

property auction

Thursday 10 December 2020
12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

suttonkersh.co.uk



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Property Auctions

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Property Auctions

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for free advice or to arrange a free valuation

0151 207 6315
auctions@suttonkersh.co.uk

Welcome



Welcome to our final live streamed auction of 2020 which will be starting as usual at 12 noon prompt!

In what can only be described as a somewhat unusual year for all of us I'm delighted to report that the team here and our auctioneer

Andrew Binstock have achieved some quite remarkable results on behalf of our clients and with this auction to go our figures for the year show we have to date sold 476 lots, raising over £47m for our clients.

Once again if you are intending to bid you can do so remotely in a number of ways and full details of which are in this catalogue, but in brief you can bid online, by telephone or proxy. You will need to be registered to bid so please ensure you do so as soon as possible as we have a large number of bidders to process.

Here are just a few of the highlights of what is on offer on the day from across the UK:

Lot 1 32 Utting Avenue, Liverpool L4 7UR

Lot 2 67 Romer Road, Liverpool L6 6DH

Lot 4 3 Belmont Drive, Newsham Park, Liverpool L6 7UW

Lot 6 87 Bulford Road, Liverpool L9 6AX

Lot 13 59 Coniston Street, Liverpool L5 6QY

Lot 59 54 Dover Road, Maghull, Liverpool L31 5JH

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 by internet.

Best wishes for a healthy and relaxing Christmas and here's to a new year that is somewhat more normal than 2020!

Cathy Holt MNAEA MNAVA
Associate Director

120+ lots available

70+
vacant
residential

4
commercial
investment

5
development
opportunities

30+
residential
investment

2
vacant
commercial

3 land
1 garages

Highlights



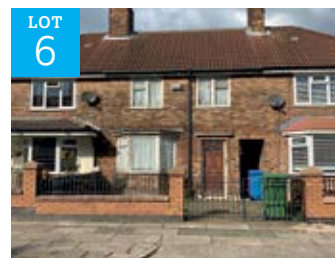
32 Utting Avenue, Liverpool.
L4 7UR



67 Romer Road, Liverpool.
L6 6DH



3 Belmont Drive, Newsham Park,
Liverpool. L6 7UW



87 Bulford Road, Liverpool.
L9 6AX



59 Coniston Street, Liverpool.
L5 6QY



54 Dover Road, Maghull,
Liverpool. L31 5JH

FOR SALE BY PRIVATE TREATY

11 Davies Street, Liverpool L1 6HB
OIRO £900,000*



- Freehold
- Prime city centre location
- Existing planning for a 34 unit Apart Hotel – Planning Ref 17F/2947
- Gross internal area 1,315sq m (14,162sq ft)



Situated Between Dale Street and Victoria Street within the business quarter of Liverpool city centre in a popular and well-established location.

Accommodation Arranged over four floors plus basement. Each floor has four main rooms along with WC facilities.

Floor Plans These are available from the auctioneer's office on request.

Viewing is highly recommended to see the building's full potential

For all enquiries please contact **0151 207 6315** or **auctions@suttonkersh.co.uk**



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just 0.49%*,
with no
valuation or
lender legal
fees?!**



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Any property used as security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only.

**On loans up to £500,000 for residential properties only.

88%
success

£9m
raised

90
lots sold

Our penultimate auction of the year on 22nd October, generating sales worth over £9 million and sold over 90 Lots in total.

We sold just over £4.2 million worth of property prior to auction and a further £5 million on the day. The value of sales for the 40 properties that were sold prior was a record for the team. The auction itself had over 350 people registered to bid and was again watched by hundreds of people throughout the country. Terraced properties in Liverpool were in high demand at this auction with the majority selling for over their guide price.

We are delighted that through this pandemic we have still produced such great results and the October auction brings our total value of sales so far this year to over £47 million and 464 Lots sold.

Second to none!

A big thank you to the whole team at Sutton Kersh Auctions.

After the death of my mum I found myself in the position where I needed to sell the property through an auction and I was so stressed about the whole process... I needn't have been because the help and support that I have received has been second to none. Right from the initial valuation, through to dealing with viewing, keeping me informed of the outcomes, patiently answering any queries that I had, and through to a sale that surpassed my expectations, I could not have wished for a more professional company to sell the property.

Regards

Peter Ely

Highlights



44 Farnworth Street, Widnes,
Cheshire WA8 9LH
Guide Price: £45,000+*
SOLD FOR £79,000



8 Muriel Street, Liverpool L4 5SB
Guide Price: £35,000+*
SOLD FOR £76,000



28 Stonyfield, Bootle, Merseyside
L30 0QS
Guide Price: £50,000+*
SOLD FOR £73,500



87 Grantham Street, Liverpool
L6 6BU
Guide Price: £40,000+*
SOLD FOR £74,000



8 Plumer Street, Liverpool
L15 1EE
Guide Price: £35,000+*
SOLD FOR £63,000



9 Toft Street, Liverpool L7 2PS
Guide Price: £50,000+*
SOLD FOR £90,500

Absentee bidding guide for live streamed closed door auction

Due to Covid-19, our auction will be live streamed with a live auctioneer. All bidders will need to register for remote bidding. There will be no in room bidding. The link to the live stream will be released on our website on the morning of the auction

We offer 3 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 issued with a unique bidding number and access to the online bidding system. On the day of the auction please follow the auction 'live' (by clicking the link from the relevant auction page) and place your bids accordingly.

You will be required to complete the following before you can bid

1. **Bidding Form** Please complete the relevant bidding form and return it to us by email auctions@suttonkersh.co.uk at least 48 hours before the start of the auction. We will require a separate bidding form for each property you want to bid on.
2. **Money Laundering ID Check** We will require you to pass our verification process, details of which can be found in the money laundering section of this guide.
3. **Proof of Funds** We will contact you for your debit card details or for you to transfer 10% of your maximum bid plus the buyer's admin fee to our client account at least 24 hours before the start of the auction.

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.

Please complete one form per property

Please tick to either bid by ☐ Telephone ☐ Proxy ☐ Internet

I hereby instruct and authorise Sutton Kersh Auctions to bid on my behalf in accordance with the terms and conditions as set out in the catalogue and I understand that should my bid be successful the offer will be binding upon me.

Date of Auction

Lot Details Lot Number

Lot Address

Maximum bid £ Maximum bid in words

Purchaser Details Title Full Name(s)

Company

Address Line 1

Address Line 2 Postcode

Telephone no to contact on auction day Additional telephone no

Email

Bidder Details if different to purchaser details Title Full Name(s)

Company

Address Line 1

Address Line 2 Postcode

Telephone no to contact on auction day Additional telephone no

Email

Solicitor's Details Title Name

Company

Address Line 1

Address Line 2 Postcode

Telephone no

Email

Proof of Identity / Proof of funds Please note you must provide 2 forms of certified ID, one photographic and one proof of residence. Please see the money laundering section of our terms and conditions. In all cases we will require proof of funds.

Payment Requirements All successful bidders are required to pay a 10% deposit subject to a minimum of £3,000, whichever is the greater and buyers administration charge, to the auctioneers.

Should the telephone or internet bid exceed the bidding price stated on this 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.

Payment Details I attach Bank Draft / Building Society Draft for: £ In words

Or Debit Card Number: Valid from: Expires end:

Issue Number: CSV:

Name (as it appears on the card)

Note: In the event of unsuccessful proxy, telephone or internet bids all drafts or bidding forms will be shredded unless otherwise requested.

Terms and Conditions For, Telephone, Proxy and Internet Bidding I hereby confirm that I have read the Common Auction Conditions, Extra Conditions and Special Conditions of sale. I have also read the auctioneer's presale announcements and terms and conditions for telephone, proxy and internet bidders. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the day of the auction. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signature of prospective purchaser

Date of signature

Once you have completed this form please send to: auctions@suttonkersh.co.uk

Checklist ☐ ID ☐ Payment Method

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.

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. 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.

Money Laundering Regulations

Due to the new changes 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 with no exceptions.

ID CAN BE APPROVED AS FOLLOWS

1. Via our real time online app, our team can invite you to complete the process via your PC, tablet or smartphone
2. The Post Office can verify up to 3 × forms of ID for a small charge.
3. Solicitors, the bank, an accountant or other professional body can certify the relevant ID.

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

1. In the case of an **individual bidding at auction**, we require 2 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 2 forms of certified ID, one photographic and one proof of residence **from both parties** – a list of acceptable documents can be found below.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are **unable to attend in person** or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 6 years 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, Lexis Nexis OR ETSOS 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. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
6. Pre registration to bid remotely will need to be in place 48 hours before the date of the auction. **In all cases we will require proof of funds.**

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including – Electricity bill (with MPAN number – as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number – as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number – as verifiable. (Dated within the last 12 months).	

All certified ID can be sent to us at auctions@suttonkersh.co.uk.

IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 0151 207 6315.

Thank you for your understanding and helping us comply with these regulations.

Order of sale **Thursday 10 December 2020**

For sale by public auction unless sold prior or withdrawn

1	32 Utting Avenue, Liverpool L4 7UR	£50,000-£60,000*
2	67 Romer Road, Liverpool L6 6DH	£70,000+*
3	47 Mersey Road, Widnes, Cheshire WA8 0DS	£70,000+*
4	3 Belmont Drive, Newsham Park, Liverpool L6 7UW	£10,000+*
5	16 Hulmewood, Wirral, Merseyside CH63 7LD	£85,000+*
6	87 Bulford Road, Liverpool L9 6AX	£35,000+*
7	The Old Stable, 11b Chester Road, Buckley, Clwyd CH7 3AE	£45,000+*
8	Land at 3 Anglesea Road, Liverpool L9 1EA	£15,000+*
9	22 Lochinvar Street, Liverpool L9 1ER	£50,000+*
10	8 Broadwood Street, Liverpool L15 1EH	£40,000+*
11	23 Walker Drive, Bootle, Merseyside L20 6NL	£90,000+*
12	143 Lytham Road, Blackpool FY1 6DL	£45,000+*
13	59 Coniston Street, Liverpool L5 6QY	£40,000+*
14	298 Owler Lane, Sheffield S4 8GF	£40,000+*
15	Flat 3, 59-61 Queens Road, Southport, Merseyside PR9 9HB	£50,000+*
16	Flat 5, 59-61 Queens Road, Southport, Merseyside PR9 9HB	£50,000+*
17	7 North Road, Carnforth, Lancashire LA5 9LQ	£105,000+*
18	18 Harrowby Road, Birkenhead, Merseyside CH42 7HU	£50,000+*
19	7 Portman Road, Liverpool L15 2HH	£200,000+*
20	10 Greenfield Road, Liverpool L13 3BN	£165,000+*
21	13 August Road, Liverpool L6 4DE	£55,000+*
22	192 Derby Lane, Liverpool L13 6QQ	£115,000+*
23	54 Arundel Street, Walton, Liverpool L4 3RS	£55,000+*
24	19 Ashton Street, Liverpool L13 3BE	£55,000+*
25	Apt 81 East Float Quay, Dock Road, Birkenhead CH41 1DN	£60,000+*
26	51 Wordsworth Street, Liverpool L8 0RP	£90,000+*
27	11 Lune Street, Crosby, Liverpool L23 5TU	£100,000+*
28	39 New Street, Platt Bridge, Wigan, Lancashire WN2 5JB	£50,000+*
29	38 Aspen Grove, Toxteth, Liverpool L8 0ST	£80,000+*
30	66 Pendle Court, Leigh, Lancashire WN7 3AB	£48,000+*
31	639a Ormskirk Road, Wigan, Lancashire WN5 8AG	£40,000+*
32	22 Westcott Road, Liverpool L4 2RF	£50,000+*
33	32 Cairo Street, Liverpool L4 3UA	£40,000+*
34	2 Sunningdale Road, Liverpool L15 4HJ	£35,000+*
35	Land opposite 20 Hale View Road, Huyton Quarry, Liverpool L36 6DD	£80,000+*
36	28 Graham Street, St. Helens, Merseyside WA9 1LX	£45,000+*
37	20 Dundonald Street, Birkenhead, Merseyside CH41 0AH	£40,000+*
38	19 Bigham Road, Liverpool L6 6DW	£75,000+*
39	315c Edge Lane, Fairfield, Liverpool L7 9LF	£80,000+*
40	29 Laburnum Road, Fairfield, Liverpool L7 0HT	£145,000+*
41	43 Dewsbury Road, Liverpool L4 2XE	£35,000+*
42	Apartment 2, 464 Mill Street, Liverpool L8 4RG	SOLD PRIOR
43	8 Makin Street, Liverpool L4 5QG	£67,000+*
44	55-57 Victoria Road, Widnes, Cheshire WA8 7RP	£90,000+*
45	6 The Coppice, Liverpool L4 2XA	£41,000+*
46	9 Gladeville Road, Liverpool L17 6DE	£145,000+*
47	58 Slaidburn Avenue, Burnley, Lancashire BB10 4NZ	£70,000+*
48	56 Arundel Street, Walton, Liverpool L4 3RS	£50,000-£55,000*
49	82/84 Linacre Road, Liverpool L21 6NU	£185,000+*
50	99 Gladstone Street, Blyth, Northumberland NE24 1HX	£15,000+*
51	77 Ennismore Road, Old Swan, Liverpool L13 2AS	£60,000+*
52	95 Methuen Street, Liverpool L15 1EQ	£55,000+*
53	Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG	£37,000+*
54	30 Hatfield Place, Peterlee, County Durham SR8 5SY	£55,000+*
55	23 Holt Road, Kensington, Liverpool L7 2PL	£50,000+*
56	23 Argyle Road, Anfield, Liverpool L4 2RS	£115,000+*
57	103 The Sidings, Crown Station Place, Liverpool L7 3LB	£78,000+*
58	27 North Drive, Cranwell, Sleaford, Lincolnshire NG34 8HU	£95,000+*
59	54 Dover Road, Maghull, Liverpool L31 5JH	£80,000+*
60	48 Mandeville Street, Liverpool L4 5TL	SOLD PRIOR

