

property auction

Registration closes promptly at
2pm on **Wednesday 10 December**
and you must be pre-registered
before this time in order to bid

Thursday 11 December 2025
2.00pm 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

2026 Auction Dates

Auction

Thursday 12th February

Thursday 2nd April

Thursday 21st May

Thursday 16th July

Thursday 10th September

Thursday 22nd October

Thursday 10th December

Closing

Friday 16th January

Friday 6th March

Friday 24th April

Friday 19th June

Friday 14th August

Friday 25th September

Friday 13th November

0151 207 6315

auctions@suttonkersh.co.uk

Welcome



Welcome to our final sale of what has proven to be a very successful auction season.

Proceedings for this auction will commence slightly later than usual at 2.00pm. Once again this will be a live stream only auction with Auctioneer Andrew Binstock

in charge of proceedings.

We expect this sale to be busy for both buyers and sellers alike. With this in mind we are delighted to offer a catalogue with a fantastic mix of lots guaranteed to suit all budgets and tastes. Here are just a few from the sale that we are confident will gain significant interest:

Lot 9 Flats B and C, 443 Stanley Road, Bootle L20 5DN
VACANT RESIDENTIAL **Guide price £145,000+***

Lot 14 30 Mather Avenue, Allerton, Liverpool L18 5HT
VACANT COMMERCIAL **Guide price £400,000+***

Lot 32 5 Graylands Place, Liverpool L4 9UH
VACANT RESIDENTIAL **Guide price £150,000+***

Lot 42 56 Seafeld Avenue, Crosby, Liverpool L23 0TQ
VACANT RESIDENTIAL **Guide price £160,000+***

Lot 53 58 a, b & c Hardshaw St. & 25/25a Tolver St, St Helens WA10 1JN
RESIDENTIAL INVESTMENT **Guide price £210,000+***

Lot 66 46 Bull Bridge Lane, Liverpool L10 6LZ
VACANT RESIDENTIAL **Guide price £145,000+***

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.

Good luck with your bidding whether on the phone, by proxy or online. It finally just leaves me to wish you a fabulous Christmas and New Year and we look forward to being of service in 2026.

Cathy Holt MNAEA MNAVA
Associate Director

105

 lots available

60+

vacant
residential

20+

residential
investment

4

mixed
use

4

development
opportunities

2

commercial
investment

1

vacant
commercial

Highlights



Flats B and C, 443 Stanley Road, Bootle, Merseyside L20 5DN



30 Mather Avenue, Allerton, Liverpool L18 5HT



5 Graylands Place, Liverpool L4 9UH



56 Seafeld Avenue, Crosby, Liverpool L23 0TQ



58a, b & c Hardshaw Street & 25/25a Tolver Street, St Helens, Merseyside WA10 1JN



46 Bull Bridge Lane, Liverpool L10 6LZ

2025 – our year so far!



362
LOTS SOLD



£45.24m
RAISED



89%
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

64	£7.1m	83%
LOTS SOLD	RAISED	SUCCESS

AUG

SEPT

56	£7.4m	95%
LOTS SOLD	RAISED	SUCCESS

OCT

49	£6.8m	84%
LOTS SOLD	RAISED	SUCCESS

NOV

DEC

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 11 December 2025**

For sale by public auction unless sold prior or withdrawn

1	230 Blackmoor Drive, Liverpool L12 3HD	£150,000+*
2	10 Fell Grove, St. Helens, Merseyside WA11 7DS	£100,000+*
3	43 Oxford Street, Warrington WA4 1HD	£90,000+*
4	31 Halsbury Road, Kensington, Liverpool L6 6DG	£85,000+*
5	1 Shropshire Close, Woolston, Warrington WA1 4DY	£185,000+*
6	42 Oriel Road, Birkenhead, Merseyside CH42 5PD	£65,000+*
7	Flat 2, 10 Livingston Avenue, Liverpool L17 4JA	£70,000+*
8	8 Woodchurch Road, Old Swan, Liverpool L13 3EB	£85,000+*
9	Flats B and C, 443 Stanley Road, Bootle, Merseyside L20 5DN	£145,000+*
10	Apartment 6, 12 York Street, Liverpool L1 5BN	£100,000+*
11	39 Ramilies Road, Allerton, Liverpool L18 1EE	£150,000+*
12	Bg05, Block B, 9 Duncan Street, Salford M5 3SQ	£190,000+*
13	173 Stanley Park Avenue South, Liverpool L4 7XE	£75,000+*
14	30 Mather Avenue, Allerton, Liverpool L18 5HT	£400,000+*
15	47 Wapshare Road, Liverpool L11 8LR	£90,000+*
16	City View 61, Netherfield Road South, Liverpool L5 4LS	£75,000+*
17	Unit Bs 11 Fox Village, 30 Fox Street, Liverpool L3 3BQ	£22,000+*
18	The Seaforth Arms, 26–30 Seaforth Road, Liverpool L21 3TA	£250,000+*
19	7 Gainford Road, Liverpool L14 8XU	£70,000+*
20	Apt 312, 15 Hatton Garden, Liverpool L3 2HB	£60,000+*
21	120 Lawrence Road, Liverpool L15 0EQ	£150,000+*
22	9 Auburn Road, Tuebrook, Liverpool L13 8BJ	£90,000+*
23	50 Fitzgerald Road, Old Swan, Liverpool L13 5XL	£85,000+*
24	23 Crosby Avenue, Warrington WA5 0DL	£70,000+*
25	625 West Derby Road, Tuebrook, Liverpool L13 8AG	£120,000+*
26	3 Bowling Green Close, Southport, Merseyside PR8 6ET	£150,000+*
27	67 Churchfield Road, Liverpool L25 3SD	£100,000+*
28	46 Ash Grove, Wavertree, Liverpool L15 1ET	£175,000+*
29	48 Ash Grove, Wavertree, Liverpool L15 1ET	£175,000+*
30	9 Farmer Place, Bootle, Merseyside L20 6HP	£90,000+*
31	15 Holly Grove, Seaforth, Liverpool L21 1BN	£140,000+*
32	5 Graylands Place, Liverpool L4 9UH	£150,000+*
33	Flat 64 Oakhouse Park, Walton, Liverpool L9 1EP	£45,000+*
34	36 Cedar Street, Bootle, Merseyside L20 3HF	£65,000+*
35	Knightsbridge Court, 33a Holland Street, Liverpool L7 0JG	£60,000+*
36	164 Back Lane, Skelmersdale, Lancashire WN8 9BX	£100,000+*
37	60–62 Woodhead Road, Sheffield S2 4TD	£140,000+*
38	Apartment 10, National Bank Building, 24 Fenwick Street, Liverpool L2 7NE	£45,000+*
39	62 Earle Road, Liverpool L7 6HF	£60,000+*
40	98 Breck Road, Anfield, Liverpool L4 2RD	£85,000+*
41	34 Middleton Road, Fairfield, Liverpool L7 0JL	£85,000+*
42	56 Seafeld Avenue, Crosby, Liverpool L23 0TQ	£160,000+*
43	25 Greenheys Road, Liverpool L8 0SX	£185,000+*
44	12 Jacob Street, Liverpool L8 4TQ	£97,000+*
45	17 Raikes Way, Bolton BL3 1SU	£115,000+*
46	59 Holmes Street, Liverpool L8 0RH	£45,000+*
47	69 Holmes Street, Liverpool L8 0RH	£45,000+*
48	44 Holmes Street, Liverpool L8 0RJ	£45,000+*
49	151 Molyneux Road, Kensington, Liverpool L6 6AJ	£165,000+*
50	173 Glovers Lane, Bootle, Merseyside L30 3TJ	£85,000+*
51	46 Lonsdale Road, Ford, Liverpool L21 0DR	£80,000+*
52	2 Old Eagle & Child Cottages, Liverpool Road, Huyton, Liverpool L36 8HS	£110,000+*
53	58a, b & c Hardshaw Street & 25/25a Tolver Street, St Helens, Merseyside WA10 1JN	£210,000+*
54	33 Quernmore Road, Liverpool L33 6UY	£80,000+*
55	29 Shirdley Avenue, Liverpool L32 7QG	£80,000+*
56	121 Roughwood Drive, Liverpool L33 9UG	£80,000+*
57	17 Roughwood Drive, Liverpool L33 9TY	£80,000+*
58	3 Ashburn Avenue, Liverpool L33 1WA	£80,000+*

59	11 Whalley Court, Bootle, Merseyside L30 0PQ	£80,000+*
60	118 Bowland Drive, Liverpool L21 0JJ	£80,000+*
61	14 Conifer Close, Kirkby, Liverpool L33 1US	£80,000+*
62	15 Frederick Banting Close, Bootle, Merseyside L30 5SL	£80,000+*
63	13 Kingsway Parade, Huyton, Liverpool L36 2QA	£90,000+*
64	Land at 19 Elm Grove, Birkenhead, Merseyside CH42 0LA	£60,000+*
65	27 Lanville Road, Liverpool L19 7NL	£295,000+*
66	46 Bull Bridge Lane, Liverpool L10 6LZ	£145,000+*
67	101 Methuen Street, Liverpool L15 1EQ	£50,000+*
68	Flat 3 James House, 31 South Drive, Wavertree, Liverpool L15 8JJ	£20,000+*
69	1 Holly Grove, Birkenhead, Merseyside CH42 5NA	£60,000+*
70	Apt 404, 15 Hatton Garden, Liverpool L3 2HB	£90,000+*
71	7 Paley Close, Liverpool L4 4QZ	£115,000+*
72	109 Almonds Green, Liverpool L12 5HR	£175,000+*
73	12 Gable Mews, 75 Liverpool Road, Formby, Liverpool L37 6BU	SOLD PRIOR
74	10 Wendell Street, Liverpool L8 0RQ	£65,000+*
75	70 Warbro Road & The Garden Flat, Torquay TQ1 3PS	£135,000+*
76	3 York Cottages, York Road, Exeter EX4 6QT	£175,000–£200,000*
77	151 Queen Street, Newton Abbot, Devon TQ12 2BS	£100,000+*
78	Tythe Cottage Tea Rooms, Littleham Village, Littleham, Exmouth, Devon EX8 2RQ	£325,000+*
79	4 Avrack Close, Lower Drift, Buryas Bridge, Penzance TR19 6AH	£200,000+*
80	Duck Puddle House, Trevance, St. Issey, Wadebridge PL27 7QF	SOLD PRIOR
81	3 The Panney, Exeter EX4 8QT	£275,000+*
82	127 Newton Road, Torquay TQ2 7AJ	£135,000+*
83	2 Drew Street, Brixham, Devon TQ5 9JU	£55,000+*
84	Peddyr's Bake House, 4 Fore Street, Polperro, Looe PL13 2RR	£275,000+*
85	36 Meredith Road, Plymouth PL2 3QJ	£150,000+*
86	Nancys Place & Taste Buds, Little Laney, Polperro, Looe PL13 2QX	£250,000+*
87	187 Bodmin Road, Truro, Cornwall TR1 1RA	£350,000+*
88	27a Higher Market Street, Penryn, Cornwall TR10 8EF	£135,000+*
89	1 Warberry Road West, Torquay TQ1 1NT	£120,000+*
90	39 Vyvyan Street, Camborne, Cornwall TR14 8AS	£100,000+*
91	292 Union Street, Torquay TQ2 5QZ	£175,000+*
92	32 Holland Road, Exeter EX2 9BX	£150,000+*
93	21 Garth-an-creet, St. Ives, Cornwall TR26 2ER	£195,000+*
94	23 The Fradgan, Newlyn, Penzance, Cornwall TR18 5BE	£150,000+*
95	15b Atlantic Road, Newquay, Cornwall TR7 1QJ	£235,000+*
96	15 Reeds Avenue West, Wirral, Merseyside CH46 1RE	SOLD PRIOR
97	Flat 7, Delaford House, 13 Haigh Road, Liverpool L22 3XN	SOLD PRIOR
98	44 Banner Street, Liverpool L15 0HQ	SOLD PRIOR
99	8 Garston Old Road, Garston, Liverpool L19 9AF	SOLD PRIOR
100	89 Western Avenue, Speke, Liverpool L24 3UW	SOLD PRIOR
101	1 Elsmere Avenue, Aigburth, Liverpool L17 4LB	£250,000+*
102	1 Rhosgoch, Cwm Penmachno, Betws-y-coed, Gwynedd LL24 0RS	£50,000+*
103	City View, 45 Netherfield Road South, Liverpool L5 4LS	£55,000+*
104	82 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	£45,000+*
105	14 Westover Road, Maghull, Liverpool L31 7BT	£235,000+*

Next auction **Thursday 12 February 2026**

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

- 40 98 Breck Road, Anfield, Liverpool L4 2RD
- 63 13 Kingsway Parade, Huyton, Liverpool L36 2QA

