 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

Eighth Floor

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

Lease Details

Term 125 years less 3 days from 30 March 2012

Ground rent £331.77 per annum

Service Charge (Jan – Dec 2025) – £2,890 per annum

Outside

Communal Parking.

EPC Rating

E

Note

We are advised that both lifts are currently out of order and in the process of being fixed.



Tenure
Leasehold

LOT
63

ON BEHALF OF A HOUSING ASSOCIATION

13 Lincoln Street, Garston, Liverpool L19 8LE

GUIDE PRICE **£67,500+***

VACANT RESIDENTIAL

Description

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

Situated

Off Window Lane which in turn is off Banks Road in a popular residential area, close to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen

Tenure

Leasehold 999 years from 1st May 1898

Ground rent TBC

First Floor

Bathroom/WC, Two Bedrooms

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
64

46a Linacre Road, Liverpool L21 6NT

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A good sized two bedroomed first floor flat 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 £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.

Lease Details

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

First Floor

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

Note

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

Outside

Yard and Off Road Parking.

Tenure

Leasehold

Council Tax Band

A

EPC Rating

E



LOT
65

91 Townsend Lane, Anfield, Liverpool L6 0AY

GUIDE PRICE **£105,000+***

VACANT RESIDENTIAL

Description

A four/five bed roomed three storey plus basement middle terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes and has potential to be used as an Airbnb investment, subject to gaining the necessary consents.

Situated

Fronting Townsend Lane close to its junction with Vicar Road in a popular residential location close to local amenities, Liverpool & Everton Football Club, schooling and approximately 3 miles from Liverpool city centre.

Lower Ground Floor

Basement – not inspected

Outside

Front and Rear Yards

Ground Floor

Hall, Living Room, Dining Room or Letting Room, Kitchen, Shower Room/WC

EPC Rating

D

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC

Tenure

Freehold

Second Floor

Further Bedroom



LOT
66

27 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BE

GUIDE PRICE **£30,000+***

VACANT COMMERCIAL

Description

A vacant ground floor commercial unit together with storage above. The property would be suitable for a number of uses and there is also potential to convert the upstairs subject to gaining any necessary consents. The potential rental income would be approximately £6,000 per annum.

Situated

Fronting Bebington Road within a parade of shops in a popular residential location close to local amenities. Birkenhead town centre is approximately 2 miles away.

Ground Floor

Shop Area.

First Floor

Storage.

EPC Rating

TBC

Tenure

Freehold



LOT
67

ON BEHALF OF THE ADMINISTRATORS

The Cove Guest House, 48 River Street, Rhyl, Clwyd LL18 1PT

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A vacant three story detached property which has previously been used as a 13 bedroomed guesthouse. The property benefits from double glazing, central heating, front and rear gardens, driveway and a separate single storey annex building. Following refurbishment and modernisation the property would be suitable for investment purposes or potential flat conversion, subject to gaining any necessary consents.

Situated

Off West Parade in a popular and well established area within close proximity to the waterfront, local amenities and transport links.

Ground Floor

Porch, Hall, Bedroom, Bathroom/WC, Family Room containing two Bedrooms with En-suite shower Room/WC, Kitchen/Diner, Utility Room.

Separate Annex Ground Floor

Bedroom with En-suite shower room/WC, Family Room containing two Bedrooms with En-suite shower room/WC.

First Floor

Four Bedrooms with En-suite Shower room/WC, Store room, Communal Shower room/WC.

Second Floor

Three Bedrooms, Separate WC, Communal Shower/WC.

Outside

Front and Rear Gardens, Driveway/Parking.

EPC Rating

D

Council Tax Band

B



LOT
68

6 Dentwood Street, Liverpool L8 9SR

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced property benefitting from double glazing and central heating. The property is in good condition throughout and ready for immediate occupation or investment purposes. The potential rental income is approximately £10,500 per annum.

Situated

Off Southhill Road which in turn is off Park Road in a popular residential location within walking distance to local amenities to include Tesco supermarket and local schooling. Aigburth Road shopping and Sefton Park is a short walk away. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Through Living Room, Kitchen

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC

Joint Agent

Entwistle Green

Outside

Yard to rear.

EPC Rating

TBC

Council Tax Band

A



LOT
69

164 Utting Avenue, Liverpool L4 7TB

GUIDE PRICE **£145,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached house benefiting from double glazing, central heating, Gardens front and rear and a driveway. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes with a potential rental income being approximately £15,600 per annum. There is potential for extending to the rear subject to any necessary consents.

Situated

Fronting Utting Avenue in a popular and well established residential location close to local amenities, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen.

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Gardens Front and Rear, Driveway and Brick Outbuilding.

