

property auction

Registration closes promptly at
12pm on **Wednesday 13 July**
and you must be pre-registered
before this time in order to bid

Thursday 14 July 2022
12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

suttonkersh.co.uk

Countrywide
Property Auctions

Merseyside's leading auction team...



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for free advice or to arrange a free valuation

2022 Auction Dates

Auction

Thursday 17th February

Thursday 7th April

Thursday 26th May

Thursday 14th July

Thursday 8th September

Thursday 20th October

Thursday 8th December

Closing

Friday 21st January

Friday 11th March

Friday 29th April

Friday 17th June

Friday 12th August

Friday 23rd September

Friday 11th November

0151 207 6315

auctions@suttonkersh.co.uk

Welcome



Welcome to our fourth sale in this our 2022 series of auctions, which as usual will start at 12 noon prompt!

As we have all become accustomed to, this sale will yet again be live streamed with Auctioneer Andrew Binstock at the helm who has this year sold close to £30m of property in our previous three sales.

July looks like continuing this run of success with another full and varied catalogue for you to look over, with lots to suit all tastes and budgets. Here are just a few from the sale that we are confident will generate significant interest:

LOT 16 113 Rocky Lane, Anfield, Liverpool L6 4BB
MIXED USE
Guide price £70,000+*

LOT 13 43 Peel Street, Liverpool L8 3SY
RESIDENTIAL INVESTMENT
Guide price £300,000+*

LOT 12 113 Townsend Avenue, Liverpool L11 8NB
VACANT RESIDENTIAL
Guide price £90,000*

LOT 1 416 Aigburth Road, Liverpool L19 3QD
VACANT RESIDENTIAL
Guide price £250,000+*

LOT 4 205 Kensington, Liverpool L7
VACANT COMMERCIAL
Guide price £85,000 +

LOT 28 43 Stockbridge Street, Liverpool L5 6PA
RESIDENTIAL INVESTMENT
Guide price £65,000+*

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

Cathy Holt MNAEA MNAVA
Associate Director

95 lots available

50+
vacant residential

20+
residential investment

4
vacant commercial

2
development opportunities

6
mixed use

4
land

1
commercial investment

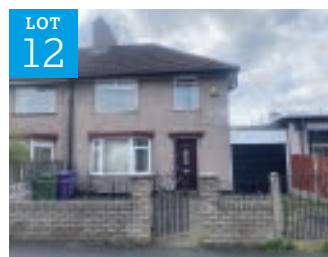
Highlights



113 Rocky Lane, Anfield, Liverpool L6 4BB



43 Peel Street, Liverpool L8 3SY



113 Townsend Avenue, Norris Green, Liverpool L11 8NB



416 Aigburth Road, Liverpool L19 3QD

2022 – our year in numbers

YEAR TO DATE

245 lots sold
£29.4m raised
85% success

JAN

FEB

80 lots sold
£10.4m raised
80% success

MAR

APR

91 lots sold
£9.7m raised
86% success

74 lots sold
£8.3m raised
88% success

MAY

JUN

JUL

AUG

Thursday 8 September
Closing Friday 12 August

SEPT

OCT

Thursday 20 October
Closing Friday 23 September

NOV

DEC

Thursday 8 December
Closing Friday 11 November

Remote bidding guide for live streamed closed door auction

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

We offer three ways to bid at our auction:

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

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

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

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

You will also pay a Buyer's Administration Charge, to the auctioneers of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless otherwise stated in the property description in the catalogue). Payments can be made by debit card or bank transfer.

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

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

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

Terms & conditions for proxy, telephone or internet bidders

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

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

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

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

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

Buyer's Administration Charge The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.

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

Auctioneer's pre-sale announcements

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

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

1. The auctioneer will offer all lots in the order as shown in the catalogue.
2. An addendum to the catalogue and Conditions of Sale are available on our website and legal pack portal.
3. This addendum is an important document providing updates and corrections to the auction catalogue.
4. Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
5. Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
6. Prospective purchasers are deemed to have read the addendum whether they have done so or not.
7. You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
8. The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
9. You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
10. If you have a query in respect of any of the lots within the catalogue please email your enquiry to auctions@suttonkersh.co.uk or call 0151 207 6315 prior to submitting your bid and we will endeavour to answer your query.
11. Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
12. The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
13. Please bid clearly if bidding by telephone and do not delay.
14. At the fall of the hammer the successful bidder will be in a binding contract of sale. We will then sign the Memorandum or Contract of Sale on your behalf and a 10% deposit subject to a minimum of £3,000 whichever is the greater will become payable and taken from the funds supplied. Should your telephone/internet bid exceed this amount, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitor's client account cheque or by debit card. We do not accept personal cheques or cash.
15. A successful purchaser will also be required to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
16. Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
17. Unless otherwise stated all property is sold subject to a reserve price whether declared or not (see definition of Reserve Prices below).
18. Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.
19. Sutton Kersh hold regular property auctions throughout the year.
20. Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different

to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

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

Buyer's Fees

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer. We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.



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www.mslendinggroup.co.uk

0161 823 7993



Order of sale **Thursday 14 July 2022**

For sale by public auction unless sold prior or withdrawn

1	416 Aigburth Road, Liverpool L19 3QD	£200,000+*
2	15 Nimrod Street, Liverpool L4 4DU	£30,000+*
3	70 Adlam Road, Aintree, Liverpool L10 1LQ	£70,000+*
4	205 Kensington, Liverpool L7 2RF	£85,000+*
5	29 Tiverton Street, Liverpool L15 4LR	£90,000+*
6	3 Rycroft Road, Fazakerley, Liverpool L10 1LJ	£70,000+*
7	56 Morecambe Street, Liverpool L6 4AX	£50,000+*
8	36 City Road, Liverpool L4 5TE	£70,000+*
9	35 Merlin Street, Liverpool L8 8HZ	£75,000+*
10	4 Imrie Street, Liverpool L4 5RS	£60,000+*
11	32 Waterdale Crescent, St. Helens, Merseyside WA9 3PD	£65,000+*
12	113 Townsend Avenue, Norris Green, Liverpool L11 8NB	£90,000+*
13	43 Peel Street, Liverpool L8 3SY	£300,000+*
14	21 Elderdale Road, Liverpool L4 2ST	£85,000+*
15	85a Cog Lane, Burnley, Lancashire BB11 5BG	£55,000+*
16	113 Rocky Lane, Anfield, Liverpool L6 4BB	£70,000+*
17	18 Rock Park, Birkenhead, Merseyside CH42 1PJ	SOLD PRIOR
18	23 Dewsbury Road, Liverpool L4 2XE	£55,000+*
19	13 Audley Street, Crewe CW1 4BT	£55,000+*
20	199 Nottingham Road, Somercotes, Alfreton, Derbyshire DE55 4JG	£90,000+*
21	Apt 805, The Tower, 19 Plaza Boulevard, Liverpool L8 5AD	SOLD PRIOR
22	21 Hall Lane, Walton, Liverpool L9 0EU	£85,000+*
23	20 Hampden Road, Birkenhead, Merseyside CH42 5LH	£245,000+*
24	22 Ulster Road, Old Swan, Liverpool L13 5SS	£80,000+*
25	171 Reindeer Road, Fazeley, Tamworth, Staffordshire B78 3SR	£170,000+*
26	34 Andrew Street, Liverpool L4 4DT	SOLD PRIOR
27	49 & 51 Deysbrook Lane, West Derby, Liverpool L12 8RE	£300,000+*
28	43 Stockbridge Street, Liverpool L5 6PA	£65,000+*
29	30 County Road, Walton, Liverpool L4 3QH	£125,000+*
30	Flat 55 Willow Rise, Roughwood Drive, Liverpool L33 8WZ	£35,000+*
31	Flat 51 Beech Rise, Roughwood Drive, Liverpool L33 8WY	£30,000+*
32	39 Rector Road, Liverpool L6 0BY	£55,000+*
33	76 Hale Road, Walton, Liverpool L4 3RW	£70,000+*
34	14 Curate Road, Liverpool L6 0BZ	£55,000+*
35	77 Hale Road, Walton, Liverpool L4 3RL	£65,000+*
36	8 Ursula Street, Bootle, Merseyside L20 2EX	£70,000+*
37	53 Balfour Street, St. Helens, Merseyside WA10 4BG	£55,000+*
38	2 Tancred Road, Anfield, Liverpool L4 0RT	SOLD PRIOR
39	69a Whitney Road, Liverpool L25 5LT	SOLD PRIOR
40	Apartment 402 Ropemaker Place, 93 Renshaw Street, L1 2SP	£90,000+*
41	Apartment 403 Ropemaker Place, 93 Renshaw Street, L1 2SP	£90,000+*
42	30 Hannan Road, Liverpool L6 6DB	£70,000+*
43	1 Barton Road, Liverpool L9 1AU	£150,000+*
44	14 Hawthorne Road, Bootle, Merseyside L20 2DN	£100,000+*
45	46 Herrick Street, Liverpool L13 2AQ	£65,000+*
46	250 County Road, Walton, Liverpool L4 5PW	£85,000+*
47	100 Salisbury Road, Wavertree, Liverpool L15 2HU	£165,000+*
48	Apt 3, Redcliffe, 32-34 Wellington Road, Wallasey, CH45 2NG	SOLD PRIOR
49	Apt 5a, Redcliffe, 32-34 Wellington Road, Wallasey, CH45 2NG	SOLD PRIOR
50	Car Park Spaces 3 & 4, City Gate, Oldham Street, Liverpool L1 2SU	£15,000+*
51	103 Strathcona Road, Liverpool L15 1EB	£60,000+*
52	53 Warbreck Avenue, Liverpool L9 8DJ	SOLD PRIOR
53	52 Pickwick Street, Liverpool L8 5TW	£100,000+*
54	22 Scorton Street, Liverpool L6 4AT	SOLD PRIOR
55	57 Hinton Street, Fairfield, Liverpool L6 3AP	£65,000+*

56	Apt 301, The Tower, 19 Plaza Boulevard, Liverpool L8 5AB	£65,000+*
57	64 Calthorpe Street, Liverpool L19 1RF	£125,000+*
58	113 Sunbeam Road, Liverpool L13 5XT	£65,000+*
59	16 Hillside Avenue, Huyton, Liverpool L36 8DX	£65,000+*
60	35 Albany Road, Kensington, Liverpool L7 8RQ	£115,000+*
61	Land to the rear of St Peters Church, 7 High Park Street L8 8DY	£65,000+*
62	5 Ribble House, Ribble Road, Liverpool L25 5PT	£65,000+*
63	46 Stuart Road, Walton, Liverpool L4 5QU	£60,000+*
64	41 Chepstow Street, Liverpool L4 3RE	£65,000+*
65	130/130a Boaler Street, Liverpool L6 6AD	£80,000+*
66	99a Webster Road, Liverpool L7 4LG	£60,000+*
67	8 Crocus Street, Liverpool L5 7RU	£45,000+*
68	69–71 Stafford Street, Stoke-on-Trent ST1 1LW	£225,000+*
69	Former Bingo Hall/Cinema, 446 Park Road, Liverpool L8 9RF	SOLD PRIOR
70	Flat 2, Willow Rise, Roughwood Drive, Liverpool L33 8WZ	£27,000+*
71	The Bungalow, 32–34 Wellington Road, Wallasey, CH45 2NG	SOLD PRIOR
72	10a Whitstone Road, Paignton, Devon TQ4 6EY	£100,000+*
73	73 Victoria Road, Dartmouth, Devon TQ6 9RX	£375,000+*
74	Land at Lamerton, Tavistock, Devon PL19 8RZ	£75,000–£100,000*
75	Flat 2, 12a The Walk, Launceston, Cornwall PL15 8BP	£70,000+*
76	13a Manor Road, Paignton, Devon TQ3 2HT	£125,000+*
77	2 Fareham Cottages, Cattedown Road, Plymouth PL4 0PP	£130,000+*
78	Flat C2 Eleanor House, George Place, Plymouth PL1 3NZ	£50,000+*
79	4 The Arcade, Market Jew Street, Penzance, Cornwall TR18 2HW	£65,000+*
80	1 Market Street, Dartmouth, Devon TQ6 9QE	£425,000+*
81	61 Cecil Street, Plymouth PL1 5HP	£130,000+*
82	Flat 3, 27 Fore Street, Shaldon, Teignmouth, Devon TQ14 0DE	£195,000+*
83	4 Mount Wise, Pikes Hill, Falmouth, Cornwall TR11 3JS	£100,000–£125,000*
84	Bosvigo Stores, 1a Harrison Terrace, Truro, Cornwall TR1 3EL	£295,000+*
85	Land adj 1 Polventon Parc, St. Keverne, Helston, Cornwall TR12 6PB	£50,000+*
86	7 Insworke Crescent, Millbrook, Torpoint, Cornwall PL10 1EP	£225,000+*
87	Victoria Villa, 4 Kernick Road, Penryn, Cornwall TR10 8NX	£325,000+*
88	30 Holcombe Village, Holcombe, Dawlish, Devon EX7 0JR	£195,000+*
89	Charwyn, Porcupine, Par, Cornwall PL24 2RP	£150,000+*
90	Flats 1–3 173 Westminster Road, Liverpool L4 4LR	SOLD PRIOR
91	1–3 Lionel Street, St. Helens, Merseyside WA9 4JN	£160,000+*
92	Land at 89–91 Old Chester Road, Birkenhead CH41 9AT	£150,000+*
93	267 Bowland Drive, Litherland, Liverpool L21 0JH	£95,000+*
94	11 Florence Street, Liverpool L4 4JS	£60,000+*
95	43 Lindale Road, Liverpool L7 0JS	£75,000+*
96	4 Howard Street, St. Helens, Merseyside WA10 3RG	£55,000+*
97	70a To F Oxford Road, Waterloo, Liverpool L22 7RF	£350,000+*