Development opportunities

- 14 30 Mather Avenue, Allerton, Liverpool L18 5HT
- 18 The Seaforth Arms, 26–30 Seaforth Road, Liverpool L21 3TA
- 43 25 Greenheys Road, Liverpool L8 0SX
- 83 2 Drew Street, Brixham, Devon TQ5 9JU

Land

- 64 Land at 19 Elm Grove, Birkenhead, Merseyside CH42 0LA

Mixed use

- 25 625 West Derby Road, Tuebrook, Liverpool L13 8AG
- 84 Pedyr's Bake House, 4 Fore Street, Polperro, Looe PL13 2RR
- 86 Nancys Place & Taste Buds, Little Laney, Polperro, Looe PL13 2QX
- 91 292 Union Street, Torquay TQ2 5QZ

Residential investment

- 12 Bg05, Block B, 9 Duncan Street, Salford M5 3SQ
- 16 City View 61, Netherfield Road South, Liverpool L5 4LS
- 17 Unit Bs 11 Fox Village, 30 Fox Street, Liverpool L3 3BQ
- 21 120 Lawrence Road, Liverpool L15 0EQ
- 33 Flat 64 Oakhouse Park, Walton, Liverpool L9 1EP
- 38 Apartment 10, National Bank Building, 24 Fenwick Street, Liverpool L2 7NE
- 41 34 Middleton Road, Fairfield, Liverpool L7 0JL
- 49 151 Molyneux Road, Kensington, Liverpool L6 6AJ
- 53 58a, b & c Hardshaw Street & 25/25a Tolver Street, St Helens, Merseyside WA10 1JN
- 54 33 Quernmore Road, Liverpool L33 6UY
- 55 29 Shirdley Avenue, Liverpool L32 7QG
- 56 121 Roughwood Drive, Liverpool L33 9UG
- 57 17 Roughwood Drive, Liverpool L33 9TY
- 58 3 Ashburn Avenue, Liverpool L33 1WA
- 59 11 Whalley Court, Bootle, Merseyside L30 0PQ
- 60 118 Bowland Drive, Liverpool L21 0JJ
- 61 14 Conifer Close, Kirkby, Liverpool L33 1US
- 62 15 Frederick Banting Close, Bootle, Merseyside L30 5SL
- 67 101 Methuen Street, Liverpool L15 1EQ
- 96 15 Reeds Avenue West, Wirral, Merseyside CH46 1RE
- 98 44 Banner Street, Liverpool L15 0HQ
- 103 City View, 45 Netherfield Road South, Liverpool L5 4LS
- 104 82 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL

Vacant commercial

- 78 Tythe Cottage Tea Rooms, Littleham Village, Littleham, Exmouth, Devon EX8 2RQ

Vacant residential

- 1 230 Blackmoor Drive, Liverpool L12 3HD
- 2 10 Fell Grove, St. Helens, Merseyside WA11 7DS
- 3 43 Oxford Street, Warrington WA4 1HD
- 4 31 Halsbury Road, Kensington, Liverpool L6 6DG
- 5 1 Shropshire Close, Woolston, Warrington WA1 4DY
- 6 42 Oriol Road, Birkenhead, Merseyside CH42 5PD
- 7 Flat 2, 10 Livingston Avenue, Liverpool L17 4JA
- 8 8 Woodchurch Road, Old Swan, Liverpool L13 3EB
- 9 Flats B and C, 443 Stanley Road, Bootle, Merseyside L20 5DN
- 10 Apartment 6, 12 York Street, Liverpool L1 5BN
- 11 39 Ramilies Road, Allerton, Liverpool L18 1EE
- 13 173 Stanley Park Avenue South, Liverpool L4 7XE
- 15 47 Wapshare Road, Liverpool L11 8LR
- 19 7 Gainford Road, Liverpool L14 8XU
- 20 Apt 312, 15 Hatton Garden, Liverpool L3 2HB
- 22 9 Auburn Road, Tuebrook, Liverpool L13 8BJ
- 23 50 Fitzgerald Road, Old Swan, Liverpool L13 5XL
- 24 23 Crosby Avenue, Warrington WA5 0DL
- 26 3 Bowling Green Close, Southport, Merseyside PR8 6ET
- 27 67 Churchfield Road, Liverpool L25 3SD
- 28 46 Ash Grove, Wavertree, Liverpool L15 1ET
- 29 48 Ash Grove, Wavertree, Liverpool L15 1ET
- 30 9 Farmer Place, Bootle, Merseyside L20 6HP
- 31 15 Holly Grove, Seaforth, Liverpool L21 1BN
- 32 5 Graylands Place, Liverpool L4 9UH
- 34 36 Cedar Street, Bootle, Merseyside L20 3HF
- 35 Knightsbridge Court, 33a Holland Street, Liverpool L7 0JG
- 36 164 Back Lane, Skelmersdale, Lancashire WN8 9BX
- 37 60–62 Woodhead Road, Sheffield S2 4TD
- 39 62 Earle Road, Liverpool L7 6HF
- 42 56 Seafield Avenue, Crosby, Liverpool L23 0TQ
- 44 12 Jacob Street, Liverpool L8 4TQ
- 45 17 Raikes Way, Bolton BL3 1SU
- 46 59 Holmes Street, Liverpool L8 0RH

- 47 69 Holmes Street, Liverpool L8 0RH
- 48 44 Holmes Street, Liverpool L8 0RJ
- 50 173 Glovers Lane, Bootle, Merseyside L30 3TJ
- 51 46 Lonsdale Road, Ford, Liverpool L21 0DR
- 52 2 Old Eagle & Child Cottages, Liverpool Road, Huyton, Liverpool L36 8HS
- 65 27 Lanville Road, Liverpool L19 7NL
- 66 46 Bull Bridge Lane, Liverpool L10 6LZ
- 68 Flat 3 James House, 31 South Drive, Wavertree, Liverpool L15 8JJ
- 69 1 Holly Grove, Birkenhead, Merseyside CH42 5NA
- 70 Apt 404, 15 Hatton Garden, Liverpool L3 2HB
- 71 7 Paley Close, Liverpool L4 4QZ
- 72 109 Almonds Green, Liverpool L12 5HR
- 73 12 Gable Mews, 75 Liverpool Road, Formby, Liverpool L37 6BU
- 74 10 Wendell Street, Liverpool L8 0RQ
- 75 70 Warbro Road & The Garden Flat, Torquay TQ1 3PS
- 76 3 York Cottages, York Road, Exeter EX4 6QT
- 77 151 Queen Street, Newton Abbot, Devon TQ12 2BS
- 79 4 Avrack Close, Lower Drift, Buryas Bridge, Penzance TR19 6AH
- 80 Duck Puddle House, Trevance, St. Issey, Wadebridge PL27 7QF
- 81 3 The Panney, Exeter EX4 8QT
- 82 127 Newton Road, Torquay TQ2 7AJ
- 85 36 Meredith Road, Plymouth PL2 3QJ
- 87 187 Bodmin Road, Truro, Cornwall TR1 1RA
- 88 27a Higher Market Street, Penryn, Cornwall TR10 8EF
- 89 1 Warberry Road West, Torquay TQ1 1NT
- 90 39 Vyvyan Street, Camborne, Cornwall TR14 8AS
- 92 32 Holland Road, Exeter EX2 9BX
- 93 21 Garth-an-creet, St. Ives, Cornwall TR26 2ER
- 94 23 The Fradgan, Newlyn, Penzance, Cornwall TR18 5BE
- 95 15b Atlantic Road, Newquay, Cornwall TR7 1QJ
- 97 Flat 7, Delaford House, 13 Haigh Road, Liverpool L22 3XN
- 99 8 Garston Old Road, Garston, Liverpool L19 9AF
- 100 89 Western Avenue, Speke, Liverpool L24 3UW
- 101 1 Elsmere Avenue, Aigburth, Liverpool L17 4LB
- 102 1 Rhosgoch, Cwm Penmachno, Betws-y-coed, Gwynedd LL24 0RS
- 105 14 Westover Road, Maghull, Liverpool L31 7BT

LOT

1

230 Blackmoor Drive, Liverpool L12 3HD

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property benefitting from double glazing, central heating front and rear gardens and driveway. Following a scheme of refurbishment works the property would be suitable for occupation, re sale or investment purposes. There is also potential to extend to the rear subject to gaining any necessary consents.

Situated

Off East Prescot Road in a popular residential location, close to local amenities, schooling and transport links. Liverpool city centre is approximately 5 miles away.

Ground Floor

Porch Entrance, Hall, Lounge, Dining Room, Kitchen.

Council Tax Band

C

Tenure

Freehold

First Floor

Three Bedrooms, Shower Room/WC.

Joint Agent

Entwistle Green

**Outside**

Front and Rear Gardens and Driveway.

EPC Rating

TBC



LOT

2

10 Fell Grove, St. Helens, Merseyside WA11 7DS

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A four-bedroom semi-detached house benefitting from central heating, gardens to the front and rear and a driveway. Following refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £14,400 per annum.

Situated

Off Lorton Avenue in a popular residential location, close to local amenities, schooling and transport links.

Ground Floor

Hall, Living Room, Kitchen, Dining Room, Pantry, WC.

Note

Please note there is a 6 week completion with this property.

First Floor

Four Bedrooms, Bathroom/WC.

Tenure

Freehold

Outside

Gardens front and rear, driveway, brick outbuilding.

EPC Rating

TBC

Council Tax Band

B



LOT

3

43 Oxford Street, Warrington WA4 1HD

GUIDE PRICE £90,000+*

VACANT RESIDENTIAL

Description

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

Situated

Off Grove Street which is in turn off Knutsford Road in a popular and well established residential location close to local amenities, schooling and transport links. Warrington town centre is approximately 1.5 miles away.

Ground Floor

Living Room, Dining Room, Kitchen, Utility Space

Note

Please note there is a 6 week completion with this property.

First Floor

Two Bedrooms, Bathroom/WC

Tenure

Freehold

Outside

Rear Garden

EPC Rating

TBC

Council Tax Band

A



LOT

4

31 Halsbury Road, Kensington, Liverpool L6 6DG

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

Description

A three bed mid 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, Front Living Room, Dining Room/Kitchen.

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC

Joint Agent

Core Property Management

**Outside**

Yard to rear.

EPC Rating

D

Council Tax Band

A



LOT

5

1 Shropshire Close, Woolston, Warrington WA1 4DY

GUIDE PRICE **£185,000+***

VACANT RESIDENTIAL

Description

A three bedroomed detached house benefiting from double glazing, central heating, off road parking, gardens to the front and rear and garage. Following modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated

Off Monmouth Close which is in turn off Manchester Road in a popular and well established residential location close to Woolston local amenities, transport links and schooling.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen

Tenure

Leasehold 999 years from 1
January 1977 with a ground rent
of £50 per annum.

First Floor

Three Bedrooms, Bathroom/WC

Note

Please note there is a 6 week
completion with this property.

Outside

Gardens to the front and rear, off
road parking, Garage

Tenure

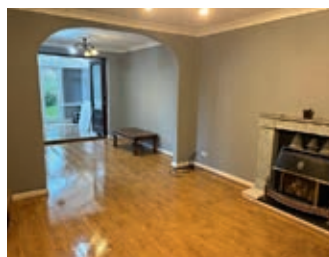
Leasehold

EPC Rating

C

Council Tax Band

C



LOT

6

42 Oriel Road, Birkenhead, Merseyside CH42 5PD

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Old Chester Road in a popular residential location close to local amenities and transport links. Birkenhead town centre is approximately 1.5 miles away.

Ground Floor

Vestibule, Hall, Lounge, Dining
Room, Kitchen.

First Floor

Two bedrooms Bathroom/WC.

Outside

Yard to rear.

EPC Rating

E

Council Tax Band

A

Tenure

Freehold



LOT

7

Flat 2, 10 Livingston Avenue, Liverpool L17 4JA

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A one bedroomed ground floor self-contained apartment within a terraced building which is in close proximity to Lark Lane and Sefton Park. The property benefits from double glazing, central heating, intercom system and parking. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Off Lark Lane in a sought after and well established residential location close to local amenities and a stone's throw from Sefton Park, and the popular Lark Lane shops, restaurants and bars. Approximately 2 miles from Liverpool city centre.

Ground Floor

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

Tenure

Term 125 years from 1 April
2004

Parties (1) Pantheon Estates
Limited Service

Charge £1,118.79 per annum

Ground Rent £100 per annum

Outside

Parking

EPC Rating

D

Council Tax Band

A



LOT

8

8 Woodchurch Road, Old Swan, Liverpool L13 3EB

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefiting from a new roof fitted in 2024, double glazing and central heating. Following a scheme of refurbishment and modernisation works the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £11,400 per annum. This property is suitable for cash buyers only.

Situated

Off Derby Lane in a popular and well established residential location within easy reach of Old Swan amenities, schooling with good transport links and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen.

