

property auction

Registration closes promptly at
12pm on **Wednesday 1 April**
and you must be pre-registered
before this time in order to bid

Thursday 2 April 2026
12.00pm prompt

Please note this auction will be streamed live online only

SuttonKersh

suttonkersh.co.uk

Countrywide
Property Auctions

Merseyside's leading auction team...



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for free advice or to arrange a free valuation

2026 Auction Dates

Auction

Thursday 12th February

Thursday 2nd April

Thursday 21st May

Thursday 16th July

Thursday 10th September

Thursday 22nd October

Thursday 10th December

Closing

Friday 16th January

Friday 6th March

Friday 24th April

Friday 19th June

Friday 14th August

Friday 25th September

Friday 13th November

0151 207 6315

auctions@suttonkersh.co.uk

Welcome



Welcome to the launch of our April auction with a packed catalogue of over 100 varied lots to consider. Proceedings for this sale will commence at 12.00pm prompt as a live stream only auction with Auctioneer Andrew Binstock in charge.

With the world descending into further turmoil and stock markets across the world experiencing incredibly volatile conditions, history tells us that property is often a safer bet in troubled waters!

To that end we are delighted to offer a catalogue with a fantastic mix of lots guaranteed to suit all budgets and tastes and here are just a few that we are confident will gain significant interest:

Lot 3 163 Chatham Street, Liverpool L7 7AZ
VACANT RESIDENTIAL **Guide price £350,000+***

Lot 16 71 Window Lane, Liverpool, Merseyside, L19 8EJ
RESIDENTIAL INVESTMENT **Guide price £250,000+***

Lot 22 11 Station Road, Prescot L34 5SN
VACANT RESIDENTIAL **Guide price £140,000+***

Lot 32 20 Eridge Street, Liverpool L8 9RS
VACANT RESIDENTIAL **Guide price £120,000+***

Lot 40 49 Strand Road, Bootle, Sefton, L20 4BB
DEVELOPMENT OPPORTUNITIES
Guide price £180,000+*

Lot 42 Hope & Anchor, 33 High Street, Prescot L34 6HF
DEVELOPMENT OPPORTUNITIES
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. All that remains for me is to wish you every success with your bidding!

Cathy Holt MNAEA MNAVA
Associate Director

108

 lots available

50+

vacant
residential

30+

residential
investment

4

development
opportunities

3

mixed
use

3

vacant
commercial

1

land

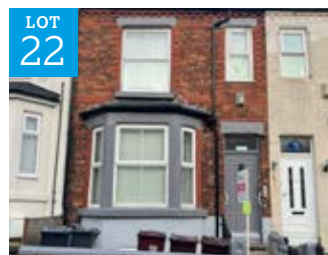
Highlights



163 Chatham Street, Liverpool L7 7AZ



71 Window Lane, Liverpool, Merseyside, L19 8EJ



11 Station Road, Prescot L34 5SN



20 Eridge Street, Liverpool L8 9RS



49 Strand Road, Bootle, Sefton, L20 4BB



Hope & Anchor, 33 High Street, Prescot L34 6HF

2026 – our year so far!



45

LOTS SOLD



£4.53m

RAISED



79%

SUCCESS

SuttonKersh

JAN

FEB

45	£4.53m	79%
LOTS SOLD	RAISED	SUCCESS

MAR

APR

Thursday 21 May

Closing Friday 24 April

MAY

JUN

Thursday 16 July

Closing Friday 19 June

JUL

AUG

Thursday 10 September

Closing Friday 14 August

SEPT

OCT

Thursday 22 October
Closing Friday 25 September

NOV

DEC

Thursday 10 December
Closing Friday 13 November

Remote bidding guide

Our auctions are conducted live online, with a professional auctioneer managing proceedings in real time. Bidders can take part using any of the following methods:

Please note if you just want to watch the auction you do not have to register

Ways to Bid

1. **Internet Bidding** Bid live online via our secure bidding platform. Once approved, you will be able to access the live auction feed and place bids in real time.
2. **Telephone Bidding** A member of our team will call you shortly before your chosen lot is offered and bid on your behalf, based on your instructions.
3. **Proxy Bidding** You can authorise the auctioneer to bid on your behalf up to your specified maximum amount.

How to Register to Bid

Registration opens once the online catalogue is released, and must be completed for each auction you wish to participate in. Registration usually closes 24 hours before the auction.

To begin registration, visit the official online registration link for the auction.

Registration Steps

1. **Create Passport Account** To start with, you will need to create a Passport account, if you don't have one already. If you have an account, click continue below to log in and continue your registration process.
2. **Terms & Conditions** You will be required to accept the Terms & Conditions to bid at the auction.
3. **Registration Fee** You will be required to pay a registration fee of £10.
4. **Bidding Intention** You will be required to declare how you wish to bid at this auction. For example, Via The Telephone, Online, By Proxy.
5. **Lot Interest** You will be required to select the lot(s) you are interested in bidding on.
6. **Bidder Information** You will be asked to review and confirm that your personal data is correct and up-to-date.
7. **Bidder | Anti-Money Laundering Check** You will be asked to provide additional identification data so that an Anti-Money Laundering check can be carried out.
8. **Buyer Information** You will be asked to confirm details of the buyer(s), if different from yourself, the bidder.
9. **Buyer | Anti-Money Laundering Check** The buyer(s) will be asked to provide additional identification data so that an Anti-Money Laundering check can be carried out.
10. **Contract Details** You will be required to provide the name and address that you wish to use on the contract, should you be the winning bidder.
11. **Source of Funds Information** You will be required to provide information on the source of funds that you will be using to purchase the property.
12. **Source of Funds | Anti-Money Laundering Check** Individual(s) providing funds will be asked to provide additional identification data so that an Anti-Money Laundering check can be carried out.
13. **Solicitor Details** You will be required to provide details of the solicitor who will be acting on your behalf for the purchase.
14. **Bidder Security** You will be required to pre-authorise a payment for £5,000 for each lot that you intend to bid on at this auction.

Please note: Each auction has its own approval process, and you must register separately for every sale.

Deposit and fees explained

To bid on any property, you'll need to be pre-registered and pay an Entrance Fee. This fee includes both of the following:

Fee Type	Amount / Details
Buyer's Administration Charge	1.35% of the purchase price, subject to a minimum of £2,160 incl VAT (£1,800 plus VAT), whichever is the greater.
Bidder Security Deposit	£5,000
Total Entrance Fee (per lot)	£7,160

This fee must be secured in advance either by bank transfer or via a pre-authorised hold of funds on your debit card. Failure to arrange this may mean your remote bid is not accepted and you will be unable to participate in the auction.

Fees for Successful Bidders

If you are the successful bidder, the following will apply for each lot:

Fee Type	Amount / Details
Deposit	10% of the purchase price, subject to a minimum of £5,000 (whichever is greater).
Buyer's Administration Charge	1.35% of the purchase price, subject to a minimum of £2,160 incl VAT (£1,800 + VAT) whichever is the greater. This fee is non-refundable and does not form part of the purchase price.

Payment Process for Successful Bidders

Payment Stage	Details
On Winning the Lot	The £5,000 Bidder Security Deposit will be applied toward your 10% deposit and £2,160 toward your Buyer's Administration fee.
By End of Auction Day	You must pay the remaining balance of the 10% deposit plus any balance of the Buyer's Administration fee. Payments can be made via bank transfer or debit card.
Failure to Pay	May result in the loss of your winning bid and potential legal action.

Additional Fees

Other fees may apply, as set out in the Special Conditions of Sale. These can be reviewed in the legal pack before the auction.

For Unsuccessful Bidders

Your Entrance Fee will be refunded as follows:

Bank/Electronic Transfer: Funds will be released back to you within 48 hours of the auction.

Debit Card Hold: If a hold was placed on your debit card, it will be released. Please allow up to 7 days for your card issuer to complete the release.

If you're unsure, please contact your card provider directly as banks such as Starling, Monzo etc may take longer to release the hold on funds

Registration Deadline Reminder

You are strongly advised to complete your registration no later than 24 hours before the auction. We cannot guarantee approval of late registrations.

Important information for potential buyers

Catalogue Information

The catalogue and Sutton Kersh Auctions website provide details of the properties and land available for sale. Prospective buyers are encouraged to thoroughly verify the location, boundaries, conditions, and state of the lots before the auction.

Plans, Maps, and Media

Plans, floorplans, maps, photographs, and video tours included on the website and in the catalogue are intended solely to aid in property identification. Please note that these plans are not drawn to scale.

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 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 from 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

Unless otherwise stated all property is sold subject to a reserve price whether declared or not. It is 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.

Viewing

Due to the unique nature and condition of auction properties, we advise caution and safety precautions when viewing lots. Viewings are at the potential buyer's own risk. Please be aware that some properties may not have electricity turned on, resulting in restricted viewing times. Viewers should bring their lighting and equipment for inspecting cupboards, cellars, and roof spaces.

Pre-Auction Sales

The Vendor may accept offers on properties in this auction before the auction date. If you plan to bid on a specific lot, we recommend staying in contact with the Auctioneer's office.

Auction Day

Allocate sufficient time to log into the auction the auction bidding platform. The auctioneer typically presents lots in the order listed in the catalogue but reserves the right to adjust the order.

Addendum

The addendum is a crucial document detailing amendments to the catalogue and Conditions of Sale. Prospective buyers must inspect this document, as its content becomes part of the sales contract. It's essential to have a copy of the catalogue and addendum before bidding, and buyers are considered to have read these documents, whether explicitly or not. The Addendum is available on our website adjacent to each lot and prospective bidders should check the auctioneers website by 10am on the day of 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 they are bidding on or in the case of proxy bidders have authorised the Auctioneer to bid on their behalf.

Bidding

Each property will be offered individually by the Auctioneer. Bids may be refused at the Auctioneer's discretion, and the Auctioneer may bid on behalf of the seller up to the reserve price. Winning bids on the fall of the hammer create a

binding contract based on the general and special conditions of sale, along with the addendum. You are bidding on the basis that you have checked all the necessary documents relating to each individual lot, particularly in respect of lots where the auctioneer has not inspected or had sight of the tenancy details. Please see terms & conditions for telephone, internet, and proxy bidders.

The Contract

The Memorandum of Sale is signed in duplicate, with one copy given to the prospective buyer for their solicitor and the other retained by the Vendor's solicitor. Completion and payment typically occur 28 days after the exchange of contracts, unless stated otherwise in the special conditions of sale.

Deposit

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.

Additional Fees

Additional fees or disbursements may become payable to the seller upon completion, as detailed in the Special Conditions of Sale within the property's legal pack. Prospective buyers are urged to review these conditions carefully.

VAT

Unless specified otherwise in the Special Conditions of Sale, all lots are sold exclusive of VAT.

Legally Binding

Purchasing at auction is a contractual commitment. Buyers are expected to have reviewed the General Conditions of Sale, found at the back of the catalogue on the website and bidding platform, and the Legal Pack including the Special Conditions of Sale for each lot. In the case of conflicts between these conditions, the Special Conditions of Sale prevail. Legal packs are available online. Buyers are assumed to have inspected all lots, made necessary enquiries, and understood the legal documentation. It's

advisable to seek legal and professional advice before offering, bidding, or post-auction.

Access

Access to properties and keys is typically granted upon completion of the sale. 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 and is subject to vendor approval.

Insurance

Some sellers will continue to insure properties until completion, while others may require purchasers to arrange insurance from the date of exchange. We advise that you insure the property from exchange of contract.

Post-Auction Sale

If a property is unsold during the auction and you're interested, speak to the Auctioneers offices to make an offer at, above, or below the Guide price. If accepted, you can proceed with the purchase under auction rules.

Disclaimer

Particulars, on the website and in the catalogue are believed to be accurate but not guaranteed. The auctioneers strive to inform prospective purchasers of any catalogue variations when brought to their attention. Neither the auctioneers nor their clients can be held liable for any losses, damages, or abortive costs incurred regarding withdrawn or pre-auction sold lots. Buyers are advised to make their enquiries regarding Rating matters and occupancy of tenanted properties. Measurements, areas, and distances are approximate. Professional surveys are recommended. Offers based solely on virtual viewings are at the buyer's discretion, and Sutton Kersh Auctions assumes no liability for errors in information provided, including measurements, photography, and video content.

Terms & conditions for telephone, internet, and proxy bidders

1. Registration and Completing Bidding Forms

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

2. Proxy Bidders

Proxy bidders are advised to contact the Auctioneer's offices before 10a.m. on the day of the sale to ascertain whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf. The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.