Next auction

Thursday 8 September 2022

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



Order of sale by type

Commercial investment

- 68 69–71 Stafford Street, Stoke-on-Trent ST1 1LW
- 97 70a To F Oxford Road, Waterloo, Liverpool L22 7RF

Development opportunities

- 17 18 Rock Park, Birkenhead, Merseyside CH42 1PJ
- 85 Land adj 1 Polventon Parc, St. Keverne, Helston, Cornwall TR12 6PB

Land

- 50 Car Park Spaces 3 & 4, City Gate, Oldham Street, Liverpool L1 2SU
- 61 Land to the rear of St Peters Church, 7 High Park Street L8 8DY
- 74 Land at Lamerton, Tavistock, Devon PL19 8RZ
- 92 Land at 89–91 Old Chester Road, Birkenhead CH41 9AT

Mixed use

- 16 113 Rocky Lane, Anfield, Liverpool L6 4BB
- 29 30 County Road, Walton, Liverpool L4 3QH
- 46 250 County Road, Walton, Liverpool L4 5PW
- 65 130/130a Boaler Street, Liverpool L6 6AD
- 80 1 Market Street, Dartmouth, Devon TQ6 9QE
- 84 Bosvigo Stores, 1a Harrison Terrace, Truro, Cornwall TR1 3EL

Residential investment

- 8 36 City Road, Liverpool L4 5TE
- 13 43 Peel Street, Liverpool L8 3SY
- 15 85a Cog Lane, Burnley, Lancashire BB11 5BG
- 21 Apt 805, The Tower, 19 Plaza Boulevard, Liverpool L8 5AD
- 23 20 Hampden Road, Birkenhead, Merseyside CH42 5LH
- 28 43 Stockbridge Street, Liverpool L5 6PA
- 30 Flat 55 Willow Rise, Roughwood Drive, Liverpool L33 8WZ
- 31 Flat 51 Beech Rise, Roughwood Drive, Liverpool L33 8WY
- 32 39 Rector Road, Liverpool L6 0BY
- 33 76 Hale Road, Walton, Liverpool L4 3RW
- 34 14 Curate Road, Liverpool L6 0BZ
- 35 77 Hale Road, Walton, Liverpool L4 3RL
- 39 69a Whitney Road, Liverpool L25 5LT
- 40 Apartment 402 Ropemaker Place, 93 Renshaw Street, L1 2SP
- 41 Apartment 403 Ropemaker Place, 93 Renshaw Street, L1 2SP
- 96 4 Howard Street, St. Helens, Merseyside WA10 3RG

- 48 Apt 3, Redcliffe, 32–34 Wellington Road, Wallasey, CH45 2NG
- 49 Apt 5a, Redcliffe, 32–34 Wellington Road, Wallasey, CH45 2NG
- 53 52 Pickwick Street, Liverpool L8 5TW
- 55 57 Hinton Street, Fairfield, Liverpool L6 3AP
- 56 Apt 301, The Tower, 19 Plaza Boulevard, Liverpool L8 5AB
- 63 46 Stuart Road, Walton, Liverpool L4 5QU
- 70 Flat 2, Willow Rise, Roughwood Drive, Liverpool L33 8WZ
- 76 13a Manor Road, Paignton, Devon TQ3 2HT
- 78 Flat C2 Eleanor House, George Place, Plymouth PL1 3NZ
- 90 Flats 1–3 173 Westminster Road, Liverpool L4 4LR
- 91 1–3 Lionel Street, St. Helens, Merseyside WA9 4JN
- 95 43 Lindale Road, Liverpool L7 0JS

Vacant commercial

- 4 205 Kensington, Liverpool L7 2RF
- 66 99a Webster Road, Liverpool L7 4LG
- 69 Former Bingo Hall/Cinema, 446 Park Road, Liverpool L8 9RF
- 79 4 The Arcade, Market Jew Street, Penzance, Cornwall TR18 2HW

Vacant residential

- 1 416 Aigburth Road, Liverpool L19 3QD
- 2 15 Nimrod Street, Liverpool L4 4DU
- 3 70 Adlam Road, Aintree, Liverpool L10 1LQ
- 5 29 Tiverton Street, Liverpool L15 4LR
- 6 3 Rycroft Road, Fazakerley, Liverpool L10 1LJ
- 7 56 Morecambe Street, Liverpool L6 4AX
- 9 35 Merlin Street, Liverpool L8 8HZ
- 10 4 Imrie Street, Liverpool L4 5RS
- 11 32 Waterdale Crescent, St. Helens, Merseyside WA9 3PD
- 12 113 Townsend Avenue, Norris Green, Liverpool L11 8NB
- 14 21 Elderdale Road, Liverpool L4 2ST
- 18 23 Dewsbury Road, Liverpool L4 2XE
- 19 13 Audley Street, Crewe CW1 4BT
- 20 199 Nottingham Road, Somercotes, Alfreton, Derbyshire DE55 4JG
- 22 21 Hall Lane, Walton, Liverpool L9 0EU
- 24 22 Ulster Road, Old Swan, Liverpool L13 5SS
- 25 171 Reindeer Road, Fazeley, Tamworth, Staffordshire B78 3SR
- 26 34 Andrew Street, Liverpool L4 4DT
- 27 49 & 51 Deysbrook Lane, West Derby, Liverpool L12 8RE

- 36 8 Ursula Street, Bootle, Merseyside L20 2EX
- 37 53 Balfour Street, St. Helens, Merseyside WA10 4BG
- 38 2 Tancred Road, Anfield, Liverpool L4 0RT
- 42 30 Hannan Road, Liverpool L6 6DB
- 43 1 Barton Road, Liverpool L9 1AU
- 44 14 Hawthorne Road, Bootle, Merseyside L20 2DN
- 45 46 Herrick Street, Liverpool L13 2AQ
- 47 100 Salisbury Road, Wavertree, Liverpool L15 2HU
- 51 103 Strathcona Road, Liverpool L15 1EB
- 52 53 Warbreck Avenue, Liverpool L9 8DJ
- 54 22 Scorton Street, Liverpool L6 4AT
- 57 64 Calthorpe Street, Liverpool L19 1RF
- 58 113 Sunbeam Road, Liverpool L13 5XT
- 59 16 Hillside Avenue, Huyton, Liverpool L36 8DX
- 60 35 Albany Road, Kensington, Liverpool L7 8RQ
- 62 5 Ribble House, Ribble Road, Liverpool L25 5PT
- 64 41 Chepstow Street, Liverpool L4 3RE
- 67 8 Crocus Street, Liverpool L5 7RU
- 71 The Bungalow, 32–34 Wellington Road, Wallasey, CH45 2NG
- 72 10a Whitstone Road, Paignton, Devon TQ4 6EY
- 73 73 Victoria Road, Dartmouth, Devon TQ6 9RX
- 75 Flat 2, 12a The Walk, Launceston, Cornwall PL15 8BP
- 77 2 Fareham Cottages, Cattedown Road, Plymouth PL4 0PP
- 81 61 Cecil Street, Plymouth PL1 5HP
- 82 Flat 3, 27 Fore Street, Shaldon, Teignmouth, Devon TQ14 0DE
- 83 4 Mount Wise, Pikes Hill, Falmouth, Cornwall TR11 3JS
- 86 7 Insworke Crescent, Millbrook, Torpoint, Cornwall PL10 1EP
- 87 Victoria Villa, 4 Kernick Road, Penryn, Cornwall TR10 8NX
- 88 30 Holcombe Village, Holcombe, Dawlish, Devon EX7 0JR
- 89 Charwyn, Porcupine, Par, Cornwall PL24 2RP
- 93 267 Bowland Drive, Litherland, Liverpool L21 0JH
- 94 11 Florence Street, Liverpool L4 4JS



Description

A four bedroomed semi-detached house benefiting from partial double glazing, gardens to the front, side and rear and outbuildings. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation, resale or investment purposes. Please note this is a cash purchase only.

Situated

Fronting Aigburth Road (the A561) close to its junction with Mersey Road in a very popular and sought after residential location within close proximity to local amenities and transport links. Liverpool city centre is approximately 3.5 miles away.

Ground Floor

Hall, Three Reception Rooms, Kitchen

First Floor

Four Bedrooms, Bathroom, Separate WC

Outside

Gardens to the front, side and rear. Two brick outhouses.

EPC Rating

G

Council Tax Band

C

Note

Please note that the lease has approximately 46 years remaining and we have been advised by the vendor that it is possible to purchase the Freehold from Liverpool city council. The council have advised the approximate cost to purchase the above freehold is £95,500, with additional fees of payment of the city council surveyor's fees of 5% of the price, and the legal costs of 4% of the price. Please note that this is not a guaranteed figure. Interested parties are advised to make their own enquiries.



Joint Agent
Entwistle Green



LOT

2

15 Nimrod Street, Liverpool L4 4DU

GUIDE PRICE £30,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefitting from partial double glazing. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes. The property comes with the benefit of planning permission for a single storey rear extension. Planning Reference Number: 21PH/1150

Situated

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

Ground Floor

Living Room, Dining Room, Lean To Kitchen

First Floor

Two Bedrooms

Outside

Yard to the rear, Outbuilding

EPC Rating

F

Council Tax Band

A



LOT

3

70 Adlam Road, Aintree, Liverpool L10 1LQ

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A good sized three bed semi-detached house benefiting from double glazing, central heating, gardens to the front and rear and off-road parking. The property would be suitable for occupation, resale or investment purposes following a scheme of refurbishment works.

Situated

Off Longmoor Lane (A506) at its junction with Sherwood's Lane in an established and popular residential location within easy access to local amenities and Fazakerley train station. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, dining Room, Kitchen, Storeroom

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the Front and Rear. Driveway

EPC Rating

TBC

Council Tax Band

A



LOT

4

205 Kensington, Liverpool L7 2RF

GUIDE PRICE **£85,000+***

VACANT COMMERCIAL

Description

A three storey middle terraced mixed use property comprising a ground floor retail unit together with two floors of accommodation above, accessed via a separate front entrance. The property benefits from double glazing and roller shutters. The ground floor retail unit has traded as a hairdressers for over 20 years and will be sold with vacant possession. The property would be suitable for a number of uses, subject to any consents. The upper floors have been taken back to bare brick and would be suitable for conversion to provide a three bed self-contained flat.

Situated

Fronting Kensington High Street in a popular and well established residential location within walking distance to local amenities and approximately 1.5 miles from Liverpool city centre.

Cellar

Sutton Kersh have not inspected the cellar

Second Floor

Two Rooms

Ground Floor

Shop Main Sales Area, Kitchen, WC

Outside

Yard to Rear

EPC Rating

TBC

First Floor

Three Rooms, Shower/WC



LOT

5

29 Tiverton Street, Liverpool L15 4LR

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terrace property benefitting from double glazing and central heating. Following a scheme of refurbishment and modernisation, the property would be suitable for occupation, resale or investment purposes.

Situated

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

Ground Floor

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

First Floor

Three Bedrooms

Outside

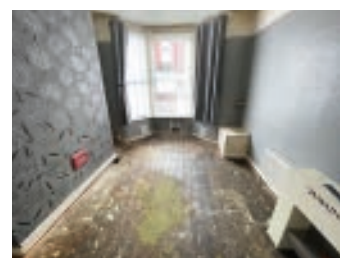
Yard to Rear

EPC Rating

TBC

Council Tax Band

A



LOT

6

3 Rycroft Road, Fazakerley, Liverpool L10 1LJ

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A three bedroom semi-detached house benefiting from double glazing, central heating, off road parking and front and rear gardens. Following cosmetic work and modernisation the property would be suitable for occupation or investment purposes. The potential rental income is approximately £9600 per annum. This property is suitable for cash buyers only.

