

property auction

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

Thursday 13 July 2023
12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

suttonkersh.co.uk

Countrywide
Property Auctions

Merseyside's leading auction team...



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for free advice or to arrange a free valuation

2023 Auction Dates

Auction

Thursday 16th February

Wednesday 5th April

Thursday 25th May

Thursday 13th July

Thursday 14th September

Thursday 26th October

Thursday 7th December

Closing

Friday 20th January

Friday 10th March

Friday 28th April

Friday 16th June

Friday 18th August

Friday 29th September

Friday 10th November

0151 207 6315

auctions@suttonkersh.co.uk

Welcome



Welcome to our fourth sale of our 2023 auction series which, as usual, will start at 12 noon prompt!

As is common now this sale will once again be live streamed only with Auctioneer Andrew Binstock in charge of proceedings.

We have a fantastic catalogue of varied lots for this July sale which no doubt will appeal to a multitude of investors and developers.

Here are just a few lots from the sale that we are confident will generate significant interest:

Lot 8 87/87a Rocky Lane, Anfield, Liverpool L6 4BB
MIXED USE **Guide price £175,000+***

Lot 22 395 Manchester Road, Clifton, Swinton
M27 6NF
VACANT RESIDENTIAL **Guide price £250,000+***

Lot 41 Linden, 6 Baytree Road, Frankby, Wirral
CH48 1PR
VACANT RESIDENTIAL **Guide price £250,000+***

Lot 44 34 Crosby Road North, Liverpool L22 4QG
COMMERCIAL INVESTMENT **Guide price £175,000+***

Lot 58 662–664 Aigburth Road, Liverpool L19 0NY
MIXED USE **Guide price £150,000+***

Lot 77 Flats 1–4, 12 Lister Road, Liverpool L7 0HF
RESIDENTIAL INVESTMENT **Guide price £300,000+***

As always if you do need any help before the sale, do not hesitate to send an email across to myself or the team. We will also be on hand throughout the auction to answer any questions or help with any queries. Good luck with your bidding whether on the phone, by proxy or online.

Cathy Holt MNAEA MNAVA
Associate Director

111 lots available

50+
vacant
residential

30+
residential
investment

4
commercial
investment

2
development
opportunities

10
mixed
use

1
holiday
chalet

Highlights



87/87a Rocky Lane, Anfield,
Liverpool L6 4BB



395 Manchester Road, Clifton,
Swinton, Manchester M27 6NF



Linden, 6 Baytree Road, Frankby,
Wirral, Merseyside CH48 1PR



34 Crosby Road North, Liverpool
L22 4QG

2023 – our year so far!



227
LOTS SOLD



£29.14m
RAISED



83%
SUCCESS

SuttonKersh

JAN

FEB

74 | **£8.24m** | **84%**
LOTS SOLD | RAISED | SUCCESS

MAR

APR

66 | **£7.6m** | **83%**
LOTS SOLD | RAISED | SUCCESS

87 | **£13.3m** | **82%**
LOTS SOLD | RAISED | SUCCESS

MAY

JUN

JUL

AUG

Thursday 14 September
Closing Friday 18 August

SEPT

OCT

Thursday 26 October
Closing Friday 29 September

NOV

DEC

Thursday 7 December
Closing Friday 10 November

Remote bidding guide for live streamed closed door auction

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

We offer three ways to bid at our auction:

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

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

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

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

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

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

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

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

Terms & conditions for proxy, telephone or internet bidders

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

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

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

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

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

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

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

Auctioneer's pre-sale announcements

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

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

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

Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

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

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

Reserve Price

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

Buyer's Fees

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



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Speak to decision makers and see how MS Lending Group can help you.

Contact us:

enquiries@mslendinggroup.co.uk

www.mslendinggroup.co.uk

0161 823 7993



Order of sale Thursday 13 July 2023

For sale by public auction unless sold prior or withdrawn

1	38 Halsbury Road, Liverpool L6 6DQ	£75,000+*
2	9 Madelaine Street, Liverpool L8 8AP	£115,000+*
3	31 Nyland Road, Liverpool L36 3TE	£90,000+*
4	20 Cornwood Close, Liverpool L25 2YR	£90,000+*
5	26 Harebell Street, Liverpool L5 7RP	£65,000+*
6	Flat 11 Kenworthys Flats, Southport, Merseyside PR9 0DW	£75,000+*
7	12 Brackenside, Heswall, Wirral, Merseyside CH60 7RX	£225,000+*
8	87/87a Rocky Lane, Anfield, Liverpool L6 4BB	£175,000+*
9	Apartment 4 Eccleston Hall, Prestbury Drive, Eccleston WA10 5NZ	£130,000+*
10	The Old Fire Station, 76 Bravery Court, Liverpool L19 2QY	£60,000+*
11	24 Willmer Road, Liverpool L4 2TA	£60,000+*
12	239-241 Walton Village, Liverpool L4 6TH	£65,000+*
13	19 Ffordd Garnedd, Y Felinheli, Gwynedd LL56 4QY	£90,000+*
14	284 Aigburth Road, Aigburth, Liverpool L17 9PW	£185,000+*
15	8 Windsor Road, Tuebrook, Liverpool L13 8BD	£85,000+*
16	27 Moor Court, Liverpool L10 0AS	£45,000+*
17	Flat 3 Bispham House, Lace Street, Liverpool L3 2BP	£45,000+*
18	9 Victor Street, Liverpool L15 1EU	£70,000+*
19	95 Grantham Street, Liverpool L6 6BU	£65,000+*
20	74 Dryden Street, Bootle, Merseyside L20 4RU	£55,000+*
21	1 Cranborne Road, Liverpool L15 2HX	£120,000+*
22	395 Manchester Road, Clifton, Swinton, Manchester M27 6NF	£250,000+*
23	137/137a Knowsley Road, Bootle, Merseyside L20 4NJ	£75,000+*
24	8 Lee Road, Wirral, Merseyside CH47 3DW	£90,000+*
25	76 Linnets Park, Runcorn, Cheshire WA7 1LS	£45,000+*
26	206 & 206A Rice Lane, Liverpool L9 1DJ	£55,000+*
27	15 Glynn Street, Liverpool L15 4LT	£60,000+*
28	1b Greenfield Road, Liverpool L13 3BN	£110,000+*
29	173 Wigan Road, Aspull, Wigan, Lancashire WN2 1DR	£75,000+*
30	25 Commonwealth Close, Winsford, Cheshire CW7 1PT	£110,000+*
31	44 Wolfenden Avenue, Bootle, Merseyside L20 0AZ	£65,000+*
32	62a Hurstlyn Road, Liverpool L18 9UA	£55,000+*
33	4 Kenyons Place, 100a Liverpool Road, Lydiate, Liverpool L31 2NA	£75,000+*
34	5 Longfellow Street, Bootle, Merseyside L20 4JR	£55,000+*
35	24 Blundell Road, Hightown, Liverpool L38 9EG	£450,000+*
36	37 Hawkins Street, Liverpool L6 6BY	£45,000+*
37	Flat 3, 31 Oriel Road, Bootle, Merseyside L20 7AA	£40,000+*
38	4 Oak Terrace, Beech Street, Liverpool L7 0HJ	£185,000+*
39	117 Great Mersey Street, Liverpool L5 2PL	£265,000+*
40	24 Cotswold Street, Liverpool L7 2PZ	£200,000+*
41	Linden, 6 Baytree Road, Frankby, Wirral, Merseyside CH48 1PR	£250,000+*
42	44 Tudor Street, Liverpool L6 6AQ	£50,000+*
43	3 Smollett Street, Bootle, Merseyside L20 4PT	£55,000+*
44	34 Crosby Road North, Liverpool L22 4QG	£175,000+*
45	5 Parkinson Road, Liverpool L9 1DL	£65,000+*
46	Suite 89, Artesian Studios, Jamaica Street, Liverpool L1 0AF	£32,000+*
47	9 Dumbarton Street, Liverpool L4 3RR	£65,000+*
48	2 Crosfield Road, Wallasey, Merseyside CH44 9EH	£60,000+*
49	81, 81a, 81b Knowsley Road, Bootle, Merseyside L20 4NH	£75,000-£80,000*
50	20 Ventnor Road, Wavertree, Liverpool L15 4JF	£165,000+*
51	51 Macdonald Street, Liverpool L15 1EJ	£55,000+*
52	20 Orleans Road, Old Swan, Liverpool L13 5XP	£75,000+*
53	31 Woodfield Street, Bolton BL3 2HD	£55,000+*
54	31 Warrington Road, Ince, Wigan, Lancashire WN1 3AJ	£60,000+*
55	2 Stringer Street, Leigh, Lancashire WN7 4BS	£60,000+*

56	8 Wellington Street, Farnworth, Bolton BL4 7DT	£60,000+*
57	20 Valley Road, Liverpool L4 0UD	£75,000+*
58	662–664 Aigburth Road, Liverpool L19 ONY	£150,000+*
59	25 Lander Road, Liverpool L21 8JB	£80,000+*
60	10 Portman Road, Liverpool L15 2HJ	£100,000+*
61	4 Market Gate, Warrington WA1 2LJ	£175,000+*
62	42 Pendennis Street, Liverpool L6 5AQ	£150,000+*
63	150 Goodison Road, Liverpool L4 4EW	£50,000+*
64	137 Mill Lane, Wavertree, Liverpool L15 8LG	£100,000+*
65	46 Plumer Street, Liverpool L15 1EE	£60,000+*
66	Apartment 6, 12 York Street, Liverpool L1 5BN	£80,000+*
67	Flats 1–4, 9 Hartington Road, Toxteth, Liverpool L8 OSD	£200,000+*
68	92 East Damwood Road, Speke, Liverpool L24 7RH	£70,000+*
69	19 City Road, Liverpool L4 5UN	£55,000+*
70	10 County Road, Walton, Liverpool L4 3QH	£100,000+*
71	30 Hinton Street, Fairfield, Liverpool L6 3AR	£70,000+*
72	21 Beatrice Street, Bootle, Merseyside L20 2ED	£65,000+*
73	36 Alton Road, Tuebrook, Liverpool L6 4BJ	£135,000+*
74	38 County Road, Walton, Liverpool L4 3QH	£110,000+*
75	88 Utting Avenue East, Liverpool L11 1DH	£90,000+*
76	234 County Road, Walton, Liverpool L4 5PJ	£75,000+*
77	Flats 1–4, 12 Lister Road, Liverpool L7 0HF	£300,000+*
78	1a Honeys Green Lane, West Derby, Liverpool L12 9EN	£135,000+*
79	24 Dunham Road, Liverpool L15 7JP	£110,000+*
80	84 Bedford Road, Liverpool L4 5PZ	£75,000+*
81	24 Suffield Road, Liverpool L41UL	£55,000+*
82	7 Dominion Street, Liverpool L6 4AA	£60,000+*
83	86 Balmoral Road, Fairfield, Liverpool L6 8NF	£120,000+*
84	2 Kenyons Place, 100a Liverpool Road, Lydiate, Liverpool L31 2NA	£70,000+*
85	6 Sherwood Drive, Wirral, Merseyside CH63 8LA	£200,000+*
86	29 Goldie Street, Liverpool L4 4HS	£75,000+*
87	5 Heyburn Road, Tuebrook, Liverpool L13 8BT	£85,000+*
88	100/100a Walton Village, Liverpool L4 6TL	£200,000+*
89	68 Bibbys Lane, Bootle, Merseyside L20 4JL	£200,000+*
90	18 Lime Grove, Toxteth, Liverpool L8 0SL	£80,000+*
91	51 Sydney Road, Torpoint, Cornwall PL11 2LZ	£180,000+*
92	4 Margaret Road, Ogwell, Newton Abbot, Devon TQ12 6AE	£150,000+*
93	27 Alexandra Terrace, Newton Abbot, Devon TQ12 1AE	£70,000+*
94	Wee Cottage, Little Green, Polperro, Looe, Cornwall PL13 2RF	£150,000+*
95	Land south of 1 Longcoombe Lane, Polperro, Looe PL13 2PL	£45,000–£50,000*
96	11 Pentewan Hill, Pentewan, St. Austell, Cornwall PL26 6DD	SOLD PRIOR
97	136 St. Katherines Road, Exeter EX4 7JJ	£100,000–£125,000*
98	Flats 1 & 2 Penare Court, Penzance, Cornwall TR18 2AR	£250,000+*
99	40 Totnes Road, Paignton, Devon TQ4 5JZ	£165,000+*
100	2–4 East Street, Newton Abbot, Devon TQ12 1AF	£250,000+*
101	2 Woodland View, Lanivet, Bodmin, Cornwall PL30 5HQ	£195,000+*
102	137 Hillside Villas, Millendreath Holiday Resort, Looe PL13 1PF	£90,000+*
103	Flat 10, 165 Roxburgh Street, Bootle, Merseyside L20 9NH	SOLD PRIOR
104	70 Gidlow Road, Liverpool L13 2AW	SOLD PRIOR
105	Flats 1 & 2, 200 Rice Lane, Liverpool L9 1DJ	SOLD PRIOR
106	33 Adshead Road, Liverpool L13 9AJ	SOLD PRIOR
107		
108	57-57a Grange Park Road, St. Helens, Merseyside WA10 3EH	£45,000+*
109	34 Ribble Road, Platt Bridge, Wigan, Lancashire WN2 5EU	£85,000+*
110	36 Ribble Road, Platt Bridge, Wigan, Lancashire WN2 5EU	£85,000+*
111	Barn at the Rear of 44 Derby Street, Prescot, Merseyside L34 3LL	£45,000+*