61	48 Harebell Street, Liverpool L5 7RP	£38,000+*
62	101 Elm Vale, Fairfield, Liverpool L6 8NY	£175,000+*
63	Unit 2, Eldonian Village, Burlington Street, Liverpool L3 6LG	£75,000+*
64	66 Earle Road, Liverpool L7 6HF	£70,000+*
65	Land adjacent to 2 De Havilland Drive, Yarnfield, Staffs. ST15 0SX	£5,000+*
66	Flat 1 & 2, 6 Ampthill Road, Liverpool L17 9QW	£200,000+*
67	19 New Road Court, Liverpool L13 8EF	£15,000+*
68	12 Lillian Road, Liverpool L4 0ST	£50,000-£60,000*
69	271 County Road, Walton, Liverpool L4 5PQ	£50,000+*
70	42 Sheil Road, Liverpool L6 3AE	£100,000+*
71	74 Antonio Street, Bootle, Merseyside L20 2EU	£30,000+*
72	Flat 2, Corstopitum, Willington Villas, Wallsend, Tyne & Wear NE28 7EJ	£35,000+*
73	39 Warrenhouse Road, Kirkby, Liverpool L33 9XG	£45,000+*
74	90 Macdonald Street, Liverpool L15 1EL	£30,000-£35,000*
75	Flat 43 Watermarque, 100 Browning Street, Birmingham B16 8GY	£190,000+*
76	Apartment 17, Breakwater House, Ferry Court, Cardiff CF11 0JQ	£139,000+*
77	18 Bishopgate Street, Liverpool L15 1EW	£60,000+*
78	109 Fieldton Road, Liverpool L11 9AF	£58,000+*
79	57 Devon Way, Huyton, Liverpool L36 1TR	£70,000+*
80	20 Selside Lawn, Liverpool L27 5RR	£70,000+*
81	50 Hayes Avenue, Prescot, Liverpool L35 5BJ	£60,000+*
82	73 Round Hey, Stockbridge Village, Liverpool L28 1RD	£58,000+*
83	21 Elizabeth Road, Huyton, Liverpool L36 0TG	£70,000+*
84	82 Boode Croft, Stockbridge Village, Liverpool L28 4EG	£40,000+*
85	13 Windsor View, Liverpool L8 0UN	£50,000+*
86	15 Stonehill Street, Liverpool L4 2QA	£40,000+*
87	83 Plumer Street, Liverpool L15 1EF	£35,000+*
88	19 Smith Street, Scunthorpe, South Humberside DN15 7LG	£15,000+*
89	12 Moor Court, Liverpool L10 0AS	£35,000+*
90	65 De Grey Street, Hull HU5 2RY	£74,000+*
91	37 Muriel Street, Liverpool L4 5SB	£50,000-£60,000*
92	40 St Agnes Road, Liverpool, L4 1RS	£50,000+*
93	Flat 2, 53 Rocky Lane, Anfield, Liverpool L6 4BB	£25,000-£30,000*
94	53 Sunbeam Road, Liverpool L13 5XS	£55,000-£65,000*
95	37 Hope Street, Liverpool L1 9DZ	£100,000+*
96	2 Killington Way, Liverpool L4 4QP	£40,000+*
97	Building Plot adjacent 33 Brooklands Road, Exmouth, Devon EX8 4BD	£60,000+*
98	58 Fegen Road, Plymouth PL5 1HZ	£35,000+*
99	Flat B, 55a West End, Redruth, Cornwall TR15 2SQ	£50,000+*
100	3 Carn Bergus, Whitemoor, Nanpean, St. Austell, Cornwall PL26 7XF	£95,000+*
101	30 Knighton Road, Plymouth PL4 9BY	£70,000+*
102	21a New Way, Woodbury Salterton, Exeter, Devon EX5 1PW	£115,000+*
103	55 Lumsden Road, Southsea, Hampshire PO4 9LN	£100,000+*
104	Redcote, Beach Road, Seaton, Devon EX12 2LZ	£280,000+*
105	31 Wesley Place, Bristol BS8 2YD	£375,000+*
106	50 Lockeridge Road, Bere Alston, Yelverton, Devon PL20 7AP	£120,000+*
107	42a Clifton Grove, Paignton, Devon TQ3 3LH	£50,000-£75,000*
108	9 Bampfylde Road, Torquay TQ2 5AR	£215,000+*
109	Trevarno, South Downs, Redruth, Cornwall TR15 2NW	£100,000-£125,000*
110	Garages at Rhodanthe Road, Paignton, Devon TQ3 1RD	£10,000-£15,000*
111	83 Plymouth Road, Buckfastleigh, Devon TQ11 0DH	£110,000+*
112	Flat 5, Underheath, Middle Warberry Road, Torquay TQ1 1RP	£70,000+*
113	Flat 1 Underheath, Middle Warberry Road, Torquay TQ1 1RP	£70,000+*
114	Flat 3, 1 Clarence Place, Morice Town, Plymouth PL2 1SF	£45,000+*
115	Flat 4, 20 Haldon Road, Exeter EX4 4DZ	£115,000+*
116	Plot at Railway View, Blowinghouse, Redruth TR15 3AZ	£100,000-£125,000*
117	Flat C, 12 Pennsylvania Road, Exeter EX4 6BH	£90,000+*
118	18a Laira Avenue, Plymouth PL3 6AJ	SOLD PRIOR
119	Mark of Friendship, New Street, Millbrook, Torpoint, Cornwall PL10 1BY	£195,000+*
120	Maycot, Freathy Cliff, Millbrook, Torpoint, Cornwall PL10 1JT	£265,000+*
121	112a Severn Place, Plymouth PL3 6JL	£60,000+*
122	26 Brunswick Place, Dawlish, Devon EX7 9PD	£95,000+*

Order of sale by type

Commercial investment

- 44 55–57 Victoria Road, Widnes, Cheshire WA8 7RP
- 49 82/84 Linacre Road, Liverpool L21 6NU
- 63 Unit 2, Eldonian Village, Burlington Street, Liverpool L3 6LG
- 69 271 County Road, Walton, Liverpool L4 5PQ

Development opportunities

- 7 The Old Stable, 11b Chester Road, Buckley, Clwyd CH7 3AE
- 8 Land at 3 Anglesea Road, Liverpool L9 1EA
- 35 Land opposite 20 Hale View Road, Huyton Quarry, Liverpool L36 6DD
- 95 37 Hope Street, Liverpool L1 9DZ
- 119 Mark of Friendship, New Street, Millbrook, Torpoint, Cornwall PL10 1BY

Garages

- 110 Garages at Rhodanthe Road, Paignton, Devon TQ3 1RD

Land

- 65 Land adjacent to 2 De Havilland Drive, Yarnfield, Staffs. ST15 0SX
- 97 Building Plot adjacent 33 Brooklands Road, Exmouth, Devon EX8 4BD
- 116 Plot at Railway View, Blowinghouse, Redruth TR15 3AZ

Residential investment

- 14 298 Owlter Lane, Sheffield S4 8GF
- 15 Flat 3, 59–61 Queens Road, Southport, Merseyside PR9 9HB
- 19 7 Portman Road, Liverpool L15 2HH
- 20 10 Greenfield Road, Liverpool L13 3BN
- 21 13 August Road, Liverpool L6 4DE
- 30 66 Pendle Court, Leigh, Lancashire WN7 3AB
- 31 639a Ormskirk Road, Wigan, Lancashire WN5 8AG
- 37 20 Dundonald Street, Birkenhead, Merseyside CH41 0AH
- 45 6 The Coppice, Liverpool L4 2XA
- 50 99 Gladstone Street, Blyth, Northumberland NE24 1HX
- 51 77 Ennismore Road, Old Swan, Liverpool L13 2AS
- 52 95 Methuen Street, Liverpool L15 1EQ
- 53 Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG
- 60 48 Mandeville Street, Liverpool L4 5TL
- 61 48 Harebell Street, Liverpool L5 7RP
- 62 101 Elm Vale, Fairfield, Liverpool L6 8NY
- 66 Flat 1 & 2, 6 Ampthill Road, Liverpool L17 9QW
- 68 12 Lillian Road, Liverpool L4 0ST
- 73 39 Warrenhouse Road, Kirkby, Liverpool L33 9XG
- 77 18 Bishopgate Street, Liverpool L15 1EW
- 78 109 Fieldton Road, Liverpool L11 9AF
- 79 57 Devon Way, Huyton, Liverpool L36 1TR
- 80 20 Selside Lawn, Liverpool L27 5RR
- 81 50 Hayes Avenue, Prescot, Liverpool L35 5BJ

- 82 73 Round Hey, Stockbridge Village, Liverpool L28 1RD
- 83 21 Elizabeth Road, Huyton, Liverpool L36 0TG
- 84 82 Boode Croft, Stockbridge Village, Liverpool L28 4EG
- 85 13 Windsor View, Liverpool L8 0UN
- 101 30 Knighton Road, Plymouth PL4 9BY
- 102 21a New Way, Woodbury Salterton, Exeter, Devon EX5 1PW
- 107 42a Clifton Grove, Paignton, Devon TQ3 3LH
- 113 Flat 1 Underheath, Middle Warberry Road, Torquay TQ1 1RP
- 115 Flat 4, 20 Haldon Road, Exeter EX4 4DZ
- 120 Maycot, Freathy Cliff, Millbrook, Torpoint, Cornwall PL10 1JT

Vacant commercial

- 12 143 Lytham Road, Blackpool FY1 6DL
- 22 192 Derby Lane, Liverpool L13 6QQ

Vacant residential

- 1 32 Utting Avenue, Liverpool L4 7UR
- 2 67 Romer Road, Liverpool L6 6DH
- 3 47 Mersey Road, Widnes, Cheshire WA8 0DS
- 4 3 Belmont Drive, Newsham Park, Liverpool L6 7UW
- 5 16 Hulmewood, Wirral, Merseyside CH63 7LD
- 6 87 Bulford Road, Liverpool L9 6AX
- 9 22 Lochinvar Street, Liverpool L9 1ER
- 10 8 Broadwood Street, Liverpool L15 1EH
- 11 23 Walker Drive, Bootle, Merseyside L20 6NL
- 13 59 Coniston Street, Liverpool L5 6QY
- 16 Flat 5, 59–61 Queens Road, Southport, Merseyside PR9 9HB
- 17 7 North Road, Carnforth, Lancashire LA5 9LQ
- 18 18 Harrowby Road, Birkenhead, Merseyside CH42 7HU
- 23 54 Arundel Street, Walton, Liverpool L4 3RS
- 24 19 Ashton Street, Liverpool L13 3BE
- 25 Apt 81 East Float Quay, Dock Road, Birkenhead CH41 1DN
- 26 51 Wordsworth Street, Liverpool L8 0RP
- 27 11 Lune Street, Crosby, Liverpool L23 5TU
- 28 39 New Street, Platt Bridge, Wigan, Lancashire WN2 5JB
- 29 38 Aspen Grove, Toxteth, Liverpool L8 0ST
- 32 22 Westcott Road, Liverpool L4 2RF
- 33 32 Cairo Street, Liverpool L4 3UA
- 34 2 Sunningdale Road, Liverpool L15 4HJ
- 36 28 Graham Street, St. Helens, Merseyside WA9 1LX
- 38 19 Bigham Road, Liverpool L6 6DW
- 39 315c Edge Lane, Fairfield, Liverpool L7 9LF
- 40 29 Laburnum Road, Fairfield, Liverpool L7 0HT
- 41 43 Dewsbury Road, Liverpool L4 2XE
- 42 Apartment 2, 464 Mill Street, Liverpool L8 4RG
- 43 8 Makin Street, Liverpool L4 5QG
- 46 9 Gladeville Road, Liverpool L17 6DE