Situated

Off Adlam Road which in turn is off Longmoor Lane (A506) in a popular and well established residential location close to local amenities, Aintree Hospital, and within walking distance to Fazakerley train station. Approximately 7 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen, WC

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom,
Separate WC

Outside

Front and Rear Gardens,
Driveway

EPC Rating

D



LOT

7

56 Morecambe Street, Liverpool L6 4AX

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle-terrace property benefitting from double glazing and central heating. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation, resale or investment purposes.

Situated

Off Rocky Lane in a popular and well-established residential area within close proximity to local amenities, Tuebrook shopping facilities, Newsham Park, schooling and transport links.

Ground Floor

Living Room/Dining Room,
Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

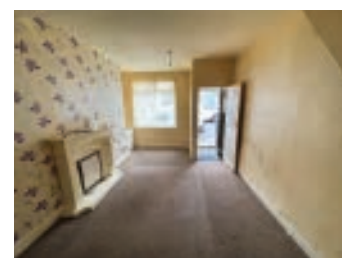
Yard to the rear

EPC Rating

C

Council Tax Band

A



LOT

8

36 City Road, Liverpool L4 5TE

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A two storey corner property comprising ground floor offices together with a first floor one × one bedroom flat with its own separate entrance. The property is freehold and is split over two titles and benefits from double glazing and central heating. The ground floor would be suitable for a number of uses, to include conversion to provide a one bed flat subject to any consents. The first floor flat is currently let on a 6 month Assured Shorthold Tenancy producing £4,800 per annum. Once fully let the potential income is approximately £12,000 per annum.

Situated

On the corner of City Road and Bardsay Road in a popular and well established residential location close to local amenities, Goodison Park and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

36 Kitchen, WC, three Rooms

Council Tax Band

A

First Floor

36A Flat Hall, WC, Lounge, Kitchen, one Bedroom

EPC Rating

36 C

36a D



LOT

9

35 Merlin Street, Liverpool L8 8HZ

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £7800 per annum.

Situated

Off Windsor Street in a popular and well-established residential location within walking distance to Princes Park and within close proximity to local amenities and schooling. Liverpool city centre is approximately 1.5 miles away.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

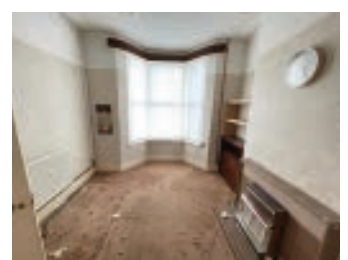
Rear Yard.

EPC Rating

D

Council Tax Band

A



LOT
10

4 Imrie Street, Liverpool L4 5RS

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £7200 annum.

Situated

Off Astor Street in a popular residential location, close to local amenities, County Road shopping, schooling and transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

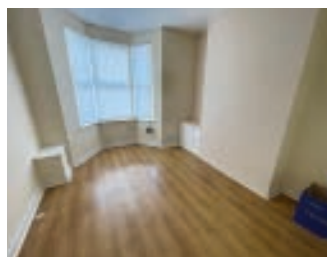
Yard to Rear.

EPC Rating

D

Council Tax Band

A



LOT
11

32 Waterdale Crescent, St. Helens, Merseyside WA9 3PD

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end of terraced property benefiting from double glazing and electric heating. The property has been recently renovated and is in good order throughout. Its ready for immediate occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

Situated

Off Robbins Lane in a popular and well established residential location close to local amenities, schooling and transport links. St Helens town centre is approximately 2.5 miles away.

Ground Floor

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

Note

Please note there will be an 8 week completion on this property.

First Floor

Two Bedrooms

Outside

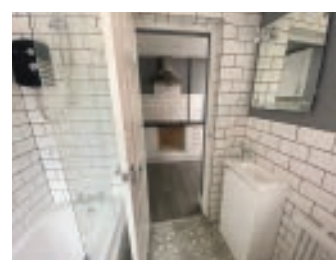
Yard to the rear

EPC Rating

F (EPC carried out prior to the property being refurbished and a new EPC has been instructed)

Council Tax Band

A



LOT
12

113 Townsend Avenue, Norris Green, Liverpool L11 8NB

GUIDE PRICE £90,000+*

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, driveway, gardens front and rear and lean to garage. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes. There is also potential to extend the property, subject to gaining the necessary consents.

Situated

Fronting Townsend Avenue close to its junction with Utting Avenue East in a popular residential location within walking distance to Broadway Shopping and within close proximity to schooling and Liverpool Football Club. Approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room,
Kitchen

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom,
Separate WC

Outside

Gardens to the front and rear,
Driveway, Lean to Garage

EPC Rating

E



The No. 1 option



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

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

Regards

Gareth



Description

A substantial three storey Grade II listed end town house comprising six self-contained flats (four × one and two × two bed) benefiting from double glazing and central heating. The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income of £31,080 per annum. There is potential to increase the rental income, and to also provide a further flat in the basement, subject to any consents.

Situated

Off Belvidere Road in a popular and well-established location within close proximity to local shopping amenities, Princes and Sefton Park, schooling and transport links. Approximately 2.5 miles from Liverpool city centre and less than 2 miles from The Baltic Triangle.

Ground Floor

Main Entrance Hallway
Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC.
Flat 2 Open Plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

First Floor

Flat 3 Open Plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.
Flat 4 Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Second Floor

Flat 5 Lounge, Kitchen, Bedroom, Bathroom/WC.
Flat 6 – Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Outside

Front garden, yard to rear

EPC Rating

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

Council Tax Band

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

LOT

14

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

21 Elderdale Road, Liverpool L4 2ST

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

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

Situated

Between Priory Road and Lynholme Road in an established location within close proximity to Liverpool Football club and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A



LOT

15

85a Cog Lane, Burnley, Lancashire BB11 5BG

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom terraced property benefitting from double glazing and central heating. The property is currently tenanted on an Assured Shorthold Tenancy Agreement producing £5,040 per annum.

Situated

Fronting Cog Lane which is off Accrington Road in a popular and well established residential location close to local amenities, schooling and Hargher Clough Park. Approximately 1.5 miles from Burnley town centre.

Ground Floor

Vestibule, Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT

16

113 Rocky Lane, Anfield, Liverpool L6 4BB

GUIDE PRICE **£70,000+***

MIXED USE

Description

A three storey plus basement mid terraced property comprising ground floor retail unit with ancillary accommodation above benefitting from double glazing. This property benefits from planning permission (granted in May 2022 and valid for 3 years) to convert the two upper floors into two x spacious one bed flats (planning reference 22PO/0798) Please copy and paste the following link to view further images/video – <https://bit.ly/113RockyLane>

Situated

Fronting Rocky Lane on the corner of Rossett Street in an established location close to Tuebrook amenities, Newsham Park, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Lower Ground Floor

Basement – Not inspected

Outside

Yard to rear.

Ground Floor

Retail Shop Area, Kitchen

EPC Rating

G

First Floor

Hall, Three Rooms, Two WCs.

Second Floor

Two Rooms.



LOT

17

ON BEHALF OF JOINT ADMINISTRATORS

18 Rock Park, Birkenhead, Merseyside CH42 1PJ

GUIDE PRICE **£100,000+***

DEVELOPMENT OPPORTUNITIES

Description

A substantial Georgian Style Grade II detached property set back in its own grounds with views over the estuary and within a designated conservation area. The premises are in poor condition and have suffered from severe fire damage throughout and would be suitable for a variety of uses. The property comes with the benefit of planning permission for restoration of the existing building and conversion into six x two bed roomed flats. Planning Ref: APP/20/01322

Situated

The property forms part of a Private Residential Estate situated on the west bank of the River Mersey. It is approximately 2.5 miles away.

Basement

Various Rooms

Note

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

Ground Floor

Various Rooms

First Floor

Various Rooms

Outside

Front & Rear Gardens and Parking for approximately 9-10 cars.



SOLD PRIOR

LOT
18

23 Dewsbury Road, Liverpool L4 2XE

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes.

Situated

Off Priory Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Through Lounge/Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

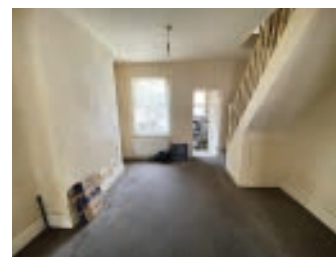
Yard To Rear.

EPC Rating

D

Council Tax Band

A



LOT
19

13 Audley Street, Crewe CW1 4BT

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefiting from double glazing. The property requires refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes. Please note the garage is not included in the sale and interested parties are advised to refer to the title plan within the legal pack.

Situated

Off Middlewich Street (the B5076) in a popular and well established residential location close to local amenities and transport links. Crewe town centre is approximately 0.5 miles away.

Ground Floor

Entrance Hall, Through Living Room/Dining Room, Kitchen, Garden Room

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Garden

EPC Rating

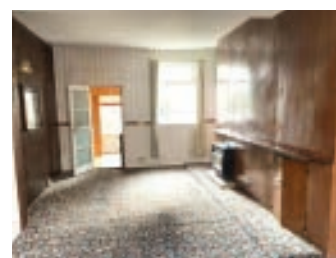
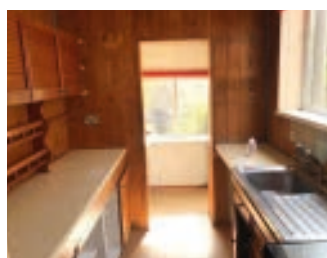
F

Note

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

Council Tax Band

A



LOT
20

199 Nottingham Road, Somercotes, Alfreton, Derbyshire DE55 4JG

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end of terraced house benefiting from double glazing, central heating and off road parking. The property has recently been refurbished and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £9,000 per annum.

Situated

Fronting Nottingham Road close to its junction with Victoria Street in a popular and well established residential location close to local amenities and transport links.

Ground Floor

Hall, Lounge, Open Plan Kitchen/Diner, Rear Porch

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Yard and Off Street Parking

EPC Rating

E (however please note the property has since been refurbished).

Council Tax Band

A



LOT
21

Apt 805, The Tower, 19 Plaza Boulevard, Liverpool L8 5AD

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A studio 8th floor modern city centre apartment which is currently let by way of an Assured Shorthold Tenancy at a rental of £6,300 per annum. The property benefits from double glazing, electric heating, lift, secure entry system with on-site security and maintenance as well as a communal lounge area and gym access for residents.

Situated

Off Stanhope Street in a popular and well established residential location within Liverpool city centre close to local amenities, universities, amenities and transport links.

Ground Floor

Main Entrance Hallway, Communal Lounge.

8th Floor

Apartment Open Plan Lounge/ Kitchen/Bedroom, Shower Room/WC, Storage Cupboard

EPC Rating

B

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

Council Tax Band

A

SOLD PRIOR



LOT
22

21 Hall Lane, Walton, Liverpool L9 0EU

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

An end of terrace property converted to provide two × one bedroomed self-contained flats benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes. The potential annual rental income being in excess of £11,500. There is also potential for the property to be converted back to a single dwelling, subject to the necessary consents. Following which the property would be suitable for occupation or re-sale.

Situated

Off Longmoor Lane within easy access to Walton Vale Amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

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

Council Tax Band

Flat 1 A. Flat 2 A

First Floor

Flat 2 Lounge, Kitchen,
Bedroom, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

Flat 1 D. Flat 2 D



LOT
23

20 Hampden Road, Birkenhead, Merseyside CH42 5LH

GUIDE PRICE **£245,000+***

RESIDENTIAL INVESTMENT

Description

A six bedroom HMO investment opportunity currently producing £33,300 per annum. The property comprises six letting rooms each with their own ensuite shower room/WC and benefitting from double glazing and central heating. The property is fully HMO compliant and is in good condition and would make a great investment opportunity which is fully let and currently producing £33,300 per annum.

Situated

Off Church Road near St Catherine's Hospital in the popular and well-established residential area of Tranmere in Birkenhead close to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Lower Ground Floor

Communal Kitchen/Dining
Room

Outside

Yard to Rear

Ground Floor

Main Entrance Hall, 3 Letting
Rooms (each with an ensuite
shower room/WC)

EPC Rating

D

Council Tax Band

A

First Floor

Three Letting Rooms (each with
an ensuite shower room/WC)



LOT
24

22 Ulster Road, Old Swan, Liverpool L13 5SS

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced property benefitting from double glazing and central heating and will be sold part furnished to include the couch, the wardrobes and beds and white goods in the kitchen. The property is in very good condition throughout and suitable for immediate occupation or investment purposes. The potential rental income is approximately £6,900 per annum.