Order of sale by type

Commercial investment

- 12 239–241 Walton Village, Liverpool L4 6TH
- 44 34 Crosby Road North, Liverpool L22 4QG
- 49 81, 81a, 81b Knowsley Road, Bootle, Merseyside L20 4NH
- 61 4 Market Gate, Warrington WA1 2LJ

Development opportunities

- 88 100/100a Walton Village, Liverpool L4 6TL
- 95 Land south of 1 Longcoombe Lane, Polperro, Looe PL13 2PL
- 111 Barn at the Rear of 44 Derby Street, Prescot, Merseyside. L34 3LL

Holiday chalet

- 102 137 Hillside Villas, Millendreath Holiday Resort, Looe PL13 1PF

Mixed use

- 8 87/87a Rocky Lane, Anfield, Liverpool L6 4BB
- 14 284 Aigburth Road, Aigburth, Liverpool L17 9PW
- 23 137/137a Knowsley Road, Bootle, Merseyside L20 4NJ
- 29 173 Wigan Road, Aspull, Wigan, Lancashire WN2 1DR
- 58 662–664 Aigburth Road, Liverpool L19 0NY
- 70 10 County Road, Walton, Liverpool L4 3QH
- 74 38 County Road, Walton, Liverpool L4 3QH
- 76 234 County Road, Walton, Liverpool L4 5PJ
- 78 1a Honeys Green Lane, West Derby, Liverpool L12 9EN
- 100 2–4 East Street, Newton Abbot, Devon TQ12 1AF
- 108 57-57a Grange Park Road, St. Helens, Merseyside WA10 3EH

Residential investment

- 3 31 Nyland Road, Liverpool L36 3TE
- 4 20 Cornwood Close, Liverpool L25 2YR
- 9 Apartment 4 Eccleston Hall, Prestbury Drive, Eccleston WA10 5NZ
- 10 The Old Fire Station, 76 Bravery Court, Liverpool L19 2QY
- 17 Flat 3 Bispham House, Lace Street, Liverpool L3 2BP
- 20 74 Dryden Street, Bootle, Merseyside L20 4RU
- 27 15 Glynn Street, Liverpool L15 4LT
- 30 25 Commonwealth Close, Winsford, Cheshire CW7 1PT
- 32 62a Hurstlyn Road, Liverpool L18 9UA
- 33 4 Kenyons Place, 100a Liverpool Road, Lydiate, Liverpool L31 2NA
- 36 37 Hawkins Street, Liverpool L6 6BY
- 40 24 Cotswold Street, Liverpool L7 2PZ
- 42 44 Tudor Street, Liverpool L6 6AQ
- 45 5 Parkinson Road, Liverpool L9 1DL
- 53 31 Woodfield Street, Bolton BL3 2HD
- 54 31 Warrington Road, Ince, Wigan, Lancashire WN1 3AJ
- 55 2 Stringer Street, Leigh, Lancashire WN7 4BS
- 56 8 Wellington Street, Farnworth, Bolton BL4 7DT

- 59 25 Lander Road, Liverpool L21 8JB
- 62 42 Pendennis Street, Liverpool L6 5AQ
- 67 Flats 1–4, 9 Hartington Road, Toxteth, Liverpool L8 OSD
- 69 19 City Road, Liverpool L4 5UN
- 71 30 Hinton Street, Fairfield, Liverpool L6 3AR
- 72 21 Beatrice Street, Bootle, Merseyside L20 2ED
- 73 36 Alton Road, Tuebrook, Liverpool L6 4BJ
- 75 88 Utting Avenue East, Liverpool L11 1DH
- 77 Flats 1–4, 12 Lister Road, Liverpool L7 0HF
- 80 84 Bedford Road, Liverpool L4 5PZ
- 84 2 Kenyons Place, 100a Liverpool Road, Lydiate, Liverpool L31 2NA
- 89 68 Bibbys Lane, Bootle, Merseyside L20 4JL
- 103 Flat 10, 165 Roxburgh Street, Bootle, Merseyside L20 9NH
- 104 70 Gidlow Road, Liverpool L13 2AW
- 105 Flats 1 & 2, 200 Rice Lane, Liverpool L9 1DJ
- 109 34 Ribble Road, Platt Bridge, Wigan, Lancashire WN2 5EU
- 110 36 Ribble Road, Platt Bridge, Wigan, Lancashire WN2 5EU

Vacant residential

- 1 38 Halsbury Road, Liverpool L6 6DQ
- 2 9 Madelaine Street, Liverpool L8 8AP
- 5 26 Harebell Street, Liverpool L5 7RP
- 6 Flat 11 Kenworthys Flats, Southport, Merseyside PR9 0DW
- 7 12 Brackenside, Heswall, Wirral, Merseyside CH60 7RX
- 11 24 Willmer Road, Liverpool L4 2TA
- 13 19 Ffordd Garnedd, Y Felinheli, Gwynedd LL56 4QY
- 15 8 Windsor Road, Tuebrook, Liverpool L13 8BD
- 16 27 Moor Court, Liverpool L10 0AS
- 18 9 Victor Street, Liverpool L15 1EU
- 19 95 Grantham Street, Liverpool L6 6BU
- 21 1 Cranborne Road, Liverpool L15 2HX
- 22 395 Manchester Road, Clifton, Swinton, Manchester M27 6NF
- 24 8 Lee Road, Wirral, Merseyside CH47 3DW
- 25 76 Linnets Park, Runcorn, Cheshire WA7 1LS
- 26 206 & 206A Rice Lane, Liverpool L9 1DJ
- 28 1b Greenfield Road, Liverpool L13 3BN
- 31 44 Wolfenden Avenue, Bootle, Merseyside L20 0AZ
- 34 5 Longfellow Street, Bootle, Merseyside L20 4JR
- 35 24 Blundell Road, Hightown, Liverpool L38 9EG
- 37 Flat 3, 31 Oriol Road, Bootle, Merseyside L20 7AA
- 38 4 Oak Terrace, Beech Street, Liverpool L7 0HJ
- 39 117 Great Mersey Street, Liverpool L5 2PL
- 41 Linden, 6 Baytree Road, Frankby, Wirral, Merseyside CH48 1PR
- 43 3 Smollett Street, Bootle, Merseyside L20 4PT
- 46 Suite 89, Artesian Studios, Jamaica Street, Liverpool L1 0AF
- 47 9 Dumbarton Street, Liverpool L4 3RR
- 48 2 Crosfield Road, Wallasey, Merseyside CH44 9EH
- 50 20 Ventnor Road, Wavertree, Liverpool L15 4JF
- 51 51 Macdonald Street, Liverpool L15 1EJ
- 52 20 Orleans Road, Old Swan, Liverpool L13 5XP
- 57 20 Valley Road, Liverpool L4 0UD
- 60 10 Portman Road, Liverpool L15 2HJ
- 63 150 Goodison Road, Liverpool L4 4EW
- 64 137 Mill Lane, Wavertree, Liverpool L15 8LG
- 65 46 Plumer Street, Liverpool L15 1EE
- 66 Apartment 6, 12 York Street, Liverpool L1 5BN
- 68 92 East Damwood Road, Speke, Liverpool L24 7RH
- 79 24 Dunham Road, Liverpool L15 7JP
- 81 24 Suffield Road, Liverpool L41UL
- 82 7 Dominion Street, Liverpool L6 4AA
- 83 86 Balmoral Road, Fairfield, Liverpool L6 8NF
- 85 6 Sherwood Drive, Wirral, Merseyside CH63 8LA
- 86 29 Goldie Street, Liverpool L4 4HS
- 87 5 Heyburn Road, Tuebrook, Liverpool L13 8BT
- 90 18 Lime Grove, Toxteth, Liverpool L8 0SL
- 91 51 Sydney Road, Torpoint, Cornwall PL11 2LZ
- 92 4 Margaret Road, Ogwell, Newton Abbot, Devon TQ12 6AE
- 93 27 Alexandra Terrace, Newton Abbot, Devon TQ12 1AE
- 94 Wee Cottage, Little Green, Polperro, Looe, Cornwall PL13 2RF
- 96 11 Pentewan Hill, Pentewan, St. Austell, Cornwall PL26 6DD
- 97 136 St. Katherines Road, Exeter EX4 7JJ
- 98 Flats 1 & 2 Penare Court, Penzance, Cornwall TR18 2AR
- 99 40 Totnes Road, Paignton, Devon TQ4 5JZ
- 101 2 Woodland View, Lanivet, Bodmin, Cornwall PL30 5HQ
- 106 33 Adshead Road, Liverpool L13 9AJ

FOR SALE BY PRIVATE TREATY

8 Mannering Road, Liverpool L17 8TR

OIEO £800,000

A freehold investment opportunity currently producing a gross annual income of £57,300. There are planned rent increases for flats 2, 3 and 4 from August 2023 which will bring the total rental income to £59,400 per annum.

The property comprises a stunning detached Victorian property located in the sought-after area of Sefton Park, Liverpool L17 8TR. This elegant property has recently undergone a complete refurbishment, combining the classic charm of the Victorian era with modern finishes. Situated in close proximity to Sefton Park and the vibrant Lark Lane, this property offers a desirable location with an array of amenities on the doorstep.

Each flat within 8 Mannering Road offers comfortable and contemporary living spaces. The one-bedroom flats feature a well-proportioned bedroom, a spacious living room, a modern kitchen, and a stylish bathroom. Flat 6, on the other hand, presents the added benefit of two bedrooms, providing extra space for tenants or potential use as a home office.

The property has been thoughtfully refurbished, retaining its Victorian character while incorporating modern amenities and finishes. With high ceilings, large windows, and an abundance of natural light, the flats at 8 Mannering Road offer a bright and inviting atmosphere.

SITUATED

The location of this property is highly desirable, surrounded by the scenic beauty of Sefton Park and in close proximity to the vibrant and popular Lark Lane. Residents can enjoy leisurely walks in the park, explore the eclectic mix of independent shops, restaurants, and bars on Lark Lane, and experience the lively atmosphere of this unique neighborhood.

Each flat is currently let by way of Assured Shorthold Tenancies (AST), offering a secure investment opportunity. With the recent



refurbishment and the prime location, 8 Mannering Road presents an excellent chance for investors or individuals seeking a high-quality rental property.

ACCOMMODATION

Flat 1 Bedroom, Living Room, Kitchen, Bathroom Rent: £850.00

Flat 2 Bedroom, Living Room, Kitchen, Bathroom Rent: £875.00

Flat 3 Bedroom, Living Room, Kitchen, Bathroom Rent: £700.00

Flat 4 Bedroom, Living Room, Kitchen, Bathroom Rent: £700.00

Flat 5 Bedroom, Living Room, Kitchen, Bathroom Rent: £750.00

Flat 6 Two Bedrooms, Living Room, Kitchen, Bathroom Rent: £900.00

OUTSIDE

Gardens to the front and rear.

EPC RATING

Flat 1 D. Flat 2 D. Flat 3 D. Flat 4 D. Flat 5 D. Flat 6 C.

COUNCIL TAX BAND

Flat 1 A. Flat 2 A. Flat 3 A. Flat 4 A. Flat 5 A. Flat 6 A.



PRICE

Offers are invited in excess of £800,000 for this prestigious Victorian property. Don't miss out on this exceptional opportunity. Contact us now to arrange a viewing and secure your place in the heart of Sefton Park and Lark Lane.

ALL ENQUIRIES **SuttonKersh**

2 Cotton Street,
Liverpool L3 7DY
0151 207 6315

LOT

1

ON BEHALF OF A HOUSING ASSOCIATION

38 Halsbury Road, Liverpool L6 6DQ

GUIDE PRICE £75,000+*

VACANT RESIDENTIAL

Description

A two bedroomed plus box room middle terraced house benefiting from central heating and majority double glazing. The property has recently been fitted with a new kitchen and bathroom and once flooring is fitted would be ready for immediate occupation or investment purposes with a potential rental income of approximately £8,400 per annum.

Situated

Off Kensington High Street in a popular location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

First Floor

Two Bedrooms, Box Room, Bathroom/WC

Outside

Yard to the rear

EPC Rating

E

Council Tax Band

A



LOT

2

ON BEHALF OF A HOUSING ASSOCIATION

9 Madelaine Street, Liverpool L8 8AP

GUIDE PRICE £115,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £9,000 per annum if let to a single tenant. If let to 4 individual tenants at £85pppw the potential rental income would be approximately £17,680 per annum, subject to gaining the necessary consents.