3. Telephone bidding

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

4. Internet bidding

Upon successful registration you will be issued with a unique bidding number to access our online bidding system. If connection is made then the bidder may compete in the bidding through the bidding system. If it is impossible to obtain connection or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the internet bidder up to the maximum bid stated on the form submitted

5. Maximum Bids

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

6. Payment and Deadline

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

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

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

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

7. Change of Purchaser/s' Name

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

8. Auctioneer's Authority

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

9. Auctioneer's Bidding Rights

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

10. Handling of Equal Bids

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

11. Technical Failures and Delays

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

12. Amendments to Terms and Conditions

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

13. Notification of Successful Bids

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

14. Below Maximum Bids

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

15. Compliance with Conditions

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



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Order of sale **Thursday 2 April 2026**

For sale by public auction unless sold prior or withdrawn

1	Allerton Tower Lodge, Woolton Road, Woolton, Liverpool, Liverpool, L25 7UL	POSTPONED
2	142 Wadham Road, Bootle, Merseyside, L20 2DE	£90,000+*
3	163 Chatham Street, Liverpool, Merseyside, L7 7AZ	£350,000+*
4	28 South Grove, Dingle, Liverpool, Merseyside, L8 9SU	£75,000+*
5	3 Louis Braille Close, Bootle, Merseyside, L30 5SN	£90,000+*
6	Apartment 1, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£80,000+*
7	Apartment 46, 27 Gradwell Street, Liverpool, Merseyside, L1 4LH	£40,000+*
8	43 Ellamsbridge Road, St. Helens, Merseyside, WA9 3PY	£60,000+*
9	9 Bianca Street, Bootle, Merseyside, L20 7DS	£50,000+*
10	33 Hayes Avenue, Prescot, Merseyside, L35 5BH	£80,000+*
11	58 Thornycroft Road, Wavertree, Liverpool, Merseyside, L15 0EW	£125,000+*
12	20 Huntley Road, Liverpool, Merseyside, L6 3AJ	£200,000+*
13	6A The Green, Liverpool, Merseyside, L13 4BX	£70,000+*
14	Flat 12 Shandon Court, 73 London Road, Liverpool, Merseyside, L3 8HY	£65,000+*
15	5 Woodland View, Liverpool, Merseyside, L23 4UH	£260,000+*
16	71 Window Lane, Liverpool, Merseyside, L19 8EJ	£250,000+*
17	Apartment 3, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£80,000+*
18	3 Liberty Street, Liverpool, Merseyside, L15 0ET	£95,000+*
19	431/431a Mill Street, Liverpool, Merseyside, L8 4RD	£275,000+*
20	Apartment 7, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£80,000+*
21	68 Knowsley Road, Bootle, Merseyside, L20 4NP	£65,000+*
22	11 Station Road, Prescot, Merseyside, L34 5SN	£140,000+*
23	Land at 62 Wilmere Lane, Widnes, Cheshire, WA8 5UR	£125,000+*
24	10 Wendell Street, Liverpool, Merseyside, L8 0RQ	£55,000+*
25	Barrows Cottages, 174 Dragon Lane, Whiston, Knowsley, L35 3QT	£300,000+*
26	19 Killarney Road, Liverpool, Merseyside, L13 5SW	£80,000+*
27	267 Lower Breck Road, Liverpool, Merseyside, L6 0AE	£70,000+*
28	5 Cambridge Drive, Crosby, Liverpool, Merseyside, L23 7UB	£275,000+*
29	31 St. Andrew Road, Liverpool, Merseyside, L4 2RJ	£65,000+*
30	Land and Buildings on the SE Side of Mather Road, Bury, Bury, BL9 6QU	£450,000+*
31	10 The Cedars, Liverpool, Merseyside, L12 0PH	£150,000+*
32	20 Eridge Street, Liverpool, Merseyside, L8 9RS	£120,000+*
33	28 Sydney Street, Liverpool, Merseyside, L9 4SW	£75,000+*
34	13 Calder Drive, Maghull, Liverpool, Merseyside, L31 9DR	£155,000+*
35	72-76 Prescot Road, Fairfield, Liverpool, Merseyside, L7 0JA	£475,000+*
36	Flat 55A, Norfolk House, 42 Simpson Street, Liverpool, Merseyside, L1 0AZ	£40,000+*
37	20 Endborne Road, Liverpool, Merseyside, L9 8DR	£80,000+*
38	Flat 21 Timperley Court, Widnes, WA8 6FN	£65,000+*
39	69 Scargreen Avenue, Liverpool, Merseyside, L11 3AY	£90,000+*
40	49 Strand Road, Bootle, Sefton, L20 4BB	£180,000+*
41	22 Breckfield Road North, Liverpool, Merseyside, L5 4NH	£150,000+*
42	Hope & Anchor, 33 High Street, Prescot, Merseyside, L34 6HF	£300,000+*
43	46 Ronald Street, Liverpool, Merseyside, L13 2AB	£70,000+*
44	41 Kremlin Drive, Liverpool, Merseyside, L13 7BU	£160,000+*
45	Flat 8 Woolton Court, 24-37 Woodvale Road, Woolton, L25 8RY	£45,000+*
46	9 Belmont Drive, Liverpool, Merseyside, L6 7UW	£280,000+*
47	Apartment 1, 17 North John Street, Liverpool, Merseyside, L2 5AA	£55,000+*
48	78 Elmstead, Skelmersdale, Lancashire, WN8 6BY	£60,000+*
49	Apartment 102, 15 Hatton Garden, Liverpool, Merseyside, L3 2HA	£80,000+*
50	72 Parton Street, Liverpool, Merseyside, L6 3AW	£65,000+*
51	Apartment 11, 17 North John Street, Liverpool, Merseyside, L2 5AA	£60,000+*
52	30 Hillcroft Road, Wallasey, Merseyside, CH44 4BL	£80,000+*
53	49 Bryanston Road, Liverpool, Merseyside, L17 7AL	£175,000+*
54	Flat 35, 35 Holland Street, Liverpool, Merseyside, L7 0JG	£50,000+*
55	45 Crowland Street, Southport, Merseyside, PR9 7RL	£85,000+*
56	11 Redvers Drive, Liverpool, Merseyside, L9 8BS	£95,000+*
57	8 Buxted Road, Liverpool, Merseyside, L32 6SQ	£75,000+*
58	City View, 45 Netherfield Road South, Liverpool, Liverpool, L5 4LS	£50,000+*

59	79 Adlam Road, Liverpool, Merseyside, L10 1LG	£75,000+*
60	Unit B, Atlantic Road, Bootle, Merseyside, L20 1DR	£145,000+*
61	Apartment 5 Mossfield House, Thingwall Road, Liverpool, Merseyside, L15 7JZ	£110,000+*
62	Apartment 6, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£50,000+*
63	Apartment, 15 Gilmartin Grove, Liverpool, Merseyside, L6 1EG	£65,000+*
64	5 Pauline Walk, Liverpool, Merseyside, L10 4XY	£75,000+*
65	Apartment 3, 17 North John Street, Liverpool, Merseyside, L2 5AA	£55,000+*
66	19 Wolverton Street, Liverpool, Merseyside, L6 5AH	£85,000+*
67	92 Errol Street, Aigburth, Liverpool, Merseyside, L17 7DJ	SOLD PRIOR
68	Apartment 5, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£80,000+*
69	18 Ashwood Close, Kirkby, Liverpool, Merseyside, L33 1ZB	£80,000+*
70	20 Meadows Drive, Liverpool, Merseyside, L33 1SA	£70,000+*
71	Apartment 9, 17 North John Street, Liverpool, Merseyside, L2 5AA	£55,000+*
72	Apartment 215 Reliance House, 20 Water Street, Liverpool, Merseyside, L2 8AA	£85,000+*
73	Apartment 4, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£50,000+*
74	47 Snowberry Road, Liverpool, Merseyside, L14 8XN	£70,000+*
75	Flat 12 Queens Court, 65-67 Shrewsbury Road, Prenton, Merseyside, CH43 6TE	£70,000+*
76	170 Cornwall Street, Hartlepool, Cleveland, TS25 5RN	£25,000+*
77	Apartment 10, 17 North John Street, Liverpool, Merseyside, L2 5AA	£55,000+*
78	Apartment 2, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£60,000+*
79	UNIT BS 11 Fox Village, 30 Fox Street, Liverpool, Liverpool, L3 3BQ	SOLD PRIOR
80	86 Snowberry Road, Liverpool, Merseyside, L14 8XR	SOLD PRIOR
81	33 Quernmore Road, Liverpool, Merseyside, L33 6UY	SOLD PRIOR
82	3 Burnthwaite Road, Liverpool, Merseyside, L14 1PY	SOLD PRIOR
83	Flat B and C, 443 Stanley Road, Bootle, Sefton, L20 5DN	SOLD PRIOR
84	1 Cyril Noall Square, St. Ives, Cornwall, TR26 1FR	£85,000+*
85	Southwind, Portuan Road, Looe, Cornwall, PL13 2DN	£445,000+*
86	24 Pengover Park, Liskeard, Cornwall, PL14 3QH	£120,000+*
87	21 Carclew Street, Truro, Cornwall, TR1 2DY	SOLD PRIOR
88	1 Cheltenham Place, Newquay, Cornwall, TR7 1BA	£235,000+*
89	21 Garth-an-Creet, St. Ives, Cornwall, TR26 2ER	SOLD PRIOR
90	Higher Trenoweth, Longstone, St Ives, Carbis Bay, Cornwall, TR26 3LT	SOLD PRIOR
91	33 Bedford Road, St. Ives, Cornwall, TR26 1SP	SOLD PRIOR
92	11 Chywoone Place, Newlyn, Penzance, Cornwall, TR18 5NW	£115,000+*
93	Former Lamb Inn, Horton Cross, Ilminster, Somerset, TA19 9PY	£400,000+*
94	51 Old Exeter Road, Newton Abbot, Devon, TQ12 2NH	£220,000+*
95	10 Chywoone Place, Newlyn, Penzance, Cornwall, TR18 5NW	SOLD PRIOR
96	5 Veronica Court, Penmur Road, Newquay, Cornwall, TR7 2LY	£150,000+*
97	Sticker Methodist Church, Chapel Hill, Sticker, St. Austell, Cornwall, PL26 7HG	£235,000+*
98	Rudge House, Queen Street, Lostwithiel, Cornwall, PL22 0AB	£155,000+*
99	13 Honey Street, Bodmin, Cornwall, PL31 2DL	£50,000-£75,000*
100	Pen Dragon, Pengersick Lane, Germoe, Penzance, Cornwall, TR20 9RB	£395,000+*
101	8 Lescudjack Heights, Pendennis Place, Penzance, Cornwall, TR18 2FA	£115,000+*
102	23 Brook Street, Dawlish, Devon, EX7 9AE	£80,000+*
103	Stable Barn Cottage, 1 Stable Lane, Torquay, Devon, TQ1 4SA	£100,000+*
104	Upper Fairholme, Perranuthnoe, Penzance, Cornwall, TR20 9LZ	£115,000+*
105	19 St. Nicholas Street, Bodmin, Cornwall, PL31 1AB	£65,000+*
106	17 St. Nicholas Street, Bodmin, Cornwall, PL31 1AB	£75,000+*
107	Flat 3 Polkirt, Castle Street, Looe, Cornwall, PL13 1AZ	SOLD PRIOR
108	2 Whitchurch Way, Halton Lodge, Runcorn, Cheshire, WA7 5YW	SOLD PRIOR

Next auction **Thursday 21 May 2026**

We're now taking entries for this auction.

For further information please call Sutton Kersh

on **0151 207 6315** or email auctions@suttonkersh.co.uk

suttonkersh.co.uk



Order of sale by type

Development opportunities

- 30 Land and Buildings on the SE Side of Mather Road, Bury, Bury, BL9 6QU
- 40 49 Strand Road, Bootle, Sefton, L20 4BB
- 42 Hope & Anchor, 33 High Street, Prescott, Merseyside, L34 6HF
- 93 Former Lamb Inn, Horton Cross, Ilminster, Somerset, TA19 9PY

Land

- 23 Land at 62 Wilmore Lane, Widnes, Cheshire, WA8 5UR

Mixed use

- 35 72-76 Prescott Road, Fairfield, Liverpool, Merseyside, L7 0JA
- 41 22 Breckfield Road North, Liverpool, Merseyside, L5 4NH
- 99 13 Honey Street, Bodmin, Cornwall, PL31 2DL

Residential investment

- 6 Apartment 1, 75 Henry Street, Liverpool, Merseyside, L1 5BU
- 7 Apartment 46, 27 Gradwell Street, Liverpool, Merseyside, L1 4LH
- 10 33 Hayes Avenue, Prescott, Merseyside, L35 5BH
- 11 58 Thornycroft Road, Wavertree, Liverpool, Merseyside, L15 0EW
- 16 71 Window Lane, Liverpool, Merseyside, L19 8EJ
- 18 3 Liberty Street, Liverpool, Merseyside, L15 0ET
- 19 431/431a Mill Street, Liverpool, Merseyside, L8 4RD
- 20 Apartment 7, 75 Henry Street, Liverpool, Merseyside, L1 5BU
- 24 10 Wendell Street, Liverpool, Merseyside, L8 0RQ
- 26 19 Killarney Road, Liverpool, Merseyside, L13 5SW
- 34 13 Calder Drive, Maghull, Liverpool, Merseyside, L31 9DR
- 36 Flat 55A, Norfolk House, 42 Simpson Street, Liverpool, Merseyside, L1 0AZ
- 38 Flat 21 Timperley Court, Widnes, WA8 6FN
- 39 69 Scargreen Avenue, Liverpool, Merseyside, L11 3AY
- 43 46 Ronald Street, Liverpool, Merseyside, L13 2AB
- 45 Flat 8 Woolton Court, 24-37 Woodvale Road, Woolton, L25 8RY
- 47 Apartment 1, 17 North John Street, Liverpool, Merseyside, L2 5AA
- 48 78 Elmstead, Skelmersdale, Lancashire, WN8 6BY
- 50 72 Parton Street, Liverpool, Merseyside, L6 3AW
- 51 Apartment 11, 17 North John Street, Liverpool, Merseyside, L2 5AA
- 52 30 Hillcroft Road, Wallasey, Merseyside, CH44 4BL
- 54 Flat 35, 35 Holland Street, Liverpool, Merseyside, L7 0JG
- 58 City View, 45 Netherfield Road South, Liverpool, Liverpool, L5 4LS
- 61 Apartment 5 Mossfield House, Thingwall Road, Liverpool, Merseyside, L15 7JZ
- 64 5 Pauline Walk, Liverpool, Merseyside, L10 4XY
- 65 Apartment 3, 17 North John Street, Liverpool, Merseyside, L2 5AA
- 66 19 Wolverton Street, Liverpool, Merseyside, L6 5AH
- 69 18 Ashwood Close, Kirkby, Liverpool, Merseyside, L33 1ZB

- 70 20 Meadowside Drive, Liverpool, Merseyside, L33 1SA
- 71 Apartment 9, 17 North John Street, Liverpool, Merseyside, L2 5AA
- 72 Apartment 215 Reliance House, 20 Water Street, Liverpool, Merseyside, L2 8AA
- 73 Apartment 4, 75 Henry Street, Liverpool, Merseyside, L1 5BU
- 74 47 Snowberry Road, Liverpool, Merseyside, L14 8XN
- 77 Apartment 10, 17 North John Street, Liverpool, Merseyside, L2 5AA
- 78 Apartment 2, 75 Henry Street, Liverpool, Merseyside, L1 5BU
- 79 UNIT BS 11 Fox Village, 30 Fox Street, Liverpool, Liverpool, L3 3BQ
- 80 86 Snowberry Road, Liverpool, Merseyside, L14 8XR
- 81 33 Quernmore Road, Liverpool, Merseyside, L33 6UY
- 108 2 Whitchurch Way, Halton Lodge, Runcorn, Cheshire, WA7 5YW

Vacant commercial

- 25 Barrows Cottages, 174 Dragon Lane, Whiston, Knowsley, L35 3QT
- 60 Unit B, Atlantic Road, Bootle, Merseyside, L20 1DR
- 84 1 Cyril Noall Square, St. Ives, Cornwall, TR26 1FR