Council Tax Band

A

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

E



LOT

9

Flats B and C, 443 Stanley Road, Bootle, Merseyside L20 5DN

GUIDE PRICE **£145,000+***

VACANT RESIDENTIAL

Description

A vacant semi-detached house which has been converted to provide two x two bedroomed self-contained flats. The property benefits from double glazing, central heating, intercom system and gardens to the front and rear. There is also a plot of land at the side of the property. The property would be suitable for continued use as flats or potential extension or conversion to HMO, subject to gaining any necessary consents.

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

Flat 443b Hall, Living Room, Two Bedrooms, Wet room/WC, Kitchen/Diner with access to the rear garden.

Flat 443c Hall

Outside

Rear Garden, plot of land to the side

EPC Rating

443b D. 443c D

Council Tax Band

443b A. 443c A

Tenure

Freehold



Joint Agent

Find Your Eden



LOT

10

Apartment 6, 12 York Street, Liverpool L1 5BN

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A one bedroom first floor city centre apartment within a modern warehouse conversion benefiting from double glazing, original features, electric heating, Juliet balcony, lift access and intercom system. The property is ready for immediate occupation or investment purposes with a potential rental income of approximately £9,600 per annum.

Situated

Off York Street in a very popular and well established location, close to local amenities, transport links and within walking distance to Liverpool One Shopping Centre and Albert Dock.

Ground Floor

Communal Entrance Hall

Lease Details

Term 250 years from 31 December 2004

First Floor

Flat Hall, Open Plan Living Room/Kitchen/Diner with Juliet Balcony, Bathroom/WC, Bedroom

Tenure

Leasehold

EPC Rating

C

Council Tax Band

A



LOT
11

ON BEHALF OF A HOUSING ASSOCIATION

39 Ramilies Road, Allerton, Liverpool L18 1EE

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A middle terraced property which has been converted to provide two x one bed roomed self contained flats 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 £18,000 per annum.

Situated

Off Penny Lane and Smithdown Road in a very popular and well established residential location within walking distance to Allerton Road shops, bars and restaurants with good transport links. Liverpool city centre is approximately 3 miles away.

Ground Floor

Main entrance hallway
Flat 1 Living Room, Bedroom,
Kitchen, Bathroom/WC

Council Tax Band

Flat 1 A. Flat 2 A

Tenure

Freehold

First Floor

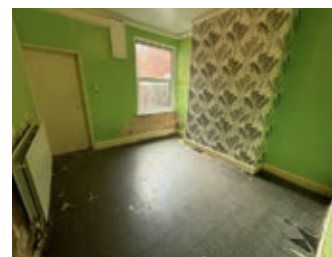
Flat 2 Living room, Bedroom,
Kitchen, Bathroom/WC

Outside

Yard to the rear

EPC Rating

Flat 1 C. Flat 2 D



LOT
12

ON BEHALF OF RECEIVERS

Bg05, Block B, 9 Duncan Street, Salford M5 3SQ

GUIDE PRICE **£190,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed self-contained town house within a block of apartments benefiting from double glazing and modern electric storage heaters. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy producing a rental income of £20,400 per annum.

Situated

Off Regent Road (the A57) in a popular and well-established residential location within close proximity to local amenities and transport links. Manchester city centre is approximately 2 miles away.

Ground Floor

Hall, Open Plan Living Room/
Kitchen, WC

Tenure

Leasehold

First Floor

Three Bedrooms (One with
En Suite Shower Room/WC),
Bathroom/WC

EPC Rating

C

Council Tax Band

TBC



LOT
13

173 Stanley Park Avenue South, Liverpool L4 7XE

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

C

Council Tax Band

A



LOT
14

30 Mather Avenue, Allerton, Liverpool L18 5HT

GUIDE PRICE **£400,000+***

DEVELOPMENT OPPORTUNITIES

Description

A substantial detached corner commercial property with the benefit of planning permission to convert into six x one bed apartments. Planning Reference: 25PCU/2077. The property benefits from double glazing, central heating, yard, garage and driveway on the corner of Elm Hall Drive.

Situated

Off Rose Lane on the corner of Elm Hall Drive in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 5 mile from Liverpool city centre.

Basement

Three rooms

EPC Rating

D

Ground Floor

Main entrance, Sales area, four offices, three WCs

Tenure

Freehold

First Floor

Three Rooms, Kitchen, Bathroom/WC

Outside

Garage, Driveway, Outside communal yard



LOT
15

47 Wapshare Road, Liverpool L11 8LR

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property benefitting from double glazing, central heating and gardens. Following modernisation, the property would be suitable for occupation or investment purposes with a potential rental in excess of £12,000 per annum.

Situated

Off Lowerson Road which is in turn off Queens Drive in a popular and well-established area, close by schooling and good transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Main entrance, Hallway, Lounge,
Dining room, Kitchen, Shower
WC

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

TBC

Council Tax Band

A



LOT
16

City View 61, Netherfield Road South, Liverpool L5 4LS

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed top floor flat within a purpose-built building benefitting from double glazing, electric heating, secure intercom system and lift access. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £11,400 per annum until July 2026 however there is an optional break clause for January 2026. **Cash buyers only.**

Situated

At the junction with Prince Erwin Street, in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Liverpool city centre.

Ground Floor

Communal Entrance, Hallway

EPC Rating

C

Top Floor

Flat Entrance hall, Open plan
lounge/Kitchen, two Bedrooms
and Bathroom/WC.

Ground Rent

£150 per year

Annual Service Charge £3,467

Length of Lease 100 years left

Outside

Parking

Tenure

Leasehold

Council Tax Band

B



Joint Agent
Entwistle Green



LOT
17

ON BEHALF OF RECEIVERS

Unit Bs 11 Fox Village, 30 Fox Street, Liverpool L3 3BQ

GUIDE PRICE **£22,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed second floor apartment benefitting from double glazing, electric heating and secure intercom entry system. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,200 per annum.

Situated

Within the Fox Street Village development off Great Homer Street in a popular area close to Great Homer Street Retail Park, city centre amenities, John Moores University and transport links.

Ground Floor

Communal Entrance Hall

Second Floor

Flat Living Room/Kitchen, Bedroom, Bathroom/WC

EPC Rating

C

Council Tax Band

A

Tenure

Leasehold 250 years from 1st Jan 2015

Ground Rent TBC

Service Charge TBC

Note

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

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

Thank you, Vicky,
We truly appreciate all you and the team have done. You have gone above and beyond.

Thank you.

Shirley & Mark



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. VAT is payable on the purchase price

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)

First Floor

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

Second Floor

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

Outside

Good sized rear & side beer garden.

EPC Rating

C

Tenure

Freehold



LOT
19

7 Gainford Road, Liverpool L14 8XU

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three storey three bedroomed middle town house benefiting from double glazing, central heating, driveway, front and gardens. The property would be suitable for investment purposes with a potential rental income of £10,500 per annum.

Situated

Off Snowberry Road which in turn is off Princess Drive within close proximity to local amenities, schooling and good transport links approximately 7 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room/ Kitchen.

Council Tax Band

A,

First Floor

Two Bedrooms, Bathroom/WC.

Tenure

Freehold

Second Floor

One further Bedroom.

Outside

Front and Rear Gardens, Driveway.

EPC Rating

C



LOT
20

Apt 312, 15 Hatton Garden, Liverpool L3 2HB

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A one bedroomed third floor apartment with character and unique original features, windows, electric heating, secure intercom entry system and a parking space. The property is ideal for both investors and residential buyers suitable for occupation or investment purposes with a potential income £1,000 per calendar month. Alternatively, it could be utilised as an Airbnb investment subject to gaining any necessary consents. There is a lift service to all floors.

Situated

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

Ground Floor

Main Entrance Hallway, Lift Access

Outside

Parking space

Third Floor

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

EPC Rating

C

Council Tax Band

C



Tenure

Leasehold 999 years from 13th May 1998

Ground Rent TBC

Service Charge £700 per quarter

Tenure

Leasehold

LOT
21

120 Lawrence Road, Liverpool L15 0EQ

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three storey plus basement middle terraced property providing four × one bed flats benefitting from double glazing. Two of the flats are let by the way of Assured Shorthold Tenancies at a rental income of £9,120 per annum. When fully let, the potential income would be in excess of £18,000 per annum. The two vacant flats are in need of a scheme of full upgrade and refurbishment works. This property is suitable for cash buyers only.

Situated

Fronting Lawrence Road close to its junction with Gainsborough Road in a popular and well established area close to local amenities, Smithdown Road bars and restaurants, schooling and approximately 2 miles from Liverpool city centre.

Basement

Cellar – not inspected

Ground Floor

Main Hallway

Flat 1 Lounge, Bedroom, Kitchen (No Fittings) Bathroom (no fittings)

Flat 2 Duplex, Bedroom, Bathroom/WC, Kitchen/Lounge (no fittings)

First Floor

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

Second Floor

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

Outside

Yard to rear.



EPC Rating

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

Council Tax Band

TBC

Tenure

Freehold

LOT
22

9 Auburn Road, Tuebrook, Liverpool L13 8BJ

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation, the property would be suitable for 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 within close proximity to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

Tenure

Freehold

First Floor

Three Bedrooms (one box room), Bathroom/WC

Outside

Yard to Rear

EPC Rating

TBC

Council Tax Band

A



LOT
23

50 Fitzgerald Road, Old Swan, Liverpool L13 5XL

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A three-bedroom terraced property benefitting from central heating. Following a scheme of refurbishment works the property would be suitable for re-sale, occupation or investment purposes.

Situated

Off Prescott Road in the heart of Old Swan in a popular and well-established residential location, walking distance to local amenities, schooling and good transport links. Liverpool city centre is approximately 4.5 miles away.

Ground Floor

Hall, Living Room, Dining Room, Kitchen.

Tenure

Freehold

Joint Agent

Core Property Management



First Floor

Three Bedrooms, Shower Room/WC.

Outside

Yard to rear.

EPC Rating

C

Council Tax Band

A



LOT
24

23 Crosby Avenue, Warrington WA5 0DL

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three-bedroom mid-town house benefiting from double glazing, a driveway and a rear garden. Following a scheme of refurbishment and modernisation works the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £11,500 per annum.

Situated

Off Longshaw Street in an established residential location close to local amenities, Nine Retail Park, and approximately 2 miles from Warrington town centre.

Ground Floor

Vestibule, Lounge, Kitchen, Bathroom/WC.

Tenure

Freehold

First Floor

Three Bedrooms.

Outside

Driveway, Rear Garden.

EPC Rating

TBC.

Council Tax Band

A



LOT
25

625 West Derby Road, Tuebrook, Liverpool L13 8AG

GUIDE PRICE **£120,000+***

MIXED USE

Description

A vacant three storey mixed use mid terrace property comprising a ground floor retail unit together with a two bedroomed self-contained flat above, accessed via a separate rear entrance. The property benefits from double glazing and electric shutters. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £17,500 per annum. The shop would be suitable for a number of uses, subject to any consents.

Situated

Fronting West Derby Road close to its junction with Green Lane and Muirhead Avenue in a popular location on a prominent busy main road position close to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main sales area, Rear room, Kitchen, WC, Stockroom

Outside

Yard to the rear

First Floor

Flat hall, bathroom, Kitchen (no fittings), utility room, lounge

Council Tax Band

TBC

EPC Rating

TBC

Second Floor

Two bedrooms

Tenure

Freehold



LOT
26

3 Bowling Green Close, Southport, Merseyside PR8 6ET

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroom detached house benefiting from double glazing, central heating, front and rear gardens, detached garage and a driveway. We are advised it has a new boiler, AC, heating system and PV solar system. The property is a blank canvas to put your own stamp on and following a scheme of refurbishment and modernisation works the property would make an excellent family home or could be resold or utilised as an investment opportunity.

Situated

Off Butts Lane which in turn is off Meols Cop Road in a popular and well established residential location within close proximity to Kew which offers a range of shops, bars restaurants and other local amenities, with excellent schooling and good transport links approximately 2 miles from Southport Promenade & town centre.

Ground Floor

Porch entrance, Hallway, spacious Lounge/Dining Room, Kitchen.

EPC Rating

D

Council Tax Band

C

First Floor

Three Bedrooms, Bathroom/WC.

Tenure

Freehold

Outside

Driveway, Front and Rear Gardens. Detached garage to rear



LOT
27

ON BEHALF OF A HOUSING ASSOCIATION

67 Churchfield Road, Liverpool L25 3SD

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A two bedroom end town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following a scheme of refurbishment and modernisation works the property would be suitable for investment purposes with a potential rental income of approximately £12,000 per annum.

Situated

Off Jones Farm Road which in turn is off Belle Vale Road in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Lounge, Kitchen.

Tenure

Freehold

First Floor

Two Bedrooms, Shower Room/WC.

Outside

Front and Rear Gardens, Driveway.

