

property auction

Registration closes promptly at
2pm on **Wednesday 11 February**
and you must be pre-registered
before this time in order to bid

Thursday 12 February 2026
2.00pm prompt

Please note this auction will be streamed live online only

SuttonKersh

suttonkersh.co.uk

The logo for Countrywide Property Auctions, featuring a stylized wave graphic above the text "Countrywide" and "Property Auctions".
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 first sale of 2026 coming straight of the back of a highly successful 2025 season which saw us sell 420 lots raising £53.9m for our clients at a very competitive 88% success rate.

Proceedings for this sale will commence at 2.00pm prompt as a live stream only auction with Auctioneer Andrew Binstock in charge.

With the world seemingly in turmoil and the financial year end approaching buyers and sellers alike are seeing opportunities within the property market. So, to that end 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 12 49 Vicar Road, Liverpool, Merseyside, L6 0BW
VACANT RESIDENTIAL **Guide price £65,000+***

Lot 16 16 Western Avenue, Speke, Liverpool, Merseyside, L24 3UR VACANT RESIDENTIAL
Guide price £85,000+*

Lot 26 3 Burnthwaite Road, Liverpool, Merseyside, L14 1PY VACANT RESIDENTIAL
Guide price £135,000+*

Lot 5 346 Millfield Lane, Haydock, St. Helens, Merseyside, WA11 9TB VACANT RESIDENTIAL
Guide price £30,000+*

Lot 52 23 Douglas Road, Liverpool, Merseyside, L4 2RG VACANT RESIDENTIAL **Guide price £80,000+***

Lot 40 59A Coniston Street, Liverpool, Liverpool, L5 6QY VACANT COMMERCIAL **Guide price £45,000+***

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. All that remains for me is to wish you every success with your bidding and a healthy and prosperous 2026.

Cathy Holt MNAEA MNAVA
Associate Director

83

 lots available

40+

vacant
residential

4

vacant
commercial

2

commercial
investment

20+

residential
investment

2

mixed
use

1

development
opportunities

Highlights



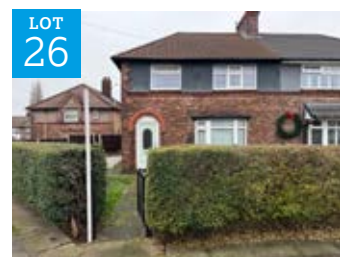
346 Millfield Lane, Haydock, St. Helens, Merseyside, WA11 9TB



49 Vicar Road, Liverpool, Merseyside, L6 0BW



16 Western Avenue, Speke, Liverpool, Merseyside, L24 3UR



3 Burnthwaite Road, Liverpool, Merseyside, L14 1PY



59A Coniston Street, Liverpool, Liverpool, L5 6QY



23 Douglas Road, Liverpool, Merseyside, L4 2RG

2025 – another stunning year!



420

LOTS SOLD



£53.9m

RAISED



88%

SUCCESS

SuttonKersh

JAN

FEB

MAR

APR

Thursday 2 April
Closing Friday 6 March

Thursday 21 May
Closing Friday 24 April

MAY

JUN

Thursday 16 July
Closing Friday 19 June

JUL

AUG

Thursday 10 September
Closing Friday 14 August

SEPT

OCT

Thursday 22 October
Closing Friday 25 September

NOV

DEC

Thursday 10 December
Closing Friday 13 November

Remote bidding guide for live streamed closed door auction

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

We offer three ways to bid at our auction:

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

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

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

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

You will also pay a Buyer's Administration Charge, to the auctioneers of 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus VAT (unless otherwise stated in the property description in the catalogue). Payments can be made by debit card or bank transfer.

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

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

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

Terms & conditions for telephone, internet, and proxy bidders

1. Registration and Completing Bidding Forms

Prospective buyers intending to bid via telephone, proxy, or the internet must complete the appropriate registration ID checks and bidding form accurately. Failure to do so may render the instructions ineffective.

2. Proxy Bidders

Proxy bidders are advised to contact the Auctioneer's offices before 10a.m. on the day of the sale to ascertain whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf. 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.

3. 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 proxy bid stated on the form submitted.

4. 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.

5. Maximum Bids

Maximum bids should be specified as exact figures. Any reference to bids calculated based on other bids will not be accepted. In case of any confusion regarding the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective bidder.

6. Payment and Deadline

Winning bidders must pay a deposit of 10% of the maximum bid or £5,000, whichever is greater (or as otherwise stated in the Special Conditions).

Additionally, a Buyer's Administration Charge of 1.35% of the purchase price, subject to a minimum of £2,160 (including VAT), will be required upon exchange of contracts for each property purchased. In some cases, this figure may be higher, as stated in the addendum.

Receipt of the deposit and buyer's administration charge on successful bids must be received on the day of the auction payable by debit card or bank transfer. Failure to provide the required deposit and buyer's administration charge within this timeframe allows Sutton Kersh to retain the pre-authorised £7,160, consisting of a £5,000 contribution toward the deposit and the Auctioneer's Buyer's Administration Charge of 1.35% of the purchase price or £2,160 including VAT, whichever is the greater.

Sutton Kersh Auctions and/or the seller reserves the right to pursue the winning bidder via legal means for the deposit, the buyer's administration charge, and any associated losses and interest, if applicable.

7. Change of Purchaser/s' Name

Prospective bidders acknowledge that the winning bidder is the contractual purchaser unless they notify Sutton Kersh of a change in purchaser details in writing prior to the auction. The new purchaser must complete all necessary ID verifications to meet Money Laundering obligations. If the proposed purchaser does not meet these requirements, the winning bidder named on the bidding form is contractually obliged to purchase the property. It may not be possible to change the purchaser's name after the fall of the hammer.

8. Auctioneer's Authority

The auctioneer, when accepting remote bids, acts as an agent for the prospective bidder/purchaser, who is considered to have authorised the auctioneer based on all relevant conditions of sale and any amendments to the auction particulars. If the prospective purchaser's bid is successful, the auctioneer or any duly authorised partner or employee of Sutton Kersh is authorised by the bidder and purchaser to sign any Memorandum of Sale or Sale Contract relating to the property concerned, incorporating any addendum.

9. Auctioneer's Bidding Rights

The auctioneer accepts no liability for any bid made on behalf of the prospective purchaser and reserves the right to bid himself or through an agent up to the reserve price for the specific property.

10. Handling of Equal Bids

If another bidder places a bid equal to the maximum bid of a remote bidder, the auctioneer reserves the right to accept either bid at their own discretion.

11. Technical Failures and Delays

The auctioneer accepts no responsibility for the failure of telecommunications or internet connections for telephone or internet bids.

12. Amendments to Terms and Conditions

Prospective bidders should check with the auctioneer's office prior to the auction that there have been no changes to these published terms and conditions.

13. Notification of Successful Bids

Successful bids will be communicated to prospective buyers within 24 hours of the conclusion of the auction sale. Unsuccessful bidders will have their deposits returned, or if their card was pre-authorized, the funds will be released 48 hours post-auction (or longer, depending on the bank's processing time).

14. Below Maximum Bids

Should the property be sold to the proxy, telephone, or internet bidder by the Auctioneer at a figure which is less than the maximum bid price on the bidding form or the security deposit, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.

15. Compliance with Conditions

Remote bidders are deemed to make their bids with full knowledge and compliance with the Common Auction Conditions, Extra Conditions, Special Conditions of Sale, Addendum, and the Important Notice for Prospective Buyers in the catalogue. Bidders are expected to carefully review the Special Conditions of Sale for any additional costs and fees payable to the seller as detailed therein.