EPC Rating

TBC



LOT
70

34 Goodacre Road, Liverpool L9 0HQ

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £11,400 per annum. Please note this property is best suited to cash buyers.

Situated

Off Longmoor Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

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

Tenure

Freehold

Joint Agent

Entwistle Green

First Floor

Three Bedrooms

Outside

Yard to the rear, Outbuilding

EPC Rating

TBC

Council Tax Band

A



LOT
71

ON BEHALF OF RECEIVERS

Apt 1, Harrington Chambers, 26 North John Street, Liverpool L2 9RU

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A first floor city centre two bedroomed apartment within a Grade II listed building. The property benefits from double glazing, central heating, lift access and intercom system. The property is currently let by way of an Assured Shorthold Tenancy holding over producing £7,140 per annum.

Situated

Fronting North John Street in the heart of Liverpool city centre within walking distance to city centre amenities and transport links, Liverpool Waterfront and Liverpool ONE.

Ground Floor

Communal Entrance.

First Floor

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

EPC Rating

C

Council Tax Band

C

Lease Details

Ground Rent £350 per annum

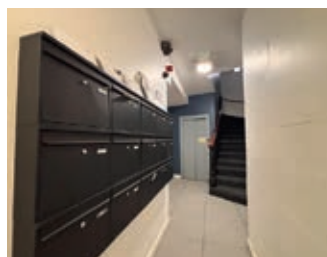
Service Charge £1,065 per annum

Note

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

Tenure

Leasehold



LOT
72

67 Springwell Road, Bootle, Merseyside L20 6LU

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

Description

A two bedroomed ground floor flat benefitting from double glazing and central heating, private front garden, garage and communal parking to the rear. The property is in need of a full upgrade and scheme of refurbishment works and once complete would be suitable for resale or investment purposes. The potential rental income is approximately £7,200 per annum.

Situated

Fronting Springwell Road on the corner of Annie Road in a popular residential area close to local amenities, schooling with good transport links. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

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

Outside

Communal Gardens and Parking.
Garage

EPC Rating

D

Council Tax Band

A

Lease Details

Term 200 years from 1st January 1973

Ground Rent £15

Tenure

Leasehold



LOT
73

2 Sydney Street, Liverpool L9 4SW

GUIDE PRICE £65,000+*

VACANT RESIDENTIAL

Description

A two bedroom end terraced house benefitting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for resale, occupation or investment purposes. The potential rental income being in excess of £9,600.00 per annum.

Situated

Off Warbreck Moor (A59) in a popular residential location within walking distance to Walton Vale amenities, shops, bars and restaurants with good transport links. Liverpool city Centre is approx. 6 miles north.

Ground Floor

Through Lounge/Dining Room, Kitchen,

Tenure

Freehold

Joint Agent

Core Property Management



First Floor

Two Bedrooms, Bathroom/WC

Outside

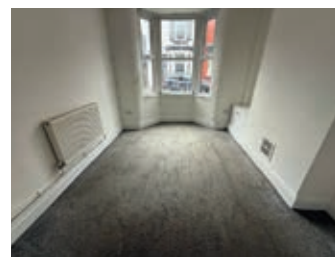
Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
74

35 Mansell Road, Liverpool L6 6AY

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefitting from double glazing and boiler (no radiators). The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes.

Situated

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

Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen (no fittings), Bathroom (no fittings)

Council Tax Band

A

Tenure

Freehold

First Floor

Three Bedrooms, Works have commenced to install an en suite shower room to the first bedroom however there are no fittings.

Joint Agent

Entwistle Green

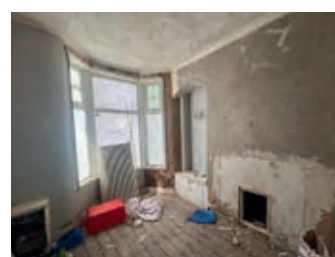


Outside

Yard to the rear.

EPC Rating

D



LOT
75

7 Manvers Road, Childwall, Liverpool L16 3NP

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing and gardens to the front and rear with off road parking. The property is a blank canvas, back to bare brick, ready to put your own stamp on it and once modernised would make excellent family accommodation. Alternatively, it could be let out with a potential rental income of £1,200 per annum. The property also benefits from planning permission to extend to provide a double extension to the side and a single storey extension to the rear. Planning Ref No: 24H/0290.

Situated

Just off Chelwood Avenue in a sought after location within easy reach of local amenities and transport links and an excellent catchment area for schooling. Allerton Road shopping, Bars and restaurants are a short drive away and Liverpool city centre is approximately 5 miles north.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen (no fittings)

EPC Rating

G

First Floor

Three Bedrooms, Shower Room/
WC (no fittings)

Council Tax Band

C

Tenure
Leasehold

Outside

Gardens front and Rear,
Driveway, Outhouse



LOT
76

45 Cowley Road, Liverpool L4 5SY

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

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

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC.