Situated

Off North Hill Street which is in turn off Princes Road in a popular and well established residential location within close proximity to local amenities, transport links and schooling. Liverpool city centre is approximately 2.5 miles away.

Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen

Council Tax Band

A

First Floor

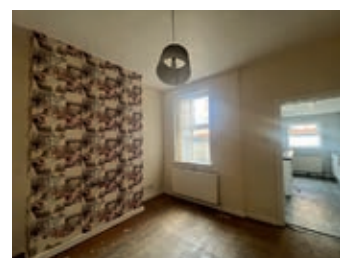
Three Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

E



LOT

3

31 Nyland Road, Liverpool L36 3TE

GUIDE PRICE £90,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroom mid-town house benefiting from double glazing, central heating, driveway and rear garden. The property is currently let by the way of an assured shorthold tenancy producing a rental income of £6900.00 per annum.

Situated

Off Liverpool Road (A57) in a popular residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 8 miles away.

Ground Floor

Hall, Kitchen, Through Lounge/
Dining Room.

First Floor

Three Bedrooms, Shower Room/
WC

Outside

Front Driveway and Rear Garden

EPC Rating

C

Council Tax Band

A



LOT

4

20 Cornwood Close, Liverpool L25 2YR

GUIDE PRICE £90,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed mid-town house benefiting from double glazing, central heating, driveway and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,200 per annum.

Situated

Off Sarum Road which is in turn off Childwall Valley Road within close proximity to local schooling and amenities to include Belle Vale Shopping Centre, Gateacre School and approximately 6 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, WC, Kitchen,
Living Room

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear,
Driveway

EPC Rating

D

Council Tax Band

A



LOT

5

26 Harebell Street, Liverpool L5 7RP

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is in good condition and is ready to let with a potential rental income of approximately £7,500 per annum.

Situated

Off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 1.5 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT

6

Flat 11 Kenworthys Flats, Southport, Merseyside PR9 0DW

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A vacant two bedroom spacious ground floor flat which has been recently refurbished and is suitable for immediate investment or owner occupation benefiting from double glazing, central heating, private gated access plus garden space and parking. The accommodation comprises living room, kitchen, bathroom, two bedrooms and a hallway. The property also benefits from a private entrance directly into the flat.

Situated

The property is situated in a central location with access via Booth Street which is at the rear of the main building which fronts Bath Street and Bold Street, within walking distance of Southport town centre, local amenities and the promenade.

Ground Floor

Main Entrance Hallway
Flat Hall/Utility, Living Room/
Dining Room, Four Piece
Bathroom/WC, Separate WC,
Kitchen, Two Bedrooms

EPC Rating

D

Council Tax Band

TBC.

Outside

Garden space, Parking. The flat also has its own private secure access as well as access via the main building.



LOT

7

12 Brackenside, Heswall, Wirral, Merseyside CH60 7RX

GUIDE PRICE **£225,000+***

VACANT RESIDENTIAL

Description

A semi-detached bungalow sat on a good sized corner plot benefiting from a converted loft which provides two attic rooms to the first floor. The property is in good condition throughout and benefits from double glazing, central heating and a newly fitted kitchen. There is a driveway for four cars and a garage with potential to extend the property subject to any necessary consents.

Situated

Off Grange Road which in turn is off Pensby Road (B5138) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 1 miles from Heswall city centre.

Ground Floor

Vestibule, Hall, two Reception Rooms, Bathroom/WC, Kitchen

Council Tax Band

C

First Floor

Two Attic Rooms

Outside

Conservatory, Rear Garden, Driveway for four cars

EPC Rating

D



LOT

8

87/87a Rocky Lane, Anfield, Liverpool L6 4BB

GUIDE PRICE **£175,000+***

MIXED USE

Description

A three storey mixed-use corner property benefiting from double glazing, electric roller shutters, electric and central heating and a garage to the rear with roller shutter. The property comprises a ground floor retail unit which is currently vacant and suitable for immediate rental purposes with a potential income of £8,500 per annum, together with two x two bed roomed self-contained flats accessed via a separate side entrance. The two flats are in very good condition and are currently let by way of Assured Shorthold Tenancy agreements producing a rental income of £9,600 per annum. When fully let the potential rental income is approximately £20,000 per annum.

Situated

Fronting Rocky Lane on the corner of Scorton Road in a popular and well-established area within close proximity to local amenities, Newsham Park, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, two Offices, Kitchen, WC

Second Floor

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

First Floor

Flat 1 Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms

Outside

Garage/Gym (Comes with Flat 2), Electric Shutters

**EPC Rating**

Shop E. Flat 1 D. Flat 2 C

Council Tax Band

Flat 1 A. Flat 2 A



LOT

9

ON BEHALF OF THE RECEIVERS

Apartment 4 Eccleston Hall, Prestbury Drive, Eccleston WA10 5NZ

GUIDE PRICE **£130,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed duplex apartment split over the first and second floors within a Grade II listed building. The property benefits from central heating, many original features and a private balcony. The flat is currently let by way of an Assured Shorthold Tenancy producing a rental income of £11,400 per annum.

Situated

Fronting Prestbury Drive which is in turn off The Avenue in a popular and well established residential location close to local amenities, schooling and transport links. St Helens town centre is approximately 2.5 miles away.

Ground Floor

Main Entrance Hall

EPC Rating

D

First Floor

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

Council Tax Band

D

Second Floor

Flat Further Bedroom

Note

Please note that Sutton Kersh have not inspected the property internally and interested parties are advised to rely on their own enquiries.

Outside

Private Balcony

Note

Leasehold for 999 years from 1st March 1998



LOT

10

The Old Fire Station, 76 Bravery Court, Liverpool L19 2QY

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed ground floor apartment benefiting from double glazing, electric heating, secure intercom system and an allocated parking space. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum.

Situated

Within the Old Fire Station Development Off Banks Road which is in turn off Speke Road (the A561) in a popular and well established residential location close to local amenities, a stone's throw from Speke Retail Park and shopping and transport links. Liverpool city centre is approximately 7.5 miles away.

Ground Floor

Communal Entrance Hall

Flat Hallway, Open Plan

Lounge/Kitchen, Bathroom/WC

Bedroom.

Outside

Allocated car parking space

Council Tax Band

B

EPC Rating

C



LOT

11

24 Willmer Road, Liverpool L4 2TA

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property benefits from a newly fitted kitchen and bathroom and following finishing touches and minor cosmetic work would be ready for occupation or investment purposes.

Situated

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

Ground Floor

Lounge, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT

12

239–241 Walton Village, Liverpool L4 6TH

GUIDE PRICE **£65,000+***

COMMERCIAL INVESTMENT

Description

A pair of interconnecting retail units currently let by way of the following leases: 1st lease dated 12.03.2001 2nd lease dated 03.06.2021 The property produces a rental income of £5,220 per annum and has traded as a Colemans Chemist for 22 years. The property benefits from double glazing and electric roller shutters. Please note we are selling the ground floor only and the flats are not included in the sale.

Situated

Off Walton Lane in a popular and well established location close to local amenities, transport links and approximately 5 miles from Liverpool city centre.

Ground Floor

Shop Main sales Area, Consultation Room, Rear Prep room, Kitchen, WC

Outside

Shared Yard

EPC Rating

239/241 Shop C



LOT
13

19 Ffordd Garnedd, Y Felinheli, Gwynedd LL56 4QY

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A beautifully presented fully furnished three bedroomed first floor apartment. The property has been recently refurbished and benefits from double glazing, newly installed smart electric heating, communal parking and gardens. The flat is currently used as a holiday let through Airbnb and produces on average £750pcm. It has bookings secured for June, July and August and is then being sold with vacant possession. It would be suitable for continued use as a holiday let, for owner occupation or as a second home.

Situated

Off Hen Gei Llechi which in turn is off Bangor Street in a popular and well established location on the Port Dinorwic Marina and local amenities such as cafes, restaurants, pubs, shops and schooling. The property is approximately 5 miles from both Caernarfon and Bangor with road links on A55 to Llandudno and Chester.

Ground Floor

Communal Entrance Hall

EPC Rating

D

First Floor

Entrance Hall, Bathroom/WC,
Open Plan Lounge/Kitchen/
Dining Room, three Bedrooms

Joint Agent

Beresford Adams

**Beresford
Adams**

Outside

Communal Parking and Gardens



LOT
14

284 Aigburth Road, Aigburth, Liverpool L17 9PW

GUIDE PRICE **£185,000+***

MIXED USE

Description

A three storey mixed use investment opportunity producing £11,960 per annum. The property comprises a ground floor Chinese Takeaway together with a three bedroomed self-contained flat above which is accessed via a separate front entrance. The property benefits from double glazing, electric roller shutters and central heating. The property is currently let by way of a 25 year lease from 2017 for the whole building. The property is currently underlet and there is potential to increase the rental income or separate the flat and shop and let out individually once the tenancy expires.

Situated

Fronting Aigburth Road (A561) in a popular and well established residential location close to local amenities, Aigburth Vale Shopping facilities, Sefton Park, and transport links. Approximately 3.5 miles from Liverpool city centre.

Basement

One Room suitable for storage

Second Floor

Bathroom/WC, Bedroom

Ground Floor

Shop (Fu Wok) Main Sales Area,
Counter, Prep Room, Kitchen,
Rear Kitchen, WC

Outside

Rear Yard

EPC Rating

Shop D. Flat D

First Floor

Flat Kitchen, Lounge, Bathroom/
WC, two Bedrooms

Council Tax Band

A



LOT
15

8 Windsor Road, Tuebrook, Liverpool L13 8BD

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A three storey five bed roomed middle-terraced property benefitting from central heating, partial double glazing, front and rear yards and a driveway. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off West Derby Road (A5049) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

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

EPC Rating

D

Council Tax Band

A

First Floor

Bathroom/WC, Two Bedrooms, Box Room

Note

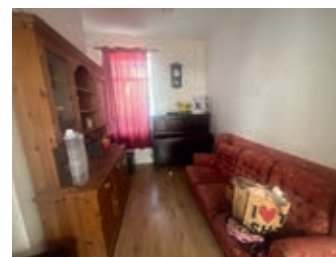
Please note there is a 6 week completion with this property

Second Floor

Two Further Bedrooms

Outside

Front and Rear Gardens, Driveway



LOT
16

27 Moor Court, Liverpool L10 0AS

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A first floor purpose built studio flat benefitting from double glazing, central heating, secure intercom system, communal gardens and secure gated parking. Following some modernisation the property would be suitable for occupation or investment opportunities. The potential rent is approximately £6,000 per annum.

Situated

Off Copplehouse Lane in a popular and established residential location, close to local amenities and Aintree University Hospital with good transport links. Approximately 7 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway

Council Tax Band

A

First Floor

Studio Entrance Hallway, Lounge/Bedroom, Kitchen, Bathroom/WC

Outside

Communal Gardens, Secure Gated Parking

EPC Rating

C



LOT

17

ON BEHALF OF RECEIVERS

Flat 3 Bispham House, Lace Street, Liverpool L3 2BP

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed ground floor flat within a purpose built tower block. The property benefits from double glazing, central heating and secure gated parking. The flat is currently let by an Assured Shorthold Tenancy producing a rental income of £8,100 per annum.

Situated

On Lace Street close to Great Crosshall Street within close proximity to city centre universities, local amenities and transport services.

Ground Floor

Communal Entrance Hall

Council Tax Band

TBA

Flat Living Room, Kitchen, Bedroom Bathroom/WC

Note

Please note that Sutton Kersh have not inspected the property internally and interested parties are advised to rely on their own enquiries.

Outside

Secure Gated Parking

Note

Leasehold for 125 years from 1st January 2010

EPC Rating

E



LOT

18

9 Victor Street, Liverpool L15 1EU

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bed mid terrace property benefiting from double glazing and central heating. The property is suitable for immediate occupation or investment purposes with a potential rental income of approximately £7,500 per annum.

Situated

Off Alderson Road which in turn is off Smithdown Road in a popular residential location within easy reach of local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

Yard to the rear



LOT
19

95 Grantham Street, Liverpool L6 6BU

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house. The property is in need of a full upgrade and refurbishment and once updated would be suitable for investment purposes with a potential rental income of £7,200.00 per annum.

Situated

Off Molyneux Road and Kensington High Street in a popular and well established residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Through Living Room/Dining Room, Kitchen, bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to rear.

EPC Rating

E

Council Tax Band

A



LOT
20

74 Dryden Street, Bootle, Merseyside L20 4RU

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle-terrace property benefitting from double glazing and central heating. The property is currently let on a rolling Assured Shorthold Tenancy agreement producing a rental income of £6,000 per annum. There is potential to increase to a market rental value of £7,200 per annum. The tenant has been in the property for 7 years.