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 12 February 2026**

For sale by public auction unless sold prior or withdrawn

1	13 Grantham Street, Liverpool, Merseyside, L6 6BU	£60,000+
2	640 Mather Avenue, Liverpool, Merseyside, L19 4TQ	£135,000+
3	170 Cornwall Street, Hartlepool, Cleveland, TS25 5RN	£30,000+
4	92 Errol Street, Aigburth, Liverpool, Merseyside, L17 7DJ	£180,000+
5	346 Millfield Lane, Haydock, St. Helens, Merseyside, WA11 9TB	£30,000+
6	Land to the Rear of, 54/56 Sefton Road, Litherland, Sefton, L21 7PQ	£90,000+
7	163 Mab Lane, Liverpool, Merseyside, L12 6QN	£100,000+
8	19 Rathbone Road, Wavertree, Liverpool, Merseyside, L15 4HG	£110,000+
9	93 Langton Road, Wavertree, Liverpool, Merseyside, L15 2HS	£90,000 +
10	78 Elmstead, Skelmersdale, Lancashire, WN8 6BY	£70,000+
11	3 Walmer Road, Liverpool, Merseyside, L22 5NL	£150,000+
12	49 Vicar Road, Liverpool, Merseyside, L6 0BW	£65,000+
13	43 Ellamsbridge Road, St. Helens, Merseyside, WA9 3PY	WITHDRAWN
14	Unit B, Atlantic Road, Bootle, Merseyside, L20 1DR	£175,000+
15	2 Whitchurch Way, Halton Lodge, Runcorn, Cheshire, WA7 5YW	£100,000+
16	16 Western Avenue, Speke, Liverpool, Merseyside, L24 3UR	£85,000+
17	47/49/51 Walton Road, Liverpool, Liverpool, L4 4AF	£300,000+
18	33 Quernmore Road, Liverpool, Merseyside, L33 6UY	£70,000+
19	3 Airlie Grove, Liverpool, Merseyside, L13 8DY	£100,000+
20	11 Dallas Grove, Liverpool, Merseyside, L9 4RU	£60,000+
21	22 Hampstead Road, Liverpool, Merseyside, L6 8NG	£170,000+
22	Apartment 312, 15 Hatton Garden, Liverpool, Merseyside, L3 2HB	SOLD PRIOR
23	29 Shirdley Avenue, Liverpool, Merseyside, L32 7QG	£70,000+
24	15 Walton Road, Liverpool, Merseyside, L4 4AD	175000+
25	2 Old Eagle & Child Cottages, Liverpool Road, Huyton, Liverpool, Merseyside, L36 8HS	£100,000+
26	3 Burnthwaite Road, Liverpool, Merseyside, L14 1PY	£135,000+
27	14 Blenheim Road, Liverpool, Merseyside, L18 1EH	£200,000+
28	5 Graylands Place, Liverpool, Merseyside, L4 9UH	£140,000+
29	98 Breck Road, Anfield, Liverpool, Merseyside, L4 2RD	£70,000+
30	Apartment 404, 15 Hatton Garden, Liverpool, Merseyside, L3 2HB	£100,000+
31	38 Clare Walk, Liverpool, Merseyside, L10 4YG	£80,000+
32	20 Altfinch Close, Liverpool, Merseyside, L14 8YG	£65,000+
33	75 Beatrice Street, Bootle, Merseyside, L20 2EG	£70,000+
34	86 Snowberry Road, Liverpool, Merseyside, L14 8XR	£70,000+
35	33 Greenleaf Street, Liverpool, Merseyside, L8 0RA	£60,000+
36	28 Moscow Drive, Liverpool, Liverpool, L13 7DH	£170,000+
37	39 Rydal Street, Liverpool, Merseyside, L5 6QP	£40,000+
38	3 Kenbury Close, Liverpool, Merseyside, L33 9TR	£60,000+
39	52 Castlewood Road, Liverpool, Merseyside, L6 5AL	£75,000+
40	59A Coniston Street, Liverpool, Liverpool, L5 6QY	£45,000+
41	13 Harthill Avenue, Liverpool, Merseyside, L18 6HY	£260,000+
42	Flat 35, 35 Holland Street, Liverpool, Merseyside, L7 0JG	£50,000+
43	12 Lawrence Grove, Liverpool, Merseyside, L15 0EP	£65,000+
44	16 Ilchester Road, Liverpool, Merseyside, L16 3NQ	£135,000+
45	9-11 St Ambrose Grove, Liverpool, Liverpool, L4 2RL	£270,000+
46	UNIT BS 11 FOX VILLAGE, 30 Fox Street, Liverpool, Liverpool, L3 3BQ	£18,000+*
47	33 Hayes Avenue, Prescot, Merseyside, L35 5BH	£80,000+
48	98 Livingstone Street, Birkenhead, Merseyside, CH41 4HG	£65,000+
49	Apartment 77, 6 Rumford Street, Liverpool, Liverpool, L2 8RA	£40,000+
50	City View, 45 Netherfield Road South, Liverpool, Liverpool, L5 4LS	£50,000+
51	9-11 Hawthorne Road, Bootle, Merseyside, L20 2DG	£150,000+
52	23 Douglas Road, Liverpool, Merseyside, L4 2RG	£80,000+
53	1 Overton Close, Liverpool, Merseyside, L32 5TU	£40,000+
54	572-574 Longmoor Lane, Liverpool, Merseyside, L10 9LA	£135,000+
55	20 Hampden Road, Birkenhead, Merseyside, CH42 5LH	£190,000+
56	151 Molyneux Road, Kensington, Liverpool, Merseyside, L6 6AJ	155000+
57	60 Acresgate Court, Liverpool, Merseyside, L25 4UF	£70,000+
58	33 Attlee Road, Liverpool, Merseyside, L36 6BG	£115,000+

59	26 Wrenbury Street, Liverpool, Merseyside, L7 2PU	£85,000+
60	21 Basil Close, Liverpool, Merseyside, L16 5EL	£150,000+
61	Apt 3 Embassy Building, 1 Wellington Street, Liverpool, L19 2LX	£30,000+
62	47 Cotswold Street, Liverpool, Merseyside, L7 2PY	£85,000+
63	20 Roxburgh Avenue, Liverpool, Merseyside, L17 4LQ	£160,000
64	Flat 31 The Manor House, Coronation Road, Totnes, Devon, TQ9 5DF	£65,000+
65	27A Higher Market Street, Penryn, Cornwall, TR10 8EF	£115,000+
66	33 Bedford Road, St. Ives, Cornwall, TR26 1SP	£325,000+
67	Flat 4, 16 The Strand, Torquay, Devon, TQ1 2AA	£135,000+
68	21 Carclew Street, Truro, Cornwall, TR1 2DY	£120,000+
69	Stable Barn Cottage, 1 Stable Lane, Torquay, Devon, TQ1 4SA	£115,000+
70	24 Pengover Park, Liskeard, Cornwall, PL14 3QH	£120,000+
71	127 Newton Road, Torquay, Devon, TQ2 7AJ	£135,000+
72	11 Chywoone Place, Newlyn, Penzance, Cornwall, TR18 5NW	£115,000+
73	51 Old Exeter Road, Newton Abbot, Devon, TQ12 2NH	£235,000+
74	23 Brook Street, Dawlish, Devon, EX7 9AE	£95,000+
75	21 Garth-an-Creet, St. Ives, Cornwall, TR26 2ER	£165,000+
76	39 Vyvyan Street, Camborne, Cornwall, TR14 8AS	£85,000+
77	Higher Trenoweth, Longstone, St Ives, Carbis Bay, Cornwall, TR26 3LT	£495,000+
78	1 Cyril Noall Square, St. Ives, Cornwall, TR26 1FR	£100,000+
79	Southwind, Portuan Road, Looe, Cornwall, PL13 2DN	£500,000+
80	2 Drew Street, Brixham, Devon, TQ5 9JU	£45,000+
81	1 Pendrea Place, Gulval, Penzance, Cornwall, TR18 3NE	£275,000+
82	10 Chywoone Place, Newlyn, Penzance, Cornwall, TR18 5NW	£100,000+
83	187 Bodmin Road, Truro, Cornwall, TR1 1RA	£295,000+

Next auction

Thursday 2 April 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



Order of sale by type

Commercial investment

24 15 Walton Road, Liverpool, Merseyside, L4 4AD

54 572-574 Longmoor Lane, Liverpool, Merseyside, L10 9LA

Development opportunity

80 2 Drew Street, Brixham, Devon, TQ5 9JU

Land

6 Land to the Rear of, 54/56 Sefton Road, Litherland, Sefton, L21 7PQ

Mixed use

17 47/49/51 Walton Road, Liverpool, Liverpool, L4 4AF

51 9-11 Hawthorne Road, Bootle, Merseyside, L20 2DG

Residential investment

7 163 Mab Lane, Liverpool, Merseyside, L12 6QN

10 78 Elmstead, Skelmersdale, Lancashire, WN8 6BY

11 3 Walmer Road, Liverpool, Merseyside, L22 5NL

15 2 Whitchurch Way, Halton Lodge, Runcorn, Cheshire, WA7 5YW

18 33 Quernmore Road, Liverpool, Merseyside, L33 6UY

20 11 Dallas Grove, Liverpool, Merseyside, L9 4RU

23 29 Shirdley Avenue, Liverpool, Merseyside, L32 7QG

31 38 Clare Walk, Liverpool, Merseyside, L10 4YG

32 20 Altfinch Close, Liverpool, Merseyside, L14 8YG

34 86 Snowberry Road, Liverpool, Merseyside, L14 8XR

35 33 Greenleaf Street, Liverpool, Merseyside, L8 0RA

36 28 Moscow Drive, Liverpool, Liverpool, L13 7DH

38 3 Kenbury Close, Liverpool, Merseyside, L33 9TR

42 Flat 35, 35 Holland Street, Liverpool, Merseyside, L7 0JG

43 12 Lawrence Grove, Liverpool, Merseyside, L15 0EP

45 9-11 St Ambrose Grove, Liverpool, Liverpool, L4 2RL

46 UNIT BS 11 FOX VILLAGE, 30 Fox Street, Liverpool, Liverpool, L3 3BQ

47 33 Hayes Avenue, Prescot, Merseyside, L35 5BH

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

53 1 Overton Close, Liverpool, Merseyside, L32 5TU

55 20 Hampden Road, Birkenhead, Merseyside, CH42 5LH

56 151 Molyneux Road, Kensington, Liverpool, Merseyside, L6 6AJ

57 60 Acresgate Court, Liverpool, Merseyside, L25 4UF

60 21 Basil Close, Liverpool, Merseyside, L16 5EL

61 Apt 3 Embassy Building, 1 Wellington Street, Liverpool, L19 2LX

63 20 Roxburgh Avenue, Liverpool, Merseyside, L17 4LQ

Vacant commercial

14 Unit B, Atlantic Road, Bootle, Merseyside, L20 1DR

29 98 Breck Road, Anfield, Liverpool, Merseyside, L4 2RD

40 59A Coniston Street, Liverpool, Liverpool, L5 6QY

78 1 Cyril Noall Square, St. Ives, Cornwall, TR26 1FR

Vacant residential

1 13 Grantham Street, Liverpool, Merseyside, L6 6BU

2 640 Mather Avenue, Liverpool, Merseyside, L19 4TQ

3 170 Cornwall Street, Hartlepool, Cleveland, TS25 5RN

4 92 Errol Street, Aigburth, Liverpool, Merseyside, L17 7DJ

5 346 Millfield Lane, Haydock, St. Helens, Merseyside, WA11 9TB

8 19 Rathbone Road, Wavertree, Liverpool, Merseyside, L15 4HG

9 93 Langton Road, Wavertree, Liverpool, Merseyside, L15 2HS

12 49 Vicar Road, Liverpool, Merseyside, L6 0BW

13 43 Ellamsbridge Road, St. Helens, Merseyside, WA9 3PY

16 16 Western Avenue, Speke, Liverpool, Merseyside, L24 3UR

19 3 Airlie Grove, Liverpool, Merseyside, L13 8DY

21 22 Hampstead Road, Liverpool, Merseyside, L6 8NG

22 Apartment 312, 15 Hatton Garden, Liverpool, Merseyside, L3 2HB

25 2 Old Eagle & Child Cottages, Liverpool Road, Huyton, Liverpool, Merseyside, L36 8HS