EPC Rating

D

Council Tax Band

A



LOT
28

46 Ash Grove, Wavertree, Liverpool L15 1ET

GUIDE PRICE **£175,000+***

VACANT RESIDENTIAL

Description

A good sized four bed semi-detached house in need of a full upgrade and scheme of refurbishment works with bags of potential. The property would be suitable for a number of uses to include a family home or conversion to provide three/four self-contained flats, subject to any consents. The property benefits from gardens, a garage and driveway.

Situated

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

Basement

Cellar – not inspected

EPC Rating

E

Ground Floor

Hall, three Reception Rooms, Kitchen

Council Tax Band

A

First Floor

Four Bedrooms, Bathroom, separate WC

Tenure

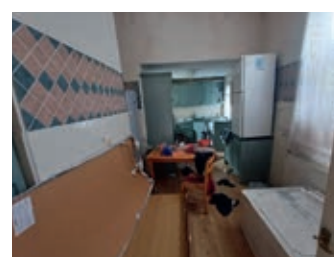
Freehold

Joint Agent

Entwistle Green

Outside

Gardens front and rear. Driveway



LOT
29

48 Ash Grove, Wavertree, Liverpool L15 1ET

GUIDE PRICE **£175,000+***

VACANT RESIDENTIAL

Description

A good sized four bed semi-detached house with basement in need of a full upgrade and scheme of refurbishment works with bags of potential. The property would be suitable for a number of uses to include a family home or conversion to provide three/ four self-contained flats, subject to any consents. The property benefits from gardens, a garage and driveway.

Situated

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

Basement

Cellar – not inspected.

Council Tax Band

C

Ground Floor

Hallway, three Reception rooms, Kitchen.

Tenure

Freehold

First Floor

Four Bedrooms, Bathroom/WC.

Joint Agent

Entwistle Green



Outside

Driveway, front and rear gardens

EPC Rating

E



LOT
30

9 Farmer Place, Bootle, Merseyside L20 6HP

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A two bedroomed first floor self-contained flat benefitting from majority double glazing, central heating, a private entrance and a good sized private garden. The kitchen was fitted two years ago and comes with fitted white goods. The flat is ready for immediate occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Off Turner Avenue which in turn is off Pearson Drive and Johnston Avenue in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Aintree Retail Park and 6 miles from Liverpool city centre.

Ground Floor

Flat Private Entrance

Council Tax Band

A

First Floor

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

Tenure

Leasehold

125 years from 1st April 2004

Ground Rent £121 per annum

Service Charge £213 per annum

Outside

Private garden

EPC Rating

C



LOT
31

15 Holly Grove, Seaforth, Liverpool L21 1BN

GUIDE PRICE **£140,000+***

VACANT RESIDENTIAL

Description

A four bedroomed middle-terraced property benefitting from double glazing, central heating and has been fully refurbished throughout. The property would be suitable for investment purposes and has a potential rental income in excess of £18,000 per annum.

Situated

Off Elm Road and Rawson Road which in turn is off Church Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 mile from South Road amenities and Crosby Beach facilities. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, WC, Kitchen/
Dining Room

EPC Rating

C

First Floor

Bathroom/WC, three Bedrooms

Council Tax Band

A

Second Floor

One further Bedroom plus a Loft
Room

Tenure

Freehold

Outside

Rear yard



LOT
32

5 Graylands Place, Liverpool L4 9UH

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A spacious and bright three-bedroom semi-detached property benefitting from double glazing, central heating, front side and rear gardens. The property is in good order throughout and is ready for immediate occupation or investment purposes. The potential rental income is approximately £1,250pcm.

Situated

in a cul de sac off Graylands Road which in turn is off Queens Drive in a very popular and well-established residential location close to local amenities, schooling with good transport links. Liverpool city centre is approximately 5 miles away.

Ground Floor

Hallway, Through Living Room/
Dining Room, Kitchen.

Tenure

Freehold

First Floor

Shower room/WC, Three
Bedrooms.

Outside

Gardens front, side and rear.

EPC Rating

C

Council Tax Band

A



LOT
33

Flat 64 Oakhouse Park, Walton, Liverpool L9 1EP

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor one bedroomed flat within the Oakhouse Park development. The property benefits from central heating, intercom system and communal gardens. It is currently let by way of an Assured Shorthold Tenancy to a long-standing tenant producing a rental income of £6,600 per annum.

Situated

Off Oakhouse Park which is off Clock Tower Drive in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Communal Entrance
Flat Hall, Bathroom/WC, Living Room/Dining Room, Kitchen, Bedroom

Tenure

Leasehold for 990 years from 1st January 2003

Ground Rent TBC

Service Charge TBC

Outside

Communal Gardens

Joint Agent

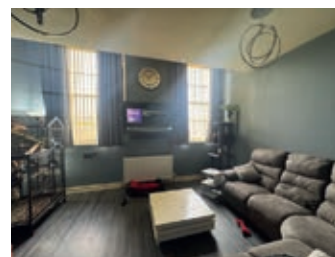
Entwistle Green

EPC Rating

D

Council Tax Band

A



LOT
34

36 Cedar Street, Bootle, Merseyside L20 3HF

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bed 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 per annum.

Situated

Off Strand Road which is in turn off Stanley Road in a popular residential location, close to local amenities, schooling and transport links. The property is approximately 5 miles away from Liverpool city centre.

Ground Floor

Vestibule, Hall, Through Living room/Dining room, Kitchen

Tenure

Freehold

First Floor

Bathroom/WC, Two Bedrooms

Joint Agent

Entwistle Green

Outside

Yard to the rear



EPC Rating

D

Council Tax Band

A



LOT
35

Knightsbridge Court, 33a Holland Street, Liverpool L7 0JG

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A three bedroomed first floor self-contained flat within a purpose-built block. The property benefits from double glazing, central heating, intercom system, balcony and communal gardens. Once upgraded it would be suitable for investment purposes with a potential rental income of approximately £8,400 per annum. We have been advised by the vendor that the lease has been extended 170+ years.

Situated

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

Ground Floor

Communal entrance hall

EPC Rating

C

First Floor

Flat Hall, Bathroom/WC, three Bedrooms, Living room, Kitchen, Balcony

Tenure

Leasehold

Term From 1 December 1986

expiring on 1 December 2175

Service Charge, Ground Rent and Building Insurance £170

Outside

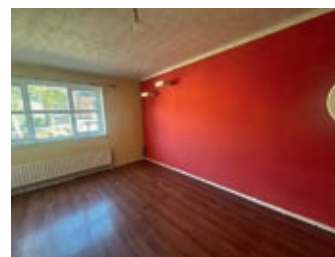
Communal Garden

Council Tax Band

A

Tenure

Leasehold



LOT
36

164 Back Lane, Skelmersdale, Lancashire WN8 9BX

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A large five bedroomed detached bungalow in need of a full upgrade and scheme of refurbishment works sat on a good-sized plot together with land to the side of the property. There is potential development subject to any consents. The property is back to bare brick and is a blank canvas to put your own stamp on. Once refurbished would make an excellent large family home or an HMO investment opportunity. The are gardens to the front, side and rear. Cash buyers only!

Situated

Fronting Back Lane on the corner of Beavers Lane just off Digmoor Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Skelmersdale town centre.

Ground Floor

Hallway, Lounge/dining room with French doors, Kitchen (no fittings), Utility Room, Bedroom with en-suite (no fittings), Bathroom (no fittings), four Bedrooms

EPC Rating

D

Council Tax Band

B

Tenure

Freehold

Outside

Wrap around gardens, driveway



LOT
37

60–62 Woodhead Road, Sheffield S2 4TD

GUIDE PRICE **£140,000+***

VACANT RESIDENTIAL

Description

An excellent residential opportunity comprising a four-bedroom end of terrace house along with outbuildings, a garage and courtyard. This excellent renovation project offers considerable scope to add additional accommodation to the main dwelling or to create a studio/workshop etc.

Situated

Off Alderson Road which is in turn off Bramhall Lane in a popular central location with excellent amenities. Sheffield city centre is approximately 2 miles away.

Ground Floor

Entrance Hall, Lounge, Dining Room and Kitchen

Council Tax Band

A

First Floor

Four Bedrooms and a Bathroom/WC.

Lease Details

Leasehold for a term of 125 years from 14th May 1990 with a ground rent of £10 per annum.

Outside

Outbuildings comprise a two-storey workshop/garage and a large store place. Outside there is a cobbled courtyard with vehicular parking.

Tenure

Leasehold

Joint Agent

Blundells



EPC Rating

TBC



LOT
38

Apartment 10, National Bank Building, 24 Fenwick Street, Liverpool L2 7NE

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A third floor studio apartment within a Grade II listed building. The property benefits from central heating and an intercom system. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £8,040 per annum.

Situated

Off James Street off Castle Street in a popular and well-established part of Liverpool city centre. The property is within walking distance to all city centre attractions.

Ground Floor

Communal Entrance Hall

Tenure

Leasehold 999 Years from 1st January 2000

Third Floor

Flat Open Plan Kitchen/Living Room/Dining Room/Bedroom, Bathroom/WC

Ground Rent & Service Charge
£520pcm

Note

There is a lift service to all floors, however this is not in working order at present

EPC Rating

E

Council Tax Band

C

Tenure

Leasehold



LOT
39

62 Earle Road, Liverpool L7 6HF

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two-bedroom mid-town house benefiting from double glazing, central heating, a driveway and rear garden. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential rental income of approximately £9,600 per annum. This property is suitable for cash buyers only.

Situated

Off Smithdown Road (A562) in a popular and well established residential location close to local amenities, schooling with good transport links and approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Kitchen, WC, Lounge.

Lease Details

Term 999 years from 1 January 1977

First Floor

Two Bedrooms, Shower Room/WC.

Tenure

Leasehold

Outside

Driveway, Rear Garden.

Joint Agent

Atlas Estates

EPC Rating

TBC.



Council Tax Band

A



LOT
40

98 Breck Road, Anfield, Liverpool L4 2RD

GUIDE PRICE **£85,000+***

COMMERCIAL INVESTMENT

Description

A three storey middle terraced property comprising ground floor retail unit together with ancillary accommodation to the first and second floors. The property is in need of an upgrade and refurbishment scheme with the potential to convert the upper floors, subject to gaining any necessary consents. Spinks Speks Ltd, T/A Batty and Dexter Opticians currently occupy the retail unit at £7,500 per annum, however they have given notice and are due to vacate end of April 2026.

Situated

Fronting Breck Road, in a popular location on a prominent busy main road position close to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Sale area, rear room, Kitchen

EPC Rating

D

First Floor

Two Rooms, Bathroom/WC

Tenure

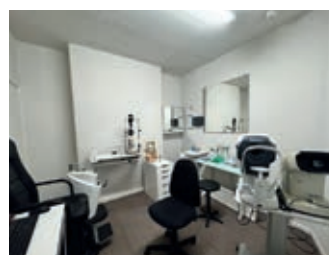
Freehold

Second Floor

Two Further Rooms

Outside

Yard



LOT
41

34 Middleton Road, Fairfield, Liverpool L7 0JL

GUIDE PRICE £85,000+*

RESIDENTIAL INVESTMENT

Description

A two-bedroom terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £9,000 per annum.

Situated

Just off Edge Lane in a popular residential location, close to local amenities and transport links. Liverpool city centre is approximately 3.5 miles away.

Ground Floor

Lounge, Kitchen.

Joint Agent

Entwistle Green

First Floor

Two Bedrooms, Bathroom/WC.



Outside

Garden/Rear Parking

EPC Rating

E

Council Tax Band

A

Tenure

Freehold



LOT
42

56 Seafeld Avenue, Crosby, Liverpool L23 0TQ

GUIDE PRICE £160,000+*

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from central heating, majority double glazing, gardens front and rear, and off-road parking. Following refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated

Off Endbutt Lane in a popular and well established residential location close to Great Crosby amenities and transport links and approximately 7 miles from Liverpool city centre.

Ground Floor

Porch, Hall, Living Room/Dining Room, Reception Room, Kitchen/Diner

Council Tax Band

C

Tenure

Freehold

First Floor

Three Bedrooms, Four Piece Bathroom/WC

Joint Agent

Entwistle Green

Outside

Front and Rear Gardens, Off Road Parking, Brick Outhouse



EPC Rating

TBC



LOT
43

25 Greenheys Road, Liverpool L8 0SX

GUIDE PRICE **£185,000+***

DEVELOPMENT OPPORTUNITIES

Description

A substantial double fronted detached property benefitting from a front garden which is in need of a full renovation/ redevelopment scheme following which would be suitable for a number of uses including a large family home or conversion into flats subject to gaining any necessary consents. This property is suitable for cash buyers only.

Situated

Fronting Greenheys Road in a popular and well-established residential location. Lark Lane Amenities and Sefton Park are in walking distance and Liverpool city centre is approximately 1.8 miles away.

EPC Rating

E

Tenure

Freehold



LOT
44

12 Jacob Street, Liverpool L8 4TQ

GUIDE PRICE **£97,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Park Road in an established and popular residential location within close proximity to local amenities, schooling with good transport links and approximately 2 miles from Liverpool city centre amenities and Universities.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC

Joint Agent

Entwistle Green

Outside

Yard to rear.