Situated

Off Knowsley Road in a popular and well-established residential area within close proximity to local amenities, schooling and transport links. The property is approximately 5.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Lounge, Breakfast/Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

Yard to Rear

EPC Rating

C

Council Tax Band

A



LOT
21

1 Cranborne Road, Liverpool L15 2HX

GUIDE PRICE **£120,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end-terraced property benefitting from double glazing and central heating. Following some cosmetic works, the property would be suitable for resale, occupation or investment purposes.

Situated

Off Smithdown Road in a popular residential area within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to Rear

EPC Rating

D

Council Tax Band

A



LOT
22

395 Manchester Road, Clifton, Swinton, Manchester M27 6NF

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, a driveway and a garden to the rear. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, investment or resale purposes.

Situated

Fronting Manchester Road in a popular residential location close to local amenities, Clifton Country Park and approximately 12 miles from Manchester city centre.

Ground Floor

Hall, Lounge, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Driveway, Rear Garden.

EPC Rating

E

Council Tax Band

C



LOT
23

137/137a Knowsley Road, Bootle, Merseyside L20 4NJ

GUIDE PRICE **£75,000+***

MIXED USE

Description

A mixed use investment opportunity currently fully let producing a rental income of £9,600 per annum. The property comprises a ground floor retail unit currently trading as Bliss Tanning, together with a two bedroom self-contained flat to the first and second floors, accessed via a separate entrance. The property benefits from double glazing, central heating and electric roller shutters. The shop is let at £4,200 and the flat is let at £4,800.00 per annum.

Situated

Fronting Knowsley Road on the corner of Norton Street in a popular and well established residential area close to local amenities and transport links. Approximately 6 miles from Liverpool city centre.

Ground Floor

Shop Bliss Tanning: Main Sales Area, Beauty Rooms, Kitchen, WC

Outside

Shared Rear Courtyard

First Floor

137a Flat Lounge, Kitchen, Bathroom/WC

Council Tax Band

A

EPC Rating

137 TBC. 137A TBC

Second Floor

Two Bedrooms



LOT
24

8 Lee Road, Wirral, Merseyside CH47 3DW

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A two bedroom terraced house 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 of approximately £10,800 per annum.

Situated

Off Market Street (A553) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately a 2 minute walk to Manor Road train station and 1.5 miles from Meols Beach.

Ground Floor

Vestibule, Through Lounge/Dining Room/Kitchen.

Note

Please note there is a 6 week completion with this property

First Floor

Two Bedrooms, Shower Room/WC

Outside

Rear Garden

EPC Rating

TBC

Council Tax Band

A



LOT
25

76 Linnets Park, Runcorn, Cheshire WA7 1LS

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A first floor two bedroom flat within a purpose built block benefitting from double glazing, electric heating, intercom system, communal gardens and two allocated parking spaces. Following modernisation the flat would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200.00 per annum.

Situated

Off Wivern Place which in turn is off Bridge Street (B5155) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2.5 miles from Runcorn Shopping Centre and 15 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway

Council Tax Band

B

First Floor

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

Note

Please note there is a 6 week completion with this property

Outside

Communal Gardens, Two Allocated Car Parking Spaces.

EPC Rating

C



LOT
26

ON BEHALF OF THE RECEIVERS

206 & 206A Rice Lane, Liverpool L9 1DJ

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A three storey end of terraced property converted to provide two x self contained, separately accessed flats (one x one bedroomed and one x two bedroomed) benefitting from double glazing and electric heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £11,400 per annum.

Situated

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

Ground Floor

Flat 1 Hall, Living Room, Bedroom, Kitchen, Bathroom/WC.

Flat 2 Hall and Stairs

Council Tax Band

A.

EPC Rating

206 G. 206a G

First Floor

Flat 2 Living Room, Kitchen, Bathroom/WC.

Second Floor

Flat 2 Two Bedrooms.

Outside

Yard to rear.



LOT
27

15 Glynn Street, Liverpool L15 4LT

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,034.72 per annum.

Situated

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

Ground Floor

Lounge, Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
28

1b Greenfield Road, Liverpool L13 3BN

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A three storey former five bedroomed end of terrace property in need of a full upgrade and scheme of refurbishment works. The property has been ripped out, back to bare brick and walls have been removed to make one large open space on each floor. The property is a blank canvas ready for conversion to provide a good sized family home, self contained flats, or alternatively it could be utilised as an Airbnb investment opportunity. There is also the potential to extend the property to the side (subject to consent) being sat on a good sized plot.

Situated

On the junction of Greenfield Road and Prescot Road (A57) in a popular residential location within close proximity to local amenities including Old Swan Village, schooling and transport links. Liverpool city centre is approximately 3.5 miles away.

EPC Rating

E

Council Tax Band

A

Tenure

Freehold



LOT
29

173 Wigan Road, Aspull, Wigan, Lancashire WN2 1DR

GUIDE PRICE **£75,000+***

MIXED USE

Description

A mixed use investment opportunity comprising a ground floor retail unit together with a self-contained flat above accessed via a separate side entrance with open views to the rear. Following refurbishment works and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,600 per annum. Alternatively the ground floor could be converted to residential use, subject to any consents.

Situated

Located in the desirable area of Aspull and is ideally located close to excellent schools, shops and local amenities as well as having great commuter links for Wigan, Bolton and Chorley and being in close proximity to Haigh woodland park.

Ground Floor

Shop Main Sales Area, Two Rear Rooms (one with roller shutter access for car)

EPC Rating

Flat D. Shop TBC

Council Tax Band

A

First Floor

Flat Landing, Lounge, Kitchen/Diner, Bathroom/WC, Bedroom with stairs leading a further room

Outside

Access To Rear



LOT
30

25 Commonwealth Close, Winsford, Cheshire CW7 1PT

GUIDE PRICE **£110,000+***

RESIDENTIAL INVESTMENT

Description

A modern three bedroom semi-detached house benefiting from double glazing, central heating and gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £9,300 per annum.

Situated

Off Swanlow Drive which in turn is off Swanlow Lane in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Winsford Cross Shopping Centre.

Ground Floor

Hall, Living Room, Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Garden, Driveway

EPC Rating

C

Council Tax Band

B



LOT
31

44 Wolfenden Avenue, Bootle, Merseyside L20 0AZ

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle town house benefitting from partial double glazing, central heating, front and rear gardens and a conservatory. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation or investment purposes with a potential rental income of approximately £9,000 per annum.

Situated

Off Southport Road within close proximity to local amenities, schooling and transport links. The property is approximately 5.5 miles from Liverpool city centre.

Ground Floor

Hall, Kitchen, Living Room,
Conservatory

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

TBC

Council Tax Band

A



LOT
32

62a Hurstlyn Road, Liverpool L18 9UA

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroom first floor flat within a purpose built block benefitting from double glazing, central heating, secure intercom system and communal gardens. The property is currently let by way of an Assured Shorthold Tenancy Agreement at a rental of £7,200 per annum.

Situated

Off Forthlin Road which in turn is off Mather Avenue (B5180) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 5.5 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway

Joint Agent
Atlas Estates



First Floor

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

Outside

Communal Front & Rear Gardens
and Parking

EPC Rating

C

Council Tax Band

A



LOT
33

ON BEHALF OF RECEIVERS

4 Kenyons Place, 100a Liverpool Road, Lydiate, Liverpool L31 2NA

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed first floor flat within a purpose built block benefiting from double glazing, electric heating and parking. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £8,340 per annum.

Situated

Fronting Liverpool Road North in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 8 miles away.

Ground Floor

Entrance Hall

First Floor

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

Note

Please note that Sutton Kersh have not inspected the property internally and interested parties are advised to rely on their own enquiries.

Outside

Parking

EPC Rating

C

Council Tax Band

C



LOT
34

5 Longfellow Street, Bootle, Merseyside L20 4JR

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced property benefitting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes with a potential income in excess of £6,000 per annum.

Situated

Off Bibbys Lane which in turn is off Marsh Lane (A5098) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms.

Outside

Rear Yard.

EPC Rating

D

Council Tax Band

A





Description

A substantial five bedroomed detached house benefiting from double glazing, central heating, a large, shared driveway with parking for four cars, and gardens. The property has been fully refurbished and is in good order throughout and would be suitable for occupation or investment purposes.

Situated

Off School Road in a popular residential location close to local amenities and between Formby & Crosby town centres approximately 11 miles from Liverpool city centre.

Ground Floor

Hall, two Reception Rooms, Kitchen/Dining Room, Utility Room, Pantry, WC.

Joint Agent

Clive Watkins



First Floor

Two Bedrooms with En-Suite Shower Rooms, three Bedrooms, 4 piece Bathroom Suite/WC.

Outside

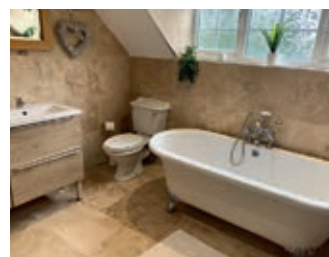
Driveway, Side and Rear Gardens.

EPC Rating

C

Council Tax Band

F



LOT
36

37 Hawkins Street, Liverpool L6 6BY

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from central heating and partial double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum.

Situated

Off Molyneux Road in a popular and well-established residential location within close proximity to Kensington shopping amenities, schooling and approximately 3.5 miles from Liverpool city centre.

Ground Floor

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

Note

Please note that Sutton Kersh have not inspected the property internally and interested parties are advised to rely on their own enquiries.

First Floor

Two Bedrooms

Outside

Yard to the rear.

EPC Rating

TBC

Council Tax Band

A



LOT
37

Flat 3, 31 Oriel Road, Bootle, Merseyside L20 7AA

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

Description

A one bedroom first floor flat benefitting from double glazing, central heating and secure intercom system. The property is in good order and would be suitable for investment purposes with a potential income in excess of £6,000 per annum.

Situated

Fronting Oriel Road opposite Oriel Road Station in a popular residential location close to local amenities and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway

First Floor

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

EPC Rating

C

Council Tax Band

A



LOT
38

4 Oak Terrace, Beech Street, Liverpool L7 0HJ

GUIDE PRICE **£185,000+***

VACANT RESIDENTIAL

Description

A substantial three storey plus basement eight bed period style property benefiting from central heating, gardens and shared front forecourt with parking. The property would be suitable for a number of uses, to include a family home, an Airbnb investment opportunity or possible conversion to provide three/ four self-contained flats, subject to any consents.

Situated

Set back off Beech Street which in turn is off Prescot Road and Edge Lane in a popular residential location, central to hospitals, universities, schools, local shops, a retail park, bus services and major football stadiums and approximately 3 miles from Liverpool city centre.

Basement

Lounge, Utility, Bedroom, Bathroom

Outside

Gardens and shared enclosed front forecourt with parking

Ground Floor

Entrance Hallway, Living Room, Kitchen/Diner, WC, Utility, Bedroom

Council Tax Band

C

First Floor

Four Bedrooms, Bathroom/WC

EPC Rating

TBC

Second Floor

Three Bedrooms



Joint Agent

Entwistle Green



The No. 1 option



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

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

Regards

Gareth



Description

A substantial four storey plus basement Grade II Listed Georgian style town house property providing a nine bedroomed HMO investment opportunity with a potential rental income in excess of £50,000.00 per annum. The property has been refurbished throughout and benefits from central heating, a rear garden and off street parking.

Situated

Just off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 1 mile from Liverpool city centre.

Lower Ground Floor

Kitchen/Dining Room, WC, Communal Lounge.

Ground Floor

Entrance Hallway, Store room, two Letting Rooms, Bathroom/WC.

First Floor

Landing, three Letting Rooms, Bathroom/WC.

Second Floor

Three Letting Rooms, Bathroom/WC.

Third Floor/Attic

Letting Room with Kitchenette, En Suite Shower Room/WC

Outside

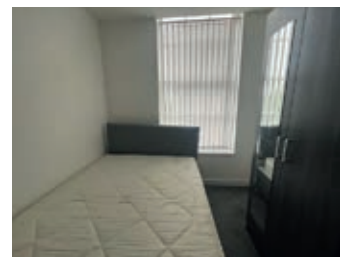
Rear Garden, Off Street Parking.

Note

Please note the property has suffered from Japanese Knotweed however there is a management plan in place. Please refer to the legal pack for further details.

EPC Rating

D



Council Tax Band

A



LOT
40

24 Cotswold Street, Liverpool L7 2PZ

GUIDE PRICE **£200,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle-terraced property converted to provide six letting rooms. The property has been continuously fully let for the past 2 years at £28,080 per annum. Currently three of the rooms are vacant. The property benefits from double glazing and central heating.