- 47 58 Slaidburn Avenue, Burnley, Lancashire BB10 4NZ
- 48 56 Arundel Street, Walton, Liverpool L4 3RS
- 54 30 Hatfield Place, Peterlee, County Durham SR8 5SY
- 55 23 Holt Road, Kensington, Liverpool L7 2PL
- 56 23 Argyle Road, Anfield, Liverpool L4 2RS
- 57 103 The Sidings, Crown Station Place, Liverpool L7 3LB
- 58 27 North Drive, Cranwell, Sleaford, Lincolnshire NG34 8HU
- 59 54 Dover Road, Maghull, Liverpool L31 5JH
- 64 66 Earle Road, Liverpool L7 6HF
- 67 19 New Road Court, Liverpool L13 8EF
- 70 42 Sheil Road, Liverpool L6 3AE
- 71 74 Antonio Street, Bootle, Merseyside L20 2EU
- 72 Flat 2, Corstopitum, Willington Villas, Wallsend, Tyne & Wear NE28 7EJ
- 74 90 Macdonald Street, Liverpool L15 1EL
- 75 Flat 43 Watermarque, 100 Browning Street, Birmingham B16 8GY
- 76 Apartment 17, Breakwater House, Ferry Court, Cardiff CF11 0JQ
- 86 15 Stonehill Street, Liverpool L4 2QA
- 87 83 Plumer Street, Liverpool L15 1EF
- 88 19 Smith Street, Scunthorpe, South Humberside DN15 7LG
- 89 12 Moor Court, Liverpool L10 0AS
- 90 65 De Grey Street, Hull HU5 2RY
- 91 37 Muriel Street, Liverpool L4 5SB
- 92 40 St Agnes Road, Liverpool, L4 1RS
- 93 Flat 2, 53 Rocky Lane, Anfield, Liverpool L6 4BB
- 94 53 Sunbeam Road, Liverpool L13 5XS
- 96 2 Killington Way, Liverpool L4 4QP
- 98 58 Fegen Road, Plymouth PL5 1HZ
- 99 Flat B, 55a West End, Redruth, Cornwall TR15 2SQ
- 100 3 Carn Bargas, Whitemoor, Nanpean, St. Austell, Cornwall PL26 7XF
- 103 55 Lumsden Road, Southsea, Hampshire PO4 9LN
- 104 Redcote, Beach Road, Seaton, Devon EX12 2LZ
- 105 31 Wesley Place, Bristol BS8 2YD
- 106 50 Lockeridge Road, Bere Alston, Yelverton, Devon PL20 7AP
- 108 9 Bampfylde Road, Torquay TQ2 5AR
- 109 Trevarno, South Downs, Redruth, Cornwall TR15 2NW
- 111 83 Plymouth Road, Buckfastleigh, Devon TQ11 0DH
- 112 Flat 5, Underheath, Middle Warberry Road, Torquay TQ1 1RP
- 114 Flat 3, 1 Clarence Place, Morice Town, Plymouth PL2 1SF
- 117 Flat C, 12 Pennsylvania Road, Exeter EX4 6BH
- 118 18a Laira Avenue, Plymouth PL3 6AJ
- 121 112a Severn Place, Plymouth PL3 6JL
- 122 26 Brunswick Place, Dawlish, Devon EX7 9PD

LOT

1

32 Utting Avenue, Liverpool L4 7UR

GUIDE PRICE £50,000–£60,000*

VACANT RESIDENTIAL

- Three bedroomed mid terrace property
- Partial double glazing • Central heating

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

Situated Fronting Utting Avenue in a popular and well established residential location close to local amenities, transport links and walking distance to Liverpool Football Club. Approximately 4 miles from Liverpool city centre.

Ground Floor Hall, Through Lounge/Dining room, Kitchen.

First Floor Three Bedrooms, Wet room/WC.

Outside Rear yard.



LOT

2

67 Romer Road, Liverpool L6 6DH

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

- A three bed end of terrace • Double glazing
- Central heating

A three bedroomed end of terrace property which benefits from double glazing and central heating. The property would be suitable for investment purposes. If let to 4 individual tenants at £85ppw the potential income being in excess of £17,680.00 per annum.

Situated Off Kensington (A57) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool city centre.

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

Ground Floor Hall, Through Lounge/Dining Room, Kitchen, WC.

First Floor Three Bedrooms with En-suite shower room to the rear bedroom, Bathroom/WC.

Outside Yard to Rear.



LOT

3

47 Mersey Road, Widnes, Cheshire WA8 0DS

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

- Mid terraced property converted into two × one bed flats • Double glazing • Central heating
- Potential income £1,200 per annum

A mid terraced property which has been recently converted to provide two × one bed self-contained flats and benefits from double glazing, central heating, new kitchen and bathroom suites. The property is in need of finishing cosmetic works and would then be suitable for investment purposes. There is potential to let each flat at circa £6,000 per annum producing an annual income of £12,000 per annum.

Situated Fronting Mersey Road just off the A533 in a popular location approximately 1 mile from the local town centre amenities and transport links.

Outside Shared rear yard.



Ground Floor Main entrance hallway. **Flat 1** Hall, Lounge, Dining Room, Kitchen, Bedroom, Shower/WC. Direct access to rear yard.

First Floor **Flat 2** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. Access to the yard via the rear alleyway.

LOT

4

3 Belmont Drive, Newsham Park, Liverpool L6 7UW

GUIDE PRICE £10,000+*

VACANT RESIDENTIAL

- A three storey seven bed semi-detached house
- Front and rear gardens • Central heating • Full upgrade required

A three storey plus basement seven bed roomed semi-detached house benefiting from central heating and front and rear gardens. The property is in need of a full upgrade and scheme of refurbishment works throughout. Once modernised it would be suitable for occupation, re-sale or investment purposes, alternatively it could be converted to provide a 10 bed HMO investment opportunity subject to any consents. The property is sold subject to a long leasehold interest for a term of 99 years from 7/08/1926. Options to extend the lease or purchase the freehold cannot be discussed until purchased. The property will only sell to cash buyers.

Situated Fronting Belmont Drive in a popular location close to local amenities, Newsham Park, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Kitchen, Utility Room, Shower Room/WC.

First Floor Four Bedrooms, Bathroom/WC.

Second Floor Three Bedrooms.

Basement Cellar. Not inspected.

Ground Floor Vestibule, Hall, Front Lounge, Rear Lounge,

Outside Front and Rear Gardens. Driveway



LOT

5

16 Hulmewood, Wirral, Merseyside CH63 7LD

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

- A two bedroomed town house • Double glazing • Central heating • Gardens • Driveway

A two bedroomed mid-town house property benefiting from double glazing, central heating and gardens. Following modernisation the property would be suitable for occupation, re sale or investment purposes with a potential rental income of in excess of £7,200 per annum.

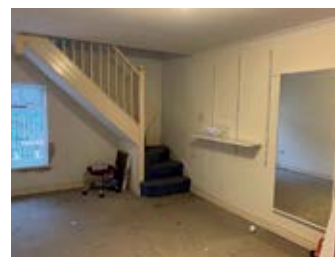
Situated Off Old Chester Road in a popular and well established location within close proximity to local amenities and Schooling. It is approximately 3 miles from Birkenhead town centre.

Ground Floor Porch Entrance, Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Driveway, Gardens.

Note Completion will be 8 weeks from the date of exchange.



LOT

6

87 Bulford Road, Liverpool L9 6AX

GUIDE PRICE £35,000+*

VACANT RESIDENTIAL

- A three bedroomed mid-town house • Central heating • In need of refurbishment

A three bedroomed mid-town house property benefiting from central heating, driveway and gardens. Following a full scheme of refurbishment the property would be suitable for occupation, re sale or investment purposes. The potential rental income if let being in excess of £7,200 per annum.

Situated Off East Lancashire Road in a popular and well established location close to local amenities, Schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Hall, Living room, Kitchen, Bathroom, Separate WC.

First Floor Three Bedrooms.

Outside Front and rear gardens, Driveway.

Note Completion will be 8 weeks from the date of exchange.



LOT
7

The Old Stable, 11b Chester Road, Buckley, Clwyd CH7 3AE

GUIDE PRICE **£45,000+***

DEVELOPMENT OPPORTUNITIES

- Detached storage unit with the benefit of full planning permission for conversion into a detached two bedroomed house

A detached storage unit which comes with the benefit of planning permission for conversion into a two bedroomed detached house. Planning reference number: 060556

Situated Off Chester Road 9th (the A549) in a popular location in the centre of Buckley within walking distance to local amenities, transport links and schooling.

Joint Agent

**Beresford
Adams**



LOT
8

Land at 3 Anglesea Road, Liverpool L9 1EA

GUIDE PRICE **£15,000+***

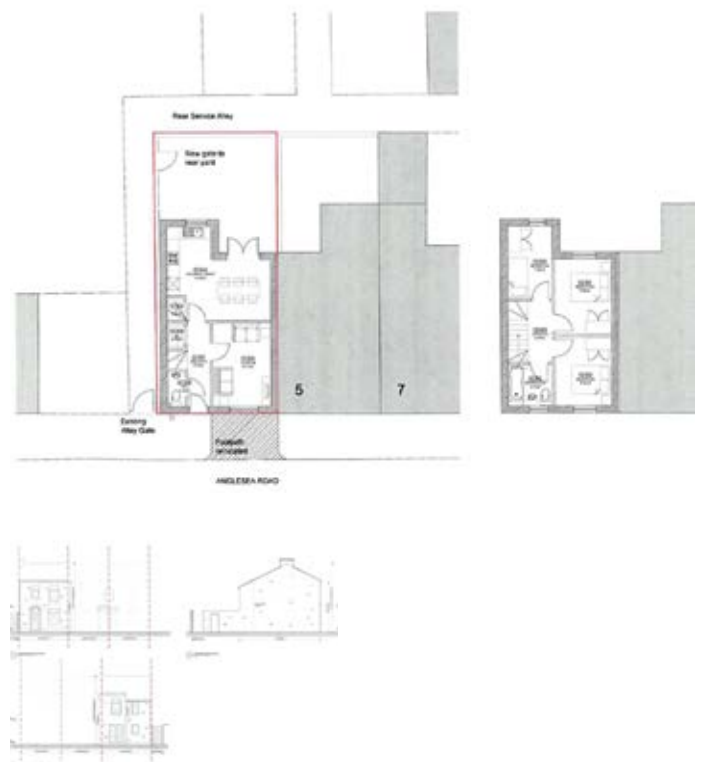
DEVELOPMENT OPPORTUNITIES

- Plot of land with the benefit of full planning permission for a three bedroomed end of terraced house

A plot of land with the benefit of full planning permission to erect a three bedroomed end of terraced house. Planning Reference Number: 20f/2000

Situated Off Rice Lane (the A59) in a popular and well established residential location within walking distance to local amenities and transport links and approximately 4 miles from Liverpool city centre.

Joint Agent



LOT

9

22 Lochinvar Street, Liverpool L9 1ER

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

- A two bed mid terrace • Double glazing
- Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with the potential rental income being approximately £5,700 per annum.

Situated Off Maria Road which in turn is off Breeze Lane in a popular location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Joint Agent



Ground Floor Hall, Through Lounge/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.



LOT

10

8 Broadwood Street, Liverpool L15 1EH

GUIDE PRICE £40,000+*

VACANT RESIDENTIAL

- Two bedroomed middle terraced house
- Central heating

A two bedroomed middle terraced house benefiting from central heating. The property is in need of a full upgrade and refurbishment scheme following which the property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

Situated Off Plumer Street which is just off Grosvenor Road in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Vestibule, Through Lounge/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.



LOT
11

23 Walker Drive, Bootle, Merseyside L20 6NL

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

- A three bed semi-detached • Double glazing
- Central heating • Driveway • Gardens

A three bed roomed semi-detached property benefiting from double glazing, central heating, gardens and a driveway. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes with a potential rental income in excess of £8,500 per annum. Suitable for cash buyers only.

Situated Off Orrell Road in a popular and well established residential location close to local amenities and approximately 5 miles from Liverpool city centre,

Ground Floor Porch Entrance, Hallway, Lounge, Kitchen, Utility room, WC.

First Floor Three Bedrooms, Wet room/WC.

Outside Front and Rear Gardens, Driveway.



LOT
12

143 Lytham Road, Blackpool FY1 6DL

GUIDE PRICE **£45,000+***

VACANT COMMERCIAL

- Mixed use property • Partially let producing £4,420 per annum • Potential when fully let being in excess of £14,820pa • Double glazing

A three storey plus basement middle terraced property comprising a ground floor retail unit together with a two bed roomed flat above accessed via a separate front entrance. The property benefits from double glazing. To the rear of the property there is a converted garage which provides one bed roomed accommodation, this is currently let by way of an Assured Shorthold Tenancy producing £4,420 per annum. Following upgrade and modernisation the potential income when fully let being in excess of £14,820 per annum.

Situated Fronting Lytham Road in a popular and well established location, within a parade of mixed use properties, close to local amenities and transport links. Approximately 2 miles from Blackpool Centre.

Basement

Ground Floor Shop Main sales area, Shower and WC. Separate front entrance

First Floor Flat Lounge, Kitchen, Bedroom, WC.

Second Floor Bedroom, Bathroom/WC.

Outside Rear yard. Converted Garage – Lounge, Kitchen, Bedroom, Bathroom/WC.

Note Please note Sutton Kersh have not internally inspected the property, all information has been provided by the seller.



LOT
13

59 Coniston Street, Liverpool L5 6QY

GUIDE PRICE £40,000+*

VACANT RESIDENTIAL

- Double fronted two bed roomed middle terraced house
- Double glazing
- Central heating

A double fronted end of terraced property benefiting from double glazing and central heating. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation or investment purposes. If let to 3 individual tenants subject to gaining the necessary consents at £85pppw the potential rental income would be in excess of £13,260 per annum. Please note this property is a cash buy only.