Outside

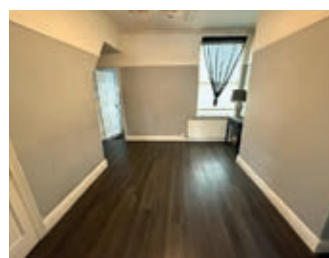
Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT
77

21b Warwick Road, Liverpool L36 1UU

GUIDE PRICE **£35,000+**

VACANT RESIDENTIAL

Description

A one bedroomed second floor apartment within a purpose-built block benefiting from double glazing, central heating, secure intercom entry system and communal gardens. Following a scheme of refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £7,200 per annum.

Situated

Off York Road and Hurst Park Drive which in turn are off Longview Drive in a popular and well-established residential location close to local amenities including Huyton Leisure Centre, schooling and transport links. Approximately 1 mile from Huyton Village and 8 miles from Liverpool city centre.

Ground Floor

Communal Entrance Hallway.

Council Tax Band

A

Second Floor

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

Lease Details

Term 125 years from 12th
December 1983

Ground Rent £10

Service Charge £556.20 per
annum

Outside

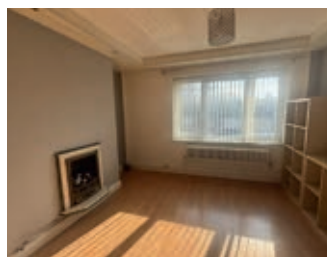
Store Cupboard, Communal
Gardens to the Front and Rear.

Tenure

Leasehold

EPC Rating

C



LOT
78

Flat 7, Delaford House, 13 Haigh Road, Liverpool L22 3XN

GUIDE PRICE **£90,000+**

VACANT RESIDENTIAL

Description

A two bedroomed ground floor flat within a purpose-built block benefiting from double glazing, underfloor heating, secure intercom system and allocated parking to the rear. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes with the potential rental income being approximately £9,600 per annum.

Situated

Off Crosby Road South (A565) in a popular and well-established residential location within walking distance to Waterloo shops, bars and restaurants, and Crosby Beach and less than 2 miles from Crosby town centre. With good transport links into Liverpool city centre.

Ground Floor

Communal Entrance Hall.

Flat Hall, Open Plan Lounge/
Kitchen, two Bedrooms (one
with en-suite shower room),
Bathroom/WC

Council Tax Band

B

EPC Rating

C

Outside

Allocated parking.

Tenure

Leasehold

Lease Details

125 years from 1st January 2006

Ground Rent TBC

Service Charge TBC



LOT
79

1 Warton Terrace, Bootle, Merseyside L20 4QA

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A three bedroom end of terrace property benefitting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for investment purposes with a potential rental income of £9,000.00 per annum.

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

Lease Details

99 years from 25th March 1905

Ground Rent £26

First Floor

Three Bedrooms, Bathroom/WC.

Tenure

Leasehold

Outside

Yard to rear.

EPC Rating

D

Council Tax Band

A



LOT
80

Parking Space at Central Car Park, The Coombes, Polperro, Looe, Cornwall PL13 2QR

GUIDE PRICE **£30,000+***

LAND

Description

A rare opportunity to acquire a single parking space situated in the heart of the popular seaside town of Polperro, located in a secure car park behind The Ship Inn. The parking space will appeal to both local residents and business owners/holiday home owners providing valuable parking in the centre of the town.

Situated

The popular seaside town of Polperro is a traditional fishing village, steeped in history and offering a range of bespoke shops, cafes and public houses catering for both local residents and holiday makers.

Viewings

At any reasonable time during daylight hours and at the viewers own risk, or by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

Tenure

Freehold

EPC Rating

Exempt

Council Tax Band

Exempt



LOT
81

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

GUIDE PRICE **£69,000+***

VACANT RESIDENTIAL

Description

A vacant two bedroom first floor flat, having the benefit of a parking space and private access via an external staircase to the rear of the property. 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 with the potential for an uplift to circa £800pcm/£9,600.

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

First Floor

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

Outside

Parking space to the rear of the building.

Viewings

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

EPC Rating

D

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
82

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

GUIDE PRICE **£235,000+***

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 & 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 doctors 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



Description

A vacant two storey detached property requiring some cosmetic improvement works, enjoying an elevated position in the ever popular seaside town of Looe. The accommodation comprises a sun porch, two double bedrooms and bathroom to the ground floor, with a lounge/diner having sea views and a kitchen to the first floor. The property is accessed via external stone steps from East Cliff and has the benefit of a walled, low maintenance, paved courtyard style garden with a summer house.