26 3 Burnthwaite Road, Liverpool, Merseyside, L14 1PY

27 14 Blenheim Road, Liverpool, Merseyside, L18 1EH

28 5 Graylands Place, Liverpool, Merseyside, L4 9UH

30 Apartment 404, 15 Hatton Garden, Liverpool, Merseyside, L3 2HB

33 75 Beatrice Street, Bootle, Merseyside, L20 2EG

37 39 Rydal Street, Liverpool, Merseyside, L5 6QP

39 52 Castlewood Road, Liverpool, Merseyside, L6 5AL

41 13 Harthill Avenue, Liverpool, Merseyside, L18 6HY

44 16 Ilchester Road, Liverpool, Merseyside, L16 3NQ

48 98 Livingstone Street, Birkenhead, Merseyside, CH41 4HG

49 Apartment 77, 6 Rumford Street, Liverpool, Liverpool, L2 8RA

52 23 Douglas Road, Liverpool, Merseyside, L4 2RG

58 33 Attlee Road, Liverpool, Merseyside, L36 6BG

59 26 Wrenbury Street, Liverpool, Merseyside, L7 2PU

62 47 Cotswold Street, Liverpool, Merseyside, L7 2PY

64 Flat 31 The Manor House, Coronation Road, Totnes, Devon, TQ9 5DF

65 27A Higher Market Street, Penryn, Cornwall, TR10 8EF

66 33 Bedford Road, St. Ives, Cornwall, TR26 1SP

67 Flat 4, 16 The Strand, Torquay, Devon, TQ1 2AA

68 21 Carclew Street, Truro, Cornwall, TR1 2DY

69 Stable Barn Cottage, 1 Stable Lane, Torquay, Devon, TQ1 4SA

70 24 Pengover Park, Liskeard, Cornwall, PL14 3QH

71 127 Newton Road, Torquay, Devon, TQ2 7AJ

72 11 Chywoone Place, Newlyn, Penzance, Cornwall, TR18 5NW

73 51 Old Exeter Road, Newton Abbot, Devon, TQ12 2NH

74 23 Brook Street, Dawlish, Devon, EX7 9AE

75 21 Garth-an-Creet, St. Ives, Cornwall, TR26 2ER

76 39 Vyvyan Street, Camborne, Cornwall, TR14 8AS

77 Higher Trenoweth, Longstone, St Ives, Carbis Bay, Cornwall, TR26 3LT

79 Southwind, Portuan Road, Looe, Cornwall, PL13 2DN

81 1 Pendrea Place, Gulval, Penzance, Cornwall, TR18 3NE

82 10 Chywoone Place, Newlyn, Penzance, Cornwall, TR18 5NW

83 187 Bodmin Road, Truro, Cornwall, TR1 1RA



Description

A two bedroom middle terraced property which is in need of upgrade and modernisation.

Following which, the property would be suitable for investment purposes with a potential rental income in excess of £9600 per annum.

In November 2025 the property completed an eco works renovation, which included insulation panels fitted on all exterior walls which were fully replastered. Roof vents were installed in both the kitchen and bathroom, along with a new flat roof to the rear extension and a new front door. The current owners have a new boiler purchased which will be installed prior to sale.

Situated

Off Kensington High Street close to local amenities, universities, transport links, and approximately 1 mile from Liverpool City Centre.

Ground Floor

Through Lounge/Dining Room,
Kitchen, Bathroom/W.C.

First Floor

Two Bedrooms.

Outside

Rear Yard

Note

NB - There is no double glazing and the boiler will be fitted in time for completion.



Joint Agent





Description

A three bedroom mid town house benefiting from double glazing, central heating, front garden and large rear garden. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

Situated

Set back off Mather Avenue in close proximity to Speke Retail Park, South Parkway Train Station with good transport links and approximately 7 miles from Liverpool City Centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

EPC Rating

D

First Floor

3 Bedrooms, Bathroom/WC

Council Tax Band

B

Outside

Gardens Front and Rear

Tenure

Leasehold
Term : 999 years from 9
October 1972
Rent : One peppercorn (if
demanded)



Description

A 2 bed end terrace property benefiting from double glazing and central heating.

Following upgrade and modernisation the property would be suitable for investment purposes with a potential rental income in excess of £7,200 per annum.

Situated

Off Shrewsbury Street in a popular residential area, close to local amenities, schooling and transport links. The property is approximately 2 miles away from Hartlepool town centre.

Ground Floor

Lounge, Dining Room, Kitchen

First Floor

2 Bedrooms, Bathroom/ W.C

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A

Tenure

Freehold

Note

Sutton Kersh have not internally inspected the property



Description

A 3 bedroom middle terraced in need of a full upgrade and scheme of refurbishment works.

An exciting refurbishment opportunity offering generous living space and huge potential. This three-bedroom mid-terrace property presents a fantastic chance for buyers looking to create their ideal home or an investment project. In need of modernisation throughout, the property offers well-proportioned accommodation including two spacious reception rooms, a separate kitchen, three bedrooms and an upstairs bathroom. A small yard is to the rear.

Situated

Off Aigburth Road in a popular and well established residential location close to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Front Lounge, Rear Dining Room, Kitchen.

EPC Rating

G

First Floor

3 Bedrooms, Bathroom/WC.

Council Tax Band

A

Outside

Yard to the rear.

Tenure

Freehold



Description

A 2 bedroomed middle-terraced property in need of a full upgrade.

Following a full scheme of refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

Off Haydock Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Haydock Town Centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

EPC Rating

TBC

First Floor

2 Bedrooms, Bathroom/W.C

Council Tax Band

A

Outside

Front and Rear Gardens

Tenure

Leasehold
999 Years from 29.09.93

Land to the Rear of 54/56 Sefton Road, Litherland L21 7PQ

GUIDE PRICE £90,000+*

LAND

**Description**

A cleared site offered with the benefit of full planning permission to erect a pair of 2 x 3 bed semi detached houses with garage and associated parking.

Planning Ref No: DC/2023/00231

We believe all main services are available however potential purchasers should rely on their own enquiries

Drawings are available for inspection at the auctioneers offices

Situated

Set back from Sefton Road opposite Litherland Park in a popular and well established residential location within easy reach of local amenities, schooling with good transport links. Liverpool City Centre is approx 6 miles away.

Tenure

Freehold





Description

A three bedroom semi detached property benefitting from double glazing, central heating, gardens and driveway.

The property is currently let by the way of an Assured Shorthold Tenancy Agreement at a rental income of £6600 per annum.

The property is of non standard construction.

Situated

Ideally located just off Princess Drive within a sought-after residential neighbourhood, the property benefits from close proximity to local amenities, quality schooling, and strong transport connections, with Liverpool City Centre around 6 miles away.

Ground Floor

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

First Floor

Three Bedrooms, Bathroom/W.C.

EPC Rating

D.

Council Tax Band

A.

Tenure

Freehold

Outside

Front and Rear Gardens and a Driveway.



Description

A spacious and good sized 5 bedroomed three storey middle terrace property benefitting from double glazing and central heating.

Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £14,400 per annum.

Alternatively it could be utilised as an Airbnb investment opportunity subject to any consents.

Situated

Just off Picton Road in a popular and well-established residential area close to local amenities, Picton Sports Centre, schooling and with good transport links. The property is approximately 3 miles from Liverpool City Centre.

Ground Floor

Vestibule, Hallway, Front Living Room, Rear Dining Room, Kitchen/Diner

Outside

Yard to the rear

EPC Rating

TBC

First Floor

3 Bedrooms(1 with a dressing room), Bathroom/W.C

Council Tax Band

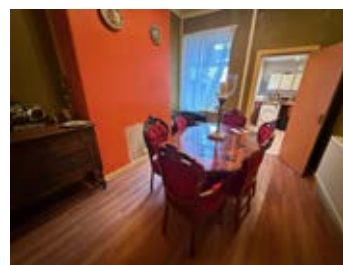
B

Second Floor

2 Attic Rooms

Tenure

Freehold





Description

A four bedroomed three storey plus attic space end of terraced house benefiting from double glazing, central heating and a roof terrace.

The property would be suitable for investment purposes with a potential rental income of approximately £12,000 per annum.

Situated

On the corner of Langton Road and Lawrence Road in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 2.5 miles away.

Ground Floor Hall, Bedroom, Shower Room/WC

EPC Rating
TBC

First Floor Living Room, Bedroom, Kitchen/Diner, Bathroom/WC

Council Tax Band
TBC

Second Floor Two Bedrooms, Living Area and access to the roof terrace

Tenure
Freehold

Attic Two Further Rooms

Note

Please note that the hairdressers isn't included in the sale and the property is sold subject to a Flying Freehold.



Description

A 3 bedroomed mid-townhouse benefitting from double glazing, central heating and garden to the rear.

The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £9,300 per annum.

Situated

Off Elmstead which is in turn off Tanhouse 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

Hall/ Kitchen/ Diner, Living Room, W.C

EPC Rating

C

First Floor

3 Bedrooms, Bathroom/W.C

Council Tax Band

A

Outside

Garden to Rear

Tenure

Freehold

Joint Agent





Description

An end of terraced property converted to provide 2 x 2 bedroomed self contained flats both benefitting from double glazing and central heating.

The property is currently let by way of Assured Shorthold Tenancy Agreements producing a combined rental income of £15,600 per annum. There is potential to increase to a market rental value.