EPC Rating

E

Council Tax Band

A



LOT
45

ON BEHALF OF A HOUSING ASSOCIATION

17 Raikes Way, Bolton BL3 1SU

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A two 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 or investment purposes with a potential rental income of approximately £11,400 per annum.

Situated

Off Raikes Road which is in turn off Radcliffe Road in a popular and well established residential location close to local amenities and transport links and approximately 2.5 miles from Bolton town centre.

Ground Floor

Hall, Through Living Room/
Kitchen/Diner

Tenure

Leasehold 800 years from 15th
December 1995

First Floor

Two Bedrooms, Bathroom/WC

Tenure

Leasehold

Outside

Gardens front and rear, driveway

EPC Rating

C

Council Tax Band

B



LOT
46

ON BEHALF OF A HOUSING ASSOCIATION

59 Holmes Street, Liverpool L8 0RH

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment works and modernisation 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 area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

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

Tenure

Freehold

First Floor

Two Bedrooms

Outside

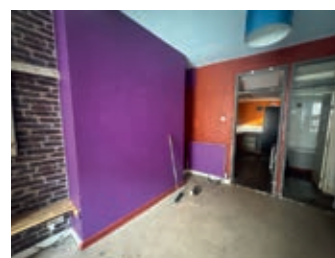
Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
47

ON BEHALF OF A HOUSING ASSOCIATION

69 Holmes Street, Liverpool L8 0RH

GUIDE PRICE £45,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment works and modernisation 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 area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

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

Tenure

Freehold

First Floor

Two Bedrooms

Outside

Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
48

ON BEHALF OF A HOUSING ASSOCIATION

44 Holmes Street, Liverpool L8 0RJ

GUIDE PRICE £45,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment works and modernisation 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 area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

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

Tenure

Freehold

First Floor

Two Bedrooms

Outside

Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
49

151 Molyneux Road, Kensington, Liverpool L6 6AJ

GUIDE PRICE **£165,000+***

RESIDENTIAL INVESTMENT

Description

An investment opportunity currently fully let producing a rental income of £28,800 per annum. The property comprises four letting rooms each with their own en suite shower room/WC and benefitting from double glazing, central heating and secure entry system. The property is currently let to 4 tenants on a selective licence for 5 years.

Situated

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

Ground Floor

Main Entrance Hallway,
Communal Lounge, Kitchen, WC,
Store Room, one Letting Room
with En-Suite Shower/WC

EPC Rating

A

Tenure

Freehold

First Floor

Three Letting Rooms all with
en-suite shower/WC

Outside

Yard to Rear

EPC Rating

D



LOT
50

173 Glovers Lane, Bootle, Merseyside L30 3TJ

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

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

Situated

Fronting Glovers Lane in a popular residential location close to local amenities and approximately 6.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Through Lounge,
Kitchen/Dining room.

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC.

Joint Agent

DMS Property



Outside

Front rear and side gardens.

EPC Rating

D

Council Tax Band

A



LOT
51

46 Lonsdale Road, Ford, Liverpool L21 0DR

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A two bedroomed plus box room middle town house benefiting from double glazing, central heating, front and rear gardens. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £11,100 per annum.

Situated

Off Ford Lane, which in turn is off Gorsey Lane in a popular and well established residential location approximately 5 miles from Liverpool city centre.

Ground Floor

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

Tenure

Freehold

Joint Agent

DMS Property



First Floor

Two Bedrooms, Box room

Outside

Front and rear gardens.

EPC Rating

D

Council Tax Band

A



LOT
52

2 Old Eagle & Child Cottages, Liverpool Road, Huyton, Liverpool L36 8HS

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A fantastic opportunity to acquire a quirky and unique three bedroomed cottage style semi detached house dating back to the 1800s with lots of history. The property is a blank canvas to put your own stamp on and benefits from double glazing, central heating and a shared front forecourt. Once modernised it would make a fantastic family home or an investment opportunity with a potential income of £12,000 per annum.

Situated

Fronting Liverpool Road in a popular and well-established residential area close to local amenities, schooling and good transport links. The property is approximately 1.5 miles from Huyton town centre and approximately 8 miles from Liverpool city centre.

Basement

Not inspected

EPC Rating

TBC

Ground Floor

Hall, Front Reception Room,
Dining Room, Kitchen, Utility
Room, WC

Council Tax Band

A

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC

Outside

Shared Front Forecourt





Description

A residential investment fully let producing £30,900 per annum. The property comprises a two-storey corner house comprising five self-contained flats (four × one and one × two bed) all benefiting from double glazing and electric heating. The property is fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £30,900 per annum.

Situated

Fronting Tolver Street on the corner of Hardshaw Street, in a popular and well established residential location close to local amenities, schooling and approximately half a mile from St Helens town centre and 15 miles from Liverpool city centre.

Hardshaw Street Ground Floor

58A (maisonette) Living room, Kitchen

58C (separate entrance) Lounge, two Bedrooms, Kitchen, Shower/WC

First Floor

58A Bedroom, Shower/WC

58B (shared entrance with 58A) Open plan dining room/kitchen, utility room, shower/WC, lounge, bedroom

Tolver Street Ground Floor

25 Open plan lounge/kitchen, bedroom, shower, separate WC
25A (separate entrance) Kitchen, bathroom/WC, one bedroom

First Floor

Living Room

Outside

Yard providing access for 25a

Council Tax Band

58a Hardshaw Street A
58b Hardshaw Street A
58c Hardshaw Street A



25 Tolver Street A
25a Tolver Street A

EPC Rating

58a Hardshaw Street C
8b Hardshaw Street D
58c Hardshaw Street C
25 Tolver Street D
25a Tolver Street E

Tenure

Leasehold
Ground Rent Peppercorn

Tenure

Leasehold

LOT
54

33 Quernmore Road, Liverpool L33 6UY

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let to a long-standing tenant of 10 years on an Assured Shorthold Tenancy agreement producing a rental income of £7,447.68 per annum. There is potential to increase to market rent subject to any necessary consents.

Situated

Off Brook Hey Drive which in turn is off Simonswood Lane in a popular residential location close to local amenities and approximately 1 mile from Kirkby town centre and Headbolt Train Station.

Ground Floor

Hall, Lounge, Kitchen

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC

Joint Agent

DMS Property



Outside

Front and Rear Gardens, Driveway

EPC Rating

C

Council Tax Band

A



LOT
55

29 Shirdley Avenue, Liverpool L32 7QG

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A two-bedroom end 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 £6,300 per annum. There is potential to increase to market rent subject to any necessary consents.

Situated

Off Bewley Drive in a popular and well established residential location close to local amenities, schooling and approximately 9 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen.

Joint Agent

DMS Property



First Floor

Two Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

EPC Rating

TBC

Council Tax Band

A

Tenure

Freehold



LOT
56

121 Roughwood Drive, Liverpool L33 9UG

GUIDE PRICE **£80,000+***

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 Short Tenancy producing a rental income of £8,400 per annum.

Situated

Off Roughwood Drive which is in turn off Simonswood Lane in a popular and well established residential location close to local amenities, Liverpool Football Club Training Grounds, schooling and approximately 10 miles from Liverpool city centre.

Ground Floor

Hall, kitchen, living room/dining room

Tenure

Freehold

First Floor

Bathroom, separate WC, three Bedrooms

Joint Agent

DMS Property



Outside

Front and rear gardens

Council Tax Band

A

EPC Rating

C



LOT
57

17 Roughwood Drive, Liverpool L33 9TY

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle town house benefitting from double glazing, central heating, front and rear gardens and off-road parking. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £6,534 per annum

Situated

Off Old Rough Lane which in turn is off County Road in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. The property is approximately 2 miles from Kirkby town centre.

Ground Floor

Hall, Kitchen, Living Room

EPC Rating

C

First Floor

Three Bedrooms, Bathroom, separate WC

Council Tax Band

A

Outside

Front and Rear Gardens, Off Road Parking

Tenure

Leasehold

Joint Agent

DMS Property



Note

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



LOT
58

3 Ashburn Avenue, Liverpool L33 1WA

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three-bedroom middle town house benefitting from double glazing, central heating, gardens front and rear and a driveway. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum.

Situated

Off Heathfield Drive in a popular residential location close to local amenities and approximately 1 mile from Kirkby town centre and Headbolt Train Station.

Ground Floor

Hall, Living Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Driveway, Gardens Front and Rear

EPC Rating

D

Council Tax Band

A

Tenure

Freehold

Note

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

Joint Agent

DMS Property



LOT
59

11 Whalley Court, Bootle, Merseyside L30 0PQ

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three-bedroom end town house benefitting 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 £8,045.28 per annum.

Situated

Off Almonds Turn in a popular and well established residential location close to local amenities, schooling and approximately 8 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Kitchen, Lounge/ Dining Room, WC, Store Room.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

EPC Rating

D

Council Tax Band

A

Tenure

Freehold

Joint Agent

DMS Property



LOT
60

118 Bowland Drive, Liverpool L21 0JJ

GUIDE PRICE £80,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle town house benefitting from double glazing, central heating, front and rear gardens and parking. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £5,940 per annum.

Situated

Off Pendle Drive which in turn is off Gorsey Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3.5 miles from Bootle Strand Shopping Centre and approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Kitchen

EPC Rating

C

First Floor

Three Bedrooms, Bathroom/WC

Council Tax Band

A

Outside

Front and Rear Gardens, Parking

Tenure

Freehold

Note

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

Joint Agent

DMS Property



LOT
61

14 Conifer Close, Kirkby, Liverpool L33 1US

GUIDE PRICE £80,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle town house benefitting from double glazing, central heating, driveway, front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £9,576 per annum.

Situated

Off Beechcroft Road close to local amenities and approximately 11 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen.

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC.

Tenure

Freehold

Outside

Front and rear gardens, Driveway.

Joint Agent

DMS Property



Note

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

EPC Rating

C



LOT
62

15 Frederick Banting Close, Bootle, Merseyside L30 5SL

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three bedrooomed middle town house benefiting from double glazing, central heating, front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £7,260 per annum.

Situated

Off Albert Schweitzer Avenue approximately 7 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen.

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC.

Tenure

Freehold

Outside

Gardens front and rear

Joint Agent

DMS Property



Note

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

EPC Rating

C



LOT
63

13 Kingsway Parade, Huyton, Liverpool L36 2QA

GUIDE PRICE **£90,000+***

COMMERCIAL INVESTMENT

Description

A ground floor commercial unit within a three-storey middle terraced building benefiting from electric roller shutters. The property is currently trading as 'Kelly's Wines' and let by way of a 15-year lease from 2022 at a rental income of £9,000 per annum with approximately 12 years remaining. The upper floors have been sold off separately and are not included within the sale.

Situated

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

Ground Floor

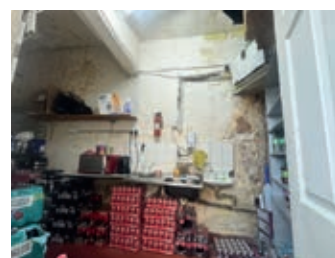
Main Sales Area, Kitchenette, WC.

EPC Rating

C

Tenure

Freehold



LOT
64

Land at 19 Elm Grove, Birkenhead, Merseyside CH42 0LA

GUIDE PRICE **£60,000+***

LAND

Description

A cleared plot of land with a pre-planning application to erect a detached property providing three self-contained apartments. The land would also be suitable for a number of other development opportunities subject to gaining any necessary consents. We believe that all main services are available, however potential interested parties should make their own further enquiries. Planning ref – PRE/25/00096/ENQ

Situated

Off Whetstone Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 mile from Birkenhead town centre.

Tenure

Freehold



LOT
65

27 Lanville Road, Liverpool L19 7NL

GUIDE PRICE **£295,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property benefitting from double glazing, central heating, front and rear gardens and garage. Following a full scheme of upgrade and refurbishment works the property would be suitable for occupation, investment or resale purposes.

Situated

Off Brodie Avenue in a well sought after South Liverpool location close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hall, two Reception Rooms, Kitchen/Breakfast Area

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom, Separate WC

Outside

Front and Rear Gardens, Garage

EPC Rating

E

Council Tax Band

C



LOT
66

46 Bull Bridge Lane, Liverpool L10 6LZ

GUIDE PRICE **£145,000+***

VACANT RESIDENTIAL

Description

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

Situated

Occupying a prime location fronting Bull Bridge Lane, this sought-after area benefits from a wealth of nearby amenities, schooling options, and excellent transport links. Aintree Hospital and Retail Park are within close proximity, with Liverpool city centre situated approximately 7 miles away.

Ground Floor

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

Council Tax Band

C

First Floor

Three Bedrooms, Bathroom/WC.

Tenure

Freehold

Outside

Front and Rear Garden and
Garage.