Vacant residential

- 1 Allerton Tower Lodge, Woolton Road, Woolton, Liverpool, Liverpool, L25 7UL
- 2 142 Wadham Road, Bootle, Merseyside, L20 2DE
- 3 163 Chatham Street, Liverpool, Merseyside, L7 7AZ
- 4 28 South Grove, Dingle, Liverpool, Merseyside, L8 9SU
- 5 3 Louis Braille Close, Bootle, Merseyside, L30 5SN
- 8 43 Ellamsbridge Road, St. Helens, Merseyside, WA9 3PY
- 9 9 Bianca Street, Bootle, Merseyside, L20 7DS
- 12 20 Huntley Road, Liverpool, Merseyside, L6 3AJ
- 13 6A The Green, Liverpool, Merseyside, L13 4BX
- 14 Flat 12 Shandon Court, 73 London Road, Liverpool, Merseyside, L3 8HY
- 15 5 Woodland View, Liverpool, Merseyside, L23 4UH
- 17 Apartment 3, 75 Henry Street, Liverpool, Merseyside, L1 5BU
- 21 68 Knowsley Road, Bootle, Merseyside, L20 4NP
- 22 11 Station Road, Prescott, Merseyside, L34 5SN
- 27 267 Lower Breck Road, Liverpool, Merseyside, L6 0AE
- 28 5 Cambridge Drive, Crosby, Liverpool, Merseyside, L23 7UB
- 29 31 St. Andrew Road, Liverpool, Merseyside, L4 2RJ
- 31 10 The Cedars, Liverpool, Merseyside, L12 0PH
- 32 20 Eridge Street, Liverpool, Merseyside, L8 9RS
- 33 28 Sydney Street, Liverpool, Merseyside, L9 4SW
- 37 20 Endborne Road, Liverpool, Merseyside, L9 8DR
- 44 41 Kremlin Drive, Liverpool, Merseyside, L13 7BU

- 46 9 Belmont Drive, Liverpool, Merseyside, L6 7UW
- 49 Apartment 102, 15 Hatton Garden, Liverpool, Merseyside, L3 2HA
- 53 49 Bryanston Road, Liverpool, Merseyside, L17 7AL
- 55 45 Crowland Street, Southport, Merseyside, PR9 7RL
- 56 11 Redvers Drive, Liverpool, Merseyside, L9 8BS
- 57 8 Buxted Road, Liverpool, Merseyside, L32 6SQ
- 59 79 Adlam Road, Liverpool, Merseyside, L10 1LG
- 62 Apartment 6, 75 Henry Street, Liverpool, Merseyside, L1 5BU
- 63 Apartment, 15 Gilmartin Grove, Liverpool, Merseyside, L6 1EG
- 67 92 Errol Street, Aigburth, Liverpool, Merseyside, L17 7DJ
- 68 Apartment 5, 75 Henry Street, Liverpool, Merseyside, L1 5BU
- 75 Flat 12 Queens Court, 65-67 Shrewsbury Road, Prenton, Merseyside, CH43 6TE
- 76 170 Cornwall Street, Hartlepool, Cleveland, TS25 5RN
- 82 3 Burnthwaite Road, Liverpool, Merseyside, L14 1PY
- 83 Flat B and C, 443 Stanley Road, Bootle, Sefton, L20 5DN
- 85 Southwind, Portuan Road, Looe, Cornwall, PL13 2DN
- 86 24 Pengover Park, Liskeard, Cornwall, PL14 3QH
- 87 21 Carclew Street, Truro, Cornwall, TR1 2DY
- 88 1 Cheltenham Place, Newquay, Cornwall, TR7 1BA
- 89 21 Garth-an-Creet, St. Ives, Cornwall, TR26 2ER
- 90 Higher Trenoweth, Longstone, St Ives, Carbis Bay, Cornwall, TR26 3LT
- 91 33 Bedford Road, St. Ives, Cornwall, TR26 1SP
- 92 11 Chywoone Place, Newlyn, Penzance, Cornwall, TR18 5NW
- 94 51 Old Exeter Road, Newton Abbot, Devon, TQ12 2NH
- 95 10 Chywoone Place, Newlyn, Penzance, Cornwall, TR18 5NW
- 96 5 Veronica Court, Penmur Road, Newquay, Cornwall, TR7 2LY
- 97 Sticker Methodist Church, Chapel Hill, Sticker, St. Austell, Cornwall, PL26 7HG
- 98 Rudge House, Queen Street, Lostwithiel, Cornwall, PL22 0AB
- 100 Pen Dragon, Pengersick Lane, Germoe, Penzance, Cornwall, TR20 9RB
- 101 8 Lescudjack Heights, Pendennis Place, Penzance, Cornwall, TR18 2FA
- 102 23 Brook Street, Dawlish, Devon, EX7 9AE
- 103 Stable Barn Cottage, 1 Stable Lane, Torquay, Devon, TQ1 4SA
- 104 Upper Fairholme, Perranuthnoe, Penzance, Cornwall, TR20 9LZ
- 105 19 St. Nicholas Street, Bodmin, Cornwall, PL31 1AB
- 106 17 St. Nicholas Street, Bodmin, Cornwall, PL31 1AB
- 107 Flat 3 Polkirt, Castle Street, Looe, Cornwall, PL13 1AZ



POSTPONED

Description

A single storey Grade II listed detached dwelling benefitting from double glazing, central heating and a large rear garden.

Following a scheme of upgrade and refurbishment works the property would be suitable for a number of uses subject to gaining any necessary consents.

The buyer will be responsible for the Council's surveyor and legal fees at 5% and 4% of the sale price, plus their auctioneers fees.

Situated

Set within the grounds of Allerton Towers Estate in a popular and sought after location close to Woolton Village amenities.

Ground Floor Vestibule,
Lounge, Two Bedrooms,
Kitchen, Wet Room, Separate
W.C.

Outside

Rear Garden, Out House.

EPC Rating

TBC

Council Tax Band

C

Tenure

Freehold





Description

A good sized three storey 5 bed middle terraced house benefitting from central heating. The property has lots of potential and following refurbishment and modernisation would be suitable for resale, occupation or investment purposes.

Situated

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

Ground Floor

Porch, Hall, Living Room, Dining Room, Third Reception 'Room', Kitchen

First Floor

3 Bedrooms, Wet Room/ W.C

Second Floor

2 Bedrooms

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

B

Tenure

Leasehold





Description

163 Chatham Street presents a rare opportunity to acquire the freehold of a substantial four-storey Georgian townhouse in the heart of Liverpool's Knowledge Quarter. The property, most recently used as an 11-bedroom student HMO, is now vacant and offers excellent scope for redevelopment (subject to the necessary consents).

This elegant mid-terrace property is Grade II Listed and lies within the Canning Street Conservation Area, reflecting its architectural and historic significance. The listing can be found on the Historic England website under reference 1356333

The property retains many period features, including sash windows, high ceilings, and an original cast iron range, and benefits from generous room sizes and rear garden space.

Situated

Chatham Street is a quiet, characterful Georgian street situated just off Myrtle Street, within walking distance of the University of Liverpool, Liverpool John Moores University, the Royal Liverpool Hospital, and the Liverpool School of Tropical Medicine. The location is highly desirable for students, professionals, and academics, and is just a short walk from Liverpool city centre, amenities, and transport links.

Basement

Kitchen, living / dining room, utility room, store room, access to rear garden.

Ground Floor

Entrance hallway, 4 bedroom, shower room / WC and access to the rear garden.

First Floor

3 bedrooms, living / dining room, kitchen, shower room / WC

Second Floor

4 bedrooms, shower room / WC

Outside

Enclosed rear yard and garden with lawn and paved areas.

EPC Rating

D

Council Tax Band

C

Tenure

Freehold

Important Planning / Listed Building Note:

Any alterations to the building both internal and external will require Listed Building Consent.

- Any proposed change of use will require planning permission from Liverpool City Council.
- Purchasers are strongly advised to satisfy themselves regarding planning and conservation requirements before making an offer and/or bidding.

Additional Costs

The buyer will be responsible for the Council's surveyor and legal fees at 5% and 4% + VAT of the sale price.





Description

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

Following modernisation the property has a potential rental income of approximately £10,800 per annum.

Situated

Off Park Road which in turn is off Aigburth Road in a popular and well-established residential area close to Lark Lane amenities and Sefton Park. The property is approximately 2 miles from Liverpool City Centre.

Ground Floor

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

EPC Rating

D

Council Tax Band

A

First Floor

2 Bedrooms

Outside

Rear Yard

Tenure

Freehold



Description

A three bedroom middle town house benefiting from majority double glazing, front and rear gardens and a driveway. Following a scheme of upgrade and refurbishment works the property would be suitable for occupation, resale or investment purposes.

Situated

In a cul-de-sac off Albert Schweitzer Avenue which in turn is off Browns Lane in a popular and well established residential location close to local amenities, schooling, good transport links and approximately 8 miles from Liverpool City Centre.

Ground Floor

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

EPC Rating

TBC

First Floor

3 Bedrooms, Bathroom, Separate WC.

Council Tax Band

A

Tenure

Freehold

Outside

Front and Rear Gardens, Driveway.

Apartment 1 75 Henry Street, Liverpool L1 5BU

GUIDE PRICE **£80,000 +***

RESIDENTIAL INVESTMENT

**Description**

A two bedroomed ground floor city centre flat benefiting from double glazing, electric heating and an intercom entry system. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £8,700 per annum.

Situated

Off Suffolk Street which in turn is off Duke Street in a popular city centre location amongst local amenities, bars, restaurants, shops and close by to Liverpool John Moores and City of Liverpool Universities.

Ground Floor

Communal Entrance, Hall.

Tenure

Leasehold

Flat - Hall, Lounge/Kitchen,
Shower Room/WC, 2
Bedrooms.

Note

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

EPC Rating

D

Council Tax Band

A



Description

A studio apartment within the city centre purpose built block benefiting from double glazing, electric heating, lift, offering the convenience of on-site 24- hour concierge, a roof terrace, gym, and a self-contained communal laundry room.

The property is currently let by way of assured short hold tenancy at a rental income of £8,100 per annum.

Situated

Located on Gradwell Street, just off Hanover Street, this property is in prime position near local amenities and transport links. It's only a short walk from Liverpool ONE and is situated in the city centre.

Ground Floor

Communal area

Tenure

Leasehold

Term : 255 years from and

including 1 January 2015

Service Charge £1,480

Ground Rent £500

Apartment 46

Separated bedroom area, shower room/ W.C, open plan kitchen

EPC Rating

B

Council Tax Band

A

Note

Sutton Kersh have not inspected the property



Joint Agent





Description

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

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

Situated

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

Ground Floor

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

EPC Rating

D

Council Tax Band

A

First Floor

3 Bedrooms

Tenure

Freehold

Outside

Yard to the Rear





Description

A three bedroom end of terraced house benefitting from double glazing and central heating.

Following a scheme of refurbishment works, the property would be suitable for occupation, re sale or investment purposes. The potential rental income is approximately £10,800 per annum.

Situated

Off Stanley Road in a popular residential location close to local amenities, Hugh Baird College and good transport links. Liverpool City Centre is approximately 3 miles away.

Ground Floor

Hall, Through Living Room/Dining Room, Kitchen, Shower Room/W.C.

First Floor

Three Bedrooms.

Outside

Rear Yard,

EPC Rating

TBC

Council Tax Band

A

Tenure

Freehold



Description

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

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £8,700 per annum which will increase to £9,540 per annum from 8 May 2026.

Situated

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

Ground Floor

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

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Front and rear gardens,
Driveway, Garage.

EPC Rating

C

Council Tax Band

A

Tenure

Freehold.

Note

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



Description

A three bedroomed mid terrace house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of approximately £8,400 per annum.

There is potential to increase the rent to a market value.

We have been advised the vendor has served a Section 21 Notice on the tenant.

Situated

Off Smithdown Road and Lawrence Road in a very popular and well established residential location close to local amenities, schooling with good transport links and approximately 2 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

EPC Rating

C

First Floor

3 Bedrooms, Bathroom/WC.

Council Tax Band

A

Outside

Yard to the rear.

Tenure

Freehold.



Description

A double fronted semi detached house which has been split into 3 x 3 bedroomed self contained flats. The property benefits from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes and when fully let the potential rental income would be approximately £34,200 per annum.

Situated

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

Basement

Not inspected

EPC Rating

Flat 1 - D
Flat 2 - C
Flat 3 - D

Ground Floor

Communal Entrance Hall
Flat 1 - Living room/ Kitchen, Hall, 3 Bedrooms, Inner hall, Bathroom/W.C. Access to the rear yard.

Council Tax Band

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

First Floor

Flat 2 - Hall, Bathroom/W.C, 3 Bedrooms, Bedrooms, Living Room/ Kitchen

Tenure

Freehold

Second Floor

Flat 3 - Hall, Livingroom/ Kitchen, Bathroom/W.C, 3 Bedrooms

Outside

Yard to Rear





Description

A two bedroomed self contained first floor flat benefiting from double glazing, central heating, private balcony and communal gardens.

The property has been recently refurbished and would be suitable for occupation or investment purposes with a potential rental income of approximately £8,400 per annum.

Situated

Off Broad Green Road in a popular and well established residential location close to local amenities, transport links and the motorway network. Liverpool city centre is approximately 4.5 miles away.

Ground Floor Communal
Entrance Hall

EPC Rating
C

First Floor Flat - Hall, Living
Room, Kitchen, Two
Bedrooms, Bathroom/WC,
Balcony

Council Tax Band
A

Outside
Communal Gardens

Tenure
Leasehold



Description

A 2 bedroomed second floor apartment benefitting from double glazing, electric heating, a balcony, lift access and a secure intercom system.

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

Situated

Fronting London Road close to local amenities and within walking distance of Liverpool City Centre.

Ground Floor

Main Entrance Hallway, Lift Access

EPC Rating

C

Second Floor

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

Council Tax Band

B

Outside

Balcony

Tenure

Leasehold
125 Years from 1st Sept 2000
Ground Rent - £50 per annum
Service Charge - £950 per annum





Description

A three bedroomed semi detached house benefiting from double glazing, central heating, gardens to the front and rear, driveway and garage. There is potential to extend the property, subject to gaining the necessary consents.

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

Situated

Off Ince Road which is in turn off Ince Lane in a sought after and well established residential location close to local amenities, transport links and Great Crosby village. Liverpool city centre is approximately 8 miles away.

Ground Floor Porch, Hall, Living Room, Dining Room, Kitchen, Morning Room, Larder, Understairs Cupboard
First Floor Three Bedrooms, Wet Room, Separate WC

EPC Rating
TBC

Council Tax Band
D

Tenure
Freehold

Outside

Gardens to the front and rear,
Driveway, Garage



Description

An three storey end of terraced house comprising a 6 bedroomed, 3 bathroom HMO investment opportunity.