Situated

Off Church Road which in turn is off South Road in a very popular and well-established residential area within walking distance to the bars and restaurants of South Road, schooling and good transport links. The property is approximately 6 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway
Flat 1 - Basement, hallway,
Through Lounge/Dining Room,
kitchen, Bathroom/WC, 2
Bedrooms

Outside

Rear Yard, Driveway

Tenure

Freehold

EPC Rating

Flat A - D
Flat B - E

First Floor

Flat B - Hall, Lounge, Kitchen,
2 Bedrooms, Bathroom/WC
with walk in shower.

Council Tax Band

Flat A - A
Flat B - A



Description

A 2 bedroomed middle terraced house benefiting from double glazing and central heating.

Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £10,200 per annum.

Situated

Off Townsend Lane in a popular residential location within easy reach of local amenities, schooling with good transport links. Liverpool Football Club is within walking distance and Liverpool City Centre is approximately 4 miles away.

Ground Floor

Hall, Dining Room with French doors, Living room, Kitchen, Bathroom/WC

EPC Rating

D

Council Tax Band

A

First Floor

2 Bedrooms

Tenure

Freehold

Outside

Yard to the rear





Description

A 3 bedroomed middle-terraced property benefitting from double glazing and central heating.

Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation, resale or investment purposes.

Situated

Off Worsley Brow in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from St Helens Town Centre and is approximately 15 miles from Liverpool City Centre.

Ground Floor

Open Plan Living
Room/Dining Room, Kitchen,
Bathroom/W.C

EPC Rating

D

Council Tax Band

A

First Floor

3 Bedrooms

Tenure

Freehold

Outside

Yard to the Rear



Description

6 Atlantic Road is a substantial former warehouse arranged over basement, ground and five upper floors, offering a total Gross Internal Area (GIA) of approximately 1,925.26 sq m (20,283 sq ft). The building is of solid brick construction and retains many of its original architectural features, including generous ceiling heights of approximately 3 metres throughout. The property would be suitable for a variety of uses subject to the necessary planning permissions. Plans have been drawn up for an indicative scheme on the building and are available upon request



Situated

Situated within an established industrial district, just off the A565 (Derby Road) and approximately 0.25 miles from Bootle New Strand train station. Approximately 2.5 miles north of Liverpool city centre, with excellent access to the Port of Liverpool and motorway connections via the A5058 and M57. Neighbouring Uses: Industrial units, workshops, storage, marine services, and logistics operators together with some nearby residential properties.

Ground Floor

Basement - 274.10 sq m (2,950 sq ft) 275.28 sqm (2,963 sq ft)

First Floor

275.10 sq m (2,791 sq ft)

Second Floor 275.18 sq m (2,692 sq ft)

Third Floor

275.25 sq m (2,963 sq ft)

Fourth Floor

275.15 sq m (2,962 sq ft)

Fifth Floor 275.20 sq m (2,962 sq ft) Total 1,925.26sq m(20,283sq ft)

EPC Rating

We have been advised that this building is exempt from needing an EPC.

Tenure

Freehold





Description

A residential investment currently fully let as a 4 bedroom HMO producing £21,000 per annum.

The property comprises of a three-storey, four-bedroom middle town house benefiting from double glazing and central heating, front drive way and rear garden. The property is currently fully let to 4 tenants by way of Assured Shorthold Tenancies producing £21,000 per annum.

Situated

Off Fenwick Lane in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Runcorn town Centre and Liverpool city centre is approximately 17 miles away.

Ground Floor

Hall, Laundry Room/WC, Open Plan Kitchen/lounge

EPC Rating

C

First Floor

2 Letting Rooms

Council Tax Band

A

Second Floor

2 Letting Rooms, Bathroom/WC

Tenure

Freehold

Outside

Rear garden, front driveway



Description

A 3 bedroom mid town house benefiting from double glazing and front and rear gardens.

Following an upgrade and modernisation works the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £12,000 per annum.

Situated

Fronting Western Avenue in a popular and well established residential location close to local amenities, Speke Retail Park and approximately 8 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

EPC Rating

TBC

First Floor

3 Bedrooms, Bathroom/WC.

Council Tax Band

A

Outside

Front and Rear Gardens.

Tenure

Freehold



Joint Agent





Description

A mixed use investment opportunity part let producing £27,600 per annum. When fully let the potential rental income is approximately £55,000 per annum.

The property comprises of three retail units together with three apartments above (1x2 bed duplex, 2x2 bed). The shops are currently vacant and suitable for the rental purposes. The flats are all let by way of assured shorthold tenancies producing £27,600 per annum. The property benefits from double glazing and central heating.

Situated

Walton Road just off Kirkdale Road on a busy main road position close to local amenities, schooling and transport links. The property is approximately 1.5 miles from Liverpool city Centre.

Ground Floor

47 - Retail Unit - Sales Area, Kitchen, W.C
49 - Retail Unit - Sales Area, Kitchen, W.C
51 - Retail Unit - Sales Area, Kitchen, W.C

EPC Rating

47 - TBC
49 - TBC
51 - TBC
Flats 1, 2 & 3 - D

First Floor

Flat 1 - Hall, Open Plan Living Room/Kitchen, Bathroom/W.C, 2 Bedrooms
Flat 2 - Hall, Open Plan Living Room/Kitchen, Bathroom/W.C, 2 Bedrooms
Flat 3 - Duplex Apartment - Hall, Bathroom/W.C, 2 Bedrooms

Council Tax Band

Flat 1 - A
Flat 2 - A
Flat 3 - A

Tenure

47 - Freehold
49 - Freehold
51 - Freehold

Second Floor

Flat 3 - Living Room, Kitchen



Description

A 2 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 £6,270 per annum.

There is potential to increase to market rent subject to any necessary consents.

Joint Agent



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

EPC Rating

C

First Floor

2 Bedrooms, Bathroom/W.C

Council Tax Band

A

Outside

Front and Rear Gardens,
Driveway

Tenure

Freehold



Description

A 3 bedroomed middle terraced house benefitting from double glazing and central heating.

The property would be suitable for investment purposes with a potential rental income of approximately £12,000 per annum.

The vendor advises there is a new roof and boiler which is still under warranty.

Situated

Off Marlborough Road which in turn is off Ellerslie 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

Hall, Living Room, Dining Room, Kitchen

EPC Rating

D

First Floor

3 Bedrooms, Bathroom/W.C

Council Tax Band

A

Outside

Yard to the Rear

Tenure

Freehold



Description

A 2 bedroomed end-of-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 £7,500 per annum.

Situated

Off Warbreck Road which in turn is off Walton Vale in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool City Centre.

Ground Floor

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

EPC Rating

D

First Floor

Two Bedrooms

Council Tax Band

A

Outside

Yard to Rear

Tenure

Freehold



Description

A vacant good sized 5 bedroom middle terraced house benefitting from double glazing and central heating.

The property would be suitable for occupation, investment or re-development purposes to include potential flat conversions subject to any necessary consents.

Situated

Off Sheil Road in a popular and well established residential location within close proximity to local amenities, Tuebrook shopping facilities, Newsham Park, Schooling and approximately 3 miles from Liverpool City Centre.

Lower Ground Floor

Basement

Ground Floor

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

First Floor

Bathroom/W.C, Three
Bedrooms.

Second Floor

Two Bedrooms.

Outside

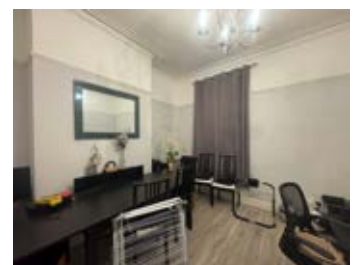
Yard To The Rear.

EPC Rating

E.

Council Tax Band

B.



Joint Agent



Description

A 1 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.

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

EPC Rating

C

Third Floor

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

Council Tax Band

C

Outside

Parking space

Tenure

Leasehold
999 Years from 13th May 1998
Ground Rent - TBC
Service Charge - £700 per quarter



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.

Joint Agent



Ground Floor

Hall, Lounge, Kitchen.

EPC Rating

TBC

First Floor

2 Bedrooms, Bathroom/WC.

Council Tax Band

A

Outside

Front and Rear Gardens.

Tenure

Freehold



Description

A mixed use investment producing £24,600 per annum.

A three storey end terraced property comprising of a ground floor retail until trading as Ultra Violet by way of a 5 year lease at £7,200 per annum, together with 2 x 2 bedroomed flats above access via a separate side entrance on Bousfield Street

Situated

Occupying a prominent position on Walton Road, the property is located in a sought-after area close to a range of local amenities, excellent transport links, and the Liverpool and Everton football grounds, with Liverpool City Centre just two miles away.

Ground Floor

Shop - Main Sales area, W.C.

First Floor

Flat A - Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

Second Floor

Flat B - Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

Council Tax Band

FLAT A - TBC

FLAT B - TBC

SHOP - B

Tenure

Freehold

EPC Rating

Shop - C

Flats - TBC



Description

A fantastic opportunity to acquire a quirky and unique 3 bedroomed cottage style semi detached house dating back to the 1800's with lots of history.

The property is a blank canvas to put your own stamp on it and benefits from double glazing and central heating. Once modernised it would make a fantastic family home or an investment opportunity with a potential income of £12,000 per annum.

Joint Agent



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

D

Ground Floor Hall, Front Reception Room, Dining Room, Kitchen, Utility Room, W.C

Council Tax Band

A

First Floor

3 Bedrooms, Bathroom/W.C

Tenure

Freehold

Outside

Shared Pedestrian Right of Access



Description

A 3 bed semi detached house which has been fully refurbished and benefits from double glazing, central heating, an open plan Kitchen / dining room with newly fitted kitchen and WC. To the first floor there are 3 good sized bedrooms and a newly fitted bathroom suite.