Situated

Off Prescott Road (A57) in a popular and well established residential location within walking distance to Old Swan Shopping amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Through Living Room/Dining Room, Kitchen,

Joint Agent

Entwistle Green



First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
25

171 Reindeer Road, Fazeley, Tamworth, Staffordshire B78 3SR

GUIDE PRICE **£170,000+***

VACANT RESIDENTIAL

Description

An extended four bedroomed semi-detached house benefiting from double glazing, central heating, gardens and a driveway. Following a scheme of refurbishment and modernisation, the property would be suitable for occupation, resale or investment purposes. Suitable for cash buyer's only.

Situated

In a cul-de-sac location off Deer Park Road and accessed via Lichfield Street within close proximity to local amenities, transport links and schooling. Approximately 2.5 miles from Tamworth town centre.

Ground Floor

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

Note

Sutton Kersh have not inspected the property internally and interested parties should rely on their own enquiries. Please note the property is a cash buy only as there are approximately 46 years left remaining on the lease.

First Floor

Four Bedrooms, Bathroom/WC.

Outside

Driveway, Front and Rear Gardens.

EPC Rating

D

Council Tax Band

C



LOT
26

34 Andrew Street, Liverpool L4 4DT

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid terraced property benefitting from double glazing and central heating. The property is in need of repair and modernisation and once refurbished would be suitable for resale or investment purposes.

Situated

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

Cellar

Not internally inspected by Sutton Kersh.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen (no fittings), Bathroom/WC

First Floor

Two Bedrooms

Second Floor

One further Bedroom

Outside

Yard to the rear

SOLD PRIOR



Legal packs

Legal packs are available to download via the website www.suttonkersh.co.uk and will only be available prior to the auction. They will not be available once the auction has started.

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

suttonkersh.co.uk





Description

A pair of double fronted semi-detached houses benefiting from double glazing, electric heating, newly fitted kitchen and bathrooms and in excellent condition ready for immediate occupation or investment purposes. They are suitable for occupation to provide excellent family accommodation or alternatively they could be let out as four separate units. They will be sold fully furnished and an internal viewing is strongly recommended.

Situated

Fronting Deysbrook Lane in the Heart of West Derby Village in a popular and sought after residential location just off Town Row. Liverpool city centre is approximately 5 miles away.

**49 Deysbrook Lane
Ground Floor**

Hall, Open Plan Lounge/Kitchen, Two Rooms, Bathroom/WC

First Floor

Two Rooms, Kitchen, Bathroom/WC

Outside

Garden to rear, Shed and shared parking to the front.

GUIDE PRICE £150,000 plus*

**51 Deysbrook Lane
Ground Floor**

Hallway, Open Plan Lounge/Kitchen, bathroom/WC, two Rooms

First Floor

Three Rooms, Kitchen, Bathroom/WC

Outside

Rear Courtyard. Shared parking to the front.

GUIDE PRICE £150,000 plus*



Outside

Shared parking to the front (unless sold separately).

EPC Rating

49 E. 51 E

Council Tax Band

49 A. 51 C



LOT
28

43 Stockbridge Street, Liverpool L5 6PA

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid-terrace property benefitting from double glazing and central heating. The property is in good condition throughout and currently let by way of an Assured Shorthold Tenancy producing a rental income of £6600 per annum.

Situated

Off Breckfield Road North in a popular and well established residential location close to local amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Living Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

Yard to Rear

EPC Rating

D

Council Tax Band

A



LOT
29

30 County Road, Walton, Liverpool L4 3QH

GUIDE PRICE **£125,000+***

MIXED USE

Description

A substantial three storey mixed use corner property comprising a ground floor retail unit together with two floors of accommodation above accessed via a separate side entrance. The shop would be suitable for a number of uses and benefits from A5 use. The first/second floor would be suitable for residential conversion and benefits from lapsed planning to convert to provide four x one bed self-contained flats. Purchasers should rely on their own enquires. Planning Ref No: Once converted the potential rental income would be approximately £30,000 per annum.

Situated

The premises are prominently situated fronting County Road on the corner of Wilmslow Road approximately 3 miles from Liverpool city centre. County Road itself is a well-established neighbourhood shopping district and main arterial route leading to Liverpool city centre and Queens Drive (A5058).

Cellar

Sutton Kersh have not internally inspected the cellar.

First Floor

Two Rooms, Kitchen, Bathroom/WC

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen WC

Second Floor

Two Rooms, Kitchen, Bathroom/WC

Outside

Yard to the rear



LOT
30

Flat 55 Willow Rise, Roughwood Drive, Liverpool L33 8WZ

GUIDE PRICE **£35,000+***

RESIDENTIAL INVESTMENT

Description

A tenth floor two bedroom duplex apartment benefiting from double glazing, electric heating, two balconies and a secure intercom system. There is a lift service to all floors and a gym on the ground floor. The property is currently let by way of Assured Shorthold Tenancy producing a rental income of £6,000 per annum.

Situated

Off Old Rough and within walking distance to Kirby town centre, local amenities and schooling. Approximately 10 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Lift Access

Council Tax Band

A

10th Floor

Flat Open plan Lounge/Kitchen/Diner with Balcony access, WC.

Note

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

11th Floor

Flat Hall, Main Bedroom, second Bedroom with Balcony Access, Bathroom/WC.

EPC Rating

C



LOT
31

Flat 51 Beech Rise, Roughwood Drive, Liverpool L33 8WY

GUIDE PRICE **£30,000+***

RESIDENTIAL INVESTMENT

Description

A ninth floor two bedroom apartment benefiting from double glazing, electric heating, balcony, secure intercom system and lift access. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,460 per annum.

Situated

Fronting Roughwood Drive in a popular residential location ideally located with easy access to the plentiful amenities of Kirkby town centre, schooling, excellent transport links with bus, train and motorway access to be found within close proximity and approximately 10 miles from Liverpool city centre.

Ground Floor

Main Entrance hallway.

Note

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

9th Floor

Flat Hall, Open Plan Lounge/Kitchen/Diner with balcony access, two Bedrooms, Bathroom/WC.

EPC Rating

C

Council Tax Band

A



LOT
32

39 Rector Road, Liverpool L6 0BY

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,716.00 per annum.

Situated

Off Townsend Lane in a popular location close to local amenities, Liverpool Football Club, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Lounge/Dining Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms, Shower room/WC

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT
33

76 Hale Road, Walton, Liverpool L4 3RW

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced property currently let producing £5,400 per annum. The property benefits from double glazing and central heating.

Situated

Fronting Hale Road at its junction with Carisbrook Road in a popular and well established residential location within close proximity to local amenities. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to Rear

EPC Rating

D

Council Tax Band

A

Joint Agent

Entwistle Green



LOT
34

14 Curate Road, Liverpool L6 0BZ

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,738.50 per annum.

Situated

Off Townsend Lane in a popular and well-established residential location within easy reach of local amenities, schooling Liverpool Football club and approximately 3 miles from Liverpool city centre.

Ground Floor

Lounge, Dining Room/Kitchen, Bathroom/WC.

Joint Agent

Entwistle Green



First Floor

Two Bedrooms.

Outside

Yard to Rear.

EPC Rating

TBC

Council Tax Band

A



LOT
35

77 Hale Road, Walton, Liverpool L4 3RL

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A three/four bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,385.60 per annum.

Situated

Fronting Hale Road at its junction with Carisbrook Road in a popular and well established residential location within close proximity to local amenities. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms, Box Room, Bathroom/WC

Outside

Yard to Rear

EPC Rating

D

Council Tax Band

A



LOT
36

8 Ursula Street, Bootle, Merseyside L20 2EX

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A good sized four bedroomed end of terraced property benefitting from central heating and two bathrooms. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Off Hawthorne Road in an established and popular residential location within easy reach of local amenities, Universities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule, Hallway, Through Living Room, Kitchen, Shower Room/WC

First Floor

Four Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT
37

53 Balfour Street, St. Helens, Merseyside WA10 4BG

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

Situated

Off Constance Street which is in turn off Dunriding Lane in a popular and well established residential location close to local amenities and transport links and St Helens town centre is approximately 1 mile away.

Ground Floor

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

First Floor

Two Bedrooms

Outside

Yard to the rear.

EPC Rating

E

Council Tax Band

A

Joint Agent

Entwistle Green



LOT
38

2 Tancred Road, Anfield, Liverpool L4 0RT

GUIDE PRICE **£200,000+***

VACANT RESIDENTIAL

Description

A substantial three storey double fronted end of terrace house converted to provide a fully licensed six bedroom HMO benefiting from double glazing and central heating. The property is in good order and will be sold fully furnished, including white goods ready for immediate occupation. When fully let the potential rental income would be approximately £30,000 per annum. We are advised by the vendor that the property has previously been used as short stay accommodation such as Airbnb with it being within walking distance to Liverpool Football Club. There is potential to achieve in excess of £200 per annum if let using this rental model.

Situated

Off Anfield Road in a popular location close to local amenities, schooling, a stone's throw from Liverpool Football Club and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Communal Lounge/
Kitchen/Diner, 1 Letting room.

Second Floor

Three Letting rooms, Shower
room/WC.

First Floor

Two Lettings rooms one with
En-suite shower/WC, Bathroom/
WC

Outside

Yard to the rear.

EPC Rating

E



SOLD PRIOR

LOT
39

69a Whitney Road, Liverpool L25 5LT

GUIDE PRICE **£67,500+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed top floor flat benefitting from double glazing and central heating. The property is in good order and is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £6,600 per annum.

Situated

Off Halewood Drive which in turn is off Halewood Road in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 7 miles from Liverpool city centre.

Ground Floor

Entrance Hall

First Floor

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

EPC Rating

E



SOLD PRIOR



LOT
40

Apartment 402 Ropemaker Place, 93 Renshaw Street, L1 2SP

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroom apartment situated on the fourth floor benefitting from double glazing, electric heating, lift access and a secure entrance. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £9,120.00 per annum.

Situated

On the corner of Renshaw Street (A5038) in Liverpool city centre within close proximity to all local amenities including shops, bars and restaurants. Transport links are also a short distance away.

Ground Floor

Entrance Hall with lift access.

Note

Sutton Kersh have not inspected the property internally.

Fourth Floor

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

EPC Rating

C

Council Tax Band

B



LOT
41

Apartment 403 Ropemaker Place, 93 Renshaw Street, L1 2SP

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroom apartment situated on the fourth floor benefitting from double glazing, electric heating, lift access and a secure entrance. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £9,300 per annum.

Situated

On the corner of Renshaw Street (A5038) in Liverpool city centre within close proximity to all local amenities including shops, bars and restaurants. Transport links are also a short distance away.

Ground Floor

Entrance Hall with lift access.

Note

Sutton Kersh have not inspected the property internally.

Fourth Floor

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

EPC Rating

B

Council Tax Band

B



LOT
42

30 Hannan Road, Liverpool L6 6DB

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bed middle terraced house benefiting from central heating and partial double glazing. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes.

Situated

Off Molyneux Road and Kensington High Street in a popular location within easy reach of local amenities, schooling, transport links and approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard To Rear.

EPC Rating

TBC

Council Tax Band

A



LOT
43

1 Barton Road, Liverpool L9 1AU

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three-storey plus cellar mid-town house comprising a six/ seven bedroomed fully compliant HMO investment opportunity with a 5 year Licence and a potential rental income when fully let of approximately £28,000 per annum. The property benefits from double glazing, central heating, off road parking, rear garden and would be suitable for immediate investment purposes.

Situated

Off Wellfield Road, which in turn is off Rice Lane (A59) in a popular and well-established residential location within close proximity to Walton Vale amenities, Rice Lane and Walton Train station, transport links and approximately 4 miles from Liverpool city centre.

Basement

Cellar

Second Floor

Two Letting rooms, two Storage
Cupboards.

Ground Floor

Porch, Hallway, two Letting
Rooms, communal Dining Room,
Kitchen, Shower room/WC.

Outside

Driveway, Rear Garden.

First Floor

Lounge, three Lettings rooms,
Bathroom/WC, Store Cupboard.

EPC Rating

D

Council Tax Band

B



Joint Agent

Entwistle Green



LOT
44

14 Hawthorne Road, Bootle, Merseyside L20 2DN

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three storey middle terraced property converted to provide three self-contained flats (one × two bed roomed and two × one bed roomed) The property benefits from double glazing and central heating and has undergone a scheme of refurbishment and following further minor works suitable for investment purposes. When fully let the potential rental income is excess of £17,400 per annum.