Situated

East Cliff is set above the main town centre of Looe, with steps leading down to the beach and in turn Banjo Pier and direct access to the South West coastal path. Looe is a popular seaside town, with a thriving town centre offering an array of shops, cafes and public houses, along with a sandy beach and a working harbour.

Ground Floor

Sun porch giving access to the front and rear of the property, entrance hall, two double bedrooms and bathroom.

First Floor

Landing, lounge/diner and kitchen.

Outside

Walled low maintenance paved courtyard style garden and Summerhouse.

Viewings

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



EPC Rating

D

Council Tax Band

C

Tenure

Freehold



A winning team



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again! Thank to you
both and the team for
all your efforts and
being so easy to work
with! 😊
Thank you*



Description

An interesting opportunity to acquire a versatile two storey property in the heart of Newlyn, with panoramic views over Newlyn Harbour, to St Michaels Mount and The Lizard beyond. The property, formerly two cottages which were merged in 1994 under Building Regulations application number 94/R/0017/N, now provides reverse level accommodation with three/four bedrooms, a reception room/bedroom four, utility room, bathroom and shower room at ground floor level, with sitting room, snug, kitchen/diner and utility room at first floor level, giving access to the elevated rear garden. A single garage is also included with the property and can be located a short distance away in Farmers Meadow, there is also on street parking to the front of the property.

Situated

The traditional fishing town of Newlyn is set between Penzance and Mousehole, offering a selection of cafes and restaurants, art galleries, cinema and public houses, with further facilities and amenities at nearby Penzance with access to the A30 and mainline railway station. Newlyn boasts a thriving Primary school (Ofsted rated 'Good') and is on regular bus routes to Secondary schools in Penzance.

Ground Floor

Entrance hall, three/four bedrooms, reception room/bedroom four, utility room, bathroom and shower room.

First Floor

Landing, kitchen/diner, sitting room, snug and utility room.

Outside

Walled courtyard style front gardens. Rear lawned garden with spectacular sea views,

accessed via a pedestrian bridge from the rear of the property, with mature shrubs and a greenhouse.

Viewings

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

EPC Rating

D

Council Tax Band

D

Note

There is a pedestrian right of way, to the rear of the property at ground floor level, for the neighbouring property in the terrace.

Tenure

Freehold



These floor plans are for information only and are not intended to be used for any other purpose. They are not to scale and are not a substitute for a professional survey. The seller makes no representation or warranty as to the accuracy or completeness of the information provided.



LOT
85

103 St. Katherines Road, Exeter EX4 7JJ

GUIDE PRICE **£195,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached property requiring some modernisation/updating, set in the ever popular residential area of St Katherines Road. The property offers an open plan lounge/diner, kitchen, conservatory and shower room at ground floor level, with three bedrooms and a bathroom on the first floor. The property benefits from front and rear gardens, two useful brick built outbuildings with power and lighting, along with an attached garage/workshop and on drive parking. The property offers tremendous potential to create an enviable family home in this popular residential location, or as post works onwards resale opportunity.

Situated

St Katherines Road is situated in the Stoke Hill area of Exeter, with a range of local shopping and leisure facilities, public transport links to the city centre and is in close proximity to St Katherine's Priory which hosts weekly and monthly activities for the local community.

Ground Floor

Entrance porch, hallway, lounge/diner, kitchen, conservatory and shower room.

Outside

Front and rear gardens, two brick built outbuildings, garage/workshop and on drive parking.

First Floor

Landing, three bedrooms and a bathroom.



Viewings

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

Council Tax Band

C

Tenure

Freehold

EPC Rating

D

LOT
86

40 Trewartha Estate, Carbis Bay, St. Ives, Cornwall TR26 2TQ

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached property requiring modernisation, having the benefit of front and rear gardens and on drive parking in Carbis Bay. The property currently comprises ground floor bathroom, kitchen/breakfast room, lounge/diner and rear lobby with WC and storeroom, with three bedrooms and a WC at first floor level.

Situated

Trewartha Estate can be found off Trencrom Lane with nearby convenience store, pharmacy, restaurants and a blue flag beach. There are regular bus services and a railway link to St Ives, offering further facilities and amenities catering for all age groups, along with easy access to the A30.

Ground Floor

Entrance hall, lounge/diner, kitchen/breakfast room, bathroom, rear lobby with WC and store room giving access to the rear garden.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.

First Floor

Landing, three bedrooms and bathroom.

EPC Rating

G

Council Tax Band

B

Outside

Lawned front and rear good sized gardens, on drive parking space.



Note

The property is subject to a Section 157 local authority restriction, whereby any purchaser must have lived or worked in Cornwall for the last three years. Please refer to the legal pack for further information.