The property benefits from new fitted carpets and is ready for immediate occupation or investment purposes.

There are gardens to the front, side and rear together with off road parking to the side.

Situated

Fronted Burnthwaite Road just off Queens Drive in a very popular and well established residential location within walking distance to Old Swan amenities, schooling and good transport links. Liverpool City Centre is approximately 5 miles away.

Ground Floor

Hallway, front sitting room,
Open plan kitchen/dining room
with patio doors leading into
the garden

Outside

Gardens to the front, side and
rear with Driveway

Tenure

Freehold

EPC Rating

C

Council Tax Band

B

First Floor

3 Bedrooms, Bathroom/WC





Description

A spacious 3 bedroomed end of terrace house benefitting from double glazing and central heating.

The property is ideal to put your own stamp on it and following a scheme of refurbishment works the property would be suitable for a fantastic family home, resale or investment purposes.

Alternatively it could be utilised as an HMO Investment opportunity and if let to 4 tenants the potential income is approximately £23,000 per annum.

Situated

Fronting Blenheim Road just off Smithdown Road and Penny Lane in a very popular residential location within easy reach of local amenities, schooling with good transport links. Liverpool City Centre is approximately 5 miles south.

Ground Floor

Hallway, Front Lounge, open plan extended L Shaped Kitchen/Diner

First Floor

3 Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

TBC

Council Tax Band

B.

Joint Agent





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 £1250 pcm.

Please note this property is for cash purchasers only due to the property being non-standard construction.

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.

First Floor

Shower room/W.C, Three Bedrooms.

EPC Rating

C.

Council Tax Band

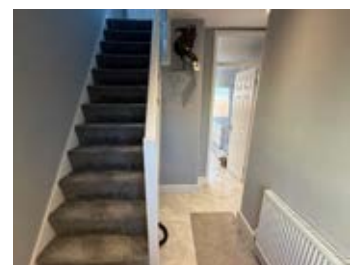
A.

Outside

Gardens Front, side and Rear.

Tenure

Freehold





Description

A 3 storey middle terraced property comprising of 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.

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

First Floor

2 Rooms, Bathroom/ W.C

Second Floor

2 Further Rooms

Outside

Yard

EPC Rating

D

Tenure

Freehold



Description

A two bedroomed 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.

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

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

Note

The underlease contains the following restrictions: Clause 4.11 – the flat may only be used as a private residence and for single occupation Clause 4.12 – the flat may not be used for any trade or business Clause 4.14 – subletting is only permitted by way of a full Assured Shorthold Tenancy or a company let

Fourth Floor

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

Mezzanine Level

Two Bedrooms, One with En
Suite Shower Room/WC



Description

A three bedroom mid town house benefitting from double glazing, central heating and front and rear gardens.

Currently let by way of an assured short tenancy producing a rental income of £850 per month/£10,200 per annum.

Situated

Off Hawthorne Road in a popular and well established residential location within walking distance to local amenities and transport links and approximately 3.5 miles from Liverpool City Centre.

Ground Floor

Vestibule, Through
Lounge/Dining room,
Kitchen/Breakfast room.

First Floor

2 Bedrooms, Bathroom/WC

Second Floor

Bedroom (accessed via the
second bedroom)

Outside

Rear Yard

Tenure

Freehold



Description

A 2 bedroomed mid town house benefiting from double glazing, central heating and gardens to the front and rear.

The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,804 per annum.

Situated

Off Altfinch Close which is in turn off Snowberry road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from Huyton Village.

Ground Floor

Hall, Lounge, Kitchen, Dining Room

EPC Rating

C

First Floor

2 Bedrooms, Bathroom/W.C

Council Tax Band

A

Outside

Front & Rear Gardens

Tenure

Freehold



Description

A 3 bedroomed mid-terraced property benefiting from double glazing and central heating.

Following upgrade and modernisation the property would be suitable for occupation or investment purposes.

Situated

Off Stanley Road in a popular and well-established residential area close to local amenities, schooling and with good transport links. The property is approximately 4 miles from Liverpool City Centre.

Ground Floor

Hall, through Lounge/Dining Room, Kitchen

First Floor

3 Bedrooms, Bathroom/ W.C

Outside

Rear Yard

EPC Rating

E

Council Tax Band

A

Tenure

Freehold





Description

A vacant three bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and a driveway.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,452 per annum.

Situated

Off Princess Drive in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from Huyton Village.

Ground Floor

Lounge, Kitchen/Diner,
Bathroom/WC.

EPC Rating

C

First Floor

3 Bedrooms.

Council Tax Band

A

Outside

Front and Rear Gardens,
Driveway.

Tenure

Freehold



Description

A two bedroomed middle terraced property benefiting from double glazing and central heating.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £6,600 per annum.

Situated

Off Smithdown road in a popular and well-established residential area close to local amenities, schooling, local parks and transport links. The property is approximately 3 miles from Liverpool City Centre.

Ground Floor

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

EPC Rating

C

Council Tax Band

A

First Floor

2 Bedrooms

Tenure

Freehold

Outside

Yard to the rear



Description

A 3 storey mid terrace property converted to provide 3 flats.

1x1 bed, 1x2 bed and 1 studio.

The property benefits from double glazing and central heating and is currently fully let producing £20,640 per annum.

Situated

Off Green Lane in a popular and well-established residential area close to local amenities, schooling and with good transport links. The property is approximately 4 miles from Liverpool City Centre.

Ground Floor

Main Entrance, Hallway
Flat one - Hall, Bedroom,
Bathroom/ W.C, Kitchen (not
inspected)

First Floor

Flat two - Hall, Lounge, 2
Bedrooms, Kitchen, Bathroom/
W.C

Second Floor

Flat Three (Studio) - Open plan
Lounge/ Kitchen/ Bedroom,
Bathroom / W.C

Outside

Rear Yard

EPC Rating

Flat One - C
Flat Two - D
Flat Three - D

Council Tax Band

A

Tenure

Freehold

LOT
37

39 Rydal Street, Liverpool L5 6QP

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL



Description

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

A two bedroom middle terraced house benefitting from double glazing,

Following a full scheme of upgrade and refurbishment works, the property would be suitable for investment purposes with a potential rental income of approximately £8400.00 per annum.

This property is suitable for cash buyers only.

Situated

Off Thirlmere Road close to local amenities and approximately 3 miles from Liverpool City centre.

Ground Floor

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

First Floor

Two Bedrooms,
Bathroom/W.C.

Outside

Yard To Rear.

EPC Rating

G.

Council Tax Band

A.

Tenure

Freehold prospective purchasers must register prior to bidding – please refer to registration form at the front of the catalogue

Joint Agent





Description

A 3 bedroomed mid town house property currently let by way of an Assured Shorthold Tenancy producing a rental income of £575 per month. The property benefits from double glazing and central heating.

Situated

Off Kenbury Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 miles from Kirkby Town Centre and approximately 9 miles from Liverpool City Centre.

Ground Floor

Hall, Kitchen/Diner, Pantry,
Living room/ Dining room

First Floor

3 Bedrooms, Bathroom,
Separate WC

Outside

Gardens front and rear

EPC Rating

E

Council Tax Band

A

Tenure

Freehold



Description

A 3 storey 3 bedrooomed middle terraced house benefiting from double glazing and central heating.

Following a scheme of refurbishment works the property would be suitable for investment purposes with the potential rental income being approximately £10,500 per annum.

Situated

Off Belmont Road in a popular and well-established residential location within close proximity to local amenities, Liverpool Football Club and approximately 3.5 miles from Liverpool City Centre.

Ground Floor

Vestibule, Hall, Lounge,
Dining room, Kitchen.

EPC Rating

D

First Floor

2 Bedrooms, Laundry Room,
Bathroom/WC.

Council Tax Band

A

Second Floor

1 Further Bedroom.

Tenure

Freehold

Outside

Yard to the rear



Description

A two storey commercial workshop benefiting from private off-road access and accommodation above. The property has previously been used as a garage and for storage purposes.

Following any necessary consents the property would be suitable for a number of uses.

Situated

Off Thirlmere Road in a popular and well established location close to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Workshop Area.

First Floor

2 Rooms, Kitchenette, WC.

Outside

Private gated area to the front with parking space for 2 cars.

EPC Rating

TBC.

Tenure

Freehold.





Description

A four bedroomed semi detached house benefiting from central heating and partial double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes.

Situated

Off Allerton Road within close proximity to Calderstones Park and within walking distance of Allerton Road and Penny Lane's excellent shops, cafés, and restaurants. Reputable local schools, convenient public transport links (including Mossley Hill Station), and easy access to Queens Drive. Liverpool city centre is approximately 4 miles away.

Ground Floor Hall, Living Room, Dining Room, Morning Room, Kitchen

EPC Rating
E

Outside
Yard to the rear

First Floor Four Bedrooms (One being a Box Room or Study), Bathroom/WC

Council Tax Band
C

Second Floor Attic Room with ladder access (not inspected)

Tenure
Freehold





Description

A 2 bedroomed ground floor self-contained flat within a purpose built block. The property benefits from double glazing, central heating, communal gardens and parking.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,800 per annum.

This property is suitable for cash purchasers only.

Situated

Off Prescot 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 Hallway
Flat - Hall, Kitchen, Living
Room/Dining Room, 2
Bedrooms, Bathroom/W.C

EPC Rating

C

Council Tax Band

A

Tenure

Leasehold
99 Years from 1st Dec 1986
Service Charge & Ground Rent
Combined - £190pcm.

Outside

Communal Gardens, Parking



Description

A two bedroomed middle terraced property benefiting from double glazing and central heating.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £591 per month.