The property is fully licenced and benefits from double glazing and central heating. It is currently fully let producing a rental income of £30,287.52 per annum.

Situated

Off Blackburne Street in a popular and well established residential location close to local amenities, Speke retail park and transport links. Liverpool city centre is approximately 5.5 miles away/

Ground Floor Hall, Lounge, Kitchen/Diner, Bathroom/WC

EPC Rating
C

Tenure
Freehold

First Floor Three Letting Rooms, Bathroom/WC

Council Tax Band
B

Second Floor Three Letting Rooms, Bathroom/WC

Outside

Rear Yard



Description

A two bedroomed first floor city centre flat benefiting from double glazing, electric heating and an intercom entry system. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Off Suffolk Street which in turn is off Duke Street in a popular city centre location amongst local amenities, bars, restaurants, shops and close by to Liverpool John Moores and City of Liverpool Universities.

Ground Floor

Communal Entrance, Hall.

Tenure

Leasehold

First Floor

Flat - Hall, Lounge/Kitchen, Shower Room/WC, 2 Bedrooms.

EPC Rating

C

Council Tax Band

A





Description

A 3 bedroomed 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 £7,800 per annum. There is potential to increase the rent to a market value.

Situated

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

Ground Floor

Hall, Lounge, Kitchen,
Bathroom/W.C

EPC Rating

C

First Floor

Three Bedrooms

Council Tax Band

A

Outside

Yard to Rear

Tenure

Freehold



Description

A 3 storey middle terraced property converted to provide 6 x studio flats. The property is currently fully let producing approximately £36,000 per annum.

One studio is let by way of a private Assured Shorthold Tenancy agreement and Five of the studios are on a company let by way of a 1 year agreement from September 2025.

Situated

Off Parkhill Road in a popular and well established residential location close to local amenities, schooling and approximately 1 mile from Liverpool City Centre.

Ground Floor

Studio 1 & 2 -
Lounge/Kitchen/Bedroom,
Bathroom/WC.

First Floor

Studio 3 & 4 -
Lounge/Kitchen/Bedroom,
Bathroom/WC.

Second Floor

Studio 5 & 6 -
Lounge/Kitchen/Bedroom,
Bathroom/WC.

Outside

Rear Yard.

EPC Rating

All Studios - C.

Council Tax Band

All Studios - A.

Tenure

Freehold.

Note

Sutton Kersh have not inspected the property. The internal pictures online were taken before the studios were let.





Description

A two bedroomed second floor city centre flat benefiting from double glazing, electric heating and an intercom entry system. The property is currently let by way of a Assured Shorthold Tenancy producing a potential rental income of £9,600 per annum.

Situated

Off Suffolk Street which in turn is off Duke Street in a popular city centre location amongst local amenities, bars, restaurants, shops and close by to Liverpool John Moores and City of Liverpool Universities.

Ground Floor

Communal Entrance Hall.

Tenure

Leasehold

Second Floor

Flat - Hall, Lounge/Kitchen, Shower Room/WC, 2 Bedrooms.

Note

Please note Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries. This flat is also known as Apt 11.

EPC Rating

C

Council Tax Band

A



Description

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

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

This property is suitable for cash buyers only.

Situated

Fronting Knowsley Road off Rimrose Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen/Breakfast Room

EPC Rating

C

First Floor

2 Bedrooms, Bathroom/W.C

Council Tax Band

A

Outside

Rear Yard

Tenure

Leasehold
999 Years from 25th March
1897
Ground Rent - TBC





Description

A middle terraced property converted to provide 3 x 1 bedroomed self-contained flats benefitting from double glazing and electric heating. The property is in good condition throughout and would be suitable for immediate investment purposes with a potential rental income in excess of £25,000 per annum.

Situated

In Prescot Town Centre within walking distance to all local amenities and transport links. The property is approximately 2 miles from Huyton Town Centre and approximately 9 miles from Liverpool City Centre.

Basement

Basement Flat - Lounge, Kitchen, Shower Room/W.C, Bedroom

Outside

Basement Flat Access to Rear Yard

Ground Floor

Vestibule, Main Entrance Hallway

EPC Rating

Flat 1 - D
Flat 2 - D
Flat 3 - E

Flat 2 - Lounge, Kitchen, Bedroom, Shower Room/W.C

Council Tax Band

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

First Floor

Flat 3 - Lounge, Kitchen, Shower Room, separate W.C, Box Room

Tenure

Freehold

Second Floor

Bedroom





Description

A vacant plot of Land with approved planning permission to provide a detached 3 bedroomed property
planning ref 23/00262/OUT

We believe all main services are available however interested parties are to make their own further enquiries.

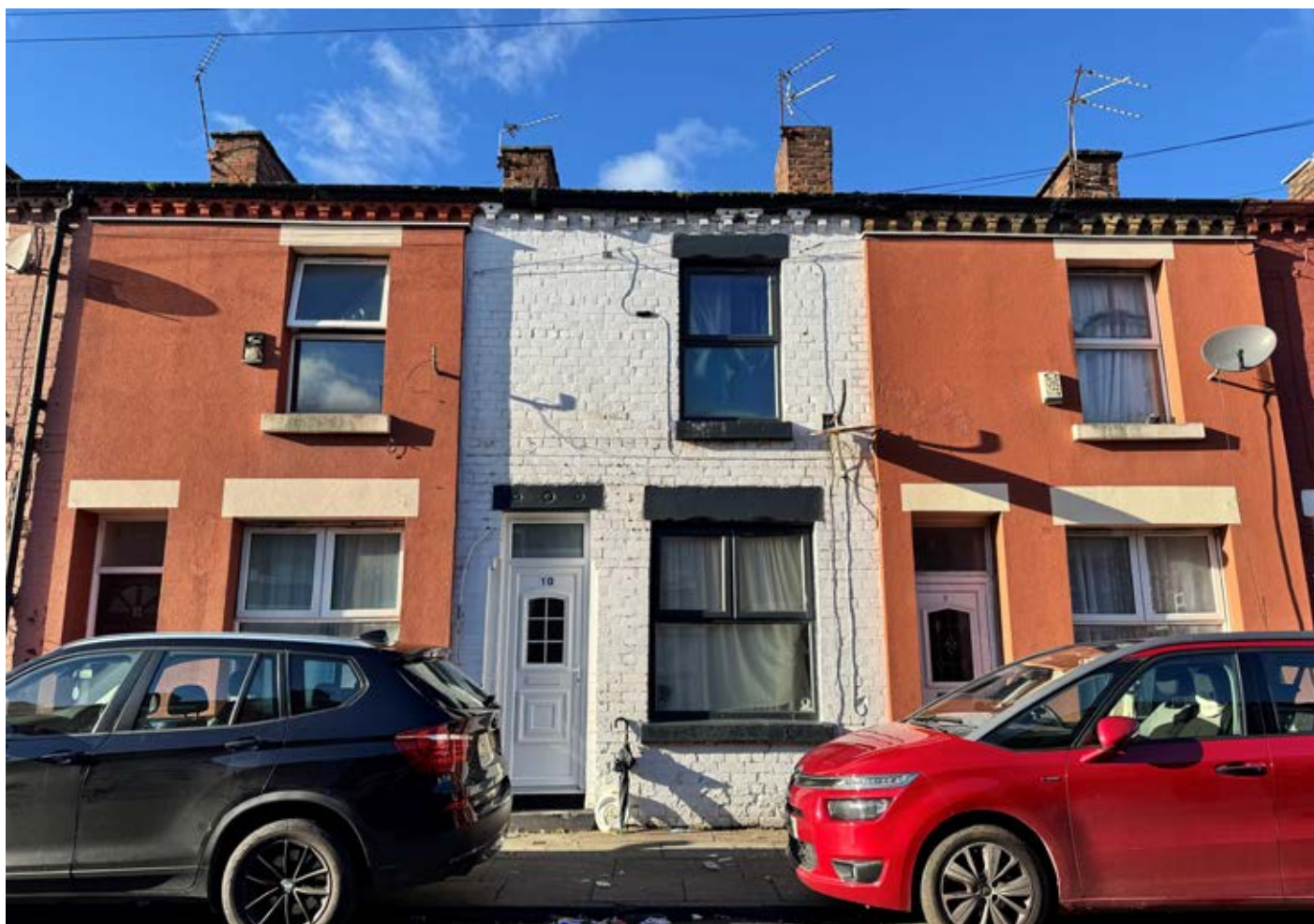
Situated

Off Lunt's Heath Road in a popular, sought after and well-established residential area close to local amenities, schooling and transport links. The land is approximately 2.5 miles from Widnes Town Centre and approximately 12.5 miles from Liverpool City Centre.

Note

Planning Ref: 24/00244/REM





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 £6300 per annum.

Situated

Off Smithdown Road in a popular residential location close to local amenities, schooling and approximatey 2 miles from Liverpool City Centre.

Ground Floor

Lounge, Kitchen/Diner,
Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard To Rear.

EPC Rating

C.

Council Tax Band

A.

Tenure

Freehold



Description

A well-presented detached office building offering a versatile range of professional spaces, ideally suited to a variety of business uses. The property benefits from double glazing, central heating and lift and comprises twelve individual offices/meeting rooms arranged over the building, providing flexible accommodation for teams of different sizes as well as private client meeting areas. Externally, the property benefits from convenient off-road parking, providing easy access for staff and visitors.

This attractive commercial property represents an excellent opportunity for businesses seeking a self-contained office environment in a practical and accessible setting.

Situated

Situated on Dragon Lane in Whiston, Prescot, a well-established area benefitting from convenient access to local amenities including shops, schools and healthcare facilities, with Whiston Hospital located nearby.

The area is well connected with good transport links, including easy access to the M62 motorway network providing routes to Liverpool, Manchester and the wider North West region.

Ground Floor Hallway, Reception Room, Two Offices, Large Meeting Room, Kitchen, Shower Room/W.C.

First Floor Nine Office Rooms and Separate W.C

Outside

Off Street Parking.

EPC Rating

C.

Tenure

Freehold.





Description

A 2 bedroom end of 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 £7,200 per annum.

There is potential to increase to market rent at £9,900 per annum.

Situated

Off Broadgreen Road in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Vestibule, Through Lounge/Dining Room, Kitchen.

EPC Rating

E.

Council Tax Band

A.

First Floor

2 Bedrooms, Bathroom/WC.

Tenure

Freehold.

Outside

Yard to the rear.



Description

A 3 bed roomed middle terraced house benefitting from partial double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum. Please note the property is likely suitable for cash buyers only as there are some signs of movement at the rear.

Situated

Fronting on Lower Breck Road which in turn is off Townsend Lane in a popular and well established residential location close to local amenities, schooling and approximately 4 miles Liverpool City Centre.

Ground Floor

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

First Floor

Three Bedrooms, Wetroom /
W.C

Tenure

Freehold

Outside

Yard to the rear, Shed

EPC Rating

C

Council Tax Band

A





Description

A substantial 4 bed roomed semi detached property benefiting from double glazing, central heating and rear garden. Following modernisation the property would make a lovely family home or investment opportunity.

This property is suitable for cash buyers only due to structural issues and the property needs underpinning.

Situated

Off Cambridge Road in a popular and well established residential location, within walking distance to Crosby Town Centre amenities, Schooling and transport links. Liverpool City Centre is approximately 3 miles away.

Ground Floor Porch Entrance, Hall, Through Lounge/Dining Room, Kitchen/Breakfast Room, W.C.

First Floor Four Bedrooms, Bathroom Separate W.C

Outside

Large Rear Garden, Out House.

EPC Rating
D.

Council Tax Band
C.

Tenure
Freehold.





Description

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

Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

Joint Agent



Situated

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

Basement

Not inspected

EPC Rating

D

Ground Floor

Hall, through Living room/
Dining room, Kitchen

Council Tax Band

A

First Floor

Bathroom/WC, 3 Bedrooms

Tenure

Freehold

Outside

Yard to the rear



Description

A 3,400 metre square vacant site with the benefit of lapsed planning permission to erect a 3 storey apartment scheme comprising of 24 X 2 bed no. units.

We believe all main services are available however, purchasers should make their own further enquiries.

Planning Reference with Bury Council - 61196

Situated

Off Walmersley Road in a well-established area close to local amenities, schooling and transport links. The land is approximately 1.5 miles from Moorgate Retail Park.

Tenure

Leasehold
999 Years from 24th Dec 1882





Description

A 3 bedroomed semi-detached house benefitting from double glazing, central heating, front and rear gardens and a driveway. There is also an EV charger installed and the vendor advises that the Combi boiler is less than a year old at the property.

Following modernisation, the property would be suitable for occupation or investment purposes with a potential rental income of approximately £13,200 per annum.

Situated

Off Fir Tree Drive North in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Croxteth Hall Park and approximately 7 Miles from Liverpool City Centre.

Ground Floor

Porch, Through Living Room/Dining Room/Kitchen, Conservatory

EPC Rating

C

Council Tax Band

B

First Floor

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

Tenure

Leasehold
999 Years from 1st Jan 1991
Ground Rent - TBC

Outside

Gardens to the Front and Rear and a Rear Driveway





Description

A 3 bedroomed end town house benefitting from double glazing, central heating and front and rear gardens.

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

Situated

Off Dingle Lane and Park Road which in turn is off Aigburth Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Hall, Living Room, Kitchen

EPC Rating

C

First Floor

Three Bedrooms,
Bathroom/W.C

Council Tax Band

A

Outside

Front and Rear Gardens

Tenure

Freehold



Joint Agent





Description

A 2 bedroomed middle terrace house benefitting from double glazing and central heating.

Following modernisation the potential rental income in excess of £10,200 per annum.

Situated

Off Warbreck Moor (A59) in a popular residential location close to local amenities and transport links. This property is approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, through Lounge/Dining Room, Kitchen

First Floor

2 Bedrooms, Bathroom/W.C

Outside

Rear Yard

EPC Rating

C

Council Tax Band

A

Tenure

Freehold





Description

A three bedroomed semi detached house benefiting from double glazing, central heating, integrated garage, driveway and gardens to the front and rear. The property is currently occupied however the Receivers have no details of the tenancy or rental income.

Situated

Off Wasdale Avenue which is in turn off Park Lane in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 11 miles away.

Ground Floor Porch, Hall, Lounge, Dining Room, Kitchen/Diner

EPC Rating
D

Tenure
Freehold

First Floor Three Bedrooms, Bathroom/WC

Council Tax Band
C.

Outside

Integrated garage, Driveway, Gardens to the front and rear.