EPC Rating

D



LOT
67

101 Methuen Street, Liverpool L15 1EQ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two-bedroom end of terrace property in need of full scheme of refurbishment works. The property is currently let by the way of a periodic tenancy producing a rental income of £4,200 per annum.

Situated

Off Strathcona Road which in turn is off Picton Road (B5178) in a popular and well established location close to local amenities, schools, Wavertree Sports Park and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Through Lounge/Dining Room,
Kitchen

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC

Note

Please note that Sutton Kersh have not internally inspected the property and there will not be access for any viewings.

Outside

Yard to Rear.

EPC Rating

D

Council Tax Band

A



LOT
68

Flat 3 James House, 31 South Drive, Wavertree, Liverpool L15 8JJ

GUIDE PRICE **£20,000+***

VACANT RESIDENTIAL

Description

A ground floor studio flat within a semi-detached property benefiting from double glazing, gardens and intercom system. Following modernisation, the property would be suitable for rental purposes with a potential income in excess of £5,400 per annum.

Situated

Off North Drive, which in turn is off Mill Lane in a popular and well-established residential location close to local amenities, schooling and transport Links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Main entrance hallway
Flat Vestibule, Living room/
Bedroom, Kitchen, Bathroom/
WC, Access to rear garden.

Tenure

Leasehold

Service Charge £921.32 per
annum

Ground Rent £175 per annum

Outside

Driveway, Gardens front and
rear.

EPC Rating

C

Council Tax Band

A



LOT
69

1 Holly Grove, Birkenhead, Merseyside CH42 5NA

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Sidney Road which in turn is off Old Chester Road in an elevated position and a popular and well established residential location close to local amenities, schooling, Mersey Park, with good transport links to Liverpool and approximately 1 mile from Birkenhead town centre.

Ground Floor

Lounge, Kitchen/Breakfast
Room, Bathroom.

Tenure

Freehold

First Floor

Three Bedrooms, WC.

Outside

Front and Rear Gardens.

EPC Rating

D

Council Tax Band

A



LOT
70

Apt 404, 15 Hatton Garden, Liverpool L3 2HB

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A two bed roomed fourth floor duplex apartment with character and unique original features, windows, electric heating and secure intercom entry system. The property is in good order and ready for immediate occupation and investment purposes. It would be ideal for both investors and residential buyers suitable for occupation or investment purposes with a potential income £1,200 per calendar month. Alternatively, it could be utilised as an Airbnb investment subject to gaining any necessary consents. There is a lift service to all floors.

Situated

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

Ground Floor

Main Entrance Hallway, Lift Access

Mezzanine Level

Two bedrooms, one with en suite shower room/WC

Fourth Floor

Flat Open Plan Hall/Lounge/
Kitchen/Diner, Shower Room/
WC

EPC Rating

D

Council Tax Band

E

Tenure

Leasehold 999 Years from 13th May 1998

Ground Rent £50 per annum
subject to review

Service Charge £1,000 per
quarter

Tenure

Leasehold



LOT
71

7 Paley Close, Liverpool L4 4QZ

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

An extended three-bedroom semi-detached property benefitting from double glazing, central heating and a driveway. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential to achieve in excess of £11,000 per annum.

Situated

Off Sleepers Hill in a popular residential location close to local amenities and transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Hall, Open Plan Lounge,
Kitchen/Dining Room, Bedroom
with ensuite/wet room/WC.

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens and
Driveway

EPC Rating

TBC

Council Tax Band

A



LOT
72

109 Almonds Green, Liverpool L12 5HR

GUIDE PRICE **£175,000+***

VACANT RESIDENTIAL

Description

A three bedroom end town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following a scheme of refurbishment and modernisation works the property would be suitable for occupation, re-sale or investment purposes.

Situated

Fronting Almonds Green at its junction with Castlefield Road in a popular and well established residential location within walking distance to West Derby Village amenities, bars & restaurants with good transport links and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom/WC.

Tenure

Freehold

Outside

Front and Rear Gardens, Driveway.

EPC Rating

E



LOT
73

12 Gable Mews, 75 Liverpool Road, Formby, Liverpool L37 6BU

GUIDE PRICE **£95,000+***

VACANT RESIDENTIAL

Description

A two bedroomed first floor flat benefiting from double glazing and central heating, communal gardens and private garage. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £12,000 per annum.

Situated

Off Liverpool Road, in a popular and well established residential location close to local amenities and schooling.

Ground Floor

Main entrance hallway

First Floor

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

Leasehold

Term 12 years
Service charge £300 6 monthly
Ground Rent £150 per annum

Note

Please note there is a 6 week completion with this property.

Outside

Communal gardens & parking, Private garage.

Tenure

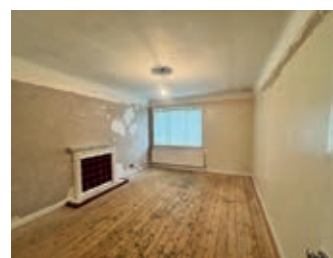
Leasehold

EPC Rating

C

Council Tax Band

C



LOT
74

10 Wendell Street, Liverpool L8 0RQ

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment, the property would be suitable for investment purposes with a potential rental income of approximately £8,400 per annum.

Situated

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

Ground Floor

Lounge, Kitchen/Diner, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to rear.

EPC Rating

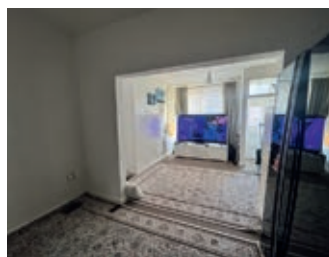
C

Council Tax Band

A

Tenure

Freehold



LOT
75

70 Warbro Road & The Garden Flat, Torquay TQ1 3PS

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A vacant four bedroom semi-detached property, with an additional self-contained one bedroom ground floor flat which is currently let on a rolling assured shorthold tenancy at £300pcm/£3,600pae, enjoying a sizeable corner plot location between Warbro Road and Devons Road in Torquay.

Situated

The popular seaside town of Torquay offers a wide range of shopping, leisure and recreational facilities catering for all age groups, along with a marina and a selection of sandy beaches nearby.

Ground Floor – 70 Warbro Road

Entrance hall, inner hallway, kitchen, sitting room, dining room and cloakroom.

First Floor – 70 Warbro Road

Landing, master bedroom with en-suite bathroom, bedroom two, shower room.

Second Floor – 70 Warbro Road

Landing and two further bedrooms.

Ground Floor – Flat

Reception room, kitchen, bedroom and bathroom.

Outside

Lawned garden and on street parking.

Viewings

Block viewings only with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.



EPC Ratings

Garden Flat TBC.
70 Warbro Road TBC

Council Tax Band
70 Warbro Road D.
Garden Flat A

Note

The property is sold as seen. We

have been made aware that the boundary wall in between this property and The Annexe has been disputed. Interested parties must make and rely upon their own legal enquiries with regards to this prior to bidding.

Tenure

Freehold

LOT
76

3 York Cottages, York Road, Exeter EX4 6QT

GUIDE PRICE **£175,000–£200,000***

VACANT RESIDENTIAL

Description

A vacant two-bedroom end of terrace character cottage, requiring refurbishment throughout, having the benefit of a walled courtyard style front garden with useful store/utility area and a car parking space. The cottage enjoys a quiet residential location, while being centrally located for Exeter city centre, along with both mainline and branch railway lines.

Situated

The cathedral city of Exeter offers a wide range of shopping, leisure and educational facilities catering for all age groups, along with excellent cafes and restaurants and universities. Exeter has excellent public transport links throughout the city and beyond, via the M5/A30/A38 road networks, mainline railway stations and Exeter Airport.

Ground Floor

Entrance hall with stairs to the first floor, sitting room, kitchen with utility/store off and stairs to first floor bedroom two.

First Floor

Landing, two bedrooms and bathroom.

Outside

Walled front garden with useful store and an adjacent car parking space.

Viewings

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

EPC Rating

D

Council Tax Band

B



Note

We are informed by the vendors that the property had a new roof in 2023.

Tenure

Freehold



LOT
77

151 Queen Street, Newton Abbot, Devon TQ12 2BS

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A vacant two storey, two-bedroom mid terrace property requiring refurbishment, enjoying a town centre location in the thriving market town of Newton Abbot. The property has a sitting room, kitchen and shower room to the ground floor, two double bedrooms to the first floor, gas central heating and double glazing, with a small front garden and a rear courtyard.

Situated

Queen Street sits just off the main town centre of Newton Abbot, with its farmers market, superstores, shopping, leisure and recreational facilities catering for all age groups. Newton Abbot has a mainline railway station and excellent road access to the A380/A38/M5 road networks.

Ground Floor

Entrance porch, hallway, sitting room, kitchen and shower room.

First Floor

Landing, two double bedrooms.

Outside

A small enclosed front garden, with a walled courtyard garden area to the rear of the property.

Viewings

Strictly by prior appointment

with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

A

Tenure

Freehold





Description

A rare opportunity to acquire a freehold Grade II Listed quintessential former tea rooms with owner's accommodation above, coming to the market for the first time in 50 years, being prominently situated in the pretty Devon village of Littleham on the road to the popular seaside resort of Sandy Bay. The property, while in need of sympathetic upgrading, offers versatile accommodation previously utilised as a restaurant with bar/servery area, commercial kitchen, prep/washroom to the ground floor, owners sitting room, double bedroom, former owner's kitchen and a bathroom to the first floor. To the front of the property there is the former beer garden offering additional seating areas and storage areas, two customer WCs and car parking to the rear of the building.

Situated

The pretty Devon village of Littleham caters well for day to day needs, set on the rural fringes of the popular seaside destination of Exmouth and in close proximity of Sandy Bay. Exmouth offers a wide range of educational and recreational facilities catering for all age groups, with bespoke shops, cafes and restaurants, along with a branch railway line to the cathedral city of Exeter and excellent access to Exeter Airport and the M5/A38/A30 road networks.

Ground Floor Tea Rooms

Entrance hall, restaurant and bar area, commercial kitchen and prep/wash room.

First Floor

Landing, sitting room, former kitchen, double bedroom and bathroom.

Outside

Beer garden with picket fencing, covered seating area and enclosed storage areas, two WCs and a car park to the rear.

Viewings

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

EPC Rating

TBC

Council Tax Band/VOA Rating

Tythe Cottage Tea Rooms
£15,000

Owner's Accommodation A

Tenure

Freehold



Description

A three-bedroom link detached property set in the rural hamlet of Drift, having the benefit of an attached garage with additional on drive parking, along with front and rear gardens, double glazing and oil central heating. The property comprises an entrance hall, lounge/diner, kitchen/breakfast room, utility room and cloakroom to the ground floor, master bedroom with en-suite shower room, two further bedrooms and family bathroom to the first floor. **Cash buyers only.**

Situated

The pretty rural hamlet of Drift is situated circa 3 miles from Penzance and 6 miles from Lands End, in proximity of Drift Reservoir with an abundance of wildlife and rural walks. The thriving seaside town of Penzance offers a wide selection of bespoke shops, leisure and educational facilities catering for all age groups and is readily accessible to the A30.

Ground Floor

Entrance porch, hallway, lounge/diner with doors to the garden, kitchen/breakfast room, utility room and cloakroom.

First Floor

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

Outside

Front and rear gardens, garage and additional on drive parking.

Viewings

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



EPC Rating

D

Council Tax Band

D

Note

Shared Borehole water supply. Due to an adverse mining survey, the property is suitable for cash

buyers only. Detailed copies of the mining investigation and a structural engineer's report are included within the legal pack.

Tenure

Freehold

Merseyside's leading property auction house



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 sizeable four bedroom detached house with an attached one-bedroom self-contained single storey annexe, enjoying a peaceful setting adjacent to open farmland with gardens and grounds of circa 0.2 acres and on drive parking for several vehicles. The main dwelling offers a kitchen, galleried dining room, lounge and sunroom to the ground floor, master bedroom with ensuite shower and dressing room, bedroom two with en-suite shower room, two further bedrooms and family bathroom to the first floor. The annexe has a lounge, galley kitchen, bedroom and shower room. The property is likely to appeal to those looking for multi-generation occupancy, or a home with additional holiday/lettings income.

Situated

St Issey is a sought after traditional Cornish village, set between Padstow and Wadebridge, both offering a wide variety of shopping, leisure and educational facilities and excellent restaurants, along with access to both the Camel Trail and the Saints Way, with a selection of nearby beaches within a short drive from the property. St Issey offers two public houses, a primary school, church and a village hall.

Duck Puddle House – Ground Floor

Covered porch, entrance hall with cloakroom off, kitchen/breakfast room with rear porch off, dining room, lounge with feature fireplace and access to the rear garden with sun room off.

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

The Annexe – Ground Floor

Lounge with galley kitchen off, inner hallway, bedroom and shower room.