Situated Off Thirlmere Street which is in turn off Oakfield Road in a popular and well established residential location close to Liverpool Football Club, local amenities, transport links and approximately 4 miles from Liverpool city centre.

Joint Agent



Ground Floor Porch, Living Room, Kitchen, Letting Room with En Suite Shower Room/WC

First Floor Two Bedrooms both with En Suite Shower Rooms/WC

Outside Yard to the rear.

LOT
14

298 Owler Lane, Sheffield S4 8GF

GUIDE PRICE £40,000+*

RESIDENTIAL INVESTMENT

- Three storey three bed house producing £7,176 per annum
- Double glazing
- Central heating
- Gardens front and rear

A three storey three bedroomed middle terraced property benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of approximately £7,1276 per annum and the tenant has been there for 4 years.

Situated Fronting Owler Lane in a popular and well established residential location within walking distance to local amenities, transport link and approximately 3.5 miles from Sheffield city centre.

Note Sutton Kersh have not inspected the property internally and the accommodation is assumed.

Joint Agent

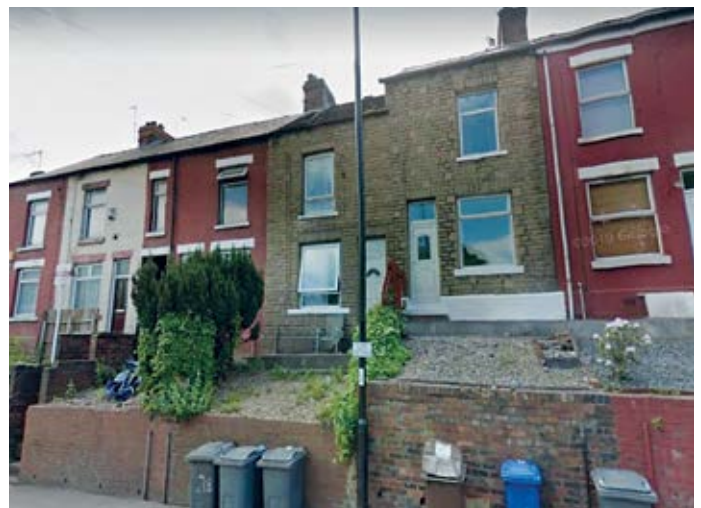


Ground Floor Open Plan Living Room/Kitchen/Diner

First Floor Two Bedrooms, Bathroom/WC

Second Floor Further Bedroom

Outside Front and rear gardens



LOT
15

Flat 3, 59–61 Queens Road, Southport, Merseyside PR9 9HB

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

- Two bed flat producing £6,300 per annum
- Double glazing • Central heating • Private garden • Communal parking

A two bed roomed flat benefiting from double glazing, central heating, communal off road parking and private garden. The flat is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,300 per annum.

Situated Fronting Queens Road (B5280) close to its junction with Leyland Road in a popular and well established residential location. Hesketh Park is within walking distance and Southport town centre is nearby.

Joint Agent



Ground Floor Private Entrance, Living Room/Kitchen, two Bedrooms, Bathroom/WC

Outside Private Garden, Communal Off Road Parking



LOT
16

Flat 5, 59–61 Queens Road, Southport, Merseyside PR9 9HB

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

- Ground floor two bed flat • Double glazing
- Central heating • Private garden • Communal parking

A two bed roomed ground floor flat benefiting from double glazing, central heating, communal off road parking and private garden. The property would be suitable for occupation or investment purposes.

Situated Fronting Queens Road (B5280) close to its junction with Leyland Road in a popular and well established residential location. Hesketh Park is within walking distance and Southport town centre is nearby.

Joint Agent



Ground Floor Private Entrance, Living Room/Kitchen, two Bedrooms, Bathroom/WC

Outside Private Garden, Communal Off Road Parking



LOT
17

7 North Road, Carnforth, Lancashire LA5 9LQ

GUIDE PRICE **£105,000+***

VACANT RESIDENTIAL

- Five bedroom mid terraced property • Double glazing • Central heating

A five bedroom mid terraced property benefitting from double glazing and central heating. The property is in need of refurbishment and modernisation and once upgraded it would be suitable for occupation as a large family home or HMO investment purposes subject to gaining the necessary consents.

Situated Off Lancaster Road (A6) in a popular and well established residential location, close to local amenities, schooling and transport links. Approximately 7 miles from Lancaster city centre.

EPC Rating D

Lower Ground Floor Cellar

First Floor Two Bedrooms, Bathroom/WC, Shower Room/WC

Second Floor Three Bedrooms

Outside Yard to the Rear.

Note Sutton Kersh have not inspected the property internally.



LOT
18

18 Harrowby Road, Birkenhead, Merseyside CH42 7HU

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

- A two bed middle terraced house • Double glazing • Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Between Borough Road and Derby Road in a popular residential location and close to local amenities and Catherines Hospital.

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

First Floor Two Bedrooms.

Outside Yard to the rear.

EPC Rating D



LOT
19

7 Portman Road, Liverpool L15 2HH

GUIDE PRICE **£200,000+***

RESIDENTIAL INVESTMENT

- Six bed HMO producing a rental income of £27,600 per annum • Double glazing • Central heating

A three storey middle terraced property comprising a six bedroomed HMO benefiting from double glazing and central heating. The property is in good order throughout and is currently fully let to students producing a rental income of £27,600 per annum. The vendor also advises he has students signed up for the 2021/2022 academic year at a rental of £28,080 per annum.

Situated Off Smithdown Road (the A562) in a popular and well established residential location within close proximity to local amenities and transport links and approximately 3 miles from Liverpool city centre.

Ground Floor Hall, Letting Room, Communal Kitchen/Diner, Shower room/WC.

First Floor Three Letting Rooms, Bathroom/WC

Second Floor Two Letting Rooms, Shower room/WC

Outside Yard to the rear



LOT
20

10 Greenfield Road, Liverpool L13 3BN

GUIDE PRICE **£165,000+***

RESIDENTIAL INVESTMENT

- Five self-contained flats, part let producing £18,516 • Double glazing • Central heating
- Gardens • Driveway

A double fronted mid-town house property converted to provide five self-contained flats. Four of the flats are currently let by way of Assured Shorthold Tenancy agreements producing a rental income of approximately £18,516.00 per annum. When fully let the potential rental income is approximately £25,000 per annum. The flats benefit from double glazing, central heating, gardens and off road parking.

Situated Off Prescot Road within walking distance to Old Swan amenities and within close proximity to schooling, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC.

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

First Floor Flat 3 Lounge, Kitchen, Bedroom, Bathroom/WC.

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

Second Floor Flat 5 Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Gardens and off road parking.

Joint Agent



LOT
21

13 August Road, Liverpool L6 4DE

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

- Three bed terrace producing £6240 per annum
- Double glazing • Central heating

A three bedroom middle terraced house currently let by way of an Assured Shorthold Tenancy producing £6,240.00 per annum. The property is in good condition and benefits from double glazing and central heating.

Situated Off Lower Breck Road in an established and popular residential location within easy reach of Tuebrook amenities, Liverpool Football Club, Newsham Park and approximately 3 miles from Liverpool city Centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear



LOT
22

192 Derby Lane, Liverpool L13 6QQ

GUIDE PRICE **£115,000+***

VACANT COMMERCIAL

- A two storey commercial unit benefitting from double glazing, central heating and electric roller shutters

A two storey middle terraced property which has until recently traded as a Hairdressers and Beauty Salon. The property would be suitable for continued use, or alternatively it could be converted to provide a flat to the first floor, subject to any necessary consents. The property benefits from double glazing, central heating and electric roller shutters.

Situated Fronting Derby Lane just Off Queens Drive in a popular and well established residential location. Close to local amenities and transport links. Approx 4 miles from Liverpool city centre.

Ground Floor Salon/Main Sales Area, WC

First Floor Three Rooms (One With Shower and Sink), Separate WC

Outside Yard to rear



LOT
23

54 Arundel Street, Walton, Liverpool L4 3RS

GUIDE PRICE £55,000+*

VACANT RESIDENTIAL

- Three bed mid terrace • Good order throughout • Double glazing • Central heating

A three bedroomed middle terraced house benefitting from double glazing and central heating. The property has recently been redecorated and is in good order throughout. It would be suitable for immediate rental purposes, with a potential rental income of approx £6,600 per annum. Alternatively if let to 3 individual tenants at £85 pppw the potential rental income would be approximately £13,260 per annum.

Situated Off County Road in a popular and well established residential location within walking distance to local amenities, transport and schooling. Liverpool city centre is approx 3 miles away.

Outside Yard To Rear.

Lower Ground Floor Cellar not inspected

Ground Floor Vestibule, Hall, Living Room, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.



LOT
24

19 Ashton Street, Liverpool L13 3BE

GUIDE PRICE £55,000+*

VACANT RESIDENTIAL

- Two bedroom middle terraced house • Double glazing • Central heating

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

Situated Off Prescot Road (A57) in a popular and well established residential location within close proximity to Old Swan amenities and transport links and approximately 4 miles from Liverpool city centre.

Joint Agent



Ground Floor Hall, Through Living Room/Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Rear Yard



LOT
25

Apt 81 East Float Quay, Dock Road, Birkenhead CH41 1DN

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

- A two bed fourth floor apartment • Double glazing • Intercom system • Allocated parking

A well-presented two bedroomed fourth floor apartment benefiting from double glazing, electric heating, secured intercom entry system and allocated parking. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential income in excess of £7,200 per annum.

Situated Off Dock Road (A5139) in a popular location with views overlooking the River Mersey, just a short distance to Birkenhead town centre and less than 5 miles to Liverpool city centre.

Ground Floor Main Entrance Hallway.

Fourth Floor Apartment Hallway, Open Plan Lounge/Kitchen, two Bedrooms (One with En-suite Shower room/WC), Bathroom/WC, Cloakroom.

Outside Allocated Parking.



LOT
26

51 Wordsworth Street, Liverpool L8 0RP

GUIDE PRICE £90,000+*

VACANT RESIDENTIAL

- Three bed semi-detached property • Double glazing • Central heating

A three bedroom semi-detached property benefitting from double glazing and central heating. The property would be suitable for occupation, resale or investment purposes. Alternatively it could be converted to provide a four/five bed HMO investment opportunity subject to necessary planning consents.

Situated Off Lodge Lane and Hartington Road in an established residential location within easy access to local amenities, Sefton Park and approximately 2 miles from Liverpool city centre.

Ground Floor Vestibule, Hallway, Through Living room/Dining room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear



LOT
27

11 Lune Street, Crosby, Liverpool L23 5TU

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

- A three bed mid terraced house in need of full upgrade and refurbishment scheme

A three bedroomed mid terraced house in need of a full upgrade and refurbishment scheme. Once refurbished the property would be suitable for occupation, resale or investment purposes.

Situated Off York Road which in turn is off A565 in a popular and well established residential location close by to local amenities, transport links and a short walk to Crosby beach. Liverpool city centre is approximately 6.5 miles away.

Ground Floor Hallway, two Reception rooms, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to rear

Note The rear garden is not included in the sale.



LOT
28

39 New Street, Platt Bridge, Wigan, Lancashire WN2 5JB

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

- A three semi-detached house • Double glazing
- Central heating • Gardens

A three bed semi-detached house benefiting from double glazing, central heating and gardens to the front and rear. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £7,200 per annum. Please note the property is suitable for cash buyers only

Situated Of Millers Lane in an established residential location which in turn is off Warrington Road (A58) within close proximity to local amenities, schooling and transport links.

Ground Floor Hallway, Lounge, Kitchen/Diner, Shower room/WC.

First Floor Three Bedrooms.

Outside Front and Rear Gardens.



LOT
29

38 Aspen Grove, Toxteth, Liverpool L8 0ST

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

- A three bedroomed end of terrace property
- Double glazing • Central heating

A three bedroomed end of terrace property which benefits from double glazing and central heating. The property would be suitable for occupation or as an HMO investment opportunity following a scheme of refurbishment works and potential to let to 5 tenants, subject to any consents. If let to 5 tenants at £85 pppw the potential rental income would be approximately £22,100 per annum.

Situated Between Lodge Lane and Hartington Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, Sefton Park and good transport links, approximately 2.5 miles from Liverpool city centre.

Ground Floor Hall, Through Living Room/Dining Room, Kitchen

Ground Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear



LOT
30

66 Pendle Court, Leigh, Lancashire WN7 3AB

GUIDE PRICE **£48,000+***

RESIDENTIAL INVESTMENT

- Two bed flat producing a rental income of £4,920 per annum • Double glazing • Electric heating • Balcony • Communal gardens
- Allocated parking space • Canal views

A two bedroomed second floor flat within a purpose built block benefiting from canal views, double glazing, electric heating, balcony, communal gardens and an allocated car parking space. The property is currently let by way of an Assured Shorthold Tenancy to a tenant who has been there since 2015 and produces a rental income of £4,920 per annum.