Note

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



Description

A substantial mixed use property comprising of a ground floor restaurant let by the way of a ten year lease together with five self contained accommodation, 1x1 bed, 2x2 bed and 2x3 bed. The property benefits from double glazing and is fully let producing a rental income of £58,000 per annum.

Please note Sutton Kersh have not internally inspected the whole of the property.

Situated

Situated on Prescot Road at the corner of Lilley Road, this property occupies a popular and well-connected location close to a range of local amenities. Liverpool City Centre is approximately 3 miles away.

Ground Floor

Restaurant - Main Seating Area, Kitchen, W.C's, Rear Room.
Flat 5 (side access) - Hall, open plan lounge/kitchen, Bedroom with ensuite shower/W.C. and private yard.

First Floor

Flat 1 (Side Entrance) - Hall, Kitchen/Dining room, 2 Bedrooms, Lounge, Kitchen/Dining room, Shower room/W.C.
Flat 3 - Hall, Three Bedrooms, Lounge, Kitchen, Bathroom/W.C.

Second Floor

Flat 2 (Side entrance)- Two Bedrooms, Open Plan Lounge/Kitchen, Shower room/W.C.
Flat 4 Duplex (rear access) - Hall, Shower room/W.C, Kitchen/Dining room, Cloakroom, Bedroom with ensuite showers/W.C.

Third Floor

Flat 4 - Two Bedrooms (One with ensuite Shower room/W.C), Lounge.

Outside

Rear Yard.

EPC Rating

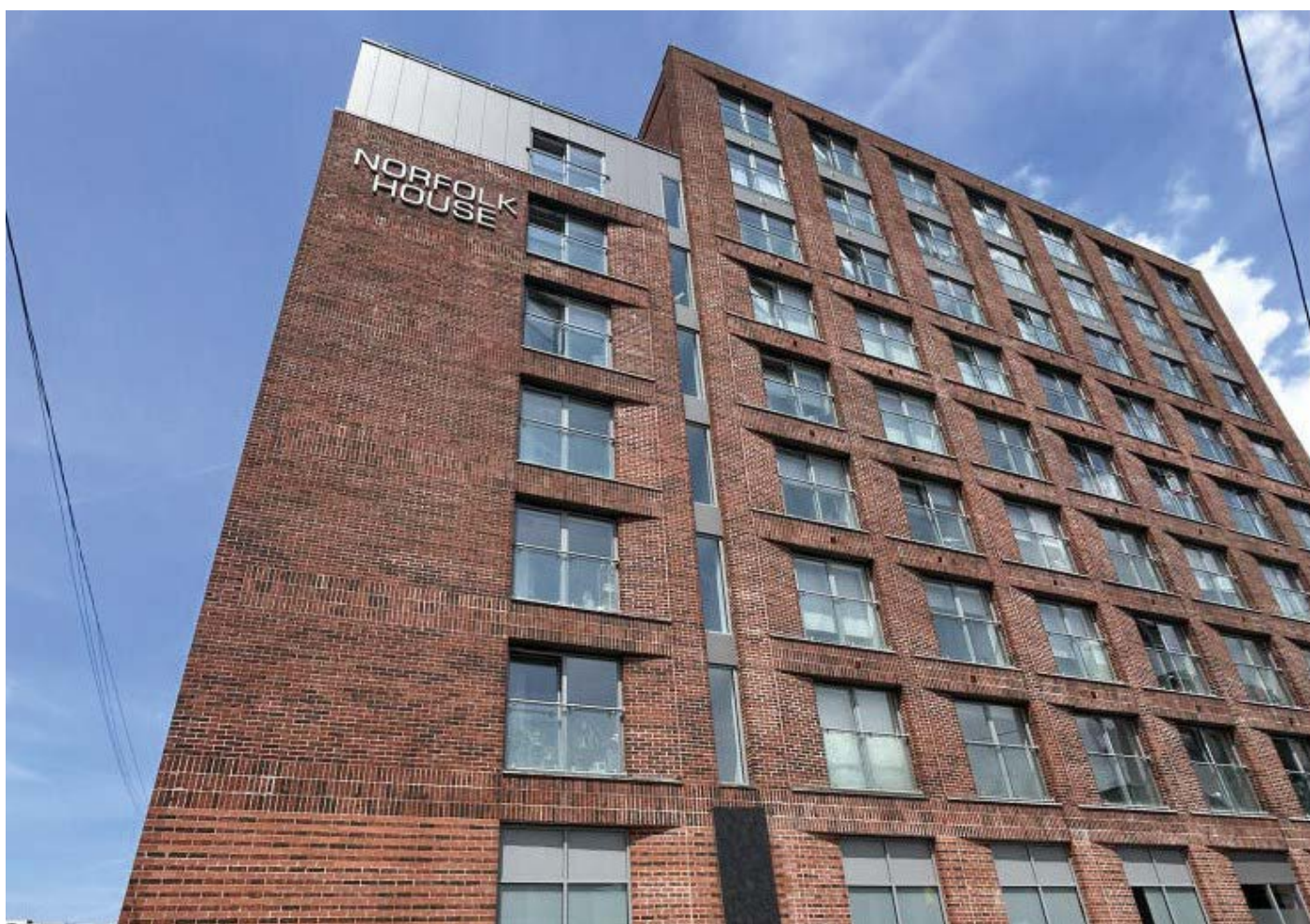
Restaurant - D.
Flat 1 - TBC
Flat 2 - E.
Flat 3 - D.
Flat 4 - E.
Flat 5 - C.

Council Tax Band

TBC

Tenure

Freehold.



Description

A studio apartment within a city centre purpose built block benefiting from double glazing, electric heating, lift, offering the convenience of on-site 24-hour concierge, roof terrace, gym and laundrette facilities.

The property is currently let by way of assured short hold tenancy at a rental income of £9000 per annum.

Situated

Situated in the Baltic Triangle, at the corner of Norfolk Street and Simpson Street, this property is perfectly located close to local amenities and transport links. Just a short walk from Liverpool ONE and the Albert Dock, less than a mile from the city centre.

Ground Floor

Communal area, Gym

EPC Rating

B

Flat 55

Studio - Open plan Kitchen/Bedroom/ Bathroom W.C.

Council Tax Band

A

Note

Sutton Kersh have not internally inspected the property

Tenure

Leasehold
Term : 255 years from and including 1 January 2015
Service Charge £2,520
Ground Rent £500



Joint Agent





Description

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

Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £12,000 per annum.

Situated

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

Ground Floor

Hall, through Living room/
Dining room, Kitchen

EPC Rating

C

First Floor

3 bedrooms, Wet room / W.C

Council Tax Band

A

Outside

Yard to the rear

Tenure

Freehold



Description

A 2 bedroomed first floor apartment within a purpose built block benefiting from double glazing and electric heating.

The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5940 per annum.

Situated

Off Gerrard Street in a popular location within walking distance to Widnes Town Centre amenities.



Ground Floor Main entrance
Hallway

First Floor Flat 21 - Hall,
Lounge, Kitchen, 2Bedrooms,
Bathroom/W.C.

EPC Rating
C

Council Tax Band
B

Outside

Communal Parking

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

Tenure

Leasehold
Term: 99 years from
01/01/2005
Rent: £50



Description

A three bedroomed middle town house benefiting from double glazing, central heating, gardens to the front and rear and driveway.

The property is currently let by way of an Assured Shorthold Tenancy to a long standing tenant of approximately 7 years producing a rental income of £7,200 per annum.

Situated

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



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

Outside Gardens to the front and rear, Driveway

Council Tax Band A

First Floor Three Bedrooms, Bathroom/WC

EPC Rating C

Tenure Leasehold for 999 years from 16th December 1963



Description

A three storey plus basement end of terraced property in need of refurbishment and modernisation. The property comes with the benefit of planning permission to convert into a 6 bedroomed hotel.

Planning Ref. No: DC/2025/00913

Situated

Fronting Strand Road close to its junctions with Pacific Road and Irlam Road in a popular local close to local amenities such as supermarkets, The Strand shopping centre and transport links. Everton's new stadium is approximately 1.5 miles away and Liverpool city centre is approximately 3.5 miles away.

Lower Ground Floor

Basement - Not Inspected

Ground Floor Hall, Two Rooms, Store, WC x 2

First Floor Kitchen, Two Rooms

Second Floor Two Further Rooms, Store Cupboard

Outside

Yard to the rear

Tenure

Freehold



Description

A three storey mixed use property comprising of a ground floor retail unit which has previously been used as a beauty salon together with 2 x 1 bedroom self contained flats to the upper floors which have their own separate front entrance.

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

When let the potential income being in excess of £21,000 per annum

Situated

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

Basement

Ground Floor Shop - One Large main sales area, Kitchen.

First Floor Flat 1 - Hall, Open Plan Lounge/Kitchen, Bedroom, Shower Room/W.C.

Second Floor Flat 2 - Hall, Open Plan Lounge/Kitchen, Bedroom, Shower Room/W.C.

Outside

Yard To Rear

EPC Rating

Shop - E Flat 1 - D Flat 2 - D

Council Tax Band

A

Tenure

Freehold





Description

A substantial three storey plus cellar corner property within a conservation area comprising a public house to the ground floor together with 2 floors of accommodation above which has redevelopment potential.

The property previously had full planning permission to convert the first and second floors to provide 4 apartments (3x2 and 1x3 bed) together with a detached coach house to become a 2 bed dwelling, together with repair works to the existing elevations. The planning has now lapsed.

There is also potential to convert the ground floor to provide a further 2 x 2/3 bedroomed flats subject to any necessary consents.

Situated

Fronting High Street on the corner of Hope Street, close to it's junction with St Helens Road in a very popular and well established location within Prescot Town Centre. Liverpool city centre is approximately 9 miles away.

Lower Ground Floor

Basement - Not Inspected

Ground Floor Public House with with Front, Side and Rear Entrances to Bar Area, Snooker Section, Rear Lounge, Ladies & Gents WC's.

Coach House

First Floor Kitchenette, Office, WC, Room

Second Floor 6 Rooms

Outside

Rear Yard

EPC Rating

TBC

Tenure

Freehold



Description

A 2 bedroom middle terraced house benefiting from double glazing and central heating. The property is currently fully let by way of an Assured Shorthold Tenancy agreement producing a rental income of £8,400 per annum.

There is potential to increase to market rent which is circa £9,600 per annum.

Situated

Off Prescott Road in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

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

Tenure

Freehold.

First Floor

2 Bedrooms.

Outside

Yard to the rear.

EPC Rating

C.

Council Tax Band

A.



Description

A substantial 5/6 bedroomed 3 storey plus basement middle terraced house benefiting from double glazing, central heating and a workshop to the rear with road access. The property is in need of refurbishment and would be suitable for potential conversion to flats subject to any necessary consents.

Joint Agent



Situated

Off Queens Drive in a popular and well established residential location close to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

Basement

Not inspected.

Outside

Yard to the rear, Workshop with access on to Quarry Road.

Ground Floor

Porch, Hall, Lounge/Dining Room, Kitchen/Diner, Conservatory, Separate WC, Wetroom/WC.

EPC Rating

TBC.

Council Tax Band

C.

First Floor

3 Bedrooms, Separate WC, Shower Room/WC.

Tenure

Freehold.

Second Floor

2 Bedrooms, Box Room.



Description

A first floor one bedroomed self contained apartment benefiting from double glazing, electric heating, secure intercom system, communal gardens and parking. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,500 per annum.

Situated

Off Halewood Drive which is in turn off Kings Drive in a popular and well established residential location close to local amenities, Woolton Village and transport links. Liverpool city centre is approximately 6 miles away.

Ground Floor

Communal Entrance Hall

First Floor

Flat - Living Room/Kitchen,
Bedroom, Bathroom/WC

Outside

Parking, Communal Gardens

EPC Rating

C

Council Tax Band

A

Tenure

Leasehold



Description

A substantial three storey plus basement semi detached property benefiting from central heating, Driveway and rear garden.

The property has huge potential and would be suitable for a number of uses including, conversion into flats, HMO or air B & B use, subject to gaining any necessary consents.

Situated

Off Orphan Drive, which is off West Derby Road in a popular location close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.



Ground Floor

Vestibule, Hall, open plan
Kitchen/ Dining room,
Bathroom/W.C, 2 Reception
rooms

Second Floor

3 Bedrooms, 2 Store rooms

EPC Rating

TBC

Outside

Rear Garden, Driveway

Council Tax Band

C

First Floor

4 Bedrooms, Shower room/
W.C

Tenure

Freehold



Joint Agent





Description

A first floor City Centre self-contained one bed roomed apartment benefitting from double glazing and electric heating.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £9,600 per annum.

Please note the flat is referred to as Unit 7 in the registered lease. Title number MS667910

Sutton Kersh have not inspected the property internally and all details have been provided by the sellers. Interested parties are advised to rely on their own enquiries. Please note that the buyer's admin fee for this lot is 2% subject to a minimum of £1,800 plus VAT. At the close of the live-streamed auction sale, final bid figures will be submitted to the Administrators for approval and any bid shall be subject to approval and acceptance by the Company and/or the Administrators. Bid acceptance will be subject to the bidder passing relevant identity/due diligence checks performed by the Company and/or the Administrators. No bid may be withdrawn and the Company/Administrators does not bind itself to accept the highest bid or any other bid placed in the course of the online auction sale.

Situated

Fronting North John Street in the centre of Liverpool City Centre and a 5 minute walk to the Albert Dock and all Liverpool City Centre amenities and transport links.

Ground Floor

Main Entrance Hallway

First Floor

Flat - Hall, Open Plan Living Room/Dining Room/Kitchen, Bedroom, Bathroom/W.C., Utility
Approximately 376 sq ft

EPC Rating

E

Council Tax Band

B

Tenure

Leasehold

250 Years from 01/01/2018

Ground Rent - £350 per annum

Service Charge - TBC

Joint Agent

WATLING
EST. 2018



Description

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

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

Situated

Off Elmstead which is in turn off Tanhouse road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Skelmersdale Town Centre.

Ground Floor

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

EPC Rating

C

First Floor

3 Bedrooms, Bathroom/W.C

Council Tax Band

A

Outside

Garden to Rear

Tenure

Freehold

Joint Agent





Description

A first floor 2 bedroom duplex city centre apartment benefiting from original features, electric heating, lift access, a secure intercom entry system plus a parking space. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £14,400 per annum.

Situated

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

Ground Floor

Main Entrance, Hallway, Lift access.

First Floor

Flat - Hall, Bathroom/WC, Open Plan Kitchen/Lounge/ Diner.