Outside

Mature gardens and grounds of circa 0.2 acres with areas of lawn, mature shrubs and trees,

with on drive parking for several vehicles.

Viewings

Strictly by prior appointment with Stratton Creber Padstow 01841 532230. General enquiries Countrywide Property Auctions 01395 275691.

EPC Ratings

Duck Puddle House D. The Annexe C



Council Tax Band

F

Tenure

Freehold

LOT
81

3 The Panney, Exeter EX4 8QT

GUIDE PRICE **£275,000+***

VACANT RESIDENTIAL

Description

A versatile four/five bedroom detached property requiring modernisation, enjoying an end of cul-de-sac location, with front and rear low maintenance gardens, a double garage with additional on-drive and apron parking for multiple vehicles. Cash buyers only due to spray foam insulation.

Situated

The Panney is situated in the favoured Polsloe area of the cathedral city of Exeter, with a selection of local shops, supermarkets, recreational and educational facilities catering for all age groups, along with those of the city centre beyond. The property is in proximity of Polsloe Bridge railway station, along with excellent access to the M5/A30/A38 road networks and Exeter airport.

Ground Floor

Entrance porch, hallway, lounge/diner with conservatory off, kitchen/breakfast room with garden room off, cloakroom and bedroom four/dining room.

First Floor

Landing, master bedroom with en-suite shower room and dressing room (formerly bedroom five), two further bedrooms and family bathroom.

Outside

Low maintenance front and rear gardens with the potential for further enhancement, double garage with additional on-drive and apron parking.

Viewings

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



EPC Rating

B

Council Tax Band

E

Tenure

Freehold



LOT
82

127 Newton Road, Torquay TQ2 7AJ

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A vacant two bedroom cottage requiring refurbishment and roofing works, situated in a prime location in close proximity to Torbay hospital, local supermarkets and public transport links throughout Torbay, with the benefit of on drive parking spaces and a courtyard style garden area. The property is likely to appeal as a post works residential lettings venture or for onwards re-sale.

Situated

Newton Road enjoys a fabulous location on the outskirts of Torquay town centre and in close proximity of Torbay Hospital, retail parks and supermarkets, along with educational facilities catering for all age groups.

Ground Floor

Lounge/diner, galley style kitchen.

First Floor

Landing, two bedrooms and shower room with WC.

Outside

On drive parking for up to three vehicles and a private courtyard style garden area with storage shed.

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



Tenure

Freehold



Description

An interesting opportunity to acquire a former commercial ground floor premises, with the benefit of a Grant of Planning Permission already in place, for two × one bedroom flats, with associated sitting rooms, kitchens, bathrooms and bicycle/bin storage areas.

Situated

Drew Street is conveniently situated for both local independent shops, St Mary's Church and park, along with the facilities and amenities of Brixham town centre being in walking distance, with a working harbour, bespoke shops, public houses, restaurants and coastal walks.

Proposed Accommodation Flat 2B

Private entrance with bin/cycle storage area off, sitting room and kitchen area, bedroom, bathroom and storage cupboard.

Flat 2C

Private entrance with bicycle/bin storage area off, kitchen, sitting room, bedroom and bathroom.

Viewings

Strictly by prior appointment with Fulfords Paignton 01803

527523. General enquiries
Countrywide Property Auctions
01395 275691.

EPC Ratings

Previous Commercial EPC
Rating D

Council Tax Band/VOA Rating

Previous VOA rating £7,400.

Planning

A Grant of Planning Permission was issued by Torbay Council



under planning application P/2024/0692, on the 8th September 2025, for 'Change of use of ground floor commercial unit to 2 No. one bedroom flats including alterations. Interested parties must make and rely upon their own planning enquiries of Torbay Planning Department.

Note

We understand that the property will be sold with the benefit of 999-year leases and a share of the Freehold.

Tenure

Leasehold

An outstanding outcome



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

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



Description

Offered with vacant possession. A freehold three-storey mixed use property in the heart of the idyllic fishing village of Polperro, one of Cornwall's most popular tourist destinations. The property comprises a retail unit at ground floor level, having been upgraded to a high standard and with the benefit of a three-phase electricity supply. The upper floors comprise a two bedroom maisonette, with its own separate access, which was formerly a successful holiday lettings venture, having an open plan kitchen/living room, storeroom and shower room, together with a south-facing garden with stone patio and sea view.

Situated

Fore Street is situated in the heart of the beautiful fishing village of Polperro with its picturesque harbour and quaint cottages proving a popular year round tourist destination and film location on the Salt Path, along with a thriving local community. The village offers a wide range of bespoke shops, public houses, a doctor's surgery, primary school, village hall and museum.

Ground Floor – Retail Unit

Previously a bakery and formerly a leather goods shop. Retail area measuring circa 25 square metres, with good quality wall cladding and three-phase electrical sockets and a hot water supply. Former WC and washroom currently configured as a dry store.

The Maisonette – Ground Floor

Entrance hall with stairs rising to the upper floors.

First Floor

Open plan lounge/kitchen/diner, inner hallway and storage room/former bathroom.

Second Floor

Landing giving access to the rear garden, two double bedrooms and shower room with WC.

Outside

South-facing flower/shrub garden with a circa 19 square metre stone patio, newly built artisan dry stone wall, village and sea views.

Viewings

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

EPC Ratings

Commercial EPC D. Maisonette F

Council Tax Band/VOA Rating

Retail unit VOA Rating £6,000
Maisonette B



Tenure
Freehold

LOT
85

36 Meredith Road, Plymouth PL2 3QJ

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three-bedroom semi-detached property situated in the popular Beacon Park area of Peverell. The property comprises entrance hall, sitting room with doors through to the dining room, kitchen and utility porch to the ground floor, with three bedrooms and a bathroom to the first floor, walled front garden and enclosed low maintenance rear garden with storage facilities. The property has the benefit of gas central heating and double glazing, with the potential for further improvement/remedial works.

Situated

Meredith Road is a sought after and well-established residential area, in proximity of excellent educational facilities, Central Park and the Plymouth Life Centre. The property is readily commutable to the A38 and Plymouth city centre, offering a wide selection of shopping, leisure and recreational facilities catering for all age groups.

Ground Floor

Entrance porch, hallway, sitting rooms with doors through to the dining room, kitchen and utility porch.

First Floor

Landing, three bedrooms and a family bathroom.

Outside

Walled front garden, fully enclosed low maintenance rear garden with storage facilities.

Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 477104. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

E

Council Tax Band

C

Tenure

Freehold

LOT
86

Nancys Place & Taste Buds, Little Laney, Polperro, Looe PL13 2QX

GUIDE PRICE **£250,000+***

MIXED USE

Description

A two-bedroom mixed use property enjoying a prominent setting close to the harbour and quay in the popular fishing village of Polperro. The property comprises a ground floor self-contained commercial premises, accessed from Lansallos Street and a well presented two-bedroom maisonette accessed from Little Laney, which will be sold furnished and ready to let. The property is likely to appeal to both owner occupiers as a live/work premises, or as a home with additional income stream, along with investor buyers as a combined commercial and holiday letting opportunity.

Situated

The sought after fishing village of Polperro retains a wealth of charm, with its working harbour and pretty fishermen's cottages, proving to be a popular tourist destination. The village offers a range of bespoke shops, cafes and public houses, a doctors surgery, primary school, village hall and museum.

Ground Floor – Taste Buds, Lansallos Street, PL13 2QU

Self-contained lock-up retail premises with additional outside display/seating area, currently let on a rolling month by month basis at £600pcm/£7,200pae.

First Floor – Nancys Place, Little Laney, PL13 2QX

Entrance hall, lounge/diner and kitchen.

Second Floor

Landing, two bedrooms and a shower room.



Viewings

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

EPC Rating

Taste Buds TBC. Nancys Place TBC

Council Tax Band/VOA Rating

Taste Buds TBC. Nancys Place B

Tenure

Freehold

LOT
87

187 Bodmin Road, Truro, Cornwall TR1 1RA

GUIDE PRICE £350,000+*

VACANT RESIDENTIAL

Description

A three bedroom detached property requiring modernisation, set within one mile from Truro city centre, in a highly sought after location. The property currently comprises two reception rooms, kitchen/breakfast room, two utility rooms and cloakroom to the ground floor, with three bedrooms and bathroom to the first floor, mature gardens of circa 0.18 acres, attached garage and additional on-drive parking for several vehicles. The property has gas central heating and double glazing, with the graphic potential for further extension, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Bodmin Road is a highly sought after location being within one mile of the cathedral city of Truro, with its wide range of bespoke shops, galleries, boutiques and restaurants and lies within the catchment area of the Archbishop Benson primary school. The property is readily commutable to the A30 providing excellent access throughout the whole of Cornwall, along with the mainline railway station in the city centre and Newquay airport.

Ground Floor

Entrance porch, hallway, lounge, dining room, kitchen/breakfast room, rear lobby with two utility rooms and a cloakroom.

Outside

Mature gardens of circa 0.18 acres, attached garage and additional on drive parking for multiple vehicles.

Viewings

Strictly by prior appointment with Stratton Creber Truro 01872 275376. General enquiries Countrywide Property Auctions 01395 275691.

Council Tax Band

E

Tenure

Freehold

First Floor

Landing, three bedrooms and bathroom.

EPC Rating

D



LOT
88

27a Higher Market Street, Penryn, Cornwall TR10 8EF

GUIDE PRICE £135,000+*

VACANT RESIDENTIAL

Description

A Grade II listed one bedroom character cottage, requiring refurbishment throughout, enjoying a quiet pedestrianised cul-de-sac location accessed from Higher Market Street in Penryn. The property comprises an entrance hall, galley style kitchen and sitting room to the ground floor, with a double bedroom and bathroom to the first floor.

Situated

Penryn is a thriving Cornish market town, with a selection of bespoke shops, cafes, convenience store and public houses, along with a branch line and regular bus services to Falmouth circa 2 miles, offering a wide selection of shops, supermarkets, recreational and educational facilities catering for all age groups and in turn the cathedral city of Truro.

Ground Floor

Entrance hall, sitting room and galley kitchen.

Viewings

Strictly by prior appointment with Miller Countrywide Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691.

First Floor

Landing, double bedroom and bathroom.

EPC Rating

E

Council Tax Band

B

Note

The property currently has night storage heating but there is also a mains gas supply to the property.

Tenure

Freehold



LOT
89

1 Warberry Road West, Torquay TQ1 1NT

GUIDE PRICE **£120,000+***

VACANT RESIDENTIAL

Description

A vacant five bedroom, three storey, end of terrace property requiring refurbishment throughout with accommodation currently comprising two reception rooms, kitchen, bathroom and utility room to the ground floor, three bedrooms and bathroom to the first floor and two further bedrooms on the second floor. The property would lend itself for a variety of uses post works, with the potential for subdivision subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.

Situated

1 Warberry Road West is situated on the junction to Pembroke Road, in close proximity of Torquay town centre, offering a wide selection of shopping and leisure facilities, educational facilities catering for all age groups, along with the Marina and sandy beaches.

Ground Floor

Entrance hall, sitting room, dining room, kitchen, rear lobby with bathroom and utility room.

First Floor

Landing, three bedrooms, bathroom and separate WC.

Second Floor

Landing, two further bedrooms.

Outside

Rear gardens requiring formalisation.



Viewings

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

EPC Rating

E

Council Tax Band

C

Tenure

Freehold

LOT
90

39 Vyvyan Street, Camborne, Cornwall TR14 8AS

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A vacant two-bedroom mid terrace property requiring refurbishment, situated in a popular and well-established residential area in the heart of Camborne town centre. The property offers two reception rooms and a kitchen to the ground floor, two bedrooms and bathroom to the first floor and a rear courtyard garden.

Situated

Located in Camborne town centre with its abundance of shops, coffee shops, restaurants and public houses, a range of supermarkets and educational facilities catering for all age groups. Transport links to London Paddington are accessed via Camborne railway station and the main trunk road of the A30 out of Cornwall is a short drive away.

Ground Floor

Entrance porch, sitting room, dining room, kitchen with door to the rear courtyard.

First Floor

Landing, two bedrooms and bathroom.

Outside

Rear courtyard with pedestrian gate to the rear.

Viewings

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

EPC Rating

E

Council Tax Band

A



Note

The property is subject to a small flying freehold over the entrance porch of the property.

Tenure

Freehold





Description

An opportunity to acquire three storey mixed use premises, currently comprising a self-contained ground floor office and associated rest area, currently let on a rolling assured short hold tenancy, generating an income of £6,240pae on a rolling AST. A vacant one bedroom first floor flat and a vacant second floor two-bedroom flat, both accessed via a secure entry phone system, along with a large rear storage area with natural light offering the potential, subject to any requisite consents, for the provision of further accommodation. The properties are all individually metered for utilities, with the upper floors having the benefit of gas central heating and double glazing.