Situated Off Elizabeth Street which is in turn off Butts Street in a popular and well established residential location close to transport links, Dootson's Park and Leigh town centre amenities.

Outside Communal Gardens, Allocated Parking Space

Ground Floor Communal Entrance Hall

Second Floor Flat Hall, Open Plan Lounge/Kitchen/Diner, Two Bedrooms one with balcony and canal views, Bathroom/WC



LOT
31

639a Ormskirk Road, Wigan, Lancashire WN5 8AG

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

- Two bed detached producing a rental income of £4,200 per annum • Double glazing

A two bedroomed detached property benefiting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,200 per annum.

Situated Off Ormskirk Road close to its junction with Howard Street in a popular and well established residential location within walking distance to local amenities and transport links. Wigan town centre is approximately 2.5 miles away.

Ground Floor Open Plan Living Room/Kitchen/Diner

First Floor Two Bedrooms, Shower Room/WC



LOT
32

22 Westcott Road, Liverpool L4 2RF

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

- A two bed plus attic middle terraced house
- Double glazing • Central heating • Good condition

A two bedroomed plus attic room middle terraced house benefiting from double glazing and central heating. The property has recently been refurbished and is in good order throughout. The property would be suitable for investment purposes with a potential rental income of approximately £,6000 per annum. Alternatively if let to 3 tenants at £95pppw the potential rental income is approximately £14,820 per annum.

Situated Off Breck Road in a popular residential location within close proximity to local amenities, Liverpool Football Club, schooling and approximately 2 miles from Liverpool city centre.

Second Floor Attic Bedroom.

Outside Yard to the rear.

Basement Cellar not inspected.

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

First Floor Two Bedrooms



LOT
33

32 Cairo Street, Liverpool L4 3UA

GUIDE PRICE £40,000+*

VACANT RESIDENTIAL

- A two bed middle terraced house • Double glazing • Central heating

A two bedroomed end terraced house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

Situated Off Delamore Street which in turn is just off County Road in a popular residential location within close proximity to local amenities, Liverpool and Everton Football Club, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor Hall, Through Living Room/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear

EPC Rating E



LOT
34

2 Sunningdale Road, Liverpool L15 4HJ

GUIDE PRICE £35,000+*

VACANT RESIDENTIAL

- Two bed end terraced • In need of a full upgrade and refurbishment scheme • Double glazing

A two bedroomed end terraced house which is in need of a full upgrade and refurbishment scheme following which the property would be suitable for investment purposes with a potential rental income of approximately £5400 per annum. The property benefits from double glazing.

Situated Off Rathbone Road in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Vestibule, Through Lounge/Dining Room, Kitchen (no fittings).

First Floor Two Bedrooms, Bathroom/WC (no fittings).

Outside Yard to the rear.



LOT
35

Land opposite 20 Hale View Road, Huyton Quarry, Liverpool L36 6DD

GUIDE PRICE **£80,000+***

DEVELOPMENT OPPORTUNITIES

- Redevelopment opportunity with planning to provide two detached bungalows

A redevelopment opportunity comprising a pair of detached offices offered with the benefit of full planning permission to convert to provide two × one bedroom dormer style detached bungalows with associated parking and gardens. We believe all main services are available however potential purchasers should make their own enquiries. Planning Ref No: 19/00623/FUL Alternatively the properties could remain as offices and let out with a potential income of £12,000 per annum.

Situated Fronting Haleview Road off Hall Lane in an established residential location within easy reach of local amenities, schooling and a short distance to Huyton Shopping Centre.

Accommodation

Plans are available for inspection at the auctioneer's offices.



LOT
36

28 Graham Street, St. Helens, Merseyside WA9 1LX

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

- A two bedroom end of terrace • Double glazing
- Central heating

A two bedroom end of terrace benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £6,000 per annum.

Situated Off Pocket Nook Street in a popular and well established residential location close to local amenities and transport links. Approximately 15 miles from Liverpool city centre.

Joint Agent



Ground Floor Entrance, Lounge, Kitchen/Dining Room, Bathroom/WC

First Floor Two Bedrooms

Second Floor Loft Room

Outside Yard to the Rear, Garage.



LOT
37

20 Dundonald Street, Birkenhead, Merseyside CH41 0AH

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

- Two bed house producing £4500.00 per annum
- Benefitting from double glazing and central heating

A two bedroomed mid terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4500.00 per annum.

Situated Off Laird Street in a popular and well established residential location within close proximity to local amenities and within easy reach of Birkenhead town centre.

First Floor Through Lounge/ Dining Room, Kitchen, Bathroom/WC

First Floor Two Bedrooms

Outside Yard To Rear.



LOT
38

19 Bigham Road, Liverpool L6 6DW

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

- A three bed mid terrace
- Double glazing

A three bedroomed mid terraced property benefiting from double glazing. Following a scheme of refurbishment the property would be suitable for investment purposes. If let to 4 individuals at £85pppw the potential income being in excess of £17,680 per annum.

Situated Off Sheil Road within close proximity to local amenities and Newsham Park approximately 3 miles from Liverpool city centre.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to Rear.



LOT
39

315c Edge Lane, Fairfield, Liverpool L7 9LF

GUIDE PRICE £80,000+*

VACANT RESIDENTIAL

- Two bedroomed plus box room terraced house
- Double glazing • Central heating

A two bedroomed plus box room middle terraced house benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum. If let to 4 individual tenants at £85 pppw the potential rental income would be approximately £17,680 per annum, subject to gaining the necessary consents.

Situated Fronting Edge Lane in a popular and well established residential location within walking distance to Edge Lane Retail Park, local amenities and transport links. Liverpool city centre is approximately 1.5 miles away.

Joint Agent



Ground Floor Hall, Living Room, Dining Room, Kitchen

First Floor Two Bedrooms, Box Room, Bathroom/WC

Outside Yard to the rear.

LOT
40

29 Laburnum Road, Fairfield, Liverpool L7 0HT

GUIDE PRICE £145,000+*

VACANT RESIDENTIAL

- Four bedroom semi-detached property • Newly refurbished • Double glazing • Central heating
- Potential income £25,000 per annum

A four bedroom semi-detached property which has been fully refurbished to a high standard, benefiting from double glazing and central heating. This property would be suitable for immediate occupation or there is potential for it to be converted and used as a HMO. If let to 5 tenants at £95pppw the potential rental income is approximately £25,000 per annum.

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

Outside Gardens front and rear



Ground Floor Entrance Hall, Two Reception Rooms, Dining Room, Kitchen, WC

First Floor Three Bedrooms, Bathroom/WC

Second Floor Loft Room, En suite/WC

LOT
41

43 Dewsbury Road, Liverpool L4 2XE

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- A two bedrooomed middle terraced house • In need of repair and modernisation

A two bedrooomed middle terraced house. Following a scheme of upgrade and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

Situated Off Priory Road in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Vestibule, Through Lounge/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.



LOT
42

Apartment 2, 464 Mill Street, Liverpool L8 4RG

GUIDE PRICE **£25,000+***

VACANT RESIDENTIAL

- A one bedroom plus box room first floor flat
- Double glazing • Central heating

A one bedrooomed plus box room first floor flat which has been newly refurbished throughout and benefits from double glazing and central heating. When let the potential income being in excess of £4,800 per annum.

Situated On Mill Street, in a popular and well established residential location close to local amenities, schooling, transport links, universities and approximately 1 mile from Liverpool city centre.

Ground Floor Communal Entrance hallway.

First Floor Flat Hall, Open Plan Kitchen/Lounge, Bathroom/WC, Bedroom, Box Room.



LOT
43

8 Makin Street, Liverpool L4 5QG

GUIDE PRICE **£67,000+***

VACANT RESIDENTIAL

- A three bed mid terrace • Double glazing
- Central heating • Good order throughout

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with the potential rental income being approximately £6,000 per annum.

Situated Off County Road in a popular and well established residential location within close proximity to local amenities and schooling. Approximately 3 miles from Liverpool city centre.

Ground Floor Hallway, Lounge/ Dining room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to rear.



LOT
44

55-57 Victoria Road, Widnes, Cheshire WA8 7RP

GUIDE PRICE **£90,000+***

COMMERCIAL INVESTMENT

- Mixed use investment property fully let producing £12,000 per annum • Double glazing
- Central heating • Roller shutter

A double fronted mixed-use property currently let by way of a 20 year lease commencing December 2019 producing £12,000 per annum. The property comprises a ground floor takeaway trading as 'Aminos' together with a four bedroomed flat above accessed via a separate front entrance. The property is in good condition throughout and benefits from double glazing, central heating and steel roller shutters.

Situated Fronting Victoria Road in a popular location close to local amenities and transport links including the New Mersey Gateway.

Ground Floor Shop Main sales area, Kitchen area, Prep room, two Storage rooms, WC.

First Floor Flat (55a) Separate front entrance. Hall, four Bedrooms, Kitchen/Utility room, Bathroom/WC.

Outside Yard to Rear.



LOT
45

6 The Coppice, Liverpool L4 2XA

GUIDE PRICE **£41,000+***

RESIDENTIAL INVESTMENT

- Three bed house producing £4,740 per annum
- Double glazing • Central heating

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,740 per annum.

Situated Off Bishop Road which in turn is off Townsend Lane in a well-established and popular residential location within close proximity to local amenities, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor Hall, Living Room, Kitchen/Diner

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.



LOT
46

9 Gladeville Road, Liverpool L17 6DE

GUIDE PRICE **£145,000+***

VACANT RESIDENTIAL

- Two bedroomed mid terrace • Double glazing
- Central heating

A two bedroomed middle terraced property benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, re-sale or investment purposes. The property is suitable for cash purchasers only.

Situated Off Elmswood Road in a very popular and well established residential location within walking distance to local shopping amenities and Sefton Park. Approximately 4 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Wet room/WC.

Outside Yard to Rear.



LOT
47

58 Slaidburn Avenue, Burnley, Lancashire BB10 4NZ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

- A two bedroomed mid-town house • Double glazing, central heating • Gardens

A two bedroomed mid-town house benefiting from double glazing, central heating and gardens to the front and rear. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, re-sale or investment purposes.

Situated Off Morse Street in the Pike Hill area of Burnley within close proximity to local amenities and schooling. Approximately 1 mile from Burnley town centre.

Ground Floor Hallway, Lounge, Kitchen.

First Floor Two Bedrooms, Shower room/WC.

Outside Front and Rear Gardens.



LOT
48

56 Arundel Street, Walton, Liverpool L4 3RS

GUIDE PRICE **£50,000–£55,000***

VACANT RESIDENTIAL

- A three bed mid terraced house • Double glazing • Central heating

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum. Alternatively if let to 3 individual tenants at £85 pppw the potential rental income would be approximately £13,260 per annum.

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

Ground Floor Vestibule, Hall, Lounge, Kitchen/Dining Room.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to rear.





- Mixed use property producing £16,440pa
- Potential to achieve in excess of £25,000pa when fully let

A mixed use property currently producing £16,440 per annum with the potential to achieve in excess of £25,000 per annum when fully let. The property comprises two interconnecting ground floor retail units together with four self-contained flats above (one × two bed and three × one bed) accessed via two separate entrances. The property benefits from partial double glazing, electric heating and steel roller shutters. Flat 84a benefits from central heating. The retail unit is trading as 'Sign works' who have been in occupation for the past 29 years and have just signed a new 15 year lease at £6,000 per annum. Two of the flats are currently let producing £10,440 per annum and when fully let the potential income being £18,840.

Situated Fronting Linacre Road in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor Shop Two Sales areas, Rear office, Kitchen, WC.

First Floor (Separate side entrance) **Flat 84 B** Previously a bedsit (currently used as storage)

Flat 84 C Hall, Lounge, Shower room/WC, Kitchen, Bedroom.

Second Floor **Flat 84 D** Hall, Lounge, Shower room/WC, Kitchen, Bedroom. **Flat 84 E** Hall, Lounge, Shower room/WC, Kitchen, Bedroom.

Rear entrance **Flat 84a**
First Floor Flat Hall, Kitchen, Bathroom, Separate WC, Lounge/Dining room.



Second Floor Two Bedrooms.

Outside Rear yard.



LOT
50

99 Gladstone Street, Blyth, Northumberland NE24 1HX

GUIDE PRICE **£15,000+***

RESIDENTIAL INVESTMENT

- One bed house producing £3,600 per annum
- Double glazing, central heating

A one bed roomed terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £3,600 per annum.

Situated Off Durban Street which in turn is off Hodgsons Road (B1329) close to local shops, amenities and transport links.

Ground Floor Lounge, Kitchen.

First Floor One Bedroom, Bathroom/WC.

Outside Yard to Rear.

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



LOT
51

77 Ennismore Road, Old Swan, Liverpool L13 2AS

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

- Three bed house producing £6,600 per annum
- Double glazing • Central heating

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum.

Situated Off Prescott Road (the A57) in a popular and well established residential location within easy reach of local amenities, Old Swan shopping, schooling and approximately 3 miles from Liverpool city centre.

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

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.



LOT
52

95 Methuen Street, Liverpool L15 1EQ

GUIDE PRICE £55,000+*

RESIDENTIAL INVESTMENT

- Two bed terrace producing £6,600, double glazing • Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is in good order and is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum.