Situated

Off Holt Road within a popular and well established residential location within close proximity to local amenities, Royal Liverpool Hospital and approximately 3.5 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway, Room 1 (Vacant), WC, Open Plan Lounge/Dining Room/Kitchen

EPC Rating

C

Council Tax Band

A

First Floor

Room 2, Room 3, Room 4 (Vacant), Shower Room/WC

Second Floor

Room 5, Room 6 (Vacant)

Outside

Rear Yard



LOT
41

ON BEHALF OF THE RECEIVERS

Linden, 6 Baytree Road, Frankby, Wirral, Merseyside CH48 1PR

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefitting from double glazing, central heating, front and rear gardens, a driveway, garage and open rural views. Following refurbishment and modernisation, the property would be suitable for occupation, resale or investment purposes.

Situated

Off Franby Road in a sought after semi-rural location close to local amenities, schooling and transport links. The property is approximately 2 miles from West Kirby.

Ground Floor

Porch, Hall, Living Room, Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens, Driveway, Garage

EPC Rating

E

Council Tax Band

C



LOT
42

44 Tudor Street, Liverpool L6 6AQ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end terraced property currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £4,200 per annum. The property benefits from double glazing and central heating.

Situated

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

Ground Floor

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

First Floor

Two Bedrooms

Outside

Rear Yard

EPC Rating

E

Council Tax Band

A



LOT
43

3 Smollett Street, Bootle, Merseyside L20 4PT

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end of terraced house benefiting from double glazing and central heating. The vendor advises us there is a new boiler and roof. The property would be suitable for investment purposes with a potential rental income of approximately £7,800 per annum.

Situated

Off Gray Street within a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

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

Joint Agent

Sellect Homes



First Floor

Two Bedrooms, One with En
Suite WC

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
44

34 Crosby Road North, Liverpool L22 4QG

GUIDE PRICE **£175,000+***

COMMERCIAL INVESTMENT

Description

A substantial double fronted end of terraced property comprising ground floor offices which are currently let to Breens Solicitors on a three year lease from 2023 producing a rental income of £7,800.00 per annum. The upper floor comprises office rooms which have recently been refurbished and are currently vacant. The property benefits from parking, partial double glazing, central heating, fire alarm and some period features. When fully let the total rental income would be approximately £16,500 per annum.

Situated

Fronting Crosby Road North in a popular and sought after location close to local amenities, shops and transport links. Liverpool city centre is approximately 6 miles away.

Ground Floor

Porch, Entrance Hall, Reception Office, Two Offices, Boardroom, Store Room.

EPC Rating

D

Council Tax Band

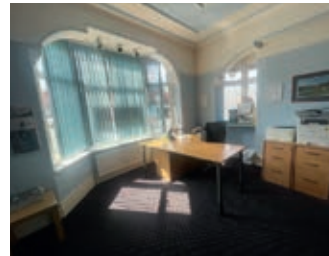
D

First Floor

Three Office Rooms, Kitchen, Ladies and Gents WCs, access to rear yard via fire escape.

Outside

Parking to the front and Yard to the rear.



LOT
45

5 Parkinson Road, Liverpool L9 1DL

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £6,000 per annum.

Situated

Off Rice Lane (A59) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Through Living Room/ Dining Room, Kitchen

First Floor

Bathroom/WC, two Bedrooms

Outside

Yard to the Rear

EPC Rating

E

Council Tax Band

A



LOT
46

Suite 89, Artesian Studios, Jamaica Street, Liverpool L1 0AF

GUIDE PRICE **£32,000+***

VACANT RESIDENTIAL

Description

A fully furnished fourth floor studio apartment benefiting from double glazing, electric heating, communal areas, lift access and secure intercom system. Once let, the potential rental income will be approximately £8,100.00 per annum.

Situated

Fronting Jamaica Street on the corner of Kitchen Street in a popular location within walking distance to Liverpool city centre amenities.

Ground Floor

Main Entrance, Hallway, WC, Cinema Room, Gym, Laundry Room, Communal Lounge.

Fourth Floor

Studio Open plan lounge/kitchen/bedroom, Shower Room/WC.

EPC Rating

B

Council Tax Band

A



LOT
47

9 Dumbarton Street, Liverpool L4 3RR

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Basement

Cellar

Council Tax Band

A

Ground Floor

Vestibule, Hall, two Reception Rooms, Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

TBC



LOT
48

2 Crosfield Road, Wallasey, Merseyside CH44 9EH

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bed end of terrace benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £8,100 per annum.

Situated

Off Poulton Road in a well-established residential location within easy reach of local amenities, schooling and transport links.

Ground Floor

Hall, Lounge, Kitchen/Diner

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
49

81, 81a, 81b Knowsley Road, Bootle, Merseyside L20 4NH

GUIDE PRICE **£75,000–£80,000***

COMMERCIAL INVESTMENT

Description

A three storey mixed use property comprising two ground floor retail units together with a one bedroomed flat above access via a separate front entrance. 81 – Ground Floor retail unit (known as The Milkshake Shop) This is occupied by a tenant who has a 20 year lease agreed, the whole rent for this lease (£1,000pa) has been paid upfront already, so there would be no income for any purchaser from this element until at least July 2034. 81A – Ground Floor retail unit (known as Dogs Delooks) This is occupied by a tenant who has been in occupation for over 20 years but has no formal tenancy agreement but has been paying £260pcm rent. 81B – Vacant First Floor residential flat.

Situated

Fronting Knowsley Road on the corner of Gray Street close to local amenities and transport links, approximately 3 miles from Liverpool city centre.

Ground Floor

Dog groomers not inspected
The Milkshake Shop Main sales area, Rear room, WC

Council Tax Band

Flat A

EPC Rating

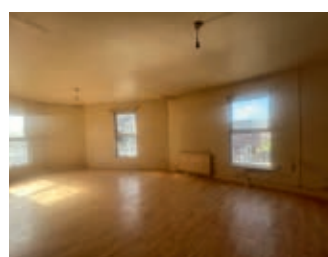
81 D. 81a C. 81b (flat) E

First Floor

Flat Living Room, Kitchen, Bathroom/WC, Bedroom

Outside

Rear yard



LOT
50

20 Ventnor Road, Wavertree, Liverpool L15 4JF

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A bright and spacious three bedroomed semi-detached house in need of a full upgrade and scheme of refurbishment works. The property benefits from gardens to the front and rear. The property is a blank canvas with bags of potential to put your own stamp on it and would make an excellent family home.

Situated

Situated in Wavertree off Rathbone Road in a popular and diverse south Liverpool suburb and home to many well-known landmarks including Penny Lane, Smithdown Road and Wavertree Playground. Smithdown Road is a well-established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops, takeaways, convenience stores and independent businesses. Wavertree is also home to great schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

EPC Rating

TBC

First Floor

Three Bedrooms, Bathroom, Separate WC

Council Tax Band

C

Outside

Front and Rear Gardens, Outhouse



LOT
51

51 Macdonald Street, Liverpool L15 1EJ

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house benefitting from double glazing. Following a scheme of refurbishment and modernisation the property would be suitable for investment purposes.

Situated

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

Ground Floor

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

First Floor

Two Bedrooms, Bathroom/ WC (accessed through second bedroom)

Outside

Yard To Rear.

EPC Rating

E

Council Tax Band

A



LOT
52

20 Orleans Road, Old Swan, Liverpool L13 5XP

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A good sized two bedroom mid terraced house benefiting from central heating. The property is in need of an upgrade and scheme of refurbishment works and would be suitable for investment purposes. The potential rental income is approximately £9,000 per annum.

Situated

Off Prescott Road in the heart of Old Swan in a popular and well established residential location, close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Living Room/Dining Room, Kitchen

Joint Agent

Entwistle Green



First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

C

Council Tax Band

A



LOT
53

31 Woodfield Street, Bolton BL3 2HD

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom middle terraced house benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy Agreement producing a rental income of £5,100.00 per annum.

Situated

Off Bradford Road in a popular residential location close to local amenities. Bolton town centre is approximately 1.2 miles away.

Ground Floor

Lounge, Kitchen/Diner.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard To Rear

EPC Rating

D

Council Tax Band

A



LOT
54

31 Warrington Road, Ince, Wigan, Lancashire WN1 3AJ

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom middle terraced property 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 £6,300.00 per annum.

Situated

Fronting Warrington Road in a popular location close to local amenities, schooling and within walking distance to Wigan town centre.

Ground Floor

Vestibule, Lounge, Breakfast Room/Kitchen, Utility Room.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard To Rear

EPC Rating

D

Council Tax Band

A



LOT
55

2 Stringer Street, Leigh, Lancashire WN7 4BS

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom middle terraced house benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £5,400.00 per annum

Situated

Off Wilkinson Street which in turn is off Twist Lane in a popular location close to local amenities, schooling and within walking distance to Leigh town centre.

First Floor

Lounge, Kitchen/Breakfast Room.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard To Rear

EPC Rating

D

Council Tax Band

A



LOT
56

8 Wellington Street, Farnworth, Bolton BL4 7DT

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom middle terraced house benefitting from double glazing and central heating. The property is let by way of a 5 year lease from 2022 producing a rental income of £8,160.00 per annum.

Situated

Off the A575 in a popular and well established residential location nearby to local amenities. Bolton town centre is approximately 3 miles away.

Ground Floor

Entrance Hallway, Lounge/Diner, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard To Rear

EPC Rating

C

Council Tax Band

A



LOT
57

20 Valley Road, Liverpool L4 0UD

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

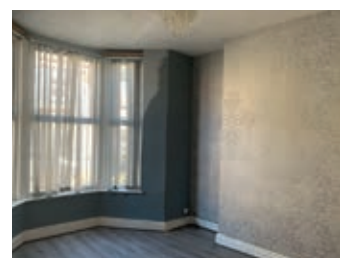
Yard to the rear.

EPC Rating

E

Council Tax Band

A



LOT
58

662-664 Aigburth Road, Liverpool L19 0NY

GUIDE PRICE **£150,000+***

MIXED USE

Description

A three storey mixed use property providing a ground floor retail unit together with a three bedroomed flat above accessed via a separate front entrance. The property benefits from double glazing, central heating and steel roller shutters. There is potential to reconfigure the property to provide further separate living accommodation or potentially two ground floor retail units subject to any necessary consents.

Situated

Fronting Aigburth Road in a popular and well established residential location close to local amenities and Schooling.

Ground Floor

664 Shop Main sales area, Rear room, WC

Separate front entrance Hall, Rear room, WC, Kitchen

Council Tax Band

662a A

EPC Rating

TBC



First Floor

662a Hall, Kitchen/Dining room, Bedroom, Lounge, Bathroom/WC

Second Floor

Two Bedrooms.

Outside

Rear yard.

LOT
59

25 Lander Road, Liverpool L21 8JB

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom mid terrace house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy Agreement at a rental of £7,800 per annum.

Situated

Off Webster Street in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge, Kitchen/Dining Room

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A



LOT
60

10 Portman Road, Liverpool L15 2HJ

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

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

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Shower Room/
WC.

Outside

Yard to the rear.

EPC Rating

F

Council Tax Band

A



LOT
61

4 Market Gate, Warrington WA1 2LJ

GUIDE PRICE **£175,000+***

COMMERCIAL INVESTMENT

Description

A commercial investment property comprising a ground floor retail unit and basement space benefitting from double glazing. The property is currently occupied by way of a 5 year lease from November 2022 producing a rental income of £20,000 per annum.

Situated

In the pedestrianised area of Warrington town centre on Market Gate just off Horsemarket, Buttermarket and Bridge Street within walking distance of Golden Square Shopping Centre.

Basement

Ancillary Space (478 sq ft)

Joint Agent

Mason Owen



Ground Floor

Shop Floor Sales Area, Kitchen,
Bathroom/WC (604 sq ft)

EPC Rating

E

VAT

We are advised VAT is applicable
on this property



LOT
62

42 Pendennis Street, Liverpool L6 5AQ

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A five bedroom HMO investment opportunity currently fully let producing £23,400 per annum. The property comprises a three storey end of terrace house currently let to 5 students by way of Assured Shorthold Tenancy agreements until 2025. The property is in good condition and will be sold fully furnished and benefitting from double glazing and central heating.

Situated

Off Breck Road (A580) in a popular and well established residential location, close to local amenities, Liverpool Football Club, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway, 1 Letting Room, Communal Lounge, Kitchen/Diner

EPC Rating

D

Council Tax Band

A

First Floor

Two Letting Rooms, Bathroom/WC

Second Floor

Two Letting Rooms

Outside

Yard to the Rear



LOT
63

150 Goodison Road, Liverpool L4 4EW

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum.