Mezzanine Floor

2 Bedrooms, 1 with en-suite Shower Room/WC.

EPC Rating

D

Council Tax Band

D

Tenure

Leasehold
Term: 99 years (less 10 days)
from 24 April 2003



Outside

Parking space (space 87)



Description

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

The property is currently let by the way of an assured shorthold tenancy producing a rental income of £8400.00 per annum.

Joint Agent



Situated

Off Sheil Road in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 3.5 miles from Liverpool City Centre.

Ground Floor Living Room,
Kitchen, Bathroom/W.C.

First Floor Two Bedrooms.

Note

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

Outside

Yard To Rear

EPC Rating

D

Council Tax Band

A

Tenure

Freehold



Description

A two bedroomed second floor City Centre self-contained apartment benefitting from double glazing.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £11,700 per annum.

Sutton Kersh have not inspected the property internally and all details have been provided by the sellers. Interested parties are advised to rely on their own enquiries. Please note that the buyer's admin fee for this lot is 2% subject to a minimum of £1,800 plus VAT. At the close of the live-streamed auction sale, final bid figures will be submitted to the Administrators for approval and any bid shall be subject to approval and acceptance by the Company and/or the Administrators. Bid acceptance will be subject to the bidder passing relevant identity/due diligence checks performed by the Company and/or the Administrators. No bid may be withdrawn and the Company/Administrators does not bind itself to accept the highest bid or any other bid placed in the course of the online auction sale.

Situated

Fronting North John Street in the centre of Liverpool City Centre and a 5 minute walk to the Albert Dock and all Liverpool City Centre amenities and transport links.

Ground Floor

Main Entrance Hallway

EPC Rating

D

Tenure

Leasehold

250 Years from 01/01/2018

Ground Rent - £350 per annum

Service Charge - TBC

Second Floor

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

Council Tax Band

C

Approximate area 624 sq ft

Joint Agent

WATLING
Estate Agents



Description

A 3 bedroomed 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 £5,400 per annum.

There is potential to increase to market rent circa £10,800 per annum subject to consents.

Ground Floor

Vestibule, Hall, Lounge,
Dining Room, Kitchen.

EPC Rating

TBC

First Floor

3 Bedrooms, Bathroom/WC.

Council Tax Band

A

Outside

Yard to the rear.

Tenure

Freehold.



Description

A 3 storey 3 bedrooom middle terraced house benefitting from double glazing and central heating. The property is ready for immediate occupation or investment purposes with a potential rental income of approximately £16,800 per annum.

There is also scope to use as a 4 bedroom and a potential student let, subject to the necessary consents.

Please note the property is suitable for cash buyers.

Situated

Off St Michael's Road which is in turn off Aigburth Road in a popular and well established residential location close to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Living room, Dining room, Kitchen/ Diner, Utility Room

First Floor

Four piece Bathroom/ W.C, Separate WC, Two Bedrooms

Second Floor Further Bedroom

EPC Rating

TBC

Council Tax Band

B

Tenure

Freehold



Outside

Yard to Rear



Description

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

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

This property is suitable for cash purchasers only.

Situated

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



Ground Floor

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

EPC Rating

C

Council Tax Band

A

Tenure

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

Outside

Communal Gardens, Parking

LOT
55

45 Crowland Street, Southport PR9 7RL

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL



Description

A 2 bedroomed semi-detached bungalow benefitting from double glazing and central heating, gardens and driveway.

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

Situated

Fronting Crowland Street off Norwood Road in a popular residential area, close to local amenities, schooling and transport links. The property is approximately 3 miles away from Southport town centre.

Ground Floor

Hall, 2 Bedrooms, Lounge,
Dining room, 4 piece
Bathroom/ W.C

Outside

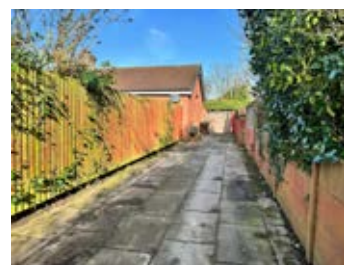
Front garden, rear yard, large
driveway

EPC Rating

C

Council Tax Band

C



Joint Agent





Description

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

Following a full refurbishment scheme the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £12,000 per annum.

Situated

Off Moss Lane in a popular residential area close to local amenities, schooling and Orrell Park Train Station and is approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception Rooms,
Kitchen

EPC Rating

D

First Floor

3 Bedrooms, Bathroom/W.C

Council Tax Band

A

Outside

Rear Yard

Tenure

Freehold





Description

A 2 bedroomed end town house benefitting from double glazing, central heating and front and rear gardens.

The property would be suitable for occupation of investment purposes with a potential rental income of approximately £9,600 per annum.

Situated

Off Britonside Avenue in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 mile from Kirkby Town Centre and 10 miles from Liverpool City Centre.

Ground Floor Open Plan
Hall/Kitchen/Diner, Living
Room

First Floor Two Bedrooms,
Bathroom/WC

Outside
Front and Rear Gardens

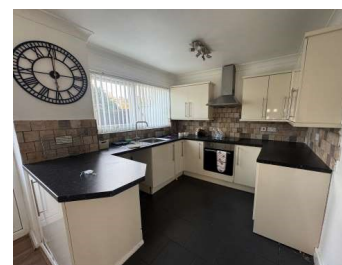
EPC Rating
C



Council Tax Band
A

Tenure
Freehold

Joint Agent
DMS PROPERTY
LETTINGS • SALES • MANAGEMENT





Description

A one bedroomed self contained first floor apartment within a purpose built building benefiting from double glazing, electric heating, secure intercom system, lift access and secure allocated parking

The property is currently let by way of an Assured Shorthold Tenancy at a rental of £7,500 per annum to a long standing tenant which is approximately a 13% gross yield.

Please note the property is a cash buy only.

Situated

At the junction with Prince Erwin Street, in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1.5 miles from Liverpool City Centre.

Ground Floor

Communal Entrance, Hallway

EPC Rating

C

First Floor

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

Council Tax Band

A

Outside

Secured allocated parking

Tenure

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

Joint Agent





Description

A double fronted 3 bedroomed semi-detached house benefitting from double glazing, central heating, front and rear gardens, a driveway and garage.

Following refurbishment and modernisation the property would be suitable for occupation or investment purposed with a potential rental income of approximately £12,000 per annum.

This property is suitable for cash buyers only due to it being non-standard construction.

Situated

Off Kinross Road which in turn is off Longmore Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 7 miles from Liverpool City Centre.

Ground Floor

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

Second Floor

Three Bedrooms, Bathroom, Separate W.C

Outside

Front and Rear Gardens, Driveway, Garage

EPC Rating

D

Council Tax Band

A

Tenure

Leasehold
999 years from 19th June 1972
Ground Rent - TBC

Note

Suitable for cash buyers only due to non-standard construction



Joint Agent





Description

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



Situated

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

Ground Floor

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

First Floor

275.10 sq m (2,791 sq ft)

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

Third Floor

275.25 sq m (2,963 sq ft)

Fourth Floor

275.15 sq m (2,962 sq ft)

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

EPC Rating

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

Tenure

Freehold





Description

A 1 bedroomed first floor apartment within a converted detached property benefitting from a secure intercom system, central heating, communal garden and designated parking space.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £10,800 per annum.

Situated

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

Ground Floor

Main Entrance Hallway

EPC Rating

C

First Floor

Flat - Hall, Kitchen, Bedroom, Bathroom/W.C, Lounge

Council Tax Band

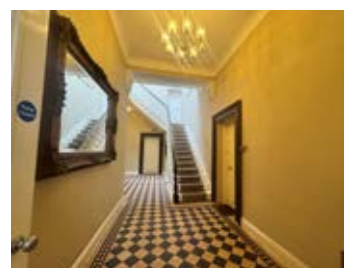
B

Outside

Designated Parking Space

Tenure

Leasehold
125 Years from 29th
September 2003
The seller is a part of the
management company with
other leaseholders in the block
- there is currently no ground
rent but this may change
Service Charge - £1,944.60 per
annum but may change when
the budget is reviewed





Description

A second floor city centre studio flat benefiting from electric heating and an intercom entry system. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Off Suffolk Street which in turn is off Duke Street in a popular city centre location amongst local amenities, bars, restaurants, shops and close by to Liverpool John Moores and City of Liverpool Universities.

Ground Floor

Communal Entrance Hall.

Tenure

Leasehold

Second Floor

Flat - Hall,
Lounge/Kitchen/Bedroom,
Shower Room/WC.

EPC Rating

B

Council Tax Band

A





Description

A 1 bedroom top (3rd) floor apartment benefiting from double glazing, electric heating and parking.

The property is in good order throughout and would be suitable for occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Off Walker Street which in turn is off Brunswick Street in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from Liverpool City Centre.

Ground Floor

Main Entrance, Hallway.

Third Floor (Top Floor)

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

Tenure

Leasehold
Term: 125 years from 24 June 2004
Rent: £150 per annum
Service Charge: £1,580 per annum

Note

We have been advised the flat is approximately 689 square feet in size which is equivalent to a 2 bed flat in this block.

Outside

Communal Gardens & Parking

Viewings

A

EPC Rating

C





Description

A 3 bedroom middle terraced house benefiting from double glazing, central heating and front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £6,720 per annum.

There is potential to increase to the current market rent circa £9,000 subject to consents.

Situated

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

Ground Floor

Lounge, Kitchen.

Tenure

Leasehold

Term: 200 years from 6

September 1973

Rent: £26

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

N.B Sutton Kersh have not internally inspected the property

EPC Rating

C.

Council Tax Band

A.



Description

A one bedroomed first floor City Centre self-contained apartment benefitting from double glazing.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £10,200 per annum.

Please note the flat is referred to as Unit 5 in the registered lease. Title number MS668067

Sutton Kersh have not inspected the property internally and all details have been provided by the sellers. Interested parties are advised to rely on their own enquiries. Please note that the buyer's admin fee for this lot is 2% subject to a minimum of £1,800 plus VAT. At the close of the live-streamed auction sale, final bid figures will be submitted to the Administrators for approval and any bid shall be subject to approval and acceptance by the Company and/or the Administrators. Bid acceptance will be subject to the bidder passing relevant identity/due diligence checks performed by the Company and/or the Administrators. No bid may be withdrawn and the Company/Administrators does not bind itself to accept the highest bid or any other bid placed in the course of the online auction sale.

Joint Agent

WATLING
Estate Agents

Situated

Fronting North John Street in the centre of Liverpool City Centre and a 5 minute walk to the Albert Dock and all Liverpool City Centre amenities and transport links.

Ground Floor

Main Entrance Hallway

EPC Rating

D

Tenure

Leasehold

250 Years from 01/01/2018

Ground Rent - £350 per annum

Service Charge - TBC

First Floor

Flat - Hall, Living Room/Kitchen, Bathroom/WC, Bedroom, Utility

Council Tax Band

B

Approximately 484 sq ft



Description

A 3 bedroomed end of terrace house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £8,400 per annum

Situated

Off Richmond Park which in turn is off Lower breck Road within close proximity to local amenities, schooling and Liverpool Football Club. Approximately 3 miles from Liverpool City Centre.

Ground Floor

Vestibule, Hallway, Through Living Room/Dining Room, Kitchen/Diner.

First Floor

Three Bedrooms, Bathroom/W.C.

Outside

Yard To Rear.

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

EPC Rating

C.

Council Tax Band

A.

Tenure

Freehold.



Description

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

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

Situated

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

Ground Floor

Hall, Front Lounge, Rear Dining Room, Kitchen.

EPC Rating

G

First Floor

3 Bedrooms, Bathroom/WC.

Council Tax Band

A

Outside

Yard to the rear.

Tenure

Freehold



Description

A two bedroomed first floor city centre flat benefiting from double glazing, electric heating and an intercom entry system. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Off Suffolk Street which in turn is off Duke Street in a popular city centre location amongst local amenities, bars, restaurants, shops and close by to Liverpool John Moores and City of Liverpool Universities.

Ground Floor

Communal Entrance, Hall.

Tenure

Leasehold

Note

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

First Floor

Flat - Hall, Lounge/Kitchen, Shower Room/WC, 2 Bedrooms.

EPC Rating

D

Council Tax Band

A



Description

A 3 bedroomed middle town house benefitting from double glazing, central heating, Driveway, Garden.

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

There is potential to increase to market rent of circa £10,200 per annum subject to any necessary consents

Joint Agent



Situated

Off Ebony Way which in turn is off Shevington's Lane in a popular area close to local amenities, schooling and transport links. The property is approximately 2 miles from Kirkby Town Centre and 10 miles from Liverpool City Centre.

Ground Floor Porch entrance, Lounge, Kitchen/Dining room.

EPC Rating
TBC

First Floor 3 Bedrooms, Bathroom/W.C.

Council Tax Band
A

Outside
Driveway, Rear Garden.

Tenure
Freehold



Description

A 3 bedroomed end town 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 £6534 per annum.

There is potential to increase to market rent of circa £10,200 per annum subject to any necessary consents

Joint Agent



Situated

Off Greenham Avenue and Moorfield which in turn is off Shevington's Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Kirkby Town Centre and 10 miles from Liverpool City Centre.

Ground Floor Porch Entrance, Lounge, Kitchen/Dining Room.

First Floor 3 Bedrooms, Bathroom/W.C.

Note

Sutton Kersh have not internally inspected the property

Outside

Front and rear gardens.

EPC Rating

D

Council Tax Band

A

Tenure

Freehold



Description

A one bedroomed second floor City Centre self-contained apartment benefitting from double glazing.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £9,900 per annum.

Please note the flat is referred to as Unit 13 in the registered lease. Title number MS667961

Sutton Kersh have not inspected the property internally and all details have been provided by the sellers. Interested parties are advised to rely on their own enquiries. Please note that the buyer's admin fee for this lot is 2% subject to a minimum of £1,800 plus VAT. At the close of the live-streamed auction sale, final bid figures will be submitted to the Administrators for approval and any bid shall be subject to approval and acceptance by the Company and/or the Administrators. Bid acceptance will be subject to the bidder passing relevant identity/due diligence checks performed by the Company and/or the Administrators. No bid may be withdrawn and the Company/Administrators does not bind itself to accept the highest bid or any other bid placed in the course of the online auction sale.

Situated

Fronting North John Street in the centre of Liverpool City Centre and a 5 minute walk to the Albert Dock and all Liverpool City Centre amenities and transport links.

Ground Floor

Main Entrance Hallway

EPC Rating

C

Tenure

Leasehold

250 Years from 01/01/2018

Ground Rent - £350 per annum

Service Charge - TBC

Second Floor

Flat - Hall, Open Plan Living Room/Dining Room/Kitchen, Bedroom, Bathroom/W.C., Utility Room

Approximately 462 sq ft.