Situated

292 Union Street enjoys a prominent position within a thriving retail area, with both on street parking and nearby public car parking facilities. The seaside town of Torquay is a popular holiday destination, with a wide range of recreational facilities and amenities, a marina and multiplex cinema complex, sandy beaches and a selection of bespoke cafes and restaurants.

Ground Floor – Retail Unit

Open plan office space, rest room with kitchenette and a cloakroom.

Ground Floor – Residential Accommodation

Communal entrance hall with secure entry phone system, rear storage area with natural light, and stairs rising to the upper floors.

First Floor Flat

Entrance hall, kitchen/diner, sitting room, double bedroom and a shower room.

Second Floor Flat

Half landing with shower room, open plan lounge/kitchen/diner and two double bedrooms.

Viewings

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

EPC Ratings

All units are rated C

Council Tax Band/Voa Rating

Retail premises VOA Rating £2,475. First Floor Flat A. Second Floor Flat A

Tenure

Freehold



LOT
92

32 Holland Road, Exeter EX2 9BX

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A two-bedroom mid terraced property requiring updating situated in the popular St Thomas area of Exeter. The property offers a lounge/diner, kitchen, utility area and a WC to the ground floor, two bedrooms and bathroom to the first floor and a low maintenance enclosed garden to the rear. The property is largely double glazed and has electric storage heating, although we understand that there is a gas supply to the property.

Situated

St Thomas has a thriving shopping centre, primary and secondary schools, health centre and recreational facilities catering for all age groups. Public transport links operate throughout the cathedral city of Exeter, along with excellent access to the A30/A38/M5 road networks, mainline railway stations and Exeter Airport.

Ground Floor

Entrance hall, lounge/diner, kitchen, utility area and WC.

First Floor

Landing, two bedrooms and family bathroom with additional shower cubicle.

Outside

Walled frontage and enclosed low maintenance rear courtyard style garden.

Viewings

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



EPC Rating

E

Council Tax Band

B

Tenure

Freehold



LOT
93

21 Garth-an-creet, St. Ives, Cornwall TR26 2ER

GUIDE PRICE **£195,000+***

VACANT RESIDENTIAL

Description

A vacant three-bedroom end of terrace property, situated in a popular and well-established residential location, in proximity of St Ives town centre. The property has the benefit of gas central heating, double glazing, rear low maintenance enclosed garden and on-drive parking, along with a garage in the neighbouring block. The property is likely to be of interest to both owner occupiers and the residential lettings fraternity in this popular location.

Situated

The favoured seaside town of St Ives offers a wide selection of bespoke shopping, art galleries and leisure facilities, along with education establishments catering for all age groups.

Ground Floor

Entrance porch, lounge and kitchen/diner.

First Floor

Landing, three bedrooms and bathroom.

Viewings

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

EPC Rating

C

Council Tax Band

B

Outside

Garage in the neighbouring block and additional on drive parking to the front of the property, with a paved, low maintenance, enclosed rear garden.



Tenure

Freehold



LOT
94

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

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three-bedroom end of terrace cottage set in the heart of the popular fishing village of Newlyn, in proximity of the harbour. The property has had the benefit of recent re-roofing works and internal remedial works, now offering a blank canvas for someone to complete the project to their own personal taste. The property also has the benefit of a rear courtyard garden.

Situated

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

Ground Floor

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

Penzance 01736 364260.

General enquiries Countrywide Property Auctions 01395 275691.

First Floor

Landing and three bedrooms.

EPC Rating

G

Outside

Enclosed rear courtyard garden.

Council Tax Band

B

Viewings

Strictly by prior appointment with Miller Countrywide

Tenure

Freehold



LOT
95

15b Atlantic Road, Newquay, Cornwall TR7 1QJ

GUIDE PRICE **£235,000+***

VACANT RESIDENTIAL

Description

A four bedroom first and second floors maisonette, enjoying panoramic and uninterrupted sea views over Newquay Golf Course and the headlands towards Fistral Beach. The property offers three bedrooms, kitchen and bathroom to the first floor, with an open plan lounge/diner, further bedroom and a bathroom to the second floor. The property has proven to be a successful holiday lettings venture generating circa £34,000 per annum but would equally lend itself as a sizeable family home.

Situated

Atlantic Road is set circa 500 yards from Newquay town centre, with its wide selection of shops, cafes, restaurants and leisure facilities, with stunning sandy beaches and surfing opportunities.

Ground Floor

Entrance hall with storage cupboard and stairs rising to the first floor.

Outside

Parking is available on street and in the grassed car park directly opposite the property.

First Floor

Landing, kitchen, three bedrooms and bathroom.

Viewings

Strictly by prior appointment with Stratton Creber Newquay 01637 876275. General enquiries Countrywide Property Auctions 01395 275691.

Second Floor

Landing, open plan lounge/diner, bedroom four and bathroom.



EPC Rating

D

Council Tax Band

B

Note

Lease length 999 years from 09/01/200

Service Charge £0

Ground Rent £0

The property also has a 50% share of the freehold.

Tenure

Leasehold

LOT
96

15 Reeds Avenue West, Wirral, Merseyside CH46 1RE

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A three-bedroom semi-detached house benefitting from central heating, a driveway, gardens to the front and rear. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £6,600.00 per annum.

Situated

Off Birket Avenue which is in turn off Reeds Lane in a popular residential location close to local amenities and transport links. Liverpool city centre is approximately 8 miles away.

Ground Floor

Hall, Living Room, Kitchen.

First Floor

Bathroom/WC, Three Bedrooms.

Outside

Driveway, Gardens Front and Rear.

EPC Rating

C

Council Tax Band

B

SOLD PRIOR



LOT
97

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 benefitting 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. Please refer to the Information Sheet contained within the legal pack in reference to Title MS548828

Situated

Off Crosby Road South (A565) in a popular and well-established residential location within walking distance to Wirral's 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

Outside

Allocated parking.

Lease Details

125 years from 1st January 2006

Ground Rent TBC

Service Charge TBC

Council Tax Band

B

EPC Rating

C



Tenure
Leasehold



LOT
98

44 Banner Street, Liverpool L15 0HQ

GUIDE PRICE £70,000+*

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,200 per annum however we have been advised by the vendor that notice has been served on the tenant.

Situated

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

Ground Floor

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

Tenure

Freehold

Joint Agent

Entwistle Green



First Floor

Two Bedrooms

Outside

Yard to Rear

EPC Rating

D

Council Tax Band

TBC



LOT
99

8 Garston Old Road, Garston, Liverpool L19 9AF

GUIDE PRICE £175,000+*

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property benefitting from double glazing, central heating and front, rear gardens and a driveway. The property is a blank canvas to put your own stamp on and following a scheme of refurbishment works would be suitable for occupation, re-sale or investment purposes.

Situated

Off St Mary's Road in a popular and well-established residential area close to local amenities, schooling and transport links. Garston Village is within walking distance and Spaulley Park is within close proximity. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Front Living Room, Rear Dining Room with French Doors, Kitchen

Council Tax Band

C

Tenure

Freehold

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Shower Room, Separate WC

Outside

Large garden to rear, shed, front forecourt

EPC Rating

E



LOT
100

89 Western Avenue, Speke, Liverpool L24 3UW

GUIDE PRICE **£120,000+***

VACANT RESIDENTIAL

Description

A good sized five bedroomed middle town house benefitting from double glazing, two bathrooms, and front and rear gardens. Following an upgrade and scheme of refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated

Off Speke Boulevard in a popular and well-established residential area close to local amenities and transport links. The property is approximately 1 mile from Speke Retail Park, 1.5 miles from John Lennon Liverpool Airport and 8 miles from Liverpool city centre.

Ground Floor

Porch, Hall, Living Room, Dining Room, Kitchen, One Bedroom with En Suite Shower Room/WC

Council Tax Band

A

Tenure

Freehold

First Floor

Four Bedrooms, Bathroom, Separate WC

Outside

Front and Rear Gardens

EPC Rating

D

SOLD PRIOR



LOT
101

1 Elsmere Avenue, Aigburth, Liverpool L17 4LB

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A four bedroom end of terrace property benefiting from double glazing and central heating. The property is in immaculate condition throughout and is ready for immediate occupation or investment purposes with the potential rental income being £15,600 per annum.

Situated

Off Aigburth Road in a popular and well established residential location within walking distance to the local shopping amenities, Sefton Park, Lark Lane bars and restaurants and also good transport links. Liverpool city centre is approximately 3.5 miles away.

Ground Floor

Vestibule, hallway, through lounge/dining room, extended kitchen/diner, WC. Useful Utility Area for Laundry and Storage

Council Tax Band

B

Tenure

Freehold

First Floor

Four Bedrooms, Bathroom/WC.

Joint Agent

Atlas Estates

Outside

Yard to rear.



EPC Rating

C



LOT
102

ON BEHALF OF MORTGAGEES NOT IN POSSESSION

1 Rhosgoch, Cwm Penmachno, Betws-y-coed, Gwynedd LL24 0RS

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

Description

A Grade II listed end terraced single storey cottage in need of a full upgrade and refurbishment scheme. The property is set in a rural location and benefits from open country views and gardens. Once upgraded the property would be suitable for occupation, re-sale or investment purposes.

Situated

In a quiet rural location with access to open countryside accessed via Tanrallt which is in turn off Conwy Valley Way. The popular village of Betws-y-Coed is approximately 8.5 miles away.

Ground Floor

Various rooms

Outside

Gardens

EPC Rating

F

Council Tax Band

B

Note

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

Tenure

Freehold



LOT
103

JOINT AGENT ENTWISTLE GREEN

City View, 45 Netherfield Road South, Liverpool L5 4LS

GUIDE PRICE £55,000+*

RESIDENTIAL INVESTMENT

Description

A one bedroomed self contained first floor apartment within a purpose built building benefiting from double glazing, electric heating, secure intercom system, lift access and secure allocated parking. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £7,500 per annum to a long standing tenant. Please note the property is a cash buy only.

Situated

At the junction with Prince Erwin Street, in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Liverpool City Centre.

Ground Floor

Communal Entrance, Hallway

Council Tax Band

A

First Floor

Flat - Hall, Open Plan Living Room/Kitchen/Diner, Bedroom, Bathroom/WC

Tenure

Leasehold 125 years (less 3 days) from 11th August 2005 Service Charge: £2742 per annum Ground Rent: £150 per annum

Outside

Secured allocated parking

Joint Agent

Entwistle Green

EPC Rating

C



LOT
104

82 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom detached holiday villa situated on the ever-popular Hengar Manor holiday park. The property offers open plan lounge/kitchen/dining area, double bedroom and shower room to the ground floor, with master bedroom with balcony off, bedroom three and family bathroom to the first floor. This child and pet friendly holiday park offers a wide range of recreational facilities, with bar/restaurant and entertainment during peak season, swimming pool, tennis courts, coarse fishing lakes and 35 acres of parkland/communal gardens.

Situated

Hengar Manor is set just outside the Cornish village of St Tudy, readily commutable to the A30 and offering 35 acres of parkland, with fishing lakes, pitch and putt golf course, swimming pool, tennis courts and play park.

Ground Floor

Open plan lounge/kitchen/diner, double bedroom and shower room.

Outside

Communal gardens and grounds, on site facilities, allocated parking space and visitors car parking.

First Floor

Landing, master bedroom with balcony off, bedroom three and a shower room.

Viewings

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



EPC Rating

D

Council Tax Band

B

Lease details

Lease length - 999 years from 1 December 2002. Ground Rent - £480 Maintenance Charges - £4,800

Tenure

Leasehold

LOT
105

14 Westover Road, Maghull, Liverpool L31 7BT

GUIDE PRICE **£235,000+***

VACANT RESIDENTIAL

Description

A semi-detached 3 bedroomed property benefiting from double glazing, central heating and front and rear gardens. There is also a loft room/storage room.

Fitted Kitchen has integrated fridge/freezer, washing machine and dishwasher. The property is suitable for immediate occupation or investment purposes.

Situated

Off Shop Lane which in turn is off Green Lane and Westway in a popular and sought-after location close to local amenities, schooling and transport links. The property is approximately 0.5 miles from Maghull Square and approximately 10 miles from Liverpool City Centre.

Ground Floor

Entrance Porch, Hall, Living Room, Kitchen/Dining Room, Family Room

Joint Agent

Entwistle Green



First Floor

3 Bedrooms, Shower Room/W.C

Second Floor

Loft Room/Storage

Tenure

Freehold



Next auction

Thursday 12 February 2026

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



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**

*Thank you, Vicky,
We truly appreciate all
you and the team have
done. You have gone
above and beyond.*

Thank you.

Shirley & Mark

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

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

G13 Rent deposits

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

G14 VAT

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

G15 TRANSFER as a going concern

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

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

- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

G20 TUPE

- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
 - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
 - (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 TENANCY renewals

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

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

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25 Warranties

- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
 - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

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

G30.2 Buyer's Administration Charge

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.35% 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 Special Condition G1.2 to claim vacant possession unless the Special Conditions so specify.

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