Situated

Fronting Goodison Road in a popular and well established residential location close to local amenities, schooling, Goodison Park and transport links. Approximately 4.2 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

First Floor

Two Double Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A



LOT
64

137 Mill Lane, Wavertree, Liverpool L15 8LG

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid-town house benefitting from central heating, double glazing, front and rear gardens and a driveway plus a new boiler. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

Fronting Mill Lane in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Living Room/Dining Room, Kitchen

First Floor

Wet Room, Separate WC, Bathroom, three Bedrooms

Outside

Front & Rear Gardens, Driveway

EPC Rating

TBC

Council Tax Band

A



LOT
65

46 Plumer Street, Liverpool L15 1EE

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Strathcona Road which in turn is off Picton Road (B5178) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

Yard to Rear

EPC Rating

TBC

Council Tax Band

A



LOT
66

Apartment 6, 12 York Street, Liverpool L1 5BN

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A one bedroom first floor city centre apartment benefiting from double glazing, electric heating, Juliet balcony, lift access and intercom system. The property is ready for immediate occupation or investment purposes with a potential rental income of approximately £9,00 per annum. **This property is cash purchase only.**

Situated

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

Ground Floor

Communal Entrance Hall

First Floor

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

EPC Rating

C

Council Tax Band

A



LOT
67

Flats 1-4, 9 Hartington Road, Toxteth, Liverpool L8 0SD

GUIDE PRICE **£200,000+***

RESIDENTIAL INVESTMENT

Description

A semi-detached house converted to provide four self-contained flats. The property benefits from double glazing and electric heating, rear garden and off road parking. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £19,500 per annum.

Situated

Fronting Hartington Road between Croxteth Road and Smithdown Road in a popular and well-established residential area close to local amenities, Sefton Park, schooling and transport links. The property is approximately 2.5 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway
Flat 1 Lounge/Bedroom, Kitchen, Shower Room/WC
Flat 2 Lounge/Bedroom, Kitchen, Shower Room/WC

EPC Rating

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

Council Tax Band

Flat 1 A. Flat 2 A. Flat 3 A. Flat 4 A

First Floor

Flat 3 Lounge/Bedroom, Kitchen, Shower Room/WC
Flat 4 Lounge/Bedroom, Kitchen, Shower Room/WC

Outside

Gardens front and rear, Driveway



LOT
68

92 East Damwood Road, Speke, Liverpool L24 7RH

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle town house benefiting from partial double glazing, central heating, front and rear gardens and a driveway. Following a scheme of modernisation works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £9,300 per annum. The property may be suitable for serviced accommodation on Airbnb due to close proximity to the airport. The property is being sold as seen with all fixtures and fittings included.

Situated

Fronting East Damwood Road in a popular location close to local amenities, schooling, Liverpool John Lennon Airport and approximately 9 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Open Plan Dining Room/Kitchen.

EPC Rating

D

First Floor

Three Bedrooms, Shower Room/WC.

Council Tax Band

A

Outside

Front and rear gardens, Driveway.



LOT
69

19 City Road, Liverpool L4 5UN

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum.

Situated

Fronting City Road close to its junction with Espin Street in a popular and well established residential location close to local amenities, Goodison Park and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
70

10 County Road, Walton, Liverpool L4 3QH

GUIDE PRICE **£100,000+***

MIXED USE

Description

A middle terraced three storey plus basement commercial property comprising a ground floor retail unit which was previously used as a beauty salon with two floors of accommodation above. The property benefits from double glazing, central heating and roller shutters. The property has planning permission to convert the two upper floors into two x one bed roomed flats. Planning reference: 21F/2832

Situated

In a prominent position fronting County Road close to its junction with Spellow Lane approximately 3 miles from Liverpool city centre. County Road itself is a well-established neighbourhood shopping district and main arterial route leading to Liverpool city centre and Queens Drive (A5058).

Lower Ground Floor

Basement

Second Floor

Kitchen, Shower Room/WC,
Further Room

Ground Floor

Retail Salon Area, Two
Treatment Rooms, Rear Room,
Shower Room/WC

Outside

Yard to the rear.

First Floor

Three Rooms, Store Room

EPC Rating

TBC



LOT
71

30 Hinton Street, Fairfield, Liverpool L6 3AR

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house currently let by way of Assured Shorthold Tenancy at a rental of £7,140 per annum. The property benefits from double glazing and central heating.

Situated

Off Ottley Street which in turn is off Sheil Road in a popular and well established residential location close to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Lounge, Kitchen,
Bathroom/WC

First Floor

Two Bedrooms.

Outside

Rear yard.

Council Tax Band

A

EPC Rating

D



LOT
72

21 Beatrice Street, Bootle, Merseyside L20 2ED

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom mid terraced house benefiting from central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. There is potential to increase the rental income to a market rent of £650pcm.

Situated

Off Stanley Road (A567) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Through Living Room/Dining Room, Kitchen

Note

We are advised by the vendor that a Section 21 notice has been served to the tenants.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A



LOT
73

36 Alton Road, Tuebrook, Liverpool L6 4BJ

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

An end of terraced property converted to provide three self-contained flats benefitting from double glazing and central heating. The full property is currently tenanted by way of an Assured Shorthold Tenancy agreements producing a rental income of £22,200 per annum

Situated

Off West Deby Road in a popular residential location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Main entrance hallway.
Flat Living Room, Shower Room/WC, Kitchen/Diner.

EPC Rating

E

Council Tax Band

B

First Floor

Studio Open Plan Lounge/Bedroom/Kitchen, Shower/WC

Joint Agent

Entwistle Green

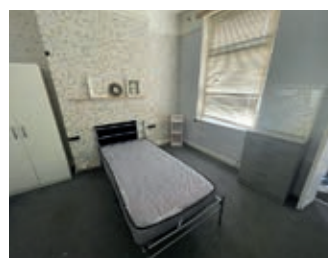
First Floor

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



Outside

Yard to the rear



LOT
74

38 County Road, Walton, Liverpool L4 3QH

GUIDE PRICE **£110,000+***

MIXED USE

Description

A three storey mixed use investment opportunity currently producing £14,400 per annum. A three storey mixed use property comprising a ground floor shop currently trading as 'Urban Chicken & Pizza' together with a two/three bedroomed flat to the first and second floors accessed via a separate rear entrance. The property benefits from double glazing and is currently let by way of a 25 year lease from April 2023 at a rental income of £14,400 per annum for the whole building.

Situated

Fronting County Road in a popular location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Basement

Not inspected.

Outside

Yard to the rear.

Ground Floor

Shop Main Sales Area, Counter, Kitchen, Prep Room, Walk in Fridge/Freezer.

EPC Rating

Shop C. Flat D

Council Tax Band

E

First Floor

Flat Landing, Shower Room/WC, Kitchen, Lounge.

Second Floor

Two Bedrooms, Office/Study.



LOT
75

88 Utting Avenue East, Liverpool L11 1DH

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom end town house benefiting from double glazing, central heating, rear garden and driveway. The property is currently let by way of an Assured Shorthold Tenancy Agreement at a rental of £7,800 per annum.

Situated

Fronting Utting Avenue East in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 5.5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom, Separate WC

Outside

Garden, Driveway

EPC Rating

D

Council Tax Band

A



LOT
76

234 County Road, Walton, Liverpool L4 5PJ

GUIDE PRICE **£75,000+***

MIXED USE

Description

A three storey, plus cellar, middle terraced mixed use property benefiting from electric roller shutters. The property comprises a ground floor retail unit together with ancillary storage to the first and second floors. The property would be suitable for a number of uses including conversion to residential accommodation subject to any necessary consents.

Situated

Fronting County Road in a popular and well established area in a main road position close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Basement

Cellar (Not inspected)

EPC Rating

Retail Unit C. Storage Rooms G

Ground Floor

Main Sales Area, Rear Room, Kitchen, WC.

First Floor

Three Rooms.

Second Floor

Two Rooms.

Outside

Yard to the rear.



The No. 1 option



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

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

Regards

Gareth



Description

A substantial four storey semi-detached property converted to provide four self-contained flats comprising one × studio flat, two × two bed roomed flats, one × three bed roomed flat (en-suite). The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income of £23,820 per annum. There is potential to increase the rental income to receive in excess of £30,000 per annum. The property benefits from central heating, gardens and off road parking.

Situated

Situated off Prescott Road (A57) at its junction with Sheil Road in an established residential location within close proximity to all local amenities, excellent transport links and approximately 2.5 miles to city centre and Universities.

Lower Ground Floor

Flat 2 Two Bedrooms, Living Room, Open Plan Kitchen/Dining Area, Shower/WC

Ground Floor

Main Entrance Hallway.

Studio Flat Open plan Living Room/Dining/Kitchen/Bedroom, Bathroom/WC

First Floor

Flat 3 Two Bedrooms, Living Room, Kitchen, Bathroom/WC

Second Floor

Flat 4 Hall, two Bedrooms, Bathroom/WC, Open Plan Kitchen/Living Room, Stairs to Master Bedroom with en-suite

Outside

Private Rear Garden, Shared Driveway

EPC Rating

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

Council Tax Band

Flat 1 A. Flat 2 A. Flat 3 A. Flat 4 A

LOT
78

1a Honeys Green Lane, West Derby, Liverpool L12 9EN

GUIDE PRICE **£135,000+***

MIXED USE

Description

A mixed use investment opportunity comprising a ground floor retail unit together with a two bed flat above accessed via a separate front entrance. The property benefits from roller shutters, double glazing, central heating, garage and intercom system. The shop is currently vacant and the flat is let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum. When fully let the potential rental income would be approximately £16,100 per annum. There is also potential to rent the garage out separately as an additional income.

Situated

Fronting Honeys Green Lane in a popular and well established location close to West Derby village amenities and transport links. Liverpool city centre is approximately 5 miles away.

Ground Floor

Shop Main Sales Area, Kitchen

Council Tax Band

Flat A

First Floor

Flat Hall, Kitchen, Bathroom/WC, Lounge, Two Bedrooms

Outside

Yard, WC, Garage

EPC Rating

Shop TBC. Flat E



LOT
79

24 Dunham Road, Liverpool L15 7JP

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A three bedroom end town house benefitting from double glazing, central heating, front and rear gardens and a driveway. Following cosmetic work and modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £10,200 per annum

Situated

Just off Mill Lane in a popular and well established residential location, close to local amenities, Edge Lane Retail Park, schooling and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen, WC

First Floor

Three Bedrooms, Shower/WC

Outside

Front and Rear Gardens and Driveway.

EPC Rating

D

Council Tax Band

A



LOT
80

84 Bedford Road, Liverpool L4 5PZ

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom middle town house benefiting from double glazing, central heating and a rear garden. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £7,200 per annum.

Situated

Off Southport Road (A5038) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen

Joint Agent

Entwistle Green



First Floor

Bathroom/WC, three Bedrooms

Outside

Rear Garden

EPC Rating

D

Council Tax Band

A



LOT
81

24 Suffield Road, Liverpool L41UL

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A three bedroomed 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. The potential rental income is approximately £8,400 per annum.

Situated

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

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen,
Bathroom/WC (with walk-in
shower)

First Floor

Three Bedrooms

Outside

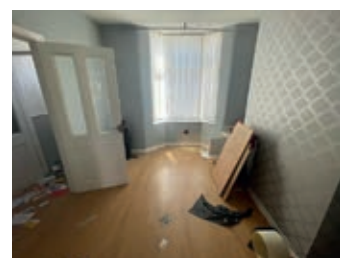
Yard to Rear

EPC Rating

D

Council Tax Band

A



LOT
82

7 Dominion Street, Liverpool L6 4AA

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is in good condition throughout and would be suitable for immediate investment purposes with the potential rental income being approximately £7,200 per annum.

Situated

Just off Belmont Road (A5089) in a popular and well established residential location, close to local amenities, Liverpool Football Club schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms, Shower Room/
WC.

Outside

Yard to the rear.

EPC Rating

C

Council Tax Band

A



LOT
83

86 Balmoral Road, Fairfield, Liverpool L6 8NF

GUIDE PRICE **£120,000+***

VACANT RESIDENTIAL

Description

A substantial three storey six bedroomed semi-detached property in need of full upgrade and refurbishment scheme. The property would be suitable for possible conversion to provide self-contained flats, a single dwelling or an Airbnb investment opportunity, subject to any necessary planning consents.

Situated

Off Prescott Road in an established residential location a stone's throw from Newsham Park and within easy access to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Basement

Three Rooms

EPC Rating

TBC

Ground Floor

Hall, three Rooms, Kitchen

Council Tax Band

TBC

First Floor

Three Rooms, Kitchen,
Bathroom, Separate WC

Second Floor

Three Rooms

Outside

Gardens front and rear



LOT
84

ON BEHALF OF RECEIVERS

2 Kenyons Place, 100a Liverpool Road, Lydiate, Liverpool L31 2NA

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed ground floor flat within a purpose built block benefiting from double glazing, electric heating and parking. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,200 per annum.

Situated

Fronting Liverpool Road North in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 8 miles away

Ground Floor

Entrance Hall

Ground Floor

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

Note

Please note that Sutton Kersh have not inspected the property internally and interested parties are advised to rely on their own enquiries.