Situated Off Strathcona Road which is in turn off Picton Road (the B5178) in a popular and well established residential location close to local amenities, schooling and transport links and approximately 3 miles from Liverpool city centre.

Ground Floor Vestibule, Open Plan Living Room/Kitchen/Diner, Bathroom/WC

First Floor Two Bedrooms

Outside Yard to the rear.



LOT
53

Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG

GUIDE PRICE £37,000+*

RESIDENTIAL INVESTMENT

- Two bed flat producing £5,400 per annum
- Double glazing • Central heating • Communal car parking • Gardens

A two bedroomed ground floor purpose built apartment benefiting from double glazing, central heating, communal car parking and gardens. The apartment is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

Situated Fronting Holland Street which in turn is off Prescot Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Communal entrance hallway.

Flat Hall, Living room, Kitchen, Bathroom/WC, two Bedrooms.

Outside Private balcony, communal car parking and gardens.



LOT
54

30 Hatfield Place, Peterlee, County Durham SR8 5SY

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

- A three bedrooomed middle terraced house
- Double glazing • Central heating • Rear garden
- Garage

A three bedrooomed middle terraced house benefiting from double glazing, central heating, a rear garden and garage. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated Off Manor Way in a popular residential location close to local amenities, Peterlee Community Hospital and Peterlee town centre. Peterlee is situated in the middle of Sunderland, Middlesbrough and Durham.

Ground Floor Hall, Open plan Lounge/Dining Room 3.04m (10'0") × 7.22m (23'8"), Kitchen 3.48m (11'5") × 2.30m (7'7").

First Floor Master Bedroom 3.07m (10' 1") × 3.60m (11' 10"), Second bedroom 3.11m (10' 2") × 2.82m (9' 3"), Third Bedroom 1.32m (4' 4") × 2.69m (8' 10"), Bathroom, Separate WC.

Outside Rear garden with access to the Garage.

Note Sutton Kersh have not internally inspected this property or provided the room sizes.

EPC Rating D



LOT
55

23 Holt Road, Kensington, Liverpool L7 2PL

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

- A two bedrooomed middle terrace property
- Double glazing

A two bedroom middle terrace property benefiting from double glazing. Following a full scheme of upgrade and refurbishment the property would be suitable for investment purposes. If let to 3 tenants at £75 pppw the potential rental income would be approximately £11,700 per annum. Suitable for Cash Buyers Only.

Situated Off Kensington High Street in a popular and well established area, close to local amenities and transport links. Approximately 2 miles from Liverpool city centre.

Note There is potential to extend up into the loft, subject to gaining any necessary consents.

Basement Cellar not inspected

Ground Floor Hall, Lounge, Kitchen/Dining Room.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.



LOT
56

23 Argyle Road, Anfield, Liverpool L4 2RS

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

- Good sized five bedroomed semi-detached property
- Double glazing
- Central heating

A good sized five bedroomed semi-detached property benefiting from double glazing and central heating. The property would be suitable for a number of uses to include flat conversion or use as a HMO, subject to gaining the necessary consents. If let to 6 individual tenants at £85 pppw the potential rental income would be approximately £26,520 per annum.

Situated Off Walton Breck Road in a popular and well established residential location within walking distance to local amenities, transport links and Liverpool Football Club. Liverpool city centre is approximately 3 miles away

First Floor Two Bedrooms, Box Room, Shower Room/WC, Further Bedroom

Outside Front garden and rear yard.



Lower Ground Floor Kitchen, Utility Room, Store Cupboard

Ground Floor Hall, Two Reception Rooms

Mezzanine Level Bathroom/WC, Bedroom

LOT
57

103 The Sidings, Crown Station Place, Liverpool L7 3LB

GUIDE PRICE **£78,000+***

VACANT RESIDENTIAL

- Two bedroomed modern apartment
- Double glazing
- Electric heating

A modern two bedroomed apartment within a purpose-built block benefiting from double glazing and electric heating. The property would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £7,800 per annum.

Situated Just off Crown street within walking distance to the City centre, close to local amenities, The Women's and The Royal hospital and Liverpool universities.

Ground Floor Communal Entrance.

Second Floor Apartment
Entrance Hall, Open Plan Lounge/Kitchen, two Bedrooms, Shower room/WC.



LOT
58

27 North Drive, Cranwell, Sleaford, Lincolnshire NG34 8HU

GUIDE PRICE £95,000+*

VACANT RESIDENTIAL

- A three bedroom end of terrace • Double glazing, central heating, front and rear gardens

A three bedroom end of terrace property benefiting from double glazing, central heating, front and rear gardens. Following upgrade and modernisation, the property would be suitable for investment purposes with a potential annual income of £6,900 per annum.

Situated Off Cranwell Avenue (B1429) in a popular and well established residential location close to schooling and transport links.

Ground Floor Entrance Porch, Hall, Lounge, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Front and rear gardens.

Note Sutton Kersh have not inspected the property internally.



LOT
59

54 Dover Road, Maghull, Liverpool L31 5JH

GUIDE PRICE £80,000+*

VACANT RESIDENTIAL

- Three bedroomed semi-detached house
- Double glazing • Central heating • Driveway
- Gardens front and rear

A three bedroomed semi-detached house benefiting from double glazing, central heating, gardens front and rear and a driveway. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation, resale or investment purposes. There is also potential to extend, subject to gaining the necessary consents. Please note the property is a cash buy only.

Situated Off Northway (the A59) in a popular and well established residential location close to local amenities, schooling, transport links and the motorway network. Maghull town centre is approximately 1 mile away.

Outside Gardens front and rear, Driveway

Joint Agent



Ground Floor Hall, Living Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC



LOT
60

48 Mandeville Street, Liverpool L4 5TL

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

- A two bed roomed end terrace • Rent £4635.00 per annum • Double glazing • Central heating

A two bed roomed middle terrace property benefiting from double glazing, central heating and an alarm system. The property is in good order throughout and currently let by way of an Assured Shorthold tenancy producing £4,635.00 per annum

Situated Off County Road (A59) in a popular and well established location within close proximity to local shopping amenities, Liverpool & Everton Football Clubs, schooling and approximately 3.5 miles from Liverpool city centre.

Ground Floor Hall, Dining Room, Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

SOLD PRIOR



LOT
61

48 Harebell Street, Liverpool L5 7RP

GUIDE PRICE **£38,000+***

RESIDENTIAL INVESTMENT

- Two bed house producing £4,800 per annum
- Double glazing • Electric heaters

A two bed roomed middle terraced house benefiting from double glazing and electric heaters. The property is currently let by way of an Assured Tenancy at a rental of £4,800 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Stanley Road in a popular and well established residential location. Close to local amenities, shopping facilities and transport links and approximately 2 miles from Liverpool city centre.

Note Sutton Kersh have not internally inspected this property and all information has been supplied by the vendor. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

Ground Floor Hall, Front Lounge, Rear Living Room. Kitchen.

First Floor Two bedrooms, Bathroom/WC.

Outside Yard To Rear.



- Three self-contained flats producing £17,640 per annum
- Central heating
- Good condition

A substantial three storey end of terrace property converted to provide three self-contained flats (two × two bedroomed self-contained flats and one × studio flat) benefiting from double glazing and central heating. The property has been refurbished to a high standard throughout to include plastic boxed sash windows, solid oak floors, marble bathrooms and porcelain floors and walls to the kitchens. The property is fully let by way of Assured Shorthold tenancies producing £17,640 per annum. Alternatively the property could be converted to provide a 10 bed HMO investment opportunity subject to any consents. If converted and when fully let the potential rental income is approximately £44,000 per annum.

Situated Off Prescott Road (A57) in a very popular and well established residential location in a Conservation Area and within close proximity of local amenities, schooling, Newsham Park and Liverpool city centre is approximately 3 miles away.

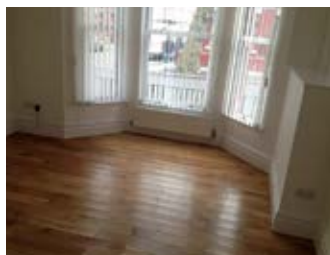
Ground Floor Main Entrance Hallway. **Flat 1** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

First Floor **Flat 2** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Second Floor **Studio** Open plan Lounge/Bedroom, Kitchen, Bathroom/WC.

Outside Yard to the rear

Note Please note Sutton Kersh have not inspected the property and all details have been provided by the vendor.



LOT
63

Unit 2, Eldonian Village, Burlington Street, Liverpool L3 6LG

GUIDE PRICE **£75,000+***

COMMERCIAL INVESTMENT

- Commercial unit currently producing £12,000 per annum • Electric steel roller shutters
- Double glazing • Strip lighting

A self-contained commercial unit which forms part of a mixed use parade. The unit is currently let on a short term lease at £12,000 per annum to 'Hollys all things beauty' with approximately 5 month left to run. The unit is approximately 1,200 sqft and benefits from glass frontage, electric roller shutters and ample communal parking spaces at the front of the premises.

Situated Located on Burlington Street which is just off Vauxhall Road close to local amenities, schooling and Universities the property is located 1.5 miles outside of Liverpool city centre.

Ground Floor Main sales area, four individual partitioned rooms, WC.

Outside Communal car park with multiple car parking spaces.



LOT
64

66 Earle Road, Liverpool L7 6HF

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

- Two bed bungalow • Benefiting from double glazing and central heating

A two bed bungalow benefiting from double glazing, central heating, gardens and driveway. Following modernisation the property would be suitable for occupation or investment purposes with the potential rental income being in excess of £7,800 per annum.

Situated Fronting Earle Road in a popular and well established residential location close to local amenities and schooling approximately 3 miles from Liverpool city centre.

Ground Floor Hall, Kitchen, Lounge, Two Bedrooms, Wet Room/WC, Conservatory.

Outside Front and rear Gardens, Driveway.



LOT
65

Land adjacent to 2 De Havilland Drive, Yarnfield, Staffs. ST15 0SX

GUIDE PRICE **£5,000+***

LAND

- A vacant plot of land

A small parcel of Freehold land adjacent to 2 De Havilland Drive.

Situated off Ashdale Park which in turn is off Yarnfield Lane on a quiet residential estate in a rural setting within the popular, sought after Village of Yarnfield within easy access to Ecceshall and Stone and commuting links.



LOT
66

Flat 1 & 2, 6 Ampthill Road, Liverpool L17 9QW

GUIDE PRICE **£200,000+***

RESIDENTIAL INVESTMENT

- Two self-contained flats producing £12,900.00 per annum • Double glazing • Central heating

A middle terraced property converted to provide two self-contained flats (one × two bedroom and one × three bedroom). Both flats are let producing approximately £12,900.00 per annum. The property benefits from double glazing and central heating. Alternatively once vacant the property could be converted to provide to a good sized four bedroom family home, subject to any consents.

Situated Off Aigburth Road in a very popular location close to local amenities, Aigburth Vale Shopping, schooling, Lark Lane, Sefton Park and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway.

Flat 1 Hallway, Lounge, Kitchen, two bedrooms, Bathroom/WC,

First Floor Flat 2 Landing, Lounge, Kitchen, two bedrooms, Bathroom/WC. Stairs to one further bedroom.

Outside Yard to the rear.



LOT
67

19 New Road Court, Liverpool L13 8EF

GUIDE PRICE **£15,000+***

VACANT RESIDENTIAL

- One bedroomed flat within a purpose built block
- Parking
- Communal gardens

A one bedroomed flat within a purpose built block requiring modernisation. The property would be suitable for investment purposes with a potential income of approximately £4,800 per annum.

Situated Off New Road which in turn is off West Derby Road within close proximity close to local amenities, Schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Entrance Hallway

First Floor Flat Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC.

Outside Communal Gardens and Parking.

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



LOT
68

12 Lillian Road, Liverpool L4 0ST

GUIDE PRICE **£50,000–£60,000***

RESIDENTIAL INVESTMENT

- Three bed house producing £5,400 per annum
- Partial double glazing
- Central heating

A three bedroom mid terraced property benefiting from partial double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum.

Situated Off Walton Breck Road in a popular and well established residential location close to local amenities and Liverpool Football Club. Approximately 2.5 miles from Liverpool city centre

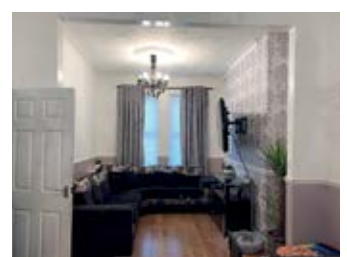
Joint Agent



Ground Floor Vestibule, Hall, Through Lounge/Dining Room, Kitchen, Bathroom/WC

First Floor Three Bedrooms

Outside Rear Yard



LOT
69

271 County Road, Walton, Liverpool L4 5PQ

GUIDE PRICE £50,000+*

COMMERCIAL INVESTMENT

- Mixed use investment producing a rental income of £16,678 per annum • Double glazing central heating • Roller shutters

A three storey middle terraced mixed use property arranged as a ground floor retail unit which is let on a 1 year lease from 23rd June 2020 together with two flats above (one × two bedroomed and one × one bedroomed) accessed via a separate entrance. The property benefits from double glazing, central heating and roller shutters and is fully let producing a total rental income of £16,678 per annum.