Situated

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

Ground Floor

Lounge, Kitchen/Dining Room,
Bathroom/WC

Outside

Yard to Rear

Tenure

Freehold

First Floor

2 Bedrooms

EPC Rating

D

Loft

1 Bedroom

Council Tax Band

A



Description

A three bedroom end town house in need of full scheme of upgrade and refurbishment works.

Following which the property would be suitable for occupation, resale or investment purposes.

This property is suitable for cash buyers only.

Situated

Off Inchape Road which is in turn off Chelwood Avenue, in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool City Centre is approximately 5 miles away.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

EPC Rating

F

First Floor

Three Bedrooms, Bathroom/W.C.

Council Tax Band

B

Tenure

Leasehold
999 Years from 24th June 1934

Outside

Front and Rear Gardens and a Driveway.



Description

A pair of three storey dormer style middle terraced properties which have been converted to provide 5 x 1 bedroomed self contained flats. The property is currently fully let by way of Assured Shorthold Tenancies producing in excess of approximately £39,420 per annum.

The property benefits from double glazing, gas wall heaters and central heating. The vendor advises that flat 4 has been recently refurbished, flat 3 has a new boiler and there has been other refurbishment works completed such as updates to the communal areas and rendering to the rear of the property.

Situated

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

Ground Floor

Main Entrance Hallway.
Flat 1 - Hall, Lounge, Kitchen, Bedroom, Bathroom/WC
11 St Ambrose - Hall, Lounge, Kitchen/Diner, Bedroom, Bathroom/WC

First Floor

Flat 3 - Hall, Lounge, Kitchen, Bedroom, Bathroom, Separate WC
Flat 2 - Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

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

Outside

Communal Yard to the rear.

EPC Rating

Flat 1 - C
Flat 2 - C
Flat 3 - C
Flat 4 - E
Flat 5 - C

Council Tax Band

Flat 1 - A
Flat 2 - A
Flat 3 - A
Flat 4 - A
Flat 5 - A

Tenure

Freehold

Note

Sutton Kersh have not inspected Flat 1.



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

EPC Rating

C

Second Floor

Flat - Living Room/Kitchen,
Bedroom, Bathroom/W.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.





Description

A 3 bedroom end town house benefiting from double glazing, central heating, front and rear gardens, a driveway and a garage.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £8,700 per annum.

The vendor advises that notice has been served for the tenants to vacate.

Situated

Off Kingsway in a popular and well established residential location close to local amenities, schooling and approximately 10 miles from Liverpool City Centre.

Ground Floor

Porch, Hall, Lounge,
Kitchen/Diner, Bathroom/WC.

EPC Rating

C

Note

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

First Floor

3 Bedrooms, Bathroom/WC.

Council Tax Band

A

Tenure

Freehold.

Outside

Front and rear gardens,
Driveway, Garage.



Description

A two bedroomed end terraced property benefitting from double glazing and central heating.

Following refurbishment and modernisation the property would be suitable for occupation or investment purposes with a potential rental income in excess of £9,000 per annum.

Situated

Off Beckwith Street 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 and around 5 miles from Liverpool City Centre.

Ground Floor

Lounge, Kitchen/ Dining room,
Lean to room

First Floor

2 Bedrooms, Bath /W.C

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A

Tenure

Freehold





Description

A one bedroom self contained apartment within a City Centre block benefitting from double glazing and secure entry,

Following minor cosmetic works, when let the potential rental income would be in excess of £9540 per annum.

Situated

Fronting Rumford Street in the heart of Liverpool City Centre, conveniently located close to local amenities, shops, bars, restaurants, universities, and excellent transport links.

Ground Floor

Main Entrance Hallway

Forth Floor

Hall, Open Plan
Lounge/Kitchen, Bedroom,
Bathroom/W.C.

EPC Rating

D.

Council Tax Band

B.

Tenure

Leasehold

Date : 12 August 2019

Term : 250 years commencing
on 1 January 2017





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

EPC Rating

C

First Floor

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

Council Tax Band

A

Outside

Secured allocated parking

Tenure

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

Joint Agent





Description

A 2 storey middle terraced mixed use premises comprising of a ground floor retail unit with 2 x 2 bedroomed flats above.

The 2 flats are both let by way of Assured Shorthold Tenancy agreements producing a rental income of £17,400 per annum and the ground floor is vacant. When fully let the total rental income would approximately be £29,400 per annum.

The property benefits from double glazing, electric heating and electric roller shutters.

Situated

Off Westminster Road in a popular and well-established residential area close to local amenities, schooling and within walking distance to Kirkdale Train Station. The property is approximately 4 miles from Liverpool City Centre.

Ground Floor

Community Centre - Main
Centre Area, Shower
Room/W.C, W.C, Office
Flat 1 - Stairs

First Floor- Separate Accessed

Flat 1 - Open Plan Living
Room/Dining Room,
Kitchen/Diner, Bathroom/W.C
Flat 2 - Bathroom/W.C,
Kitchen, Living Room

Second Floor

Flat 1 - 2 Bedrooms
Flat 2 - 2 Bedrooms

Outside

Yard to the Rear

EPC Rating

SHOP - C
Flat 11a - E
Flat 11b - E

Council Tax Band

Flat 11a - A

Tenure

Freehold



Description

A 4 bedroomed middle terraced house benefitting from double glazing and central heating.

Following refurbishment and modernisation the property would be suitable for investment purposes to include Airbnb subject to any necessary consents, if let as a residential investment the potential rental income would be approximately £12,000 per annum.

Situated

Off Walton Breck Road, close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city Centre.

Basement

not inspected

EPC Rating

C

Ground Floor

Hall, Living Room, Third Reception Room, Kitchen

Council Tax Band

A

First Floor

4 Bedrooms (one being a box room/study), Bathroom/ W.C

Tenure

Freehold

Outside

Yard to the rear





Description

A ground floor purpose built 2 bedroomed flat benefiting from double glazing and central heating.

The property is currently let by of an Assured Shorthold Tenancy producing £6,000 per annum.

Situated

Off Dagnall Road which in turn is off Tithe Barn Lane in a popular residential location within a short walking distance from Kirkby Town Centre amenities, schooling and transport links.

Ground Floor

Lounge, Kitchen,
Bathroom/WC, 2 Bedrooms.

Council Tax Band

A

Note

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

Outside

Communal Gardens and parking.

Tenure

Leasehold
250 Years from 1st September 2004
Ground Rent - TBC
Service Charge - TBC

EPC Rating

C



Description

A mixed use investment opportunity comprising of a ground floor double fronted retail unit together with a 3 bedroomed self-contained flat above accessed via a separate rear entrance.

The ground floor retail unit is currently let by way of a 10 year lease producing £9,000 per annum. When fully let the potential rental income is in excess of £17,000 per annum.

The property benefits from double glazing, electric heating, electric roller shutters.

Situated

Fronting Longmoor Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 7 miles from Liverpool City Centre.

Ground Floor

Shop - Main Sales Area, 2 x Rear Rooms
Flat - Kitchen, Stairs to First Floor

EPC Rating

Shop - C
Flat - D

Council Tax Band

A

First Floor

Flat - Living Room, 3 Bedrooms, Bathroom/W.C

Tenure

Freehold

Outside

Rear Yard, Access to Flat





Description

A three storey middle terraced house comprising 6 letting rooms each with their own ensuite Shower Room/WC and benefitting from double glazing and central heating.

We understand the property is currently let however the Receivers have no information about the occupiers or any rental income.

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

Situated

Off Church Road near St Catherine's Hospital in the popular and well-established residential area of Tranmere in Birkenhead close to local amenities, schooling and transport links.

Lower Ground Floor

Communal Kitchen/Dining Room

EPC Rating

D

Ground Floor

Main Entrance Hall, 3 Letting Rooms (each with an ensuite Shower Room/W.C)

Council Tax Band

A

First Floor 3 Letting Rooms (each with an ensuite Shower Room/W.C)

Tenure

Freehold

Outside

Yard to Rear



Description

An investment opportunity currently fully let producing a rental income of £28,800 per annum

The property comprises of 4 letting rooms each with their own ensuite 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,
W.C, Store Room,
1 Letting Room with En-Suite
Shower/W.C

EPC Rating

D

Council Tax Band

A

First Floor

3 Letting Rooms all with En-
Suite Shower/W.C

Tenure

Freehold

Outside

Yard to Rear



Description

A second-floor 2 bedroomed flat benefitting from double glazing, central heating and a private garage.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £9,540 per annum.

Situated

Off Gateacre Park Drive in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool City Centre.

Ground Floor

Main Entrance

EPC Rating

D

Second Floor

Flat - Hall, Living Room, Kitchen, Bathroom/W.C, 2 Bedrooms

Council Tax Band

B

Outside

Garage number 11.

Tenure

Leasehold
999 Years from 3rd March 1970
Ground Rent - £12 per annum
Service Charge - £2,340.08 per annum

Note

N.B Please note Sutton Kersh have not internally inspected the property.





Description

A three bedroom end town house benefitting from double glazing, central heating and gardens.

Following modernisation, the property would be suitable for occupation or investment purposes with a potential rental income in excess of £11,400 per annum.

Situated

Off Seel Road in a popular and sought after residential location, close to local amenities and schooling. Liverpool City Centre is approximately 7 miles away.

Ground Floor

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

EPC Rating

D.

First Floor

Three Bedrooms, Bathroom/W.C.

Council Tax Band

A.

Tenure

Freehold.

Outside

Front and Rear Gardens



Description

A two bedroom middle terraced property benefitting from double glazing and central heating.

The property is suitable for occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Situated off Needham Road and Holt Road, in a sought-after residential area, this property is conveniently close to local amenities, Edge Lane Retail Park, and excellent transport links. Liverpool City Centre is around 2 miles away.

Ground Floor

Hall, Through Living Room/Dining Room, Kitchen

First Floor

Two Bedrooms, Shower Room/W.C.