Tenure

Freehold

Description

A tenanted two double bedroom ex local authority first floor flat with the benefit of residents permit parking and secure entry system, conveniently situated for the facilities and amenities of Exeter city centre, RD&E hospital, Exeter University and St James railway station. The property is currently let on an Assured Shorthold Tenancy generating an income of £320pw/£16,640pae and is to be sold furnished.

Situated

St Matthews Close is a well-established and popular residential area with communal parking and grounds, being conveniently situated for the city centre, St James Railway Station, Waitrose, RD&E hospital and the University.

Ground Floor

Secure entry system with stairs to all floors.

First Floor – 4A

Entrance hall, lounge/diner, kitchen, two double bedrooms, bathroom and WC.

Outside

Communal car parking and grounds.

Viewings

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

EPC Rating

C

Council Tax Band

B



General view of building

Lease Details

83 years remaining – Freeholder
Exeter City Council Service Charge £54 per month
Insurance £31 per quarter
Ground Rent £10 per annum

Tenure

Leasehold



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Thank you very much Cathy ❤️



Description

Unique late Georgian four/five bedroom town house, along with a self-contained two bedroom basement flat, with the potential combined 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 standalone 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/HMO occupancy subject to any requisite consents.



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 & Council Tax Bands

4 Gascoyne Place EPC Rating E. Council Tax Band E

4a Gascoyne Place EPC Rating D.

Council Tax Band A

43 Regent Street EPC Rating D. Council Tax Band B

Tenure

Freehold

LOT
89

28 Percy Terrace, Plymouth PL4 7HG

GUIDE PRICE **£150,000+***

COMMERCIAL INVESTMENT

Description

A dual faceted freehold investment opportunity comprising a ground floor commercial property, with A3 & A5 use, currently let and part way through a 2 year lease, generating an income of £7,000pcm/£8,400pae, along with a two bedroom first floor self-contained apartment, let on a rolling AST at £650pcm/£7,800pae. Both properties are presented in good order throughout generating a combined income of £16,200pae.

Situated

Lipson is a popular residential area, in close proximity of the City centre, local shops and amenities.

Ground Floor

Main restaurant and servery, rear hall with WC and two storage rooms, rear access to external staircase.

General enquiries Countrywide Property Auctions 01395 275691.

EPC Ratings

Ground Floor B. First Floor Flat E

First Floor Flat

Fully self-contained with railed roof top terrace, kitchen, shower room, living room and two bedrooms.

Council Tax Band/VOA Rating

Ground Floor £6,600. First Floor Flat A

Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242.

Tenure

Freehold



LOT
90

51 Old Exeter Road, Newton Abbot, Devon TQ12 2NH

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A three bedroom detached property requiring modernisation being conveniently situated for Newton Abbot town centre. This versatile property offers two reception rooms, kitchen/breakfast room with conservatory off, utility room to the ground floor, with three bedrooms and bathroom to the first floor. The property has a good sized south facing garden, being mainly laid to lawn with a raised decked seating area and two useful outbuildings.

Situated

Old Exeter Road is a prime location giving easy access to Newton Abbot town centre, offering a wide range of shopping, leisure and educational facilities catering for all age groups.

Ground Floor

Entrance hall, lounge, dining room, kitchen/breakfast room, utility room and conservatory.

Viewings

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

First Floor

Two staircases, three bedrooms, family bathroom and dressing/storage room.

EPC Rating

E

Outside

South facing enclosed garden, with large lawn and raised decked seating area, two useful outbuildings.

Council Tax Band

D



Note

The property is of mixed construction comprising stone, cob and timber.

Tenure

Freehold



LOT
91

7 Boscawell Estate, Pendeen, Penzance, Cornwall TR19 7EU

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terraced property requiring modernisation throughout, having the benefit of good sized front and rear gardens, in a well-established residential area. The property is likely to appeal to owner occupiers, residential lettings investors, or as a post works onwards resale opportunity.

Situated

Pendeen is a popular village in West Cornwall, with a thriving local community, convenience store, public houses and primary school, with further facilities and amenities in the nearby towns of Penzance and St Ives.

Ground Floor

Entrance hall, lounge/diner, kitchen/breakfast room.

First Floor

Landing, three bedrooms and bathroom.

Outside

Good sized front and rear gardens. Residents parking on street.

Viewings

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

EPC Rating

D

Council Tax Band

A

Tenure

Freehold



LOT
92

21 Colley Crescent, Paignton, Devon TQ3 3DL

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A vacant three bedroom end of terrace property, set in an elevated end of cul-de-sac location and having the benefit of good sized front and rear gardens, along with on street parking and sea views over the townscape. The property would be suitable as a family home or for a buy-to-let investment.

Situated

The popular seaside town of Paignton offers a wide selection of shops, educational and leisure facilities catering for all age groups, sandy beaches, mainline railway station and a working harbour.