Outside

Parking

EPC Rating

C

Council Tax Band

C

LOT
85

6 Sherwood Drive, Wirral, Merseyside CH63 8LA

GUIDE PRICE **£200,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi detached property benefiting from double glazing, central heating, garage, driveway and front and rear gardens. The property is ready for immediate occupation or investment purposes.

Situated

Off Town Lane in a popular and well established residential location close to local amenities and transport links.

Ground Floor

Hallway, Lounge, Kitchen/Diner.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens, Garage and Driveway.

EPC Rating

D

Council Tax Band

B



LOT
86

29 Goldie Street, Liverpool L4 4HS

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terraced house benefitting from double glazing and central heating. Following minor cosmetic works, the property would be suitable for occupation or investment purposes. The potential rental income being in excess of £9,000 per annum.

Situated

Off Sleepers Hill which in turn is off Anfield Road in a popular and well established residential location close to local amenities, Liverpool Football Club, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A



LOT
87

5 Heyburn Road, Tuebrook, Liverpool L13 8BT

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terrace house benefitting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes with a potential rental income of approximately £9,000 per annum.

Situated

Off Lisburn Lane which in turn is off West Derby Road (A5049) in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park, Liverpool Football Club, transport links and approximately 4.5 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining
Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to Rear.





Description

A residential re-development opportunity which is currently part let producing just under £15,000 per annum. The properties comprise two Victorian buildings a three storey dwelling converted to provide two flats (one x one bed and one x three bed) let by way of Assured Shorthold Tenancies at a rental of approximately £11,000 per annum benefiting from sash windows and central heating There is also a single storey former school hall that has a one bedroomed self contained flat attached to the rear which is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of approximately £3,900 per annum. The flat benefits from double glazing and central heating. The school hall most recently has been used for storage purposes however would be suitable for a number of uses including redevelopment to flat conversion subject to any necessary consents.



Situated

Fronting Walton Village in a popular location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor – School hall

Main Hall Area with various adjoining rooms. Approx net internal area 200sqm (2150sq ft).

Flat to the rear Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

100a Flat 1

Ground floor

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

First Floor

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

Second Floor

Two Bedrooms.

Outside

Shared access to rear yard.

EPC Ratings

100 (Ground Floor Flat) E.
100 (Former School Hall) TBC
100A (Ground Floor Flat) E

100A (First Floor Flat) TBC

Council Tax Bands

100 (Ground Floor Flat) A
100A (Ground Floor Flat) A
100A (First Floor Flat) A

Note

Sutton Kersh have not internally inspected any of the flats

LOT
89

68 Bibbys Lane, Bootle, Merseyside L20 4JL

GUIDE PRICE **£200,000+***

RESIDENTIAL INVESTMENT

Description

A three storey end terraced property converted to provide five self-contained flats (one × two bed and four × one bed). The property benefits from double glazing, central heating and a secure entry system. The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income of £26,700 per annum. There is potential to increase the rental income following some cosmetic work.

Situated

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

Ground Floor

Main Entrance Hallway

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

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

First Floor

Flat 2 Hall, Lounge, Kitchen/
Diner, Bedroom, Bathroom/WC

Flat 3 Hall, Lounge, Kitchen/
Diner, two Bedrooms, Bathroom/
WC

Second Floor

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

Outside

Rear Yard.

EPC Rating

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

Council Tax Band

Flat 1 A. **Flat 1a** A. **Flat 2** A.
Flat 3 A. **Flat 4** A



LOT
90

18 Lime Grove, Toxteth, Liverpool L8 0SL

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefitting from double glazing, central heating, driveway to the rear and garden. Following modernisation, the property would be suitable for occupation or investment purposes with a potential rental income in excess of £7,800 per annum.

Situated

Off Lodge Lane in a popular and well-established residential location within easy access to local amenities, schooling and transport links. The property is approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen, WC/Utility room.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Driveway accessed off Moss
Grove, Garden.

EPC Rating

E

Council Tax Band

A



Description

A three bedroom detached bungalow requiring modernisation and having the benefit of two reception rooms, kitchen and bathroom, front and rear gardens, garage and views towards the River Tamar. The property is conveniently situated for the facilities and amenities of Torpoint town centre and the ferry crossing to Plymouth.

Situated

The thriving town of Torpoint offers a wide range of shopping, leisure and educational facilities, catering for all age groups and is readily commutable to Plymouth city centre via the Torpoint Ferry.

Ground Floor

Entrance hall, sitting room, dining room, kitchen, three bedrooms and bathroom.

EPC Rating

TBC

Council Tax Band

C



Outside

Front and rear gardens, garage.

Viewings

Strictly by prior appointment with Miller Countrywide Torpoint 01752 477062. General enquiries Countrywide Property Auctions 01395 275691.

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Sue



Description

A fabulous opportunity to acquire a three bedroom semi-detached 1930s property in the highly sought after village of Ogwell. The property requires extensive refurbishment throughout and retains many original features from the 1930s, offering tremendous potential to create an enviable family home and having the benefit of good sized front and rear gardens.

Situated

The pretty village of Ogwell is highly regarded as one of the most sought after villages on the outskirts of Newton Abbot and in the catchment area for Canada Hill primary school. Local facilities include a pre-school, village hall and church, with a comprehensive range of shopping and leisure facilities available in the nearby market town of Newton Abbot.

Ground Floor

Entrance hall, sitting room, dining room with door to the rear veranda and kitchen.

First Floor

Landing, three bedrooms, bathroom and separate WC.

Outside

Walled front garden with the potential, subject to any requisite consents, to create on drive parking. The sizeable rear garden is a particular feature of the property, currently laid to

lawn, storage facility for repair/replacement and gardener's WC.

Viewings

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

EPC Rating

TBC

Council Tax Band

C



Note

We understand that the veranda to the rear of the property, the adjacent WC and external lean-to store have rotated away from the rear elevation. The property also has signs of long term foundation movement to the corner of the kitchen and bathroom above. Interested parties must make and rely upon their own investigations/survey with regards to the causes and remedial works required. The property is in need of extensive upgrading and refurbishment.

The property is to be sold as seen, to include the vehicles within the grounds which will not be removed.

LOT
93

27 Alexandra Terrace, Newton Abbot, Devon TQ12 1AE

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A low maintenance one bedroom ground floor flat, recently redecorated throughout, having the benefit of its own private access and an on drive parking space. The property would be an ideal residential lettings opportunity being conveniently situated for Newton Abbot town centre, mainline train station and readily commutable to the A38/M5 road networks.

Situated

Alexandra Terrace is conveniently situated for the thriving town centre of Newton Abbot with bespoke and high street shops, cafes and restaurants, leisure and educational facilities catering for all age groups.

Ground Floor

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

EPC Rating

C

Council Tax Band

A

Outside

On drive parking space.

Viewings

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



LOT
94

Wee Cottage, Little Green, Polperro, Looe, Cornwall PL13 2RF

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A charming Grade II Listed character cottage set in the heart of the ever popular fishing village of Polperro and in close proximity of the harbour. The cottage is well presented throughout and has been in the same family ownership for circa 40 years, with a sitting room and kitchenette on the ground floor, double bedroom and shower room on the first floor and loft room utilised as a second bedroom to the second floor, offering a fabulous opportunity for an Airbnb/holiday lettings venture or for continued use as a second home for your own enjoyment.

Situated

The quintessential traditional fishing village of Polperro is set in an Area of Outstanding Natural Beauty, steeped in history and extremely popular with both local residents and holiday makers alike. The village offers a working harbour, sandy beach, boutique shops, art galleries and eateries, public houses, Post Office and general stores, doctors surgery and primary school, with further facilities and amenities to be found circa 4 miles at the seaside town of Looe.

Ground Floor

Sitting room with kitchenette.

Second Floor

Loft room/bedroom 2.

First Floor

Double bedroom and shower room.

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries



Countrywide Property Auctions 01395 275691.

The property is to be sold fully furnished.

Note

Permit parking is available at the main privately owned car park at the entrance to the village.

EPC Rating

Exempt

Council Tax Band

A



Description

An interesting opportunity to acquire a residential building plot enjoying an elevated position and rural views, situated on the outskirts of the ever popular fishing village of Polperro. The planning permission in place allows for a lounge with balcony off, master bedroom with en-suite shower room, bedroom two and family bathroom on the lower level, with entrance hall, kitchen/diner, bedroom and cloakroom on the higher level, along with associated gardens and parking area.

Situated

Polperro is the quintessential traditional Cornish fishing village set in an Area of Outstanding Natural Beauty, steeped in history and extremely popular with local residents and holiday makers alike, with boutique shops and art galleries, restaurants, public houses and cafes, a working harbour and beach. The village also has a Post Office, general stores, doctors surgery and primary school, with further facilities and amenities to be found circa 4 miles at Looe and being readily commutable to the A30/A38 road networks.

Planning

A Grant of Condition Planning Permission was issued by Cornwall Council Planning Department, under application number PA20/06596 on the 6th November 2020, for 'Construction of house with associated works'. A further application, reference

BC21/00288/DOMFP issued on the 30th March 2021, confirms that building work has started. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Note

The planning permission in place



allows for a principal primary residence and not for use as a second/holiday home.

Viewings

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Stratton Creber Looe 01503

262271/Countrywide Property Auctions 01395 275691.

EPC Rating

Exempt.

Council Tax Band

Not applicable.



Description

A three double bedroom detached two storey property requiring remedial works, enjoying an elevated position on the rural fringes of the sought after coastal village of Pentewan and enjoying panoramic views over the Pentewan Valley. The property currently comprises kitchen/breakfast room, sitting room, dining room, sun room, bathroom and additional shower room to the ground floor. Landing, bedroom two with an en-suite WC and bedroom three to the first floor. The property has the benefit of mature terraced gardens lying predominantly to the side of the property, with patio seating areas and a Summer house, along with a garage and additional parking area, the whole measuring circa 0.16 acres with the potential for further development/extension, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council. Cash buyers only.



The thriving coastal village of Pentewan offers a beach and former working harbour, sailing club, Post Office, garage, restaurants and a Public House, with further educational, shopping and leisure facilities available at St Austell and Mevagissey.

Situated

The thriving coastal village of Pentewan offers a beach and former working harbour, sailing club, Post Office, garage, restaurants and a Public House, with further educational, shopping and leisure facilities available at St Austell and Mevagissey.

Ground Floor

Kitchen/breakfast room, bathroom, inner hallway, sitting room, dining room, sun room, shower room and master bedroom.

seating areas and Summer house. Garage and additional on drive parking.

Council Tax Band

D

Cash Buyers Only

Stage 2 testing for Mundic has revealed that a sample taken from the footings of the property has been classified as C1 and is unsound, therefore until remedial works have taken place the property is not considered to be suitable for mortgage purposes. A copy of the Mundic report is available in the legal pack.

First Floor

Landing, bedroom two with en-suite WC, bedroom three.

Viewings

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

Note

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

Outside

Terraced gardens with patio

EPC Rating

F

LOT
97

136 St. Katherines Road, Exeter EX4 7JJ

GUIDE PRICE **£100,000–£125,000***

VACANT RESIDENTIAL

Description

A mid terrace three bedroom property with additional loft room, set in the popular residential area of St Katherines Road. Whilst in need of comprehensive refurbishment throughout the property offers tremendous potential to create a sizeable family home, or as a post works onwards resale/lettings opportunity, having the benefit of a large garage/workshop to the rear and enclosed patio area, along with a walled front garden and views over St Katherines Priory from the rear first and second floors.

Situated

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

Ground Floor

Entrance hall, lounge/diner, kitchen/breakfast room with access to the rear garden area, conservatory.

Outside

Walled front garden, rear patio area and large detached garage/workshop.

First Floor

Three double bedrooms and bathroom.

Viewings

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

Second Floor

Loft room.



EPC Rating

TBC

Council Tax Band

C



LOT
98

Flats 1 & 2 Penare Court, Penzance, Cornwall TR18 2AR

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

An interesting opportunity to acquire a freehold ground floor two bedroom apartment and a three bedroom first floor apartment both enjoying their own private entrances and garden areas with outbuildings, with a combined plot size of 0.1 acres. Both spacious apartments are in need of refurbishment throughout but offer tremendous potential for post works onwards resale/lettings opportunities or for multi-generation occupancy.

Situated

Penare Court is situated in close proximity to Penzance town centre, the mainline railway station and is readily commutable to the A30. Penzance offers glorious sandy beaches, Promenade and Lido, along with a range of bespoke shops, art galleries, cafes and restaurants, with recreational and educational facilities catering for all age groups.

Ground Floor Apartment

Entrance, kitchen with office and utility room off, lounge/diner, second reception room, master bedroom with en-suite bathroom, bedroom 2, WC.

Outside

Individual walled gardens with outbuildings.

First Floor Apartment

Accessed externally with a decked seating area, sun room/entrance, kitchen/diner, sitting room, three bedrooms and bathroom.