EPC Rating

D.

Council Tax Band

A.

Tenure

Freehold.

Outside

Yard To Rear.



Joint Agent





Description

A 3 bedroomed semi-detached property benefiting from double glazing, central heating, driveway and gardens front and rear.

The property is let by way of a regulated tenancy producing a rental income of £6,708 per annum.

Situated

In a cul de sac just off Score Lane in a popular and well established residential location within close proximity to Allerton Road Amenities, local schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Dining Room/Living Room, Kitchen

EPC Rating

D

First Floor

Three Bedrooms, Bathroom/WC

Council Tax Band

B

Tenure

Leasehold
Date : 18 September 1935
Term : 999 years from 24 June 1934

Outside

Gardens front and rear, Driveway, lean to Garage

Note

Please note as the tenant is protected there will be no internal viewing and the tenant is not to be disturbed in any way.



Description

A 1 bedroomed ground floor apartment within a converted detached property known as The Embassy Building which featured some historic architecture.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £6,000 per annum.

The property benefits from double glazing, electric heating and a secure intercom entry system.

Situated

The Embassy Building is within walking distance of local amenities including Asda Supermarket and Garston Village shopping facilities and transport links. Liverpool South Parkway Train Station is also within a 12 minute walk away for those who need to travel further afield. Garston Park is located close by which you will be able to view the large green open space.

Ground Floor

Main Entrance Hallway,

Flat - Hall, Open Plan Living Room/Kitchen, Bedroom, Shower Room/W.C

EPC Rating

D

Council Tax Band

A

Tenure

Leasehold
125 Years from 1st September 2016
Ground Rent - TBC
Service Charge - TBC



Description

A 2 bedroomed middle-terraced property benefitting from double glazing and central heating.

Following cosmetic work, the property would be suitable for resale, occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

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

Ground Floor

Hall, Through Living Room/Dining Room, Kitchen

EPC Rating

D

First Floor

2 Bedrooms, Bathroom/W.C with Walk-In Shower

Council Tax Band

A

Second Floor

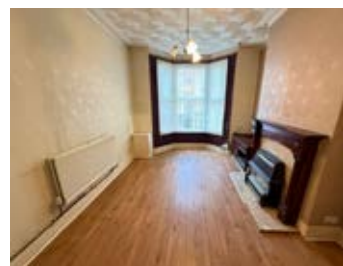
Loft Room

Tenure

Unregistered - TBC

Outside

Yard to Rear



Joint Agent



Description

A 3 bedroomed middle terraced property benefiting from partial double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £6,240 per annum.

Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Aigburth Road in a popular and well-established residential location within close proximity to local amenities, schooling and Sefton Park. Approximately 3 miles from Liverpool City Centre.

Ground Floor

3 Reception Rooms, Kitchen

Outside

Rear Yard

First Floor

3 Bedrooms, Shower Room/W.C

Tenure

Freehold

EPC Rating

C

Note

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

Council Tax Band

B



A two bedroom first floor apartment situated in an over 60's retirement complex, in close proximity of Totnes town centre and local bus services, having the benefit of communal gardens and stairlift. The Manor House development has resident management staff and careline facilities, with regular social activities and coach trips. The development states that the main resident must be 60+ years old, with any spouse/partner over the age of 55 years.

Totnes is a thriving market town situated between Dartmoor and glorious sandy beaches within 10 miles. The town centre offers a wide variety of shopping and leisure facilities, with a mainline railway station and access to the A38/M5 road networks.



Communal entrance hall.

C

Entrance hall, lounge/diner, kitchen, two bedrooms and shower room.

C

Strictly by prior appointment
with Fulfords Totnes 01803
864112. General enquiries
Countrywide Property Auctions
01395 275691.



Communal gardens and grounds.

Leasehold
139 Years from 1st March 1988
Ground rent - TBC
Service/maintenance charge -
TBC





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 of 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.

First Floor

Landing, double bedroom and bathroom.

Viewings

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

EPC Rating

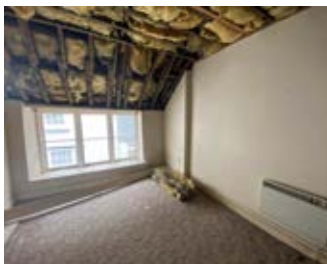
E

Council Tax Band

B

Tenure

Freehold





Description

A deceptively spacious five bedroom mid terrace property, with accommodation arranged over three floors, requiring modernisation. The property has a terraced front garden, rear courtyard with outbuilding/store and access to the rear service lane, situated in close proximity of the town centre, harbour and the sandy beaches of St Ives, with residents permit parking on street.

Situated

Bedford Road is situated in close proximity of St Ives town centre, with its working harbour and a selection of sandy beaches. The thriving town centre is host to a wide range of bespoke shops, boutiques, art galleries and restaurants, proving to be a popular year round tourist destination.

Ground Floor

Entrance porch, hallway, sitting room, study, kitchen/diner and bathroom.

First Floor

Landing, four bedrooms and a shower room.

Second Floor

Bedroom 5

Outside

Terraced front garden, rear courtyard with outbuilding and access to the rear service lane.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331.

EPC Rating

D

Council Tax Band

D

Tenure

Freehold





Description

A vacant two bedroom top floor apartment situated on The Strand, in close proximity of both the Marina and Torquay town centre. The property is accessed via a communal staircase and comprises of an entrance hall, open plan lounge/kitchen/diner, inner hallway, two double bedrooms and shower room.

Situated

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

Ground Floor

Communal entrance hall with stairs to all floors.

Second Floor

Flat 4: Entrance hall, open plan lounge/kitchen/diner, two double bedrooms and shower room.

Viewings

Strictly by prior appointment with Miller Countrywide Torquay 01803 291429.

EPC Rating
C

Council Tax Band
A

Tenure

Leasehold - 125 years (less one day) from 29th September 1997
Maintenance/Service Charge - TBC
Ground Rent - TBC





Description

A vacant two bedroom mid terrace character cottage, requiring updating, being conveniently situated for Truro city centre. The property offers a sitting room, kitchen/diner and rear porch to the ground floor, two bedrooms and bathroom to the first floor and a good sized rear garden with patio seating area and raised lawn, with a useful storage shed and on street permit parking.

Situated

Carclew Street is situated in the heart of the Cathedral city of Truro, with its wide range of bespoke shops, boutiques, supermarkets and leisure facilities, along with educational facilities catering for all age groups. Truro is readily accessible to the A30 and has a mainline railway station.

Ground Floor

Entrance hall, sitting room, kitchen/diner.

First Floor

Landing, two bedrooms and bathroom.

Outside

Patio seating area and a raised lawned garden with storage shed.

Tenure

Freehold

Viewings

Strictly by prior appointment with Stratton Creber Truro 01872 275375. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

B





Description

A vacant two bedroom detached cottage situated in the popular St Marychurch area of Torquay. The property offers two double en-suite bedrooms to the ground floor, with an open plan lounge/kitchen/diner with vaulted ceilings and Juliet balcony to the first floor. The property is presented in good order throughout, with double glazing and gas central heating.

Situated

St Marychurch is a popular residential area offering a range of shops, cafes and restaurants in St Marychurch precinct, nearby golf course and coastal path walks. Further shopping, leisure and recreational facilities can be found in Torquay town centre.

Ground Floor

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

First Floor

Open plan lounge/kitchen/diner with vaulted ceilings, Juliet balcony and additional velux windows.

Viewings

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

EPC Rating

E

Council Tax Band

B

Tenure

Freehold





Description

A three bedroom terrace property requiring modernisation situated in a well established residential area in Liskeard. The property has the benefit of gas central heating and double glazing, along with front and rear gardens.

Situated

Pengover Park is situated on the outskirts of Liskeard town centre with its wide variety of shopping and leisure facilities, retail park and railway station, along with educational facilities catering for all age groups.

Ground Floor

Entrance hall, sitting room, kitchen/diner and WC/utility area.

Second Floor

Landing, two double bedrooms, single bedroom, bathroom and separate WC.

Outside

Front and rear gardens being mainly laid to lawn.

Viewings

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561.

EPC Rating

C

Council Tax Band

B

Tenure

Freehold





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.

EPC Rating

D

Council Tax Band

B

Tenure

Freehold

Viewings

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





Description

A two bedroom mid terrace property situated on the higher fringes of the popular fishing town of Newlyn. The property offers a sitting room, kitchen and wet room to the ground floor, with two double bedrooms to the first floor with panoramic sea views to St Michaels Mount and Penzance Promenade from the rear of the property. The property has the benefit of gas central heating, double glazing and on street parking.

Situated

Chywoone Place is situated on the Gwavas estate, in the popular fishing village of Newlyn, with a working harbour, cafes and restaurants, art galleries, cinema and public houses, with further facilities and amenities in the nearby town of Penzance, with a mainline railway station and excellent access to the A30.

Ground Floor

Entrance hall, lounge/diner, kitchen and wet room.

First Floor

Landing, two bedrooms.

Outside

Front and rear gardens, with patio seating area, shared pathway and lawned garden beyond.

Tenure

Freehold

Viewings

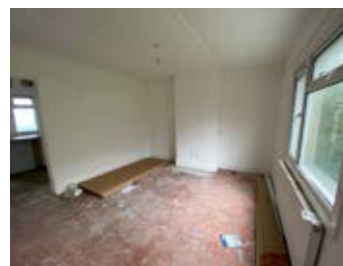
Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

C

Council Tax Band

A





Description

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

Situated

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

Ground Floor

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

Second Floor

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

Outside

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

Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951.