Situated Fronting County Road in a prominent position close to all local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre and approximately 1.5 miles from Bootle and Sefton.

Ground Floor Retail Unit Main Sales Area, Two Further Rooms, Kitchen, Separate WC Entrance and stairs to flats

First Floor Flat 1 Hall, Kitchen, Two Bedrooms, Shower Room/WC

Second Floor Flat 2 Hall, Kitchen, Bedroom, Shower Room/WC. Please note Sutton Kersh have not inspected this flat and the accommodation is assumed



LOT
70

42 Sheil Road, Liverpool L6 3AE

GUIDE PRICE £100,000+*

VACANT RESIDENTIAL

- Three storey middle terraced property converted to provide five self-contained flats

A three storey middle terraced property converted to provide five self-contained flats (two × one bedroomed and three × studios). The property is in need of a full upgrade and refurbishment scheme and would be suitable for investment purposes or redevelopment, subject to gaining the necessary consents.

Situated Fronting Shiel Road in a popular and well established location close to local amenities, transport links and schooling and approximately 2 miles from Liverpool city centre.

Ground Floor Hall Flat 1 Living Room/Kitchen, Shower Room/WC, Bedroom Flat 2 Living Room/Kitchen/Bedroom, Shower Room/WC

First Floor Flat 3 Living Room/Kitchen/Bedroom, Shower Room/WC Flat 4 Living Room/Kitchen/Bedroom, Shower Room/WC

Second Floor Flat 5 Living Room/Kitchen, Shower Room/WC, Bedroom

Outside Rear Yard



LOT
71

74 Antonio Street, Bootle, Merseyside L20 2EU

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

- Large three bedroom mid-terrace house • Fire damage to upstairs • Requires full scheme of refurbishment throughout

This is a large three bedroom mid-terrace house that has suffered fire damage to the upstairs and requires a full scheme of refurbishment throughout. Ideal as a development project and there may even be scope to convert to two x self-contained flats, subject to gaining all necessary planning consents. Due to the condition and health & safety there will be no internal viewings carried out before the auction.

Situated Accessed off Westminster Road close to the junction with Cambridge Road. There are numerous shops and amenities within walking distance. Kirkdale Rail Station is less than 5 minutes' walk away.

Note Sutton Kersh have not carried out an internal inspection. Viewings will be external only

Ground Floor Entrance hall, living room, dining room, kitchen

First Floor Three bedrooms and bathroom/WC

Outside Yard to rear, on street parking to front



LOT
72

Flat 2, Corstopitum, Willington Villas, Wallsend, Tyne & Wear NE28 7EJ

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- Ground floor two bed roomed flat within a purpose built block • Double glazing • Central heating • Garden

A ground floor two bed roomed flat within a purpose built block in need of refurbishment and modernisation. The property benefits from double glazing, central heating and a garden and once upgraded would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

Situated Off Engine Inn Road in a popular and well established residential area close to local amenities, schooling and transport links. Newcastle upon Tyne city centre is approximately 5.5 miles away.

EPC Rating C

Ground Floor Flat Porch, Lounge, Inner Hallway, Kitchen, two Bedrooms, Bathroom/WC

Outside Garden

Note Please note Sutton Kersh have not inspected the property internally



LOT
73

39 Warrenhouse Road, Kirkby, Liverpool L33 9XG

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

- A two bed end town house producing £6,000
- Double glazing • Central heating • Gardens

A two bedroomed end town house benefiting from double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

Situated Set back off the main road just Off Simonswood Lane 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 Hall, Living Room, Kitchen.

First Floor Two Bedrooms, Shower room/WC.

Outside Front forecourt. Rear Garden.



LOT
74

90 Macdonald Street, Liverpool L15 1EL

GUIDE PRICE **£30,000–£35,000***

VACANT RESIDENTIAL

- Two bed end terraced • In need of a full upgrade and refurbishment scheme

A two bedroomed middle terraced house in need of a full upgrade and refurbishment scheme following which the property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

Situated Off Picton Road in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Vestibule, Through Lounge/Dining Room, Kitchen (no fittings).

First Floor Two Bedrooms, Bathroom/WC (no fittings).

Outside Yard to the rear.



LOT
75

Flat 43 Watermarque, 100 Browning Street, Birmingham B16 8GY

GUIDE PRICE **£190,000+***

VACANT RESIDENTIAL

- Two bedroomed flat • Double glazing • Electric heating • Juliet balcony • Allocated parking space

A first floor two bedroomed flat in a purpose built block benefiting from double glazing, electric heating, a Juliet balcony and an allocated parking space. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

Situated Fronting Browning Street in the popular Watermarque building just off Great Tindal Street and St Vincent Street within walking distance to Birmingham city centre amenities.

EPC Rating E

Note Sutton Kersh have not inspected the property internally.

Ground Floor Main Entrance, Lobby.

First Floor Flat Hall, Open Plan Lounge/Kitchen, Balcony, two Bedrooms, Bathroom/WC.

Outside Allocated car parking space.



LOT
76

Apartment 17, Breakwater House, Ferry Court, Cardiff CF11 0JQ

GUIDE PRICE **£139,000+***

VACANT RESIDENTIAL

- Two bedroomed second floor apartment
- Double glazing • Electric heating • Balconies
- Allocated parking

A two bedroomed second floor apartment benefitting from a balcony with water views, allocated parking, intercom system, 24 hour concierge, gym, swimming pool, double glazing and electric heating. The property would be suitable for occupation or investment purposes.

Situated Within the popular Prospect Place development overlooking Cardiff Bay in a well-established location within close proximity of city centre amenities and transport links.

Note Sutton Kersh have not internally inspected this property.

Tenure Leasehold for a term of 125 years from 1st January 2006 at a ground rent of £200 per annum.

Ground Floor Entrance Hall

Second Floor Flat Hall, Lounge with access to Balcony 1, Kitchen, Bathroom/WC, Master Bedroom with ensuite Bathroom/WC and access to Balcony 2, Second Bedroom with Walk in Wardrobe

EPC Rating C

Outside Allocated Parking



LOT
77

18 Bishopgate Street, Liverpool L15 1EW

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £7,200 pa
- Double glazing • Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of a periodic tenancy agreement producing a rental income of £7,200 per annum.

Situated Off Picton Road in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Vestibule, Through Lounge/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Note Please note Sutton Kersh have not internally inspected the property.



LOT
78

109 Fieldton Road, Liverpool L11 9AF

GUIDE PRICE **£58,000+***

RESIDENTIAL INVESTMENT

- A residential investment currently let producing £5,562.31 per annum • Double glazing • Central heating • Gardens

A two bedroomed mid-town house benefiting from double glazing, central heating, a driveway and rear garden. The property is currently let by way of an Assured Shorthold Tenancy holding over producing £5,562.31 per annum.

Situated Off Carr Lane East close to local amenities and approximately 5.5 miles from Liverpool city centre.

Ground Floor Lounge, Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Driveway, Rear Garden.

Note Please note Sutton Kersh Auctions have not internally inspected this property.



LOT
79

57 Devon Way, Huyton, Liverpool L36 1TR

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

- A residential investment currently producing £6,097 per annum
- Partial double glazing
- Central heating

A three bedroomed mid-town house benefiting from gardens, central heating and partial double glazing. The property is currently let by way of an Assured Shorthold Tenancy holding over producing £6097 per annum.

Situated Off Lancaster Road which in turn is off Jacqueline Drive in a popular and well established residential location close to local amenities, schooling and approximately 1 mile from Huyton town centre.

Auctions have not internally inspected this property.

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

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.

Note Please note Sutton Kersh



LOT
80

20 Selside Lawn, Liverpool L27 5RR

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

- A residential investment property producing £5,199.74 per annum
- Double glazing
- Central heating
- Gardens

A three bedroomed end town house currently let by way of an Assured Shorthold Tenancy Agreement holding over producing £5,199.74 per annum. The property benefits from double glazing, central heating and gardens.

Situated Off Ulverston Lawn which in turn is off Wood Lane in a popular location close to local amenities, Woodlands Park and approximately 7 miles from Liverpool city centre.

Ground Floor Lounge, Dining Room, Kitchen, Conservatory.

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.



LOT
81

50 Hayes Avenue, Prescot, Liverpool L35 5BJ

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

- Three bed residential investment producing £5,070.00 per annum • Double glazing • Central heating

A three bed mid-town house benefitting from double glazing, central heating, driveway and rear garden. The property is currently let by the way of an Assured Shorthold Tenancy holding over, producing a rental income of £5,070.00 per annum.

Situated Off Kingsway, in a popular and well established residential location close to local amenities, schooling and transport links.

First Floor Lounge, Kitchen

Second Floor Three bedrooms, Bathroom/WC.

Outside Driveway and Rear Garden



LOT
82

73 Round Hey, Stockbridge Village, Liverpool L28 1RD

GUIDE PRICE **£58,000+***

RESIDENTIAL INVESTMENT

- A residential investment currently producing £6,097 per annum • Double glazing • Central heating

A two bed mid terrace house benefiting from gardens, double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy holding over producing £6,097.00 per annum.

Situated Off Waterpark Drive located within Stockbridge Village within close proximity of local amenities and the M57 motorway and approximately 6 miles from Liverpool city centre.

Ground Floor Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Garden.

Note Please note Sutton Kersh Auctions have not internally inspected this property.



LOT
83

21 Elizabeth Road, Huyton, Liverpool L36 0TG

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

- A residential investment producing £4,680.00 per annum • Double glazing • Central heating

A three bed semi-detached property benefitting from double glazing, central heating, gardens and off road parking. The property is currently let by the way of an Assured Shorthold Tenancy holding over, producing a rental income of £4,680.00 per annum.

Situated Off Meadow Drive, in a popular and well established residential location close to local amenities, schooling and transport links.

Ground Floor Hall, Lounge, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Gardens and Driveway

Note Please note Sutton Kersh Auctions have not internally inspected this property.



LOT
84

82 Boode Croft, Stockbridge Village, Liverpool L28 4EG

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

- A residential investment currently producing £4,160 per annum • Double glazing • Central heating • Gardens

A three bedroomed mid-town house benefitting from gardens, double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy holding over producing £4,160 per annum.

Situated Off Haswell Drive located within Stockbridge Village within close proximity of local amenities and the M57 motorway and approximately 6 miles from Liverpool city centre.

Ground Floor Lounge, Dining Room/Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.

Note Please note Sutton Kersh Auctions have not internally inspected this property.



LOT
85

13 Windsor View, Liverpool L8 0UN

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

- Two bed terraced house • Double glazing
- Central heating • Producing £5,400 per annum

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 £5400 per annum.

Situated Off Lodge Lane (B5173) in a popular residential location close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor Vestibule, Lounge, Kitchen, Bathroom/WC

First Floor Two Bedrooms

Outside Yard to the rear.



LOT
86

15 Stonehill Street, Liverpool L4 2QA

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

- Two bed terraced property benefitting from double glazing and central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

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

Ground Floor Hall, Through Lounge/Dining Room, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

Outside Yard To Rear



LOT
87

83 Plumer Street, Liverpool L15 1EF

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- Two bedroomed middle terraced
- In need of a full upgrade and refurbishment scheme

A two bedroomed middle terraced house in need of a full upgrade and refurbishment scheme following which the property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

Situated Off Grosvenor Road in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Vestibule, Through Lounge/Dining Room, Kitchen (no fittings).

First Floor Two Bedrooms, Bathroom/WC (no fittings).

Outside Yard to the rear.



LOT
88

19 Smith Street, Scunthorpe, South Humberside DN15 7LG

GUIDE PRICE **£15,000+***

VACANT RESIDENTIAL

- Three bed terrace in need of refurbishment
- Double glazing

A three bed mid terrace property in need of repair and modernisation. The property benefits from double glazing.

Situated Off Frodingham Road within close proximity to local amenities, schooling and transport links.

Ground Floor Hall, Lounge, Kitchen, Bathroom/WC

First Floor Three Bedrooms

Outside Yard to the rear

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



LOT
89

12 Moor Court, Liverpool L10 0AS

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- Ground floor one bedroom flat • Double glazing • Central heating • Newly refurbished
- Potential income £5,400 per annum

A one bedroomed ground floor flat which has been newly refurbished throughout and benefiting from double glazing, central heating, Secure intercom entry system, communal gardens. The property would be suitable for occupation or investment purposes with a potential annual income in excess of £5,400 per annum.

Situated Off Coplehouse Lane in a popular and established residential location, close to local amenities and Aintree University Hospital. Approximately 7 miles from Liverpool city centre.

Ground Floor Main entrance Hallway. Flat Hall, Lounge/Kitchen, Bedroom, Bathroom/WC.

Outside Communal gardens.

Note Please note Sutton Kersh have not internally inspected the property.



LOT
90

65 De Grey Street, Hull HU5 2RY

GUIDE PRICE **£74,000+***

VACANT RESIDENTIAL

- Four bedroomed middle terraced house
- Double glazing • Central heating • Rear garden

A four bedroomed middle terraced property benefiting from double glazing, central heating and rear garden. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes. If let to four tenants at £85 pppw, subject to gaining the necessary consents, the potential rental income would be approximately £17,680 per annum.