Ground Floor

Entrance hall, sitting room with bay window, kitchen/diner.

First Floor

Landing, three bedrooms and bathroom.

Outside

Good sized front and rear gardens, with parking available on street on an ad hoc basis.

Viewings

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

EPC Rating

D

Council Tax Band

B

Tenure

Freehold



LOT
93

86 Fore Street, Newlyn, Penzance, Cornwall TR18 5JR

GUIDE PRICE £200,000+*

VACANT RESIDENTIAL

Description

A three en-suite bedroomed traditional two storey Cornish cottage, with a self-contained one bedroom annexe, enjoying stunning dual aspect views over the working harbour, Mounts Bay and St Michaels Mount in the ever popular fishing village of Newlyn. The cottage offers a dining room, kitchen and two en-suite bedrooms to the ground floor, with living room and bedroom three to the first floor. The self-contained annexe offers an open plan lounge/kitchen/diner and bedroom with an en-suite WC.

Situated

The traditional fishing town of Newlyn is set between Penzance and Mousehole, offering a selection of cafes and restaurants, art galleries, cinema and public houses, with further facilities and amenities at nearby Penzance with access to the A30 and mainline railway station. Newlyn boasts a thriving Primary school (Ofsted rated 'Good') and is on regular bus routes to Secondary schools in Penzance.

Ground Floor – main residence

Entrance hall, dining room, kitchen, bedroom one with en-suite, bedroom two with en-suite.

First Floor – main residence

Landing, living room, master bedroom with en-suite.

The Annexe

Open plan lounge/kitchen/diner, bedroom with en-suite WC.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide

Property Auctions 01395 275691.

EPC Rating

G

Council Tax Band

B

Note

The property is subject to a flying freehold. Please refer to the legal pack for further information.

Tenure

Freehold



LOT
94

7 Colley End Road, Paignton, Devon TQ3 3DF

GUIDE PRICE £110,000+*

VACANT RESIDENTIAL

Description

A two double bedroom mid terrace town house requiring refurbishment, enjoying an elevated position close to the town centre, having the benefit of a front lawned garden, rear courtyard and views over the townscape to the sea. The property offers the potential for further accommodation within the loft space, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.

Situated

Colley End Road is situated just off Winner Street in the town centre, with number 7 being accessed via pedestrian access leading up from Colley End Road, or from Jubilee Terrace to the rear of the property. Paignton has a thriving town centre with a wide range of shops, restaurants and cafes, educational facilities catering for all age groups and sandy beaches.

Ground Floor

Entrance hall, sitting room, dining room, kitchen giving access to the enclosed rear courtyard.

First Floor

Landing, bedroom one with sea views, bedroom two and bathroom.

Outside

Lawned garden to the front of the property and enclosed courtyard to the rear.

Viewings

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

EPC Rating

TBC

Council Tax Band

B

Tenure

Freehold



LOT
95

8 St. Keverne Place, Plymouth PL2 3TB

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A first floor two double bedroom flat of non-traditional construction, having the benefit of uPVC double glazing, gas central heating, front and rear gardens with two useful outbuildings, enjoying a cul-de-sac location with on-street parking in this well-established residential area. The property is likely to appeal to both owner occupiers and the residential lettings fraternity. Cash buyers only.

Situated

St Keverne Place enjoys a cul-de-sac location in the popular Penny Cross suburb of Plymouth, with excellent access to the major road networks throughout the City, along with public transport links and local educational facilities.

Ground Floor

Entrance porch with stairs rising to the first floor.

First Floor

Landing, kitchen/breakfast room, lounge/diner, two double bedrooms and bathroom.

Outside

Front and rear gardens being mainly laid to lawn and two useful outbuildings. On street parking.

Viewings

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

EPC Rating

D

Council Tax Band

A



Lease Details

Lease length 125 years from 24/07/1989

Ground Rent TBC

Service/maintenance Charges TBC

Tenure

Leasehold



LOT
96

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 between the villages of Newmill and Zennor, being only a few minutes to the glorious West Cornwall coastline and beaches, with further facilities and amenities in Penzance, including supermarkets, recreational & 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

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.

Tenure

Freehold

LOT
97

5 Street-An-Pol, St. Ives, Cornwall TR26 2DS

GUIDE PRICE **£275,000+***

MIXED USE

Description

An interesting opportunity to acquire a double fronted mixed commercial/residential property, situated in close proximity to St Ives harbourside, enjoying a prominent trading position. The property comprises the retail area to the front of the property measuring circa 4.3m x 4.1m, with the residential kitchen and cloakroom to the ground floor. Lounge and master bedroom with en-suite shower room on the first floor and a further attic room/bedroom two. The property has the benefit of a shared courtyard to the rear and lapsed planning permission for a balcony off the attic room.