Situated

Fronting Hawthorne Road at its junction with Westminster Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

Ground Floor

Flat 1 Vestibule, Kitchen/Diner, Lounge, Bedroom, Bathroom/WC (no fittings).

First Floor (Accessed via separate front entrance)

Flat 2 Vestibule, Lounge, two Bedrooms, Shower Room/WC, Kitchen.

Second Floor (Accessed via separate front entrance)

Flat 3 Open Plan Lounge/Kitchen, Bedroom with en-suite Shower Room/WC

Outside

Rear Yard – access from rear alleyway.

EPC Rating

Flat 1 E Flat 2 D Flat 3 D

Council Tax Band

A



LOT
45

46 Herrick Street, Liverpool L13 2AQ

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Prescott Road (A57) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms

Outside

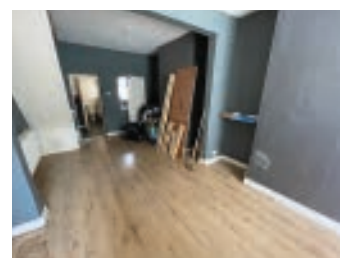
Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
46

250 County Road, Walton, Liverpool L4 5PW

GUIDE PRICE **£85,000+***

MIXED USE

Description

A three storey mixed use middle terraced property comprising a ground floor retail unit together with four bedsits above. The property would be suitable for a number of uses, subject to any consents. Following a full upgrade and scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income when fully let is approximately £25,000 per annum.

Situated

Fronting County Road on a busy main road position within walking distance to Liverpool and Everton Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room, Store Room, WC, Kitchen.

Outside

Covered yard to rear

First Floor

Living Room/Bedroom/Shower Room/WC, Kitchen. Living Room/Bedroom/Shower Room/WC, Kitchen.

EPC Rating

TBC

Second Floor

Living Room/Bedroom/Shower Room/WC, Kitchen. Living Room/Bedroom/Shower Room/WC, Kitchen.



LOT
47

100 Salisbury Road, Wavertree, Liverpool L15 2HU

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A five bedroom HMO investment opportunity with a potential rental income of approximately £25,000 per annum. The property comprises a three storey semi-detached house benefiting from double glazing and central heating. The property is fully HMO compliant and will be vacant on completion, however, has until recently been let to 5 students which are due to vacate in July. The property is in reasonable condition throughout.

Situated

Off Smithdown Road in a popular and well established residential location close to local amenities, Sefton Park, Schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Communal Lounge, Kitchen/Diner, one Letting Room

EPC Rating

D

First Floor

Four Letting rooms, Shower room/WC

Council Tax Band

B

Second Floor

Bathroom/WC

Outside

Rear yard.



LOT
48

ON BEHALF OF RECEIVERS

Apt 3, Redcliffe, 32–34 Wellington Road, Wallasey, CH45 2NG

GUIDE PRICE **£110,000+***

RESIDENTIAL INVESTMENT

Description

A well-presented two bedroomed first floor duplex apartment within the stunning Grade II listed Redcliffe development, dating back to 1845. The property benefits from double glazing, central heating and communal gardens with stunning views over the promenade. We are advised that the property is occupied however, we do not have access to any details regarding the tenancy agreement or rental income.

Situated

In the popular New Brighton seaside resort overlooking the promenade with stunning sea views, approximately 1.5 miles from Wallasey town centre and within easy proximity to local amenities, Shopping and transport links to include New Brighton train station.

Ground Floor

Communal Entrance.
Flat Hall, Stairway to First Floor.

Outside

Communal Gardens and parking.

EPC Rating

C

First Floor

Landing, Kitchen/Diner with integrated appliances, Master Bedroom with En-suite Shower room, Second Bedroom, Main family Bathroom/WC with walk in shower, Separate WC.



SOLD PRIOR



LOT
49

ON BEHALF OF JOINT ADMINISTRATORS

Apt 5a, Redcliffe, 32–34 Wellington Road, Wallasey, CH45 2NG

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A well-presented one bedroom first floor apartment within the stunning Grade II listed Redcliffe development, dating back to 1845. The property benefits from double glazing, central heating and communal gardens with stunning views over the Promenade. We are advised that the property is occupied however, we do not have access to any details regarding the tenancy agreement or rental income.

Situated

In the popular New Brighton seaside resort overlooking the promenade with stunning sea views, approximately 1.5 miles from Wallasey town centre and within easy proximity to local amenities, Shopping and transport links to include New Brighton train station.

Ground Floor

Communal Entrance.
Flat Hall, Stairway to First Floor.

First Floor

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

Outside

Communal Gardens and parking.

EPC Rating

D



SOLD PRIOR



LOT
50

Car Park Spaces 3 & 4, City Gate, Oldham Street, Liverpool L1 2SU

GUIDE PRICE **£15,000+***

LAND

Description

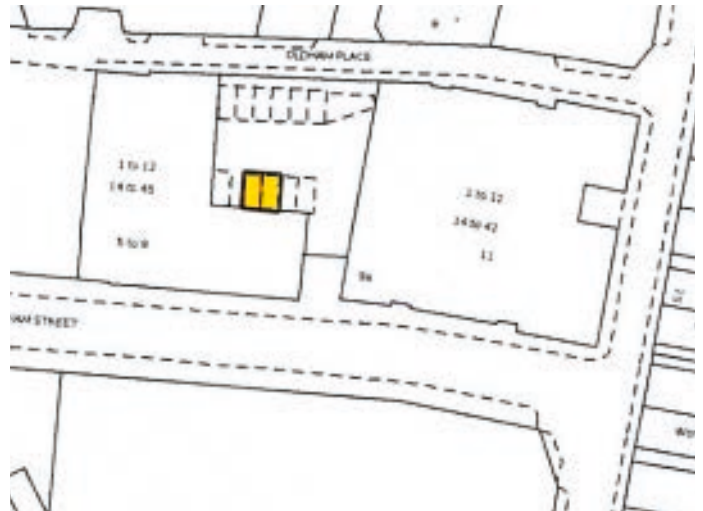
Two car park spaces known as parking spaces 3 & 4. The parking spaces are secured via closing gates accessed with a fob, are well lit and located behind the City Gate Development. These spaces are perfect for long term investments with potential rental incomes of approximately £1,500 per annum each.

Situated

On Oldham Street which is in turn off Roscoe Street in Liverpool city centre. These spaces are within close proximity to both The University of Liverpool and John Moores University and within walking distance to local amenities and transport links.

Note

All potential purchasers should refer to the Title Plans within the legal pack for the specific location of the parking spaces.



LOT
51

103 Strathcona Road, Liverpool L15 1EB

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house benefitting from double glazing and central heating. The property is suitable for immediate investment purposes with a potential rental income of approximately £6,000.00 per annum.

Situated

Off Picton Road, in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Through Lounge/
Dining Room, Kitchen.

Joint Agent

Select Homes



First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard To Rear.

EPC Rating

C

Council Tax Band

A



LOT
52

53 Warbreck Avenue, Liverpool L9 8DJ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A double fronted two bedroomed extended end of terrace house benefiting from DG and CH. the property could be converted to a three bedroom, subject to the necessary consents. Following modernisation it would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

Situated

Off Walton Road in a popular and well established residential location, close to local amenities and schools. Approximately 2.5 miles from Liverpool city centre.

Ground Floor

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

Bathroom, WC

First Floor

Two Bedrooms

EPC Rating

E

SOLD PRIOR



LOT
53

52 Pickwick Street, Liverpool L8 5TW

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A HMO investment opportunity producing £15,600 per annum. A three/four bedroomed middle terraced house currently let to 4 individuals producing a total rental income of £15,600. The property is in good order throughout, fully HMO compliant and benefits from double glazing and central heating. The vendor also advises us that the tenants are wanting to renew for 2023.

Situated

Off Windsor Street in a popular and well-established location within close proximity to local shopping amenities, schooling and transport links. Approximately 1.5 miles from Liverpool city centre and within walking distance to the Baltic Triangle.

Ground Floor

Main Entrance Hallway, one Letting room, Communal Lounge, Kitchen, Bathroom/WC.

Council Tax Band

A

Note

We are advised a certificate of lawfulness has now been granted and a copy will be included in the legal pack.

First Floor

Three Letting rooms.

Outside

Yard to Rear

EPC Rating

D



LOT
54

22 Scorton Street, Liverpool L6 4AT

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £7200 per annum.

Situated

Off Rocky Lane and Lower Breck Road in a popular and well-established location within close proximity to local amenities, Tuebrook shopping facilities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms.

Outside

Yard To Rear.

EPC Rating

D

Council Tax Band

A



LOT
55

57 Hinton Street, Fairfield, Liverpool L6 3AP

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,940 per annum.

Situated

Off Ottley Street which in turn is off Sheil Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Living Room/Dining
Room, Kitchen/Diner

First Floor

Two Bedrooms, Bathroom/WC

Outside

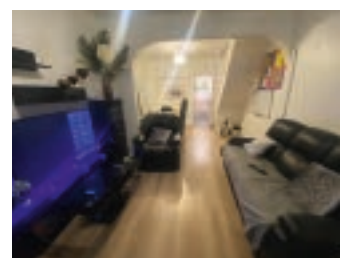
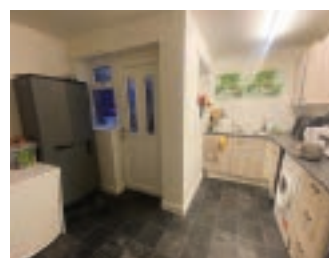
Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
56

Apt 301, The Tower, 19 Plaza Boulevard, Liverpool L8 5AB

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A studio third floor modern city centre apartment which is currently let by way of an Assured Shorthold Tenancy at a rental of £6,300 per annum. The property benefits from views across the city centre, double glazing, electric heating, Lift, secure entry system with onsite security and maintenance as well as a communal lounge area and gym access for residents.

Situated

Off Stanhope Street in a popular and well established residential location within Liverpool city centre close to local amenities, Universities, amenities and transport links.

Ground Floor

Main Entrance Hallway,
Communal Lounge.

Note

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

Third Floor

Apartment Open Plan Lounge/
Kitchen/Bedroom, Shower
Room/WC, Storage Cupboard

Council Tax Band

A

EPC Rating

B



LOT
57

64 Calthorpe Street, Liverpool L19 1RF

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from partial double glazing and central heating. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation, re-sale or investment purposes.

Situated

Between Garston Old Road and Duncombe Road South in a popular and well-established location within close proximity to local amenities, Garston Village, schooling and transport links. Approximately 5.5 miles from Liverpool city centre.

Ground Floor

Hallway, Lounge, Dining Room,
Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Rear Yard.

EPC Rating

D

Council Tax Band

A



LOT
58

113 Sunbeam Road, Liverpool L13 5XT

GUIDE PRICE £65,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following a full upgrade and scheme of refurbishment works, the property would be suitable for resale, occupation or investment purposes.

Situated

Off Prescott Road in a popular and well-established residential location within walking distance to Old Swan amenities and transport links. Approximately 2 miles from Liverpool city centre.

Ground Floor

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

Joint Agent

Entwistle Green



First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

C

Council Tax Band

A



LOT
59

16 Hillside Avenue, Huyton, Liverpool L36 8DX

GUIDE PRICE £65,000+*

VACANT RESIDENTIAL

Description

A modern three bedroom town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following decoration and a scheme of refurbishment works, the property would be suitable for occupation or investment purposes. The potential rental income is approximately £7800 per annum.

Situated

Off Woolfall Heath Avenue in a popular and well establish residential location close to local amenities, schooling and transport links. Approximately 8 miles from Liverpool city centre.

Ground Floor

Hallway, Lounge/diner, Kitchen, WC

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens, Driveway

EPC Rating

C



LOT
60

35 Albany Road, Kensington, Liverpool L7 8RQ

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Kensington High Street (A57) in a popular and well established residential location close to local amenities, Jubilee Sports Bank Leisure Centre and transport links. Approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

Joint Agent

Entwistle Green



First Floor

Two Bedrooms, Shower room/WC

Outside

Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
61

Land to the rear of St Peters Church, 7 High Park Street L8 8DY

GUIDE PRICE **£65,000+***

LAND

Description

A vacant plot of freehold land with development potential. The vendor has submitted outline planning permission for the development of nine x self-contained flats (two x one bedroomed, four x two bedroomed and three x three bedroomed) together with car parking. Outline Planning Ref No: 21O/2274. The land has lapsed planning for the erection of 12 x apartments, Planning Ref No: 12F/2781 and 08F/2865

Situated

Off Park Road (the A561) in a popular and well established residential location within close proximity to local amenities, transport links and Princes Park. Liverpool city centre is approximately 1 mile away.