Council Tax Band

B

Joint Agent

WATLING
EST. 2018



Description

A one bedroomed second floor City Centre self-contained apartment benefitting from double glazing, electric heating, lift access, intercom system and 24 hour concierge.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £8,400 per annum.

Sutton Kersh have not inspected the property internally and all details have been provided by the sellers. Interested parties are advised to rely on their own enquiries. Please note that the buyer's admin fee for this lot is 2% subject to a minimum of £1,800 plus VAT. At the close of the live-streamed auction sale, final bid figures will be submitted to the Administrators for approval and any bid shall be subject to approval and acceptance by the Company and/or the Administrators. Bid acceptance will be subject to the bidder passing relevant identity/due diligence checks performed by the Company and/or the Administrators. No bid may be withdrawn and the Company/Administrators does not bind itself to accept the highest bid or any other bid placed in the course of the online auction sale.

Situated

Fronting Water Street off The Strand in the centre of Liverpool City Centre and a 5 minute walk to the Albert Dock and all Liverpool City Centre amenities and transport links.

Ground Floor

Main Entrance Hallway

Second Floor

Flat - Hall, Living Room/Kitchen, Bedroom, Bathroom/WC

Approximately 400 sq ft

EPC Rating

C

Council Tax Band

B

Tenure

Leasehold

Ground Rent - TBC

Service Charge - TBC

Joint Agent

WATLING
ESTATE AGENTS



Description

A first floor city centre studio benefiting from double glazing, electric heating and an intercom entry system. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,200 per annum.

Situated

Off Suffolk Street which in turn is off Duke Street in a popular city centre location amongst local amenities, bars, restaurants, shops and close by to Liverpool John Moores and City of Liverpool Universities.

Ground Floor

Communal Entrance Hall.

Tenure

Leasehold

Note

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

First Floor

Flat - Hall,
Lounge/Kitchen/Bedroom,
Shower Room/WC

EPC Rating

C

Council Tax Band

A



Description

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

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,452 per annum and there is potential to increase to a market rental value.

Situated

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

Ground Floor

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

EPC Rating

C

First Floor

3 Bedrooms.

Council Tax Band

A

Outside

Front and Rear Gardens, Driveway.

Tenure

Freehold



Description

A 1 bedroom 2nd floor flat within a detached building benefiting from double glazing, central heating, secure intercom system, parking and communal gardens. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £7,800 per annum.

Situated

Fronting Shrewsbury Road in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from Birkenhead Town Centre and Queensway Tunnel connecting to Liverpool City Centre.

Ground Floor

Main Entrance, Hallway.

EPC Rating

D

Second Floor

Flat - Hall Lounge/Kitchen,
Bedroom with ensuite,
Bathroom/WC, Separate WC.

Council Tax Band

A

Outside

Car parking, Communal
gardens.

Tenure

Leasehold
Term : 125 years from 1
January 2007



Description

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

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

Situated

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

Ground Floor

Lounge, Dining Room, Kitchen

First Floor

2 Bedrooms, Bathroom/ W.C

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A

Tenure

Freehold

Note

Sutton Kersh have not internally inspected the property



Description

A one bedroomed second floor City Centre self-contained apartment benefitting from double glazing.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £10,200 per annum.

Please note the flat is referred to as Unit 12 in the registered lease. Title number MS667946

Sutton Kersh have not inspected the property internally and all details have been provided by the sellers. Interested parties are advised to rely on their own enquiries. Please note that the buyer's admin fee for this lot is 2% subject to a minimum of £1,800 plus VAT. At the close of the live-streamed auction sale, final bid figures will be submitted to the Administrators for approval and any bid shall be subject to approval and acceptance by the Company and/or the Administrators. Bid acceptance will be subject to the bidder passing relevant identity/due diligence checks performed by the Company and/or the Administrators. No bid may be withdrawn and the Company/Administrators does not bind itself to accept the highest bid or any other bid placed in the course of the online auction sale.

Situated

Fronting North John Street in the centre of Liverpool City Centre and a 5 minute walk to the Albert Dock and all Liverpool City Centre amenities and transport links.

Ground Floor

Main Entrance Hallway

EPC Rating

C

Tenure

Leasehold

250 Years from 01/01/2018

Ground Rent - £350 per annum

Service Charge - TBC

Second Floor

Flat - Hall, Living Room/Kitchen, Bathroom/WC, Bedroom, Utility

Council Tax Band

B

Approximately 484 sq ft

Joint Agent

WATLING
EST. 2018



Description

A one bedroomed ground floor city centre flat benefiting from double glazing, electric heating and an intercom entry system. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £9,000 per annum.

Situated

Off Suffolk Street which in turn is off Duke Street in a popular city centre location amongst local amenities, bars, restaurants, shops and close by to Liverpool John Moores and City of Liverpool Universities.

Ground Floor

Communal Entrance Hall.

Tenure

Leasehold

Note

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

Flat - Hall, Lounge/Kitchen,
Shower Room/WC, Bedroom

EPC Rating

C

Council Tax Band

A



Description

A one bedroomed second floor apartment benefitting from double glazing, electric heating and secure intercom entry system.

The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,200 per annum.

Situated

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

Ground Floor

Communal Entrance Hall

EPC Rating

C

Second Floor

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

Council Tax Band

A

Tenure

Leasehold
250 years from 1st Jan 2015
Ground Rent - TBC
Service Charge - TBC

Note

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





Description

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

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

Situated

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

Ground Floor

Lounge, Kitchen/Diner,
Bathroom/WC.

EPC Rating

C

First Floor

3 Bedrooms.

Council Tax Band

A

Outside

Front and Rear Gardens,
Driveway.

Tenure

Freehold



Description

A 2 bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and a driveway.

The property is currently let to a long standing tenant of 10 years on an Assured Shorthold Tenancy agreement producing a rental income of £6,270 per annum.

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

Joint Agent



Situated

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

Ground Floor

Hall, Lounge, Kitchen

EPC Rating

C

First Floor

2 Bedrooms, Bathroom/W.C

Council Tax Band

A

Outside

Front and Rear Gardens,
Driveway

Tenure

Freehold



Description

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

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

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

Situated

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

Ground Floor

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

Outside

Gardens to the front, side and
rear with Driveway

Tenure

Freehold

EPC Rating

C

Council Tax Band

B

First Floor

3 Bedrooms, Bathroom/WC





Description

A vacant semi detached house which has been converted to provide 2 x 2 bedroomed self contained flats. The property benefits from double glazing, central heating, intercom system and gardens to the front and rear.

There is also a plot of land at the side of the property. The property would be suitable for continued use as flats or potential extension or conversion to HMO, subject to gaining any necessary consents.

Situated

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

Ground Floor

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

EPC Rating

443b - D
443c - D

Council Tax Band

443b - A
443c - A

First Floor

Flat 443c - Hall, Two
Bedrooms, Box Room, Open
Plan Kitchen/Living
Room/Diner, Bathroom/WC

Outside

Rear Garden, plot of land to
the side





Description

A single storey town centre lock up shop premises, enjoying a courtyard setting of mixed retail premises and cafes, situated just off Fore Street in the heart of St Ives town centre and in proximity of the harbour. The property comprises of a ground floor retail zone of circa 17.4 square metres, rear storage area and a WC, along with the freehold of Unit 2 and the flat above, with peppercorn ground rents. The current owners insure the building, with the leaseholders paying an apportionment of the total cost.

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

Situated

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

Ground Floor

Retail zone A, rear storage area and WC.

Viewings

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

EPC Rating

C

Tenure

Freehold

Council Tax Band

VOA Rating £9,700





Description

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

Situated

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

Ground Floor

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

First Floor

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

Outside

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

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271.

EPC Rating

D

Council Tax Band

D

Tenure

Freehold





Description

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

Situated

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

Ground Floor

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

Second Floor

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

Outside

Front and rear gardens being mainly laid to lawn.

Viewings

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561.

EPC Rating

C

Council Tax Band

B

Tenure

Freehold





Description

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

Situated

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

Ground Floor

Entrance hall, sitting room, kitchen/diner.

First Floor

Landing, two bedrooms and bathroom.

Outside

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

Tenure

Freehold

Viewings

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

EPC Rating

D

Council Tax Band

B





Description

An interesting opportunity to acquire a three storey freehold town centre premises, currently comprising of a one bedroom ground floor flat and an upper floors four bedroom maisonette, with enclosed rear garden area and on street parking. The property would lend itself for investment purposes, multigenerational occupancy or for conversion to a sizeable family home subject to any requisite consents.

Situated

Cheltenham Place is ideally located within walking distance to the centre of Newquay and under 0.5 miles away from your nearest beach. Newquay offers a range of amenities including a number of popular bars and restaurants, many sandy beaches including the world renowned surfing beach of Fistral, a popular golf course and several superstores. Newquay airport is seven miles distant.

Flat One

Entrance hall, living room, kitchen, two bedrooms and a shower room.

Flat Two

Entrance hall, living room, kitchen, three bedrooms and bathroom.

Outside

Enclosed rear low maintenance gardens with seating areas to service both flats.

Tenure

Freehold

Viewings

Strictly by prior appointment with Miller Countrywide Newquay 01637 871242.

EPC Rating

Flat 1 - D
Flat 2 - E

Council Tax Band

Flat 1 - A
Flat 2 - B





Description

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

Situated

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

Ground Floor

Entrance porch, lounge and kitchen/diner.

First Floor

Landing, three bedrooms and bathroom.

Outside

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

Viewings

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

EPC Rating
C

Council Tax Band
B

Tenure
Freehold

Note

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

Please note there is a buyer's administration charge of 1.35% plus VAT of the purchase price plus VAT subject to a minimum fee of £1,800 plus VAT on each lot purchased (unless stated otherwise in the property description). *Guide/reserve price definitions and buyer's fees can be found at the front of this catalogue





Description

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

Situated

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

Ground Floor

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

First Floor

Landing, three bedrooms and a bathroom.

Outside

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

Viewings

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

EPC Rating

D

Council Tax Band

D

Tenure

Freehold





Description

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

Situated

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

Ground Floor

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

First Floor

Landing, four bedrooms and a shower room.

Second Floor

Bedroom 5

Outside

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

Viewings

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

EPC Rating

D

Council Tax Band

D

Tenure

Freehold





Description

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

Situated

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

Ground Floor

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

First Floor

Landing, two bedrooms.

Outside

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

Tenure

Freehold

Viewings

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

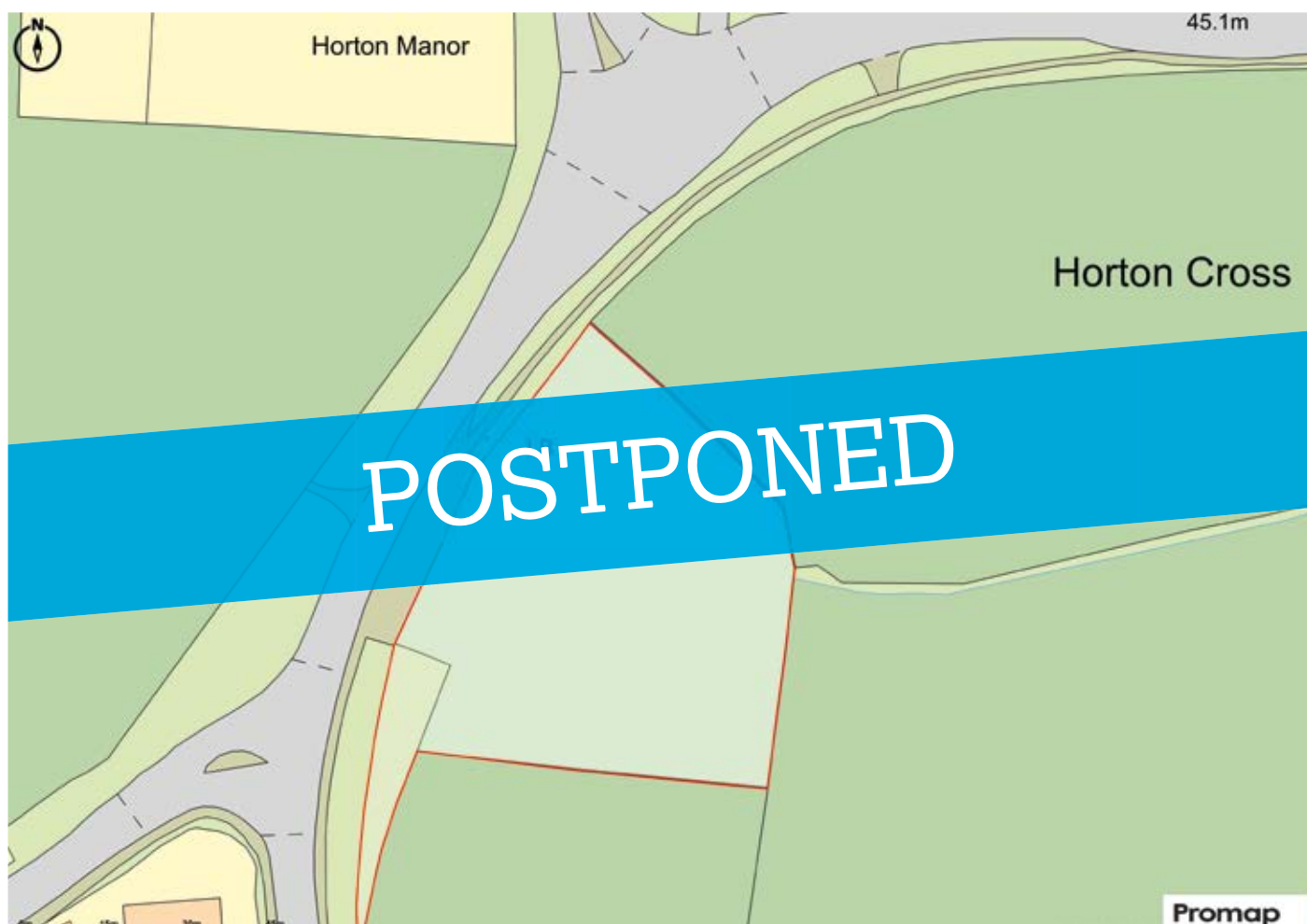
EPC Rating

C

Council Tax Band

A





Description

A rare opportunity to acquire a residential development site of circa 1 acre at Horton Cross, with a Grant of Outline Planning Permission in place, under application number 22/02709/OUT, for 'Outline application for the erection of up to 9 dwellinghouses with all matters reserved' which was granted on the 4th December 2025.