Situated

Street-An-Pol is situated just off the main High Street in St Ives and in close proximity of the Harbour. The ever popular seaside town of St Ives offers a wide range of restaurants, shopping and leisure facilities and art galleries, renowned for its glorious sandy beaches, being readily accessible to the A30 and railway stations.

Ground Floor

Double fronted shop area, kitchen, cloakroom.

First Floor

Lounge, master bedroom with en-suite shower room.

Second Floor

Attic room/bedroom two.

Outside

1/3rd of the rear shared courtyard area.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

E

Council Tax Band/VOA Rating

Flat A. Shop £5,600 (The shop currently has small business rate relief).

Tenure

Freehold



LOT
98

Flat 19, Fleet Court, 26 Fleet Street, Torquay TQ1 1DR

GUIDE PRICE **£95,000+***

VACANT RESIDENTIAL

Description

A vacant upper floor two double bedroom apartment, with open plan lounge/kitchen/diner and bathroom, presented in good order throughout and enjoying a convenient town centre location. Access to the building is via a secure entry system, with lifts and staircases to all floors. The property can be used as a residential lettings investment, as a main home or second residence, but cannot be let for holiday purposes.

Situated

Fleet Street is located in the centre of the popular seaside town of Torquay, with a range of shopping, leisure and educational facilities catering for all age groups, along with its sandy beaches and working harbour.

Ground Floor

Secure entry system and foyer, with lift and stairs to all floors.

Flat 19

Entrance hall, open plan lounge/kitchen/diner, two double bedrooms and a bathroom.

Viewings

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

EPC Rating

D

Council Tax Band

B



General view of building

Lease Details

Lease length 125 years from 01/10/2004

Ground Rent Peppercorn
Service/maintenance Charge £2,197.39 from 01/10/2024 to 30/09/2025

Tenure

Leasehold



LOT
99

45 Moorland Close, Pendeen, Penzance, Cornwall TR19 7EF

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A four bedroom terraced property situated in the popular village of Pendeen, having the benefit of front and rear gardens, with sea views from the rear elevation. The property comprises entrance hall, lounge, kitchen/diner, utility room and WC on the ground floor, with four bedrooms and a bathroom on the first floor.

Situated

Pendeen is a popular Cornish village situated in an area of Outstanding Natural Beauty. The village offers a Church, pub and nursery, shop and village hall with many other local amenities at nearby St Just.

Ground Floor

Entrance hall with WC off, lounge, kitchen/dining room.

First Floor

Landing, four bedrooms and bathroom.

Outside

Front and rear gardens.

WITHDRAWN

Viewings

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

EPC Rating

D

Council Tax Band

A



Note

The property is subject to a Section 157 local authority clause, whereby any purchaser must have lived or worked in Cornwall for a minimum of 3 years. Please refer to the legal pack for further information.

Tenure

Freehold



LOT
100

7 Gloucester Road, Newlyn, Penzance, Cornwall TR18 5DW

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached property requiring modernisation, enjoying an elevated cul-de-sac location in Newlyn, with stunning sea views from the rear elevations to St Michaels Mount and beyond. The property has the benefit of enclosed front and rear gardens, with a decked seating area taking full advantage of the glorious sea views, lawn and former vegetable patch to the rear, with parking available on street.

Situated

Gloucester Road is set on the upper fringes of the popular fishing village of Newlyn, with bespoke local shops and cafes, public houses and art gallery, with further facilities and amenities available at Penzance with a mainline railway station and access to the A30.

Ground Floor

Entrance hall, sitting room, kitchen/diner with access to the rear garden.

First Floor

Three bedrooms and bathroom.

Outside

Walled front garden and terraced rear gardens with decked seating area, lawn and former vegetable patch.

Viewings

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

EPC Rating

D

Council Tax Band

C



Note

The property has spray foam roof insulation which may make it unsuitable for mortgage purposes. The property has been tested for mould with a result of Class A.

Tenure

Freehold



LOT
101

14-15 Tarbrock Court, Bootle, Merseyside L30 0QA

GUIDE PRICE **£145,000+***

VACANT RESIDENTIAL

Description

Two interconnecting town houses with a total of five bedrooms benefiting from double glazing, central heating and gardens to the front and rear. The properties could potentially be split back into two separate dwellings or converted to provide flats or HMO subject to gaining any necessary consents.

Situated

Off Church Way in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 8 miles away.

Ground Floor

Hall, two Kitchens, WC, two Living Rooms, two Dining Rooms

Five Bedrooms, Office, two Bathroom/WCs, Shower Room

Outside

Gardens to the front and rear

EPC Rating

C

Council Tax Band

C

SOLD PRIOR



LOT
102

27 Highfield Road, Walton, Liverpool L9 1AS

GUIDE PRICE **£170,000+***

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 8 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.