LOT
62

5 Ribble House, Ribble Road, Liverpool L25 5PT

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A purpose built two bedroomed ground floor flat benefitting from double glazing, central heating and communal gardens and a secure intercom system. The property would be suitable for occupation or investment purposes. The potential rental income is approximately £8100 per annum.

Situated

Off Halewood Road in a popular and well established residential location close to local amenities, Gateacre and Woolton Village and transport links. Liverpool city centre is approximately 5.5 miles away.

Ground Floor

Communal Hallway

Ground Floor

Flat Hallway, Lounge, Kitchen, two Bedrooms, Bathroom/WC, Shower Room,

Outside

Communal Gardens and parking

EPC Rating

C

Council Tax Band

A



LOT
63

46 Stuart Road, Walton, Liverpool L4 5QU

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is let to a long standing tenant of approximately 8 years and produces a rental income of £5,820 per annum.

Situated

Off Breeze Hill (the A5058) in a popular and well established residential location within close proximity to local amenities, Schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

E

Council Tax Band

A



LOT
64

41 Chepstow Street, Liverpool L4 3RE

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroom terraced property benefitting from double glazing. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

Situated

Off County Road in a popular residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Through Living room/
Dining room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

G

Council Tax Band

A



LOT
65

130/130a Boaler Street, Liverpool L6 6AD

GUIDE PRICE **£80,000+***

MIXED USE

Description

A two-storey plus basement mixed use corner property comprising a ground floor retail unit which was until recently trading as a takeaway together with a three bedroomed dwelling benefitting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes with the potential rental income when fully let being approximately £10,800 per annum. We have been advised by the vendor that a new Ideal Boiler was installed at the property in May 2022.

Situated

Fronting Boaler Street and on the corner of Cambria Street North in a popular and well-established location close to local amenities and schooling. Approximately 2 miles from Liverpool city centre.

Basement

Cellar

Outside

Yard to the rear

Ground Floor

Shop Takeaway area and access to the basement

House Kitchen, 2 Reception Rooms.

EPC Rating

130 TBC 130A C

Council Tax Band

A

First Floor

Three Bedrooms, Shower room/
WC.



LOT
66

99a Webster Road, Liverpool L7 4LG

GUIDE PRICE **£60,000+***

VACANT COMMERCIAL

Description

A freehold two storey commercial warehouse suitable for a number of uses to include a gymnasium, a fitness studio or residential re-development, subject to the relevant consents. The property is in need of a full scheme of refurbishment works. We are advised by the vendor that all main services are available however potential purchasers should make their own enquiries.

Situated

Off Smithdown Road (A562) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

One Large Room Warehouse/
Workshop

First Floor

WC, one large Room, two middle
Rooms with roof lights.

EPC Rating

F



LOT
67

8 Crocus Street, Liverpool L5 7RU

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A vacant three bedroomed middle terrace property which has had a full upgrade and refurbishment scheme however does require further remedial works. The property would be suitable for investment purposes with a potential income of approximately £7,200 per annum. The property will be suitable for cash buyers only.

Situated

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

Ground Floor

Hall, Living Room, Open Plan
Kitchen/Dining Room,
Shower Room/WC

Council Tax Band

A

First Floor

Three Bedrooms,
Shower Room/WC

Outside

Rear Yard.

EPC Rating

C



LOT
68

ON BEHALF OF JOINT ADMINISTRATORS

69–71 Stafford Street, Stoke-on-Trent ST1 1LW

GUIDE PRICE **£225,000+***

COMMERCIAL INVESTMENT

Description

A commercial investment currently producing £82,000 per annum and suitable for a variety of alternative uses subject to the necessary planning consents. The property is occupied by NHS Health and Wellbeing centre however they have exercised a break in their lease on 31st July 2022. Arranged over 4 floors the ground and first floors comprise offices with ancillary accommodation to the basement and second floor. The property does require upgrading.

Situated

Within a busy commercial and retail centre fronting Stafford Street, close to many local and national traders.

Basement

275sqm

Ground Floor

427sqm

First Floor

430sqm

Second Floor

268sqm

Tenancies

The property is let to NHS Property Services from 17th June 2020 for a term of 10 years at a rent of £82,000 per annum. The tenant has exercised the break clause in their lease on 31st July 2022.

EPC Rating

E



LOT
69

ON BEHALF OF JOINT ADMINISTRATORS

Former Bingo Hall/Cinema, 446 Park Road, Liverpool L8 9RF

GUIDE PRICE **£75,000+***

VACANT COMMERCIAL

Description

A substantial Freehold leisure building formerly used as a cinema and bingo hall which would be suitable for a number of uses, subject to any necessary planning consents. The total internal area being approximately 13,543 sq ft. Please note the premises are presently being used as a storage. We are unable to provide details in respect of the tenant and we have not had sight of any lease. The telecom masts and advertising hoarding have been sold off separately. They are not included in the sale. We understand VAT is applicable at the rate of 20% on the purchase price.

Situated

On the corner of Park Road and Dingwall Street in a prominent corner position approximately two miles from Liverpool city centre. Nearby occupiers include Tesco Superstore, Co-Op and McDonalds.

Basement

Storage (not measured)

Ground Floor

Entrance Foyer, Auditorium & Bar
904.08 sq m (9,732 sq ft)

First Floor

Balcony, Offices and ancillary accommodation.
261.41 sq m (2,814 sq ft)

Second Floor

Office, Storage
38,04 sq m (409 sq ft)

Third Floor

Office, Storage
54,67 sq m (588 sq ft)

Fourth Floor

Plant Rooms (not measured)



	Term
Roof Masts (sold off separately)	40yrs from 26th April 2013 (Title Number MS602226)
Advertising Hoarding (sold off separately)	125yrs from 29th April 2013 (Title Number MS602332)
Total area 1,258.20 sq m (13,543 sq ft)	EPC Rating E

LOT
70

Flat 2, Willow Rise, Roughwood Drive, Liverpool L33 8WZ

GUIDE PRICE **£27,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor two bedroom apartment benefiting from double glazing, electric heating, a balcony, secure intercom system and parking. There is a lift service to all floors and a gym on the ground floor. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum.

Situated

Off Old Rough Lane within walking distance to Kirkby town centre, close to local amenities, schooling and approximately 10 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Lift Access, Gym.

Council Tax Band

A

Ground Floor

Flat Hall, Living Room/
Kitchen, two Bedrooms (one with en-suite), Bathroom/WC, Balcony

Outside

Parking

EPC Rating

E



LOT
71

ON BEHALF OF JOINT ADMINISTRATORS

The Bungalow, 32-34 Wellington Road, Wallasey, CH45 2NG

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A part built three/four bed bungalow with mezzanine floor sat on a good sized plot with views over the Promenade and within the Redcliffe Grounds. Works have commenced to convert to provide a three/four bedroomed bungalow each with their own ensuite bathroom and benefiting from double glazing, first fix underfloor heating, garden with amazing views over the estuary, private secure parking and balcony with terrace. Once the works have been completed the property would be suitable for occupation or re-sale purposes. We are advised planning permission was granted under Planning Ref: LBC/04/06400 however, purchasers should now make their own enquiries.

Situated

In the popular New Brighton seaside resort overlooking the promenade with stunning sea views. Approximately 1.5 miles from Wallasey town centre and within close proximity to local amenities, Schooling and transport links to include New Brighton train station.

Ground Floor

Large Open Plan Lounge/Kitchen (no fittings) with Mezzanine Floor with balcony, Utility room, three bedrooms with En-suite (No Fittings), Bathroom/WC (No Fittings)

Outside

Gardens, Parking, Balcony leading to Terrace area.

EPC Rating

G

SOLD PRIOR



LOT
72

10a Whitstone Road, Paignton, Devon TQ4 6EY

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A two bedroomed first floor apartment situated in the popular Roundham area of Paignton, with easy access to the town centre, harbourside and public transport links, being one of two properties in this converted semi-detached house and benefitting from a sitting room with bay window, kitchen/diner with integrated appliances, double glazing, central heating and an allocated car parking space.

Situated

Whitstone Road is in the popular and well established residential area of Roundham, just a short walk from the picturesque Paignton seafront and the town centre, the railway and bus stations and local leisure facilities.

Ground Floor

Entrance porch, stairs to the first floor.

Council Tax Band

A

First Floor

Landing, sitting room, kitchen/diner, two bedrooms and bathroom.

Viewings

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

Outside

Allocated car parking space.

EPC Rating

EPC – D



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Thanks guys

John M



Description

A Grade II Listed six bedroom three storey mid terrace property set in the ever popular town of Dartmouth. This versatile property would lend itself to a variety of uses, including a sizeable family home, guest house, Airbnb, or for conversion into flats subject to any requisite consents upon which interested parties must make and rely upon their own planning enquiries of South Hams District Council.

Situated

Victoria Road is conveniently situated for the thriving town centre of Dartmouth, with an array of bespoke shops, restaurants, cafes, art galleries and public houses and the River Dart, extremely popular with the sailing fraternity due to the stunning scenery and maritime heritage. There are regular ferry crossings, a steam train to Paignton and Kingswear and regular bus and boat services to Totnes with its mainline railway station.

Ground Floor

Entrance hall, lounge/diner, kitchen with utility room off.

First Floor

Landing, three bedrooms and shower rooms.

Second Floor

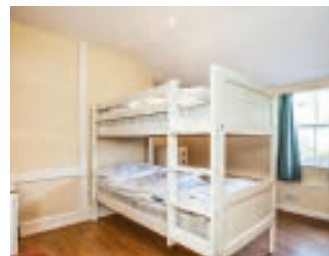
Master bedroom with en-suite shower room, two further bedrooms.

Outside

Walled low maintenance frontage.

Auctioneer's Note

We understand that to the rear of the property is an unadopted lane and paved area that the property has had use of for over 20 years. An application has been submitted for a formal right of access and is currently



being processed. Please refer to the legal pack for further information.

Viewings

Strictly by prior appointment with Fulfords Dartmouth 01803 832223. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

E

LOT
74

Land at Lamerton, Tavistock, Devon PL19 8RZ

GUIDE PRICE **£75,000–£100,000***

LAND

Description

A rare opportunity to acquire a parcel of land measuring 4.6 acres/1.87 hectares set in the heart of the popular Devon village of Lamerton. The land is bordered by the River Lumburn to the eastern boundary and has a large agricultural building for repair/replacement. The land would lend itself for a variety of uses including occasional recreational camping, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of West Devon Planning Authority.

Situated

The pretty village of Lamerton offers a community centre, primary school, village pub and playing fields, set circa 3 miles from the thriving market town of Tavistock, offering an array of bespoke shops, cafes and restaurants, along with educational facilities catering for all age groups.

Viewings

Strictly by prior appointment with Steve England Property 01822 665040. General enquiries Countrywide Property Auctions 01395 275691.

Auctioneer's Note

Measurements have been taken using the Promap mapping facility. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.



Access

The property is accessed by a shared driveway with 5 other properties shown hatched in black on the Promap.

EPC Rating

Not applicable

Council Tax Band

Not applicable



LOT
75

Flat 2, 12a The Walk, Launceston, Cornwall PL15 8BP

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A vacant one double bedroom first floor flat, being one of three flats in this converted Victorian town house, retaining a wealth of character features throughout and having been refurbished. The property offers a spacious open plan living room with far reaching views over the townscape to the countryside beyond, marble fireplace and woodburning stove with additional electric wall heaters in all rooms and the kitchen area having integrated cooker, hood, fridge and freezer. To the rear of the property is a communal garden area.

Situated

The property is situated within easy walking distance of Launceston town centre and car parks, offering a comprehensive range of shops, cafes and public houses, educational and recreational facilities with supermarkets and retail parks on the outskirts of the town and excellent access to the A30.

Ground Floor

Communal entrance hall with front and rear access and stairs rising to all floors.

Auctioneer's Note

We understand that the flat currently has 63 years remaining on the lease and is suitable for cash purchasers only.

Flat 2

Entrance hall, open plan lounge/kitchen/diner, bedroom with utility cupboard and further storage, shower room.

Viewings

Strictly by prior appointment with Fulfords Tavistock 01822 616121. General information



General view of building

Countrywide Property Auctions
01392 275691.

EPC Rating

D

Council Tax Band

A



LOT
76

13a Manor Road, Paignton, Devon TQ3 2HT

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom first floor flat situated in the popular Preston area of Paignton and conveniently situated for both local shops and sandy beach. The apartment offers spacious living accommodation with sitting room, kitchen/diner, utility room and bathroom, along with the freehold of the building with the ground floor flat paying a peppercorn ground rent. The flat is currently let on a rolling AST, generating a modest income of £550pcm/£6,600pae. The flat previously had a Grant of Conditional Planning Approval under application number P/2010/0013 for 'Conversion of existing roof area to form 2 bedroom and en-suite for upper floor flat with roof lights to side elevation'. Interested parties must make and rely upon their own planning enquiries of Torbay Planning Department as to if this permission could be reinstated.