Viewings

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



EPC Rating

Ground Floor D. First Floor D

Council Tax Band

Ground Floor A. First Floor A



LOT
99

40 Totnes Road, Paignton, Devon TQ4 5JZ

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A deceptively spacious three double bedroom Grade II Listed property situated in the centre of Paignton. Retaining a wealth of character features throughout and having the benefit of an enclosed rear courtyard style garden, the property while in need of modest refurbishment throughout would lend itself to a variety of uses including continued use as a spacious family home/lettings opportunity, an Airbnb venture, or possibly for subdivision into two apartments, subject to any requisite consents, upon which interested parties must make and rely upon their own enquiries of Torbay Council planning department.

Situated

Totnes Road is conveniently situated for both the seafront and Paignton Sands, along with the comprehensive shopping, educational and leisure facilities that the ever popular seaside town of Paignton has to offer.

Ground Floor

Entrance vestibule, hallway, lounge with archway through to the dining room, kitchen/breakfast room, utility/shower room with access to the courtyard garden.

First Floor

Split landing, three double bedrooms, bathroom and separate WC.

Outside

Enclosed rear low maintenance courtyard style garden, with two storage sheds and pedestrian access to the rear service lane.



Viewings

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

EPC Rating

E

Council Tax Band

B

LOT
100

2-4 East Street, Newton Abbot, Devon TQ12 1AF

GUIDE PRICE **£250,000+***

MIXED USE

Description

A prominently situated Grade II listed three storey vacant mixed use town centre premises number 4 comprising two ground floor retail areas, two storage rooms and kitchenette, landing and two rooms at first floor level, landing, two rooms and WC on the second floor. Number 2 East Street comprising a vacant fully self contained first and second floor two bedroom maisonette, with the potential subject to any requisite consents, to provide access to the upper floors of number 4 in order to create additional residential accommodation.

Situated

The property is situated at the junction of East Street and Wolborough Street, with several public car parks in close proximity, in the thriving town centre of Newton Abbot. Newton Abbot is readily commutable to the A380, A38 and M5 road networks and has a mainline railway station.

4 East Street Ground Floor

Two linked retail areas, staff room/kitchen, two storage rooms.

First Floor

Landing, two rooms.

Second Floor

Landing, two rooms.

2 East Street Ground Floor

Self-contained entrance hall with stairs rising to the first floor.

First Floor

Landing, sitting room, kitchen/diner



Second Floor

Landing, two double bedrooms and bathroom.

Viewings

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

VOA Rating

£12,250

Council Tax Band

A

EPC Rating

2 East Street F. 4 East Street D

LOT
101

2 Woodland View, Lanivet, Bodmin, Cornwall PL30 5HQ

GUIDE PRICE **£195,000+***

VACANT RESIDENTIAL

Description

A two bedroom linked detached bungalow enjoying an elevated position in the ever popular village of Lanivet. The bungalow whilst in need of modernisation offers good sized front and rear gardens on a corner plot measuring 0.18 acres, with an attached garage and additional on drive parking.

Situated

Lanivet is a highly sought after village conveniently situated for both the A30/A38 road networks. The village centre offers a village shop, public house, post office, fish and chip shop, primary school and church, with the nearby town of Bodmin offering a wider range of shopping, leisure and educational facilities, retail and business parks.

Ground Floor

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

01208 74422. General enquiries
Countrywide Property Auctions
01395 275691.

Outside

Garage and additional on drive parking, large level gardens to the front, side and rear being mainly laid to lawn.

EPC Rating

F

Council Tax Band

C

Viewings

Strictly by prior appointment with Stratton Creber Bodmin

Note

Measurements have been taken using the Promap mapping facility. Interested parties must



make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.



LOT
102

137 Hillside Villas, Millendreath Holiday Resort, Looe PL13 1PF

GUIDE PRICE **£90,000+***

HOLIDAY CHALET

Description

A well-presented two bedroom holiday chalet situated in the Millendreath Beach Resort, having the benefit of a roof top terrace with distant sea views, parking and use of the privately owned sandy beach. The resort offers a seasonal beach bar and café, is dog/pet friendly and set in a 90 acre Cornish valley with access to the South West Coastal Path. The property is being sold fully furnished minus the owner's personal effects.

Situated

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

Ground Floor

Open plan lounge/kitchen/diner, two bedrooms, shower room.

Viewings

Strictly by prior appointment with Stratton Creber Looe 01502 262271. General enquiries
Countrywide Property Auctions
01395 275691.

Outside

Roof top terrace, use of the communal gardens and beach, parking space.

EPC Rating

F

VOA Rateable Value

£1,650



LOT
103

Flat 10, 165 Roxburgh Street, Bootle, Merseyside L20 9NH

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

Description

A top floor two bedroomed self-contained flat within a purpose built block benefiting from double glazing, central heating, an allocated parking space and a balcony. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £7,500 per annum.

Situated

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

Ground Floor

Main Entrance Hallway.

Top Floor

Flat Hall, Open Plan Lounge/

Kitchen, two Bedrooms,

Bathroom/WC.

Outside

An Allocated Parking Space,
Balcony.

EPC Rating

C

Council Tax Band

A



SOLD PRIOR

LOT
104

70 Gidlow Road, Liverpool L13 2AW

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,500 per annum.

Situated

Off Prescott Road in a popular and well established residential location within easy reach of Old Swan and Tuebrook Amenities. Approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Open Plan

Kitchen/Diner, Bathroom/WC.

First Floor

Three Bedrooms.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



SOLD PRIOR

LOT
105

ON BEHALF OF THE RECEIVERS

Flats 1 & 2, 200 Rice Lane, Liverpool L9 1DJ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

Two self-contained one bedroomed flats within a three storey terraced property comprising three flats in total. The property benefits from central heating. Flats 1 and 2 are let to a company until March 2029 producing a total rental income of £9,000 per annum. Please note that Flat 3 is not included in the sale

Situated

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

Ground Floor

Entrance Hallway
Flat 1 Hall, Lounge, Bedroom,
Kitchen, Bathroom/WC

Flat 1 C, Flat 2 C

Council Tax Band
A

First Floor

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

Second Floor

Flat 3 is not included in the sale

Outside

Yard to the rear



LOT
106

33 Adshead Road, Liverpool L13 9AJ

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property set on a good sized plot benefiting from double glazing, central heating, driveway and gardens to the front and rear. The property is in need of upgrade and modernisation and once updated it would be suitable for occupation, resale or investment purposes.

Situated

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

Ground Floor

Hall, Living Room, Open Plan
Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

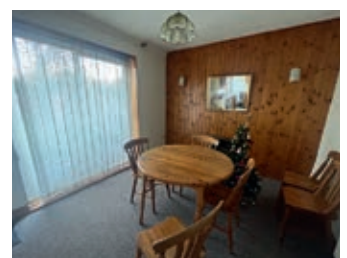
Please note there has been a gentleman's agreement with the neighbour (number 31) to exchange a small parcel of land in the rear garden to allow the neighbour to build a garage. The encroachment is a couple of feet and the neighbour gave a like for like parcel in exchange.

Outside

Gardens to the front and rear,
Driveway

EPC Rating
D

Council Tax Band
A



LOT
107

SOLD PRIOR

LOT
108

57-57a Grange Park Road, St. Helens, Merseyside WA10 3EH

GUIDE PRICE **£45,000+***

MIXED USE

Description

A two storey end-of-terraced property comprising of a ground floor retail unit which has until recently been used as a chip shop with separately accessed ancillary accommodation above. The property benefits from partial double glazing and roller shutters. Following a scheme of refurbishment and modernisation works, the property would be suitable for investment purposes with a potential rental income of approximately £11,400 per annum.

Situated

Off Leslie Road within close proximity to local amenities, schooling and transport links. The property is approximately 2.5 miles from St Helens Retail Park.

Lower Ground Floor Area
Storage

Joint Agent
SK Real Estate

Ground Floor
Chip Shop - Main Shop Area,
Kitchen, W.C

SK REAL ESTATE
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS

First Floor
Two Rooms, Bathroom/W.C

EPC Rating
TBC



LOT
109

34 Ribble Road, Platt Bridge, Wigan, Lancashire WN2 5EU

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom modern mid town house benefiting from double glazing and central heating. Gardens to front and rear, and driveway. The property is currently let producing a rental income of £6,600 per annum.

Situated

Fronting Ribble Road in a popular residential location close to local amenities and approximately 2 miles from Wigan Town Centre.

Ground Floor

Vestibule, Living Room,
Kitchen/Diner

First Floor

Two Bedrooms, Bathroom/W.C

Outside

Front and Rear Gardens
& Driveway

EPC Rating

C

Council Tax Band

A



Description

A detached former barn building suitable for redevelopment and a number of potential uses, subject to gaining the necessary consents.

The vendor advises the property has lapsed planning permission for a one bedroomed conversion. REF: 03/00094/FUL

Situated

Accessed off Derby Street in a popular and well established residential location within close proximity to local amenities and transport links. Liverpool city centre is approximately 11 miles away.

Accommodation

Barn building

Outside

Cobbled shared area to the front with vehicular access



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Money Laundering Regulations

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

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

ID can be approved as follows:

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

Alternatively

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

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

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

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

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

Acceptable Identification Documents

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

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

A Primary documents – individual's proof of ID

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

List 1:

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

or

List 2:

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

and

List 3:

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

B Secondary documentation – individual's proof of address

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

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

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

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

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website countrywide.co.uk/notice/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 Donohue on **0151 207 6315**



Cathy Holt
MNAEA MNAVA
Associate Director



Victoria Kenyon
MNAVA
Valuer/Business
Development
Manager



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BSc (Hons) MNAVA
Auction Valuer/
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Development
Manager

Common Auction Conditions

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

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION Date

Subject to CONDITION G9.3:

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

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SPECIAL CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

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

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

A3 Bidding and reserve PRICES

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

- CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- 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.
- 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:
- (a) matters registered or capable of registration as local land charges;
 - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - (c) notices, orders, demands, proposals and requirements of any competent authority;
 - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - (e) rights, easements, quasi-easements, and wayleaves;
 - (f) outgoings and other liabilities;
 - (g) any interest which overrides, under the Land Registration Act 2002;
 - (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
 - (i) anything the SELLER does not and could not reasonably know about.
- 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.
- 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.
- 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:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
 - (b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
 - (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.
- 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.
- G2 Deposit**
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G3 Between CONTRACT and COMPLETION**
- 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
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
 - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - (c) gives no warranty as to the adequacy of the insurance;
 - (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;
 - (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
 - (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;
- 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).
- 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.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- 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.
- G4 Title and identity**
- 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.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (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.
 - (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.
 - (c) If title is in the course of registration, title is to consist of:
 - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
 - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (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.
 - (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.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (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
 - (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.
- 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.
- 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.
- 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.
- G5 TRANSFER**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (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
 - (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- 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.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (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;
 - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
 - (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.
- G6 COMPLETION**
- 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.
- 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.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
 - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- 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.
- 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.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- G7 Notice to complete**
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.
- G7.2 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the LOT; and
 - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
 - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- G8 If the CONTRACT is brought to an end**
- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
 - (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
- G9 Landlord's licence**
- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
 - (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6 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.
- G10 Interest and apportionments**
- 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.
- 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.
- G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
 - (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;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (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
 - (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.
- 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.
- G11 ARREARS**
- Part 1 – Current rent*
- 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.
- 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.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
- Part 2 – BUYER to pay for ARREARS*
- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
- 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.
- 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.
- Part 3 – BUYER not to pay for ARREARS*
- G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
- (a) so state; or
 - (b) give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
 - (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
 - (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
 - (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
 - (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
 - (f) 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.
- 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.
- G12 Management**
- G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- 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) 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 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) 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.

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:
- observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
 - give notice of assignment to the tenant; and
 - 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:
- 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
 - this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
 - 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
- it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - 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;
 - article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - 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
- of the BUYER'S VAT registration;
 - that the BUYER has made a VAT OPTION; and
 - 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
- 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
 - 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:
- 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;
 - the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - 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:
- to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - 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 1 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
- in its condition at COMPLETION;
 - for such title as the SELLER may have; and
 - 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:
- 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
 - 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:
- 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.
 - The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
 - 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.
 - 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:
- service charge expenditure attributable to each TENANCY;
 - payments on account of service charge received from each tenant;
 - any amounts due from a tenant that have not been received;
 - 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:
- 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
 - 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:
- the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
 - 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:
- give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - 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:
- with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - 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
 - 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:
- on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - 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:
- hold the warranty on trust for the BUYER; and
 - 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:
- procure that it becomes registered at the Land Registry as proprietor of the LOT;
 - procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - 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:
- apply for registration of the TRANSFER;
 - provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - 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:
- delivered by hand; or
 - made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - 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:
- when delivered, if delivered by hand; or
 - 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:
- 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)
 - 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
 - Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.

G30.2 Buyer's Administration Charge

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

G30.3 Extra Auction Conduct Conditions

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

G30.4 Searches

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

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