First Floor

Four Letting Rooms ensuite wet room/WC.

Second Floor

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

Outside

Front and Rear Gardens and Driveway.

SOLD PRIOR



LOT
103

445 Stanley Road, Bootle, Merseyside L20 5DN

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

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

Situated

Fronting Stanley Road overlooking North Park close to its junction with Knowsley Road and within close proximity to local amenities, Bootle Strand shopping centre, Liverpool city centre is approximately 5 miles away.

Ground Floor

Hall, Living Room/Dining Room, Kitchen, Further Reception Room.

Find Your Eden



First Floor

Three Bedrooms, Four Piece Bath/Wetroom/WC

Outside

Front and Rear Gardens

EPC Rating

D

Council Tax Band

A



LOT
104

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

D

Council Tax Band

A

Tenure

Freehold



LOT
105

Flat 9, 56 Christleton Close, Prenton, Merseyside CH43 0XF

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A modern two bedroom second floor apartment suitable for immediate occupation or investment purposes. The property benefits from a secure intercom system, parking, double glazing, central heating and communal gardens to the rear. The potential rental income of this property is approximately £9,600 per annum.

Situated

Off Homelands Drive within close proximity to local amenities, schooling, transport links and approximately 3 miles from Birkenhead town centre.

Second Floor

Flat Hallway, Cloakroom, Lounge with open plan modern fitted Kitchen, two Bedrooms, Bathroom/WC.

Term 999 years from 1 January 2007 We have been advised by the vendor that the Ground Rent and Service Charge together is approximately £900 per annum.

Outside

Front parking and Communal Gardens to the Rear.

Tenure

Leasehold

EPC Rating

C

Council Tax Band

A

SOLD PRIOR



LOT
106

ON BEHALF OF THE RECEIVERS

27 St. Davids Road North, Lytham St. Annes, Lancashire FY8 2BL

GUIDE PRICE **£170,000+***

VACANT RESIDENTIAL

Description

A three storey six bedroom detached house benefiting from partial double glazing, front and rear gardens and an outbuilding. Following a full upgrade and refurbishment scheme the property would be suitable for occupation or investment purposes. There is potential for conversion into flats or use as an Airbnb investment opportunity subject to any necessary consents.

Situated

Off St Annes Road East (B5233) in a popular and well established residential location close to local amenities, St Annes Beach and Promenades and approximately 5 miles from Blackpool Water Front, Beach and amenities.

Ground Floor

Hall, two Reception Rooms, Kitchen/Diner.

EPC Rating

TBC

First Floor

Five Bedrooms, two Bathrooms/WC.

Council Tax Band

F

Lease Details

Term: 998 years from 01/09/1874

Second Floor

Bedroom.

Outside

Outbuilding, Front and Rear Gardens.



Note

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

Tenure

Leasehold



Description

A two bedroomed third floor flat currently let by way of an Assured Shorthold Tenancy producing a rental income of £10,200 per annum. The property benefits from double glazing, secure intercom entry system, lift access to all floors and electric heating.

Situated

This property is situated only a minute's walk from Bootle New strand and close to transport links to the city centre.

Ground Floor

Main Entrance Hallway

EPC Rating

E

Third Floor

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

Council Tax Band

A

Tenure

Leasehold 250 years from 17th May 2016

Ground Rent £200 per annum

Service Charge £377 per month from July – December 2025.

The vendor has advised that this is expected to decrease to approximately to £277 per month from 2026

Tenure

Leasehold



Next auction

Thursday 11 September 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**

suttonkersh.co.uk



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.

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- Thorough tenant referencing
- Comprehensive inventory*
- Rent warranty*
- ARLA registered

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



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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

countrywide.co.uk/notices/PrivacyNotice.pdf

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

Our results speak for themselves!

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



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

Balraj Singh Bahia



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

A superb service!

Thanks guys

John M



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

Many thanks

Lynn Cullington



Hi Victoria,

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

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

Many thanks

Billy

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



Cathy Holt
MNAEA MNAVA
Associate Director



Victoria Kenyon
MNAVA
Valuer/Business
Development
Manager



Katie Burgess
BSc (Hons) MNAVA
Auction Valuer/
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.
- A4.2 THE PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 IF WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.	G9.5	The BUYER must promptly
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;		G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G10	Interest and apportionments
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;		G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
	(e) rights, easements, quasi-easements, and wayleaves;		G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(f) outgoing and other liabilities;		G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their 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	TRANSFER		(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
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	ARREARS
G2	Deposit		(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	COMPLETION	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	Between CONTRACT and COMPLETION		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	Management
G4	Title and identity			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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