Situated

Preston is a highly sought after area being famous for its sandy beach, local shops, primary school and leisure facilities, with further facilities and amenities available at nearby Paignton and Torquay.

Ground Floor

Shared entrance hallway with stairs rising to the first floor.

First Floor

Entrance hall, sitting room, kitchen/diner, utility room, two bedrooms and bathroom.

Viewings

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

EPC Rating

TBC

Council Tax Band

B



LOT
77

2 Fareham Cottages, Cattedown Road, Plymouth PL4 0PP

GUIDE PRICE **£130,000+***

VACANT RESIDENTIAL

Description

A charming two bedroom terraced cottage conveniently situated for Plymouth city centre and also local shopping and leisure facilities. The cottage offers a dual aspect open plan lounge/kitchen/diner with utility room off, two double bedrooms, bathroom, low maintenance enclosed front and rear gardens, with the benefit of a private parking space and on street permit parking.

Situated

2 Fareham Cottages is situated in the popular Cattedown area of the city, with excellent access to the main transport links throughout the city, Plymouth city centre and the Barbican both offering an excellent selection of shopping, leisure and educational facilities.

Ground Floor

Entrance hall, dual aspect lounge/kitchen/diner with utility room off.

First Floor

Landing, two double bedrooms and bathroom.

Outside

Low maintenance enclosed front and rear gardens, parking space and on street permit parking.

Viewings

Strictly by prior appointment with Fulfords Drake Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

A



LOT
78

Flat C2 Eleanor House, George Place, Plymouth PL1 3NZ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroom flat set in the Stonehouse area of Plymouth and having the benefit of its own private access. The property offers a lounge, kitchen, double bedroom and bathroom. The property is currently let at a modest income of £450pcm/£5,400pae on a rolling assured shorthold tenancy with the potential to increase on the current rental income.

Situated

Stonehouse is a popular residential lettings area conveniently situated for Devonport, Millbay, Stoke Village and in turn the city centre of Plymouth, all offering a wide range of both local shopping and leisure facilities.

Flat C2

Entrance hall, sitting room, kitchen, bedroom and bathroom.

Council Tax Band

A

Viewings

Strictly by prior appointment with Fulfords Drake Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

General view of building



LOT
79

4 The Arcade, Market Jew Street, Penzance, Cornwall TR18 2HW

GUIDE PRICE **£65,000+***

VACANT COMMERCIAL

Description

A vacant freehold shop premises, with a first floor office/storage space above, conveniently situated just off Market Jew Street in what is known locally as the 'Arcade Steps' area of the town centre. The property is likely to appeal to local traders looking to own their own retail outlet outright, or for the career commercial lettings investors with an estimated rental income of circa £7,500 per annum in the current market.

Situated

Market Jew Street is one of the prime trading areas in the thriving seaside town of Penzance, famous for the Lido and Promenade, sandy beaches and a range of bespoke shops, galleries, cafes and restaurants. The town also has a mainline railway station and is readily commutable to the A30.

Ground Floor

Retail areas of 23.65 square metres and 14.8 square metres.

£3,559. At the time of going to print we have not inspected the property internally.

First Floor

Staff room/office/store room of 5.28 square metres and staff toilets.

Viewings

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

Note

Measurements have been taken from the VOA website which gives a current rateable value of



EPC Rating

D



LOT
80

1 Market Street, Dartmouth, Devon TQ6 9QE

GUIDE PRICE £425,000+*

MIXED USE

Description

A four storey mid terrace property situated in the thriving town centre of the highly sought after South Hams town of Dartmouth. This versatile property, currently let until May 2024 and generating a modest income of £18,000pae, has the potential to separate the upper floors maisonette from the commercial element on the ground floor, offering a dual faceted lettings opportunity, or for continued use as a combined home and business venture.

Situated

The vibrant waterside town of Dartmouth is both a popular tourist destination and a highly sought after place to live, with its bespoke shops, boutiques and galleries, restaurants and café, along with its popularity with sailing enthusiasts and the Dartmouth Royal Regatta.

Ground Floor

Main entrance and reception area, inner hallway, surgery, two store rooms and disabled cloakroom. Side entrance currently with dual access to the upper floors and ground floor reception area.

First Floor

Room 1 with WC and store room off, room 2, kitchenette and further storage area.

Second Floor

Open plan lounge/kitchen/diner, room 3 and family bathroom.

Third Floor

Room 4.

Viewings

Strictly by prior appointment with Fulfords Dartmouth 01803 832223. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

F



LOT
81

61 Cecil Street, Plymouth PL1 5HP

GUIDE PRICE £130,000+*

VACANT RESIDENTIAL

Description

A sizeable vacant terraced property requiring modernisation and currently loosely arranged as a one bedroom ground floor flat with an enclosed rear courtyard garden and an upper floors three bedroom maisonette. The property would lend itself for either reconfiguration into a sizeable family home, for formalisation of the two existing flats, or subject to any requisite consents, for use as a HMO in this popular residential/student letting area.

Situated

Cecil Street is conveniently located for Plymouth city centre facilities and amenities, along with local shops and convenience stores, in proximity of the University and mainline railway station and a popular residential/student lettings area.

Ground Floor

Entrance vestibule, hallway, sitting room, bedroom, rear lobby with door to the courtyard, kitchen, utility area and bathroom.

First Floor

Split landing, kitchen and bathroom to the rear, lounge/diner.

Second Floor

Master bedroom with former en-suite, two further bedrooms.

Outside

Enclosed rear courtyard garden and bin store.

Viewings

Strictly by prior appointment with Fulfords Drake Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

Ground Floor Flat – E
Top Floor Maisonette – D

Council Tax Band

Ground Floor Flat – A
Top Floor Maisonette – A



LOT
82

Flat 3, 27 Fore Street, Shaldon, Teignmouth, Devon TQ14 0DE

GUIDE PRICE **£195,000+***

VACANT RESIDENTIAL

Description

A vacant two bedroom first floor apartment set in the heart of the highly regarded coastal village of Shaldon. The property is well presented throughout, previously utilised as a primary residence and then as an Airbnb venture and also offers the potential to create additional accommodation within the loft space, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Teignbridge District Council.

Situated

Shaldon sits between the coast and the Devon countryside, with a comprehensive range of bespoke shops, cafes, public houses, a foot passenger ferry to Teignmouth and a primary school with an Ofsted rating as Outstanding. The village is particularly popular with the sailing fraternity with an annual regatta and water carnival, rowing and sailing clubs.

Ground Floor

Shared courtyard entrance with an external staircase rising to the first floor.

Flat 3 Entrance hall, lounge/diner, kitchen, two bedrooms and bathroom.

Outside

Low maintenance shared courtyard garden.

Viewings

Strictly by prior appointment with Countrywide Property Auctions 01395 275691.

EPC Rating

C

Council Tax Band

A



Auctioneer's Note

We understand that the current lease runs until 2175 and that there may be an option to purchase the freehold to the property.



LOT
83

4 Mount Wise, Pikes Hill, Falmouth, Cornwall TR11 3JS

GUIDE PRICE **£100,000–£125,000***

VACANT RESIDENTIAL

Description

A one bedroom first floor flat requiring refurbishment/repair enjoying an elevated position in a no-through road, with far reaching panoramic views of the harbour, estuary, the Roseland Peninsula, along with Pendennis Castle and Keep from the bay window. The flat is one of four flats in this converted Victorian Villa, having the benefit of a 999 year lease which commenced in 2004 plus a quarter share of the freehold and management company. The property can be let on an assured shorthold tenancy basis but cannot be used for holiday lettings. Cash buyers only.

Situated

Pikes Hill is a no-through road, set between Gylling Street and Wodehouse Terrace, with on street parking available and just three streets back from the favoured waterside district of Falmouth, in proximity of the harbour, dockyard and Arwenack Street with a comprehensive range of bespoke shops, cafes and restaurants.

Ground Floor

Communal entrance hall with stairs rising to the first floor landing.

Flat 4 Entrance hall, lounge/diner, galley kitchen, double bedroom and bathroom.

Auctioneer's Note

A copy of the building survey

will be available within the legal pack. Whilst the damp and timber issues have been addressed and treatment has taken place to resolve these issues, there is evidence of some structural movement affecting the building, with remedial works estimated to repair the structure currently at circa



£50,000, the cost of which would be divided equally between the four leaseholders. The maintenance/service charge is £75 per month. Ground rent £10 per annum.

Viewings

Strictly by prior appointment with Miller Countrywide

Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

E

Council Tax Band

A

LOT
84

Bosvigo Stores, 1a Harrison Terrace, Truro, Cornwall TR1 3EL

GUIDE PRICE **£295,000+***

MIXED USE

Description

A sizeable and versatile double fronted end of terrace period property comprising a ground floor retail area of 41 square metres with a commercial kitchen and servery area off, four bedroomed owners accommodation on the ground and first floors with additional private entrance hall to the side of the property. In addition there is an attached garage/workshop with roller door and internal access from the rear of the property, an enclosed courtyard garden to the side and a paved area to the front of the property offering the potential for further seating or as a display area.

Situated

Harrison Terrace is situated on the fringes of the Cathedral City of Truro's main retail area, with both permit and visitors parking available on street and in proximity to the mainline railway station and Bosvigo school.

Ground Floor

Main retail area with servery, kitchen with doors to the garage/workshop and dining room, sitting room and owners entrance hallway. Attached garage/workshop.

First Floor

Split landing, four bedrooms and bathroom, WC.

Outside

Enclosed low maintenance courtyard garden area to the side of the property and paved frontage.

Viewings

Strictly by prior appointment with Countrywide Property Auctions 01395 275691.



EPC Rating

E

Council Tax Band

C



LOT
85

Land adj 1 Polventon Parc, St. Keverne, Helston, Cornwall TR12 6PB

GUIDE PRICE **£50,000+***

DEVELOPMENT OPPORTUNITIES

Description

A fabulous opportunity to acquire a residential building plot in the popular Cornish village of St Keverne, situated on the Lizard Peninsula and to build a property of your own design, subject to any requisite consents. A Grant of Conditional Outline Planning was approved by Cornwall Council, under application number PA20/05976 on the 20th October 2020 for 'Outline planning for 1 No. dwelling with all matters reserved except for access'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Situated

St Keverne caters for every day requirements with a village shop, two public houses, restaurant, health centre, butchers and a primary school, with further educational facilities, shopping and amenities available at Mullion and Helston.

Viewings

At any reasonable time during daylight hours and at the viewers own risk. General information Miller Countrywide Helston 01326 563411 or Countrywide Property Auctions 01395 275691.

Council Tax Band

Not Applicable

Auctioneer's Note

The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.



EPC Rating

Not Applicable.

LOT
86

7 Insworke Crescent, Millbrook, Torpoint, Cornwall PL10 1EP

GUIDE PRICE **£225,000+***

VACANT RESIDENTIAL

Description

A three bedroom, two reception room semi-detached property enjoying a level plot size of 0.13 acres with rural views, on drive parking and a cul-de-sac location in the ever popular Cornish village of Millbrook. Whilst in need of modernisation the property offers tremendous potential for further extension and possibly development within the garden, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Situated

Millbrook is a popular Cornish village situated on the Rame Peninsula, an Area of Outstanding Natural Beauty. The village offers a convenience store, public house, primary school and St Johns Lake, in proximity of the stunning Cornish coastline and sandy beaches, with further facilities and amenities available at Torpoint, with a regular ferry crossing to Plymouth.

Ground Floor

Entrance hall, kitchen, living room, dining room and shower room.

Outside

Lawned gardens, with storage sheds and on drive parking.

First Floor

Landing and three bedrooms.

Viewings

Strictly by prior appointment with Miller Countrywide Torpoint 01752 813688. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

F

Council Tax Band

B



Next auction **Thursday 8 September 2022**

We're now taking entries for this auction.

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

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

suttonkersh.co.uk





Description

An iconic three/four bedroom semi-detached property known locally as ‘The Castle’ with balustraded terrace and parapet giving glorious views over the historic town of Penryn, St Gluvias, with far reaching rural and river views out to Falmouth Harbour. This spacious property has been up until recently utilised as a HMO licensed five bedroom student property generating an income of £2,300 per calendar month which includes utilities and is conveniently situated for public transport links and the Tremough Campus. The property is being sold with vacant possession and would also convert back into a stunning family home or as a holiday lettings venture.