EPC Rating

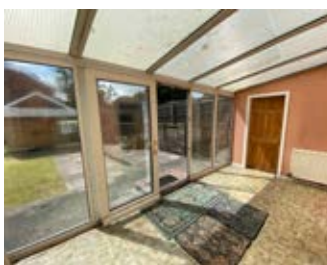
E

Council Tax Band

D

Tenure

Freehold.





Description

A two bedroom character cottage requiring modernisation situated in the heart of the popular seaside town of Dawlish. The property offers an open plan lounge/kitchen/dining area with exposed beams and spiral staircase to the ground floor, with master bedroom and en-suite shower room and second double bedroom to the first floor.

Situated

Dawlish is a popular seaside town with a dog friendly sandy beach and a mainline railway station, famous for its black swans and offering a selection of bespoke shops, leisure and educational facilities catering for all age groups. Dawlish is readily commutable to Exeter city centre and the nearby towns of Torquay, Paignton and Teignmouth.

Ground Floor

Open plan lounge/kitchen/diner with spiral staircase rising to the first floor.

Tenure

Freehold

Viewings

Strictly by prior appointment with Fulfords Dawlish 01626 863140.

EPC Rating

F

Council Tax Band

A





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.

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.

Viewings

Strictly by prior appointment
with Miller Countrywide St
Ives 01736 797331.

EPC Rating

C

Council Tax Band

B

Tenure

Freehold



^a Total base pairs (T) of 1984 seq. is approx.

Note

Note
The legal pack will contain details of a remediated mineshaft in the adjacent car park and a structural engineers report relating to the property.

All prospective purchasers must register prior to bidding – please refer to registration form at the front of the catalogue



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 Miller Countrywide Camborne 01209 710303. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

E

Council Tax Band

A



Tenure
Freehold

Note

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





Description

A charming three bedroom detached character cottage, set in circa half an acre of gardens and grounds on the outskirts of Carbis Bay. The property offers a well equipped kitchen/diner, dual aspect sitting room, utility room and wet room to the ground floor, three bedrooms and a bathroom to the first floor, large gardens and ample on drive parking, along with a stone outbuilding.

Situated

Longstone is situated on the rural fringes of the popular coastal village of Carbis Bay and in close proximity of the popular seaside town of St Ives, offering a wide range of bespoke shops, cafes and restaurants, art galleries and glorious sandy beaches.

Ground Floor

Entrance hall, kitchen/diner, sitting room, utility room and wet room.

First Floor

Landing, three bedrooms and a bathroom.

Outside

Formal gardens and grounds of circa 0.5 acres, on drive parking for several vehicles and stone outbuilding.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331.

EPC Rating

D

Council Tax Band

D

Tenure

Freehold





Description

A single storey town centre lock up shop premises, enjoying a courtyard setting of mixed retail premises and cafes, situated just off Fore Street in the heart of St Ives town centre and in proximity of the harbour. The property comprises of a ground floor retail zone of circa 17.4 square metres, rear storage area and a WC.

The property has a VOA Rating of £9,700 but is currently subject to small business rates relief.

Situated

Cyril Noall Square is situated just off Fore Street in the thriving seaside town of St Ives, renowned for its art galleries, bespoke shops and eateries, along with a working harbour and sandy beaches.

Ground Floor

Retail zone A, rear storage area and WC.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331.

EPC Rating

TBC

Tenure

Freehold

Council Tax Band

VOA Rating £9,700





Description

A spacious semi detached three bedroom dormer bungalow requiring modernisation enjoying a cul-de-sac location, with panoramic sea views to Looe Island. This versatile property has the benefit of gas central heating and double glazing, front and rear terraced gardens, garage and a detached workshop to the rear of the property.

Situated

Portuan Road is a no-through road, situated above Hannafore Beach with access to the South West Coast Path. Hannafore is a favoured residential area of Looe, with a bowling club, tennis courts and seasonal refreshment kiosk, with the main facilities and amenities of Looe town centre being located a short distance away offering a selection of bespoke shops, cafes and restaurants, along with a branch line to Liskeard.

Ground Floor

Entrance porch, hallway, dual aspect lounge/diner, bedroom 3 with sun porch off, kitchen/diner and bathroom.

First Floor

Landing, master bedroom with en-suite shower room, bedroom 2 with under eaves storage room.

Outside

Gravelled terraced front garden with decked seating area and garage. Good sized rear terraced lawn gardens with secluded seating areas and a detached workshop with power and lighting.

Viewings

Strictly by prior appointment with Stratton Creber Looe 01305 262271.

EPC Rating

TBC

Council Tax Band

D

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 2 x 1 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.

EPC Rating

Previous Commercial EPC Rating - D

Council Tax Band

Previous VOA rating £7,400.

Tenure

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

Viewings

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

Note

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. 1 bedroom flats including alterations. Interested parties must make and rely upon their own planning enquiries of Torbay Planning Department.





Description

A versatile three bedroom semi detached property requiring modernisation set in a sought after cul-de-sac location in the heart of Gulval village. The property currently comprises of a two bedroom bungalow at ground floor level, with lounge/diner, kitchen and bathroom, large attic space. The lower ground floor comprises of a separately accessed one bedroom self contained apartment, with open plan conservatory/lounge/kitchen/diner, bedroom and shower room. Front and rear gardens with on drive parking.

Situated

Gulval is a sought after village, with Gulval school catering for 2 - 11 year olds and St Gulval Church, along with a Tesco convenience store and petrol station, access to sandy beaches and further shopping, educational and recreational facilities in nearby Penzance.

Ground Floor

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

Lower Ground Floor

Apartment

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

Outside

Front and rear low maintenance gardens for formalisation and on drive parking.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260.

EPC Rating

TBC

Council Tax Band

C

Tenure

Freehold





Description

A vacant two bedroom mid terrace property situated on the higher fringes of the fishing town of Newlyn, now requiring a degree of refurbishment, having the benefit of front and rear gardens, gas central heating and double glazing. The property enjoys a cul-de-sac location, with on street parking and sea views from the rear of the property.

Situated

Chywoone Place is situated on the Gwavas estate, in the popular fishing village of Newlyn, with a working harbour, cafes and restaurants, art galleries, cinema and public houses, with further facilities and amenities in the nearby town of Penzance, with a mainline railway station and excellent access to the A30.

Ground Floor

Entrance hall, lounge/diner, kitchen, bathroom.

First Floor

Landing, two bedrooms.

Outside

Front and rear gardens, with patio seating area and lawn beyond the shared pathway. On street parking on an adhoc basis.

Viewings

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

EPC Rating

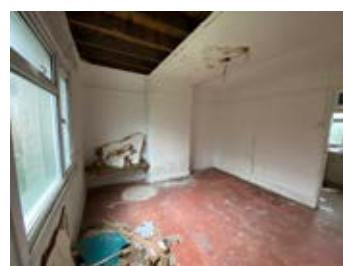
C

Council Tax Band

B

Tenure

Freehold





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 of 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.

First Floor

Landing, three bedrooms and bathroom.

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

EPC Rating

D

Council Tax Band

E

Tenure

Freehold



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

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

Money Laundering Regulations

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

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

ID can be approved as follows:

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

Alternatively

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

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

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

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

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

Acceptable Identification Documents

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

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

A Primary documents – individual's proof of ID

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

List 1:

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

or

List 2:

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

and

List 3:

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

B Secondary documentation – individual's proof of address

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

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

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

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

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

countrywide.co.uk/notices/PrivacyNotice.pdf

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

Our results speak for themselves!

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



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

Balraj Singh Bahia



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

A superb service!

Thanks guys

John M



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

Many thanks

Lynn Cullington



Hi Victoria,

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

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

Many thanks

Billy

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



Cathy Holt
MNAEA MNAVA
Associate Director



Victoria Kenyon
MNAVA
Valuer/Business
Development
Manager



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

Common Auction Conditions

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

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

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

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

A3 Bidding and reserve PRICES

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.	G9.5	The BUYER must promptly
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;		G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G10	Interest and apportionments
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;		G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
	(e) rights, easements, quasi-easements, and wayleaves;		G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(f) outgoing and other liabilities;		G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.	G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.				(a) the BUYER is liable to pay interest; and
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.	G5	TRANSFER		(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and		(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and	G10.4	Apportionments are to be calculated on the basis that:
G1.8	(b) the SELLER is to leave them at the LOT.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		(a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;
	The BUYER buys with full knowledge of		G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.		(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
	(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.		G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER	G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;	G11	ARREARS
G2	Deposit		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and	Part 1 – Current rent	
G2.1	The amount of the deposit is the greater of:		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and			G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
G2.2	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).			G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6	COMPLETION	Part 2 – BUYER to pay for ARREARS	
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G3	Between CONTRACT and COMPLETION		G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.	G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless		G6.3 Payment is to be made in pounds sterling and only by	G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	Part 3 – BUYER not to pay for ARREARS	
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
G3.2	If the SELLER is required to insure the LOT then the SELLER		G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.		(a) so state; or
	(a) must produce to the BUYER on request all relevant insurance details;		G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.		(b) give no details of any ARREARS.
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;		G6.6 Where applicable the CONTRACT remains in force following COMPLETION.	G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
	(c) gives no warranty as to the adequacy of the insurance;				(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;				(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
	(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and				(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
	(f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;				(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
	and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).				(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.				(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.			G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.			G12	Management
G4	Title and identity			G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.			G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:			G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
	(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.				(a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
	(b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.				(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
	(c) If title is in the course of registration, title is to consist of:				(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
	(i) certified copies of the application for registration of title				

G13 Rent deposits

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

G14 VAT

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

G15 TRANSFER as a going concern

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

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

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

G20 TUPE

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

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 TENANCY renewals

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

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

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25 Warranties

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

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

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

G30.2 Buyer's Administration Charge

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

G30.3 Extra Auction Conduct Conditions

Despite any special condition to the contrary the minimum deposit we accept is £5,000 (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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