Interested parties must make and rely upon their own planning enquiries of Somerset Council Planning Department 0300 123 2224.

Situated

The site can be located on the A358 at Cheshay's Hill, having excellent access to the A303 and all of the major towns throughout South Somerset and East Devon.

Viewings

At any reasonable time during daylight hours and at the viewers own risk.

EPC Rating

Not applicable

Council Tax Band

Not applicable

Tenure

Freehold

Note

A phosphate credit scheme is in place for up to nine houses. The cost of the final purchase & the transfer will fall on the purchaser, should they wish to proceed @ Circa £35K



Description

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

Situated

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

Ground Floor

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

Second Floor

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

Outside

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

Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951.

EPC Rating

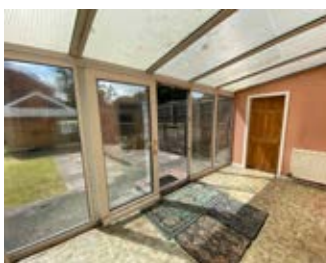
E

Council Tax Band

D

Tenure

Freehold.





Description

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

Situated

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

Ground Floor

Entrance hall, lounge/diner, kitchen, bathroom.

First Floor

Landing, two bedrooms.

Outside

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

Viewings

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

EPC Rating

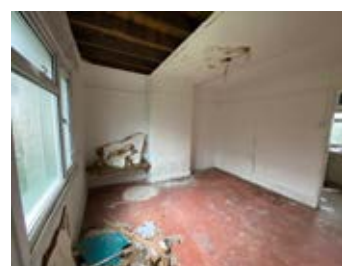
C

Council Tax Band

B

Tenure

Freehold





Description

A vacant two storey mews style one bedroom reverse level property, enjoying a courtyard setting within close proximity of Newquay town centre and beaches. The property was constructed in 2017 and has the benefit of an enclosed garden, open plan lounge/kitchen/diner with balcony off, double bedroom and bathroom, UPVC double glazing and gas central heating.

Situated

Veronica Court is situated off Penmur Road, in close proximity of Newquay's vibrant town centre and surfing beaches, offering a wide variety of shopping and leisure facilities catering for all age groups.

Ground Floor

Entrance hall, double bedroom with door to the garden and bathroom.

First Floor

Open plan lounge/kitchen/diner with balcony off and rural views.

Outside

Low maintenance enclosed courtyard style garden.

Viewings

Strictly by prior appointment with Miller Countrywide Newquay 01637 871242.

EPC Rating

B

Council Tax Band

A

Tenure

Freehold





Description

A Grade II listed former Methodist Church enjoying a plot size of 0.16 acres, being part way through conversion to a high standard, with garden, parking and a detached outbuilding set in the popular village of Sticker. The property comprises of a well appointed kitchen/diner, utility room, master bedroom with en-suite bathroom, second bedroom and bathroom, along with the stunning main church room still to be converted. All main services are connected.

Situated

Sticker is a small rural village with a village stores/post office, public house and village hall, with a primary school located in St Mewan circa 1 mile away, with further facilities and amenities in the nearby town of St Austell circa 2 miles with a mainline railway station.

Ground Floor

Entrance vestibule, main Church hall with planning for a mezzanine level, inner hallway, kitchen/diner/family room, utility room, master bedroom with en-suite bathroom, second double bedroom and bathroom.

Outside

Gardens and parking areas of circa 0.16 acres, outbuilding.

Viewings

Strictly by prior appointment with Miller Countrywide St Austell 01726 66435.

Planning

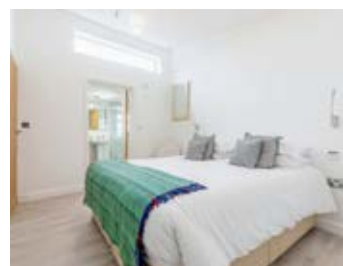
Grants of Conditional Planning Permission and Listed Building Consent were granted by Cornwall Council Planning Department on the 8th October 2014, under application numbers PA14/07113 & PA14/07114, for 'Change of Use of listed Methodist Chapel to single residential dwelling'.

EPC Rating

TBC

Council Tax Band

TBC





Description

A vacant four storey, five bedroom, end of terrace property set in the popular and thriving town of Lostwithiel. The property offers a dining room, kitchen and cloakroom to the ground floor. Lounge, bedroom and bathroom to the first floor. Master bedroom with en-suite bathroom, bedroom, shower room and laundry to the second floor, with two further bedrooms to the third floor and an enclosed rear courtyard garden.

Situated

Lostwithiel is a thriving town, in easy reach of the surrounding sandy beaches and the Eden Project. The town offers a selection of shops, cafes, restaurants and public houses, two Primary schools, a community centre, health centre and dentist, along with a mainline railway station.

Ground Floor

Entrance hall, cloakroom, dining room, kitchen and rear lobby.

First Floor

Split landing, lounge, bedroom and bathroom.

Second Floor

Split landing, master bedroom with en-suite bathroom, further bedroom, shower room and laundry room.

Third Floor

Split landing, two bedrooms.

Viewings

Strictly by prior appointment with Miller Countrywide Bodmin 01208 77991.

EPC Rating

D

Council Tax Band

C

Tenure

Freehold

Outside

Enclosed rear courtyard garden.





Description

An interesting opportunity to acquire a vacant mixed use, three storey, town centre property enjoying a prominent trading position in Honey Street requiring refurbishment throughout. The property comprises of a ground floor commercial premises of circa 61 square metres, with WC and rear courtyard, along with an upper floors three bedroom maisonette with roof terrace off.

Situated

Bodmin town centre offers a selection of retail shops, cafes and public houses, along with outlying supermarkets and business parks, with recreational and educational facilities catering for all age groups. The town is readily commutable to the A30/A38 road networks and also has a mainline railway station at Bodmin Parkway.

Ground Floor

Two linked retail zones, office, storage and WC.

First Floor

Landing, living room, kitchen with access to the sun terrace, bathroom.

Second Floor

Landing, three bedrooms.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422.

EPC Rating

The Book Shop - TBC
The Maisonette - TBC

Council Tax Band

The Book Shop - VOA rating £5,200
The Maisonette - A

Tenure

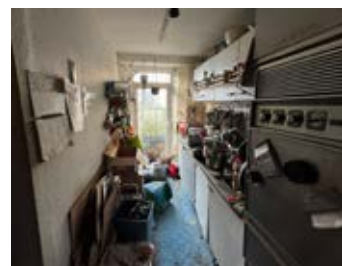
Freehold

Outside

Rear courtyard area accessed from the commercial premises and an upper floor sun terrace.

Note

The property is to be sold as seen.





Description

A four bedroom detached bungalow, enjoying a tucked away location in proximity of Praa Sands beach. The property was previously used as a family home, with additional income from holiday letting two rooms, which can be self-contained from the main living accommodation, or as a versatile sizeable family home. Accessed via a shared driveway, with gated access to on drive parking for multiple vehicles, front and rear gardens with decked seating area, lawns and a garden pond, detached garage and adjacent car port.

Situated

The coastal village of Germoe is set between the thriving towns of Penzance and Helston, being readily accessible to the A30 and mainline railway station, along with glorious rural and coastal walks at Praa Sands. The village has a primary school, Church, independent shops, a general store and deli, along with a selection of restaurants and a golf and leisure club.

Ground Floor

Entrance porch, hallway, kitchen/diner, sitting room, bedroom three with en-suite shower room, bedroom four, family bathroom, utility room, rear hallway, bedroom two with en-suite shower room and kitchenette, bedroom one with en-suite shower room and a kitchen.

Viewings

Strictly by prior appointment with Miller Countrywide Helston 01326 563411

EPC Rating

D

Council Tax Band

F

Outside

Lawned gardens with raised decked seating area, detached garage and car port, along with additional on drive parking.

Tenure

Freehold





Description

A vacant two bedroom ground floor apartment enjoying a tucked away location at the end of a no-through road, enjoying an elevated position in the popular seaside town of Penzance. The apartment has the benefit of a well equipped kitchen area with integrated appliances, a charming fully enclosed low maintenance patio style garden and covered seating area, along with an allocated parking space and additional visitors parking on an ad hoc basis. The property has the benefit of a 999 year lease which commenced in January 2011. Cash buyers only. The property has been utilised as a holiday let and has a VOA business rate of £2,700. Furnishings may be available by separate negotiations with the vendor.

Situated

Lescudjack Heights is situated in an elevated position and at the end of a no-through road in the ever popular seaside town of Penzance which offers a comprehensive range of shopping, educational and leisure facilities, along with a glorious promenade and Lido, a working harbour and sandy beaches, along with a mainline railway station and being readily commutable to the A30.

Ground Floor

Entrance hall, open plan living accommodation with patio doors leading to its own private garden, two double bedrooms and a shower room.

Outside

A fully enclosed courtyard style garden with covered seating area. Allocated parking space to the front of the building, along with visitors car parking on an ad hoc basis.

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Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260.

EPC Rating
C

Council Tax Band
VOA rating £2,7000

Tenure
Leasehold





Description

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

Situated

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

Ground Floor

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

Tenure

Freehold

Viewings

Strictly by prior appointment with Fulfords Dawlish 01626 863140.

EPC Rating

F

Council Tax Band

A



Not for use as a permanent residence. The property is sold as a shell and requires modernisation. The property is sold as a shell and requires modernisation. The property is sold as a shell and requires modernisation.



Description

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

Situated

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

Ground Floor

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

First Floor

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

Viewings

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

EPC Rating

E

Council Tax Band

B

Tenure

Freehold





Description

A charming and deceptively spacious one bedroom first floor apartment situated in the highly sought after coastal village of Perranuthnoe. The property has the benefit of a private sun terrace, living room, kitchen/diner and double bedroom, electric heating, double glazing and an off road parking space, with many rooms being dual aspect and enjoying both rural and sea views.

Situated

The coastal village of Perranuthnoe is set on the South West Coast Path in an Area of Outstanding Natural Beauty, with a sandy beach, cafe's, Church, art gallery and the Victoria Inn, with further facilities and amenities in Goldsithney, Marazion and Penzance, offering a wide array of shopping and leisure facilities catering for all age groups, being readily accessible to the A30 and mainline railway station.

Ground Floor

External staircase to the sun terrace opening onto a Gallery outside the front door.

First Floor

Entrance hall, living room, kitchen/diner, bedroom and bathroom.

Outside

Sun terrace with views over the surrounding countryside, parking space.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260.

EPC Rating

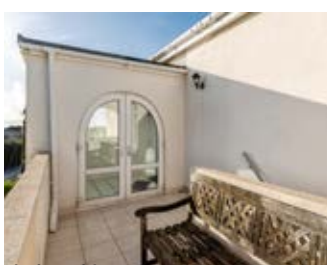
E

Council Tax Band

A

Tenure

Leasehold with the remainder of a 999 year lease granted 25 November 1987





Description

A vacant one bedroom character cottage situated in close proximity of Bodmin town centre. The property comprises of a sitting room with spiral staircase to the first floor, kitchen giving access to the rear garden, with double bedroom and bathroom to the first floor.

Situated

St Nicolas Street is located just off the main town centre of Bodmin, offering a wide variety of bespoke and High Street shops, cafes and Public Houses, along with educational facilities catering for all age groups and out of town retail parks. Bodmin is readily accessible to the A30/A38 road networks, with a mainline railway station at Bodmin Parkway.

Ground Floor

Sitting room, kitchen with spiral staircase.

First Floor

Double bedroom and bathroom.

Outside

Enclosed rear garden.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422.

EPC Rating
C

Council Tax Band
A

Tenure
Freehold





Description

A vacant two bedroom character cottage situated in close proximity of Bodmin town centre. The property comprises of a sitting room, kitchen, bathroom and rear lobby, giving access to the rear garden area and two bedrooms to the first floor.

Situated

St Nicolas Street is located just off the main town centre of Bodmin, offering a wide variety of bespoke and High Street shops, cafes and Public Houses, along with educational facilities catering for all age groups and out of town retail parks. Bodmin is readily accessible to the A30/A38 road networks, with a mainline railway station at Bodmin Parkway.

Ground Floor

Sitting room, kitchen, bathroom and rear lobby.

First Floor

Landing and two bedrooms

Tenure

Freehold

Outside

Enclosed garden area to the rear of the property.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422.

EPC Rating

C

Council Tax Band

A





Description

A two bedroom second floor flat with balcony, refurbished in 2024 and situated in proximity of Looe beach, the Quayside and the town centre. Accessed via an external staircase, the property offers a lounge/diner with balcony off, kitchen, two bedrooms and shower room. The property is currently let on a 12 month month tenancy agreement and generating an income of £750pcm/£9,000pae.

Situated

The popular seaside town of Looe offers a sandy beach, working harbour and a range of bespoke shops, cafes and restaurants, along with educational and recreational facilities catering for all age groups and a branch line to Liskeard.

Second Floor

Flat 3 - Balcony giving access to the lounge/diner, kitchen, inner hallway, two bedrooms and shower room.

Tenure

Leasehold - length 83 years remaining
Service charge £2,400 per annum
Ground rent £30 per annum

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271.

EPC Rating

D

Council Tax Band

A





Description

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

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

Situated

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

Ground Floor

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

EPC Rating

C

First Floor

2 Letting Rooms

Council Tax Band

A

Second Floor

2 Letting Rooms, Bathroom/WC

Tenure

Freehold

Outside

Rear garden, front driveway

Attention Landlords!

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

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Talk to Dianne Dunbar, Lettings Branch Manager

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

Money Laundering Regulations

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

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

ID can be approved as follows:

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

Alternatively

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

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

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

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

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

Acceptable Identification Documents

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

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

A Primary documents – individual's proof of ID

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

List 1:

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

or

List 2:

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

and

List 3:

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

B Secondary documentation – individual's proof of address

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

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

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

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

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

countrywide.co.uk/notices/PrivacyNotice.pdf

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

Our results speak for themselves!

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



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

Balraj Singh Bahia



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

A superb service!

Thanks guys

John M



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

Many thanks

Lynn Cullington



Hi Victoria,

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

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

Many thanks

Billy

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



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Common Auction Conditions

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

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

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

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

A3 Bidding and reserve PRICES

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

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

G13 Rent deposits

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

G14 VAT

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

G15 TRANSFER as a going concern

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

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

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

G20 TUPE

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

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 TENANCY renewals

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

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

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

G25 Warranties

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

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

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

G30.2 Buyer's Administration Charge

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

G30.3 Extra Auction Conduct Conditions

Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

G30.4 Searches

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

G30.5 Tenancies and Possession

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

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