Situated

Victoria Villa is situated in an elevated position on the outskirts of the popular and historic town of Penryn being one of the oldest market towns in West Cornwall and a Medieval port, offering a wide selection of bespoke shops, supermarket and chandlers, along with a selection of cafes and public houses, with further facilities and amenities available at Falmouth circa 3 miles.

Ground Floor

Portico entrance porch, vestibule, inner hallway, bedroom 1, bedroom 2, lounge/diner with kitchen off and door to the covered storage facility/workshop, rear lobby, shower room and access to the rear garden.

First Floor

Landing, three further bedrooms with room five having steps leading up to the roof top parapet and terrace, family bathroom.

Outside

Balustraded terraced front gardens accessed from Kernick Road, with tiled sun terrace and areas of lawn. To the rear of the property there is a small enclosed courtyard with steps leading up to private low maintenance enclosed rear garden, with a useful stone outbuilding, enjoying a Southerly aspect.

Auctioneer’s Note

The adjoining April Cottage, currently utilised as a further four bedroom student let

and generating an income of £22,200pae may be available to purchase by separate negotiation should the purchaser wish to incorporate this property into the main dwelling and create a fully detached property subject to any requisite consents.

Viewings

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



EPC Rating
D

Council Tax Band
C

LOT
88

30 Holcombe Village, Holcombe, Dawlish, Devon EX7 0JR

GUIDE PRICE **£195,000+***

VACANT RESIDENTIAL

Description

A charming two bedroom end of terrace character cottage sitting on the rural fringes of this highly sought after South Devon village, having the benefit of a low maintenance terraced garden to the rear and beamed ceilings to all of the principal rooms. Whilst the property would benefit from some refurbishment it offers tremendous potential as either a small family home, a second home with additional income as a holiday let, or as an Airbnb venture in this popular location.

Situated

Holcombe village is situated on the South Devon coast, set between Dawlish and Teignmouth. The village is readily commutable to Exeter and Torbay, in turn the A38/A30 and M5 motorway. With the beach accessed from Smugglers Lane circa 1 mile away or a 10 minute stroll, two public houses, a church, plus a strong community spirit, it is a perfect location from which to enjoy the South Devon coastline and the surrounding countryside, with mainline railway stations available at both Dawlish and Teignmouth.

Ground Floor

Sitting room, inner hallway and kitchen, rear lobby with access to shared steps leading to the garden, utility area and bathroom.

First Floor

Landing, bedroom 1 and bedroom 2.

Outside

From the rear lobby shared steps lead up the enclosed and terraced rear garden, with a patio seating area and gravelled garden area.



Viewings

Strictly by prior appointment with Fulfords Dawlish 01626 863140. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

C

LOT
89

Charwyn, Porcupine, Par, Cornwall PL24 2RP

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached bungalow enjoying a rural location and a good sized plot with on drive parking and a range of useful outbuildings. The property offers tremendous potential for further improvement works, with perhaps scope for extension and/or further development within the curtilage of the property, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department. Copies of the concrete screening test and mining search will be made available within the legal pack.

Situated

Accessed over a shared unmade lane between Porcupine Lane and Penpillick, the property is within easy reach of St Blazey, Par and Tywardreath offering an excellent range of shopping, educational and leisure facilities, along with a sandy beach and rural walks. The property is readily commutable to the A38/A30 road networks, with mainline railway stations at nearby St Austell and Par.

Ground Floor

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

Outside

On drive parking, good sized gardens requiring formalisation

and a range of useful outbuildings.

Viewings

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



Directional Note

From the A390 turn into Porcupine Lane, past driving lane on your right then take the next turning left on to an unmade lane. Follow the lane around to the right, then as the lane turns left the entrance to Charwyn can be found immediately to your

right. Please note that this is an unmade lane and may not be suitable for all vehicles.

EPC Rating

F

Council Tax Band

C

LOT
90

Flats 1-3 173 Westminster Road, Liverpool L4 4LR

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property converted to provide three x one bedroomed self contained flats. The flats are all fully let by way of Assured Shorthold Tenancies producing a rental income of £14,040 per annum. The property benefits from double glazing and electric heating.

Situated

Fronting Westminster Road in an established residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Entrance Hallway

Flat 1 Open Plan Living Room/

Kitchen, Bedroom, Shower

Room/WC

First Floor

Flat 2 Open Plan Living Room/

Kitchen, Bedroom, Shower

Room/WC

Second Floor

Flat 3 Open Plan Living Room/

Kitchen, Bedroom, Shower

Room/WC

Outside
Yard to the Rear

Note

Sutton Kersh have not inspected this property internally and details have been provided by the vendor. We are advised by the vendor that the tenant of the ground floor flat has been served a section 21.

SOLD PRIOR



LOT
91

1-3 Lionel Street, St. Helens, Merseyside WA9 4JN

GUIDE PRICE **£160,000+***

RESIDENTIAL INVESTMENT

Description

A freehold detached property converted to provide four x one bedroom self-contained flats, one of which is currently let by way of an Assured Shorthold Tenancy Agreement producing £5,400 per annum. The property has been recently renovated and following minor completion works, the total potential income when fully let would be approximately £21,600 per annum.

Situated

Fronting Lionel Street which in turn is off Reginald Road (B5204) in a popular and well established residential location close to local amenities, schooling and within walking distance to St. Helens Junction train station. Approximately 1 mile from St Helens town centre.

Basement

Not Inspected

Bedroom, Kitchen, Bathroom/
WC

Ground Floor

Communal Entrance

Flat 1a Hall, Bedroom, Living

Room, Kitchen, Bathroom/WC

Flat 3b Hall, Bedroom, Living

Room, Kitchen, Bathroom/WC

(Not internally inspected by Sutton Kersh)

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

Outside

Yard to the Rear

EPC Rating

TBC

First Floor

Flat 3a Hall, Living Room,

Council Tax Band

A



LOT
92

Land at 89–91 Old Chester Road, Birkenhead CH41 9AT

GUIDE PRICE **£150,000+***

LAND

Description

A cleared site offered with the benefit of full planning permission to erect four × three bedroom semi detached houses with associated parking. Ground work has commenced to include footings. Planning Application No: APP/22/00406

Situated

Fronting Old Chester Road in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 1 mile from Birkenhead city centre and 5 miles from Liverpool city centre.

Accommodation

Architect drawings are available for inspection at the auctioneer's offices.



LOT
93

267 Bowland Drive, Litherland, Liverpool L21 0JH

GUIDE PRICE **£95,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid-town house benefiting from double glazing, central heating, gardens to the front and rear and parking. The property would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £9,000 per annum.

Situated

Off Pendle Drive which is in turn off Gorsey Lane in a popular and well established residential location close to local amenities, transport links, schooling and Rimrose Valley Country Park. Liverpool city centre is approximately 6 miles away.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear, residents parking

EPC Rating

D

Council Tax Band

A

Joint Agent

Entwistle Green



LOT
94

11 Florence Street, Liverpool L4 4JS

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefitting from double glazing and central heating. Following modernisation, the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £6600 per annum.

Situated

Off Walton Road in a popular and well-established residential area within close proximity to local amenities, schooling and public transport. The property is within walking distance to Stanley Park and approximately 3.5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms

Outside

Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
95

43 Lindale Road, Liverpool L7 0JS

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom middle terraced house benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £5,400 per annum.

Situated

Off Lomond Road which in turn is off Edge Lane in a popular and established residential location close to Edge Lane amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A.

Note

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



LOT
96

4 Howard Street, St. Helens, Merseyside WA10 3RG

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom end of terraced house benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £5,700 per annum.

Situated

Off Fir Street, which in turn is off Springfield Road in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2.5 miles from St.Helens Town Centre.

Ground Floor

Hall, Reception Room, Living Room/Kitchen, Rear Porch

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Garden

EPC Rating

D

Council Tax Band

A



LOT
97

70a To F Oxford Road, Waterloo, Liverpool L22 7RF

GUIDE PRICE **£350,000+***

COMMERCIAL INVESTMENT

Description

A mixed use premises comprising of two ground floor retail units plus three bedroomed flat above. 70 A&B is currently used as an Indian takeaway "Mirch Masala" on a 15 year FRI lease from 10th March 2020 rent £9,600 per annum rising to £15,000 per annum. 70 E & F is currently let by way of Oxford Blonde Hairdressers by way of a 5 year FRI lease from April 2018 at £9,600 per annum. The three bedroomed flat (70E/F) is currently let to a long standing tenant on an Assured Shorthold Tenancy producing a rental income of £6,600 per annum. There is also a parcel of development land which has lapsed planning for the construction of a 30 cover restaurant with kitchen area and WC's and flat above Planning Ref No: DC/2018/01190 The total current rental income is £25,800 per annum.

Situated

Fronting Oxford Road in a very popular location in Waterloo close to the beach front, schooling, South Road amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor

70 A & B Mirch Masala Indian takeaway 70 E & F Oxford Blonde hairdressers

Outside

70 C&D - development land planning for 30 cover restaurant takeaway and flat above

First Floor

Flat 70E/F - Living Room/ Kitchen, Three Bedrooms, Bathroom/WC



NB

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

Council Tax Band

Flat 70E - A

EPC

E-F 70 Oxford Road - D Others TBC

Money Laundering Regulations

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

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

ID can be approved as follows:

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

Alternatively

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

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

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

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

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

Acceptable Identification Documents

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

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

A Primary documents – individual’s proof of ID

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

List 1:

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

or

List 2:

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

and

List 3:

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

B Secondary documentation – individual’s proof of address

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

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

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

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

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

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

Our results speak for themselves!

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



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

Balraj Singh Bahia



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

A superb service!

Thanks guys

John M



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

Many thanks

Lynn Cullington



Hi Victoria,

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

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

Many thanks

Billy

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



Cathy Holt MNAEA MNAVA
Associate Director
cathy.holt
@suttonkersh.co.uk



Victoria Kenyon MNAVA
Valuer/Business Development Manager
victoria.kenyon
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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.

SPECIAL CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

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

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

A3 Bidding and reserve PRICES

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.	G9.5	The BUYER must promptly
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.		
	(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	Interest and apportionments
	(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.	G10.1	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.
	(f) outgoings 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.	G10.2	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.
	(g) any interest which overrides, under the Land Registration Act 2002;			G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
	(h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and				(a) the BUYER is liable to pay interest; and
	(i) anything the SELLER does not and could not reasonably know about.	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;
G1.5	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.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS	G10.4	Apportionments are to be calculated on the basis that:
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.		(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		(a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and	G5.2	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.		(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
	(b) the SELLER is to leave them at the LOT.	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.	G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
G1.8	The BUYER buys with full knowledge of	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER		
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;		
	(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and		
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.		(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	ARREARS
G2	Deposit	G6	COMPLETION		<i>Part 1 – Current rent</i>
G2.1	The amount of the deposit is the greater of:	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.	G11.1	"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	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.	G11.2	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.
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).	G6.3	Payment is to be made in pounds sterling and only by	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and		<i>Part 2 – BUYER to pay for ARREARS</i>
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G3	Between CONTRACT and COMPLETION	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.	G11.5	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	G6.5	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.	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	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.		<i>Part 3 – BUYER not to pay for ARREARS</i>
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.	G7	Notice to complete	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		(a) the SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.		(a) so state; or
	(a) must produce to the BUYER on request all relevant insurance details;	G7.1	The person giving the notice must be READY TO COMPLETE.		(b) give no details of any ARREARS.
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;	G7.2	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:	G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
	(c) give no warranty as to the adequacy of the insurance;	G7.3	(a) terminate the CONTRACT;		(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) claim the deposit and any interest on it if held by a stakeholder;		(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) forfeit the deposit and any interest on it;		(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;	G7.4	(d) resell the LOT; and		(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) claim damages from the BUYER.		(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.	G8	If the CONTRACT is brought to an end	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:		(a) the BUYER is lawfully brought to an end:	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 BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and		(a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
	(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) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.		(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:	G9	Landlord's licence		(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	G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.		

G13 Rent deposits

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

G14 VAT

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

G15 TRANSFER as a going concern

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

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

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

G20 TUPE

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

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 TENANCY renewals

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

- BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25 Warranties

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

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

- General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- A5.5a. The Deposit:
- must be paid to the AUCTIONEERS by bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
 - is to be held as stakeholder save to the extent of the auctioneers' fees and expenses which part of the deposit shall be held as agents for the seller

G30.2 Buyer's Administration Charge

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

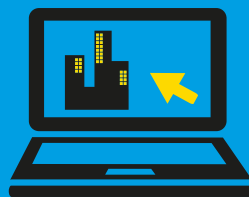
G30.3 Extra Auction Conduct Conditions

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

G30.4 Searches

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

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