Situated Off Beverley Road (the A1079) in a popular and well established residential location close to local amenities, transport links and the University of Hull. Hull city centre is approximately 1.5 miles away.

Note Sutton Kersh have not inspected the property internally

Ground Floor Entrance Hall, Lounge, Dining Room, Kitchen, Wet Room/WC

First Floor Four Bedrooms, Bathroom/WC

Outside Rear Garden

EPC Rating D



LOT
91

37 Muriel Street, Liverpool L4 5SB

GUIDE PRICE £50,000–£60,000*

VACANT RESIDENTIAL

- Two bedroom middle terrace • In need of refurbishment • Central heating

A two bedroomed middle terraced house benefiting from central heating and is in need of a scheme of refurbishment works. Once upgraded the property would be suitable for occupation or investment purposes with a potential rental income of approximately £5,400 per annum.

Situated Off Walton Lane in a popular and well established residential location within close proximity to local amenities, Everton Football Club, Goodison Park, schooling and approximately 3 miles from Liverpool city centre.

Note Please note Sutton Kersh have not internally inspected the property.

Ground Floor Hallway, Living room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear, on street parking with residents parking scheme in operation.



LOT
92

40 St Agnes Road, Liverpool, L4 1RS

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

- A three bedroomed middle terraced house
- Double glazing and central heating

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

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

Basement Cellar Not inspected.

Ground Floor Hall, Through Living room/Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.



LOT
93

Flat 2, 53 Rocky Lane, Anfield, Liverpool L6 4BB

GUIDE PRICE £25,000–£30,000*

VACANT RESIDENTIAL

- One bed self-contained flat • Double glazing and central heating

A first floor one bedroom self-contained flat within a three-storey middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,000 per annum.

Situated Fronting Rocky Lane in a popular location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Main Entrance, Hallway.

First Floor Flat Lounge, Kitchen/Dining Room, Bedroom, Shower Room/WC.



LOT
94

53 Sunbeam Road, Liverpool L13 5XS

GUIDE PRICE £55,000–£65,000*

VACANT RESIDENTIAL

- Two bedroomed mid terrace • Double glazing
- Central heating

A two bedroomed mid terrace benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £6000 per annum.

Situated Off Prescot Road in a popular and well-established residential location within easy reach of local transport links and walking distance to local amenities to include the new Liverpool Shopping park. Approximately 2 miles from Liverpool city centre.

Joint Agent



Ground Floor Hall, Through Living room/Dining room, Kitchen.

First Floor Two Bedrooms, Wet room/W.C.

Outside Rear yard.





• Grade II listed building with planning permission to provide four self-contained units

A substantial Grade II Listed five storey Georgian mid-town house property which is being offered with the benefit of full planning permission to convert the existing building to provide four self-contained residential units. The planning also includes the demolition of the rear garage to be replaced with a detached building which will provide a fifth unit. The property benefits from original features and has been renovated in the past and benefits from central heating. Planning reference under Liverpool City Council: 18L/1520. Architects drawings are available for inspection at the Auctioneers Offices.

Situated Fronting Hope Street at its junction with Upper Duke Street occupying a much sought after position in the Heart of Liverpool's University Quarter. The Everyman Theatre, Anglican Cathedral, Philharmonic Hall, Liverpool One and restaurants are within walking distance.

Lower Ground Floor Hall, two Rooms, Kitchen, WC, Shower.

Ground Floor Vestibule, Main Entrance Hallway, two Large Rooms, Office, WC.

First Floor Three Rooms, Kitchen, WC, Shower Room/WC.

Second Floor One Room with Ensuite Shower/WC, Open Plan Lounge/Kitchen, two Rooms, Bathroom/WC. Stairs to provide one further room.

Third Floor 2 Rooms, Shower/WC.

Outside Rear Courtyard/ Garden/Warehouse with access via Hope Way.



Note The property is held under a Lease from Liverpool City Council for 99 years calculated from the 1st March 1982 subject to the payment of a market rent currently at £29,000 pa subject to review.



LOT
96

2 Killington Way, Liverpool L4 4QP

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

- One bedroomed end of terraced house
- Double glazing • Central heating • Garden

A one bedroomed end of terraced house benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated would be suitable for investment purposes with a potential rental income of approximately £4,800 per annum.

Situated At the junction of Killington Way and Mercer Drive in a popular and well established residential location within close proximity to local amenities, transport links and schooling and approximately 2 miles from Liverpool city centre.

Joint Agent



Ground Floor Vestibule, Open Plan Living Room/Kitchen

First Floor Bedroom, Bathroom/WC

Outside Garden



Next auction **Thursday 11 February 2021**

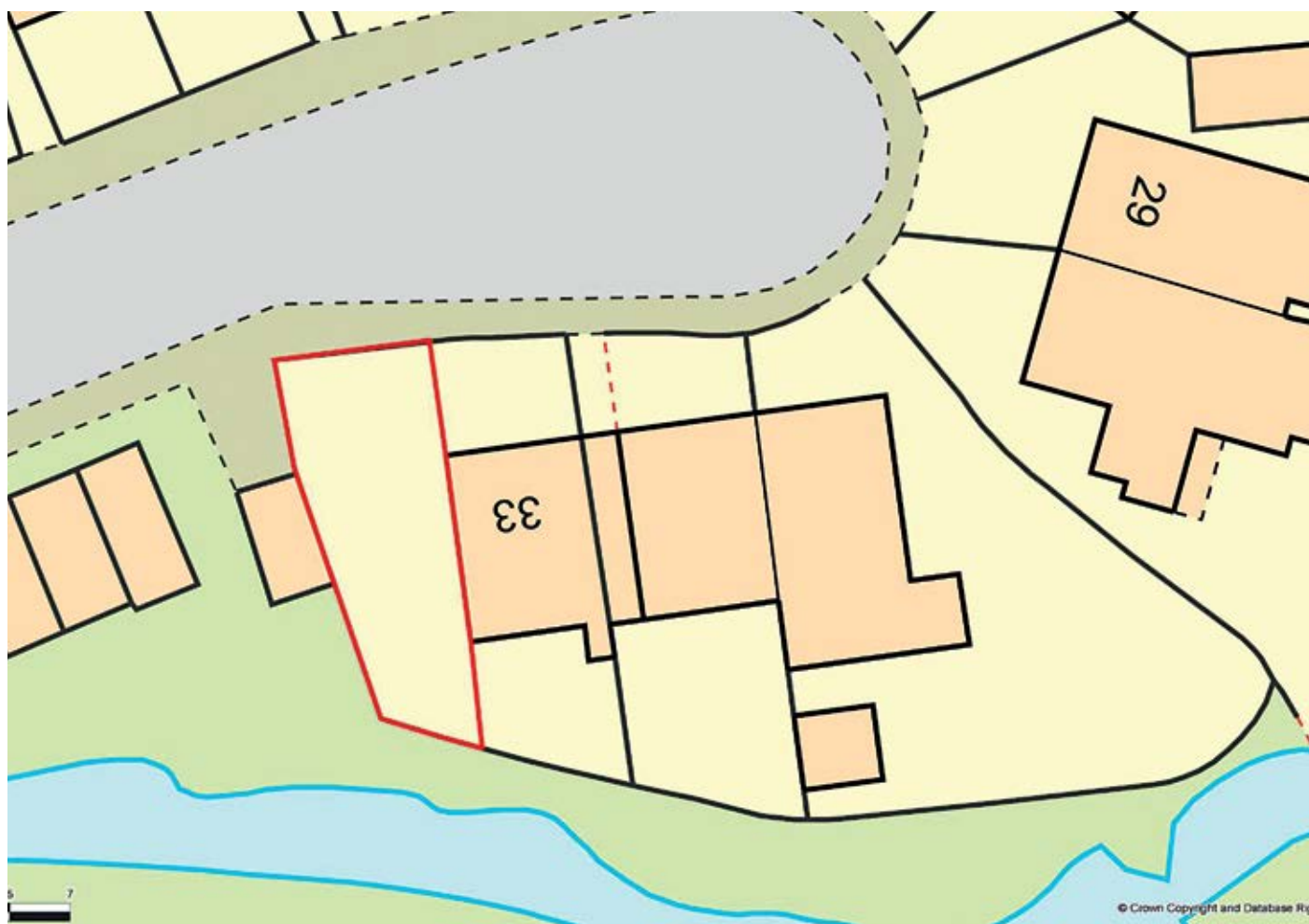
We're now taking entries for this auction.

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





• Building plot • Planning permission for two bed, end of terrace property, garden and parking

A rare opportunity to acquire a residential building plot in Exmouth, with planning permission in place for a two bedroom, end of terrace house with rear garden and on drive parking for two cars. A Grant of Conditional Planning Permission was issued by East Devon District Council, under application number PA19/1971/FUL, on the 20th November 2019 for 'Construction of attached dwelling'. Interested parties must make and rely upon their own planning enquiries of East Devon District Council Planning Department.

Situated The thriving and popular seaside town of Exmouth offers a vibrant town centre, harbour and a glorious sandy beach, with excellent public transport links to Exeter city centre, the A30/A38/M5 road networks and Exeter airport.

Proposed Accommodation

Ground Floor: Entrance hall, cloakroom, living room and kitchen. First Floor: Landing, two bedrooms and bathroom. Outside: Two car parking spaces to the front of the property and rear garden.

Viewings

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Fulfords Exmouth 01395 273757/Countrywide Property Auctions 01395 275691.



General view of building



• Two bedroom first floor flat • Requiring refurbishment

A two double bedroom, first floor flat, having the benefit of the remainder of 999 year lease and communal gardens. Whilst in need of some refurbishment the property offers an excellent investment opportunity for a post works onwards lettings venture, or for first time buyers in this convenient location.

Situated Fegen Road is conveniently situated for the local schools, shops and amenities of St Budeaux, with public transport readily available to Plymouth city centre.

Viewings

Strictly by prior appointment with Fulfords St Budeaux 01752 362481. General enquiries Countrywide Property Auctions 01395 275691.



First Floor

Ground Floor Communal entrance hall with stairs to all floors.

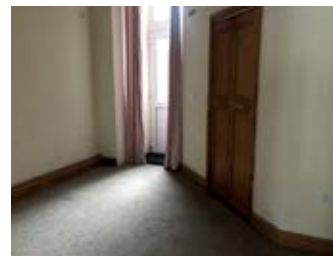
First Floor 58: Entrance hall, sitting room, kitchen, two double bedrooms and bathroom.

Outside Communal gardens.



- A one bedroom ground floor flat, with parking space, in proximity to the town centre

A one bedroom self-contained flat with open plan lounge/modern fitted kitchen/diner, double bedroom with en-suite shower room and a car parking space to the rear. The property is conveniently situated for the town centre, mainline railway station to London Paddington and local bus services.



Situated Redruth is a former mining town in Cornwall, circa 9 miles from the Cathedral city of Truro and has a mainline railway station to London Paddington. The town centre offers an array of shops, cafes, bars, educational facilities and restaurants, being readily commutable to the A30/A38 road networks.

Viewings

Strictly by prior appointment with Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691.

Ground Floor Open plan lounge/kitchen/diner, double bedroom and en-suite shower room.

Outside Car parking space to the rear.



Ground Floor





- A two bedroom, semi-detached house • Front and rear gardens • Parking

A two bedroom semi-detached house, with front and rear gardens, conservatory and on drive parking, situated in the village of Whitemoor. The property was fully refurbished circa 8 years ago and has recently been redecorated throughout. The property is likely to appeal to residential lettings investors and owner/occupiers.

Situated Whitemoor is a small village situated between the villages of St Dennis and Roche, offering a range of day to day shopping, social and educational facilities. The larger town of St Austell, main town of the area, is approximately five miles from the village and provides a comprehensive range of shopping, educational and recreational facilities together with mainline railway station, bus station, sports leisure centre, beaches, coastal walks and golf clubs.

Ground Floor Entrance hall, kitchen, lounge/diner with conservatory off, cloakroom.

First Floor Landing, two double bedrooms and bathroom.

Outside Low maintenance front and rear gardens, on drive parking space.

Viewings

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



General view of building



- A two bedroom, purpose built flat • Secure entry system and allocated parking

A two bedroom purpose built ground floor flat, having the benefit of a secure entry phone system and gated car park with an allocated parking space. The property is currently let on a periodic tenancy and generating a modest rental income of £495 pcm/£5,940 pae.

Situated St Jude's is situated within close proximity to Plymouth city centre and Plymouth University. Conveniently situated close to local amenities including a selection of local shops, regular bus service and is close to local parklands. The Barbican Leisure Centre can be found close by where you will find The Vue Cinema, bowling, gym facilities and a selection of restaurants and bars.

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

Outside Allocated parking space.

Viewings

Strictly by prior appointment with Fulfords Drake Circus 01752 225566. General enquiries Countrywide Property Auctions 01395 275691.





- A one bedroom, mid terrace house • Garden
- Parking

A one bedroom, mid terraced house, situated in the sought after village of Woodbury Salterton. The property has the benefit of front and rear gardens, parking and a pleasant outlook over the allotments. The property is currently let on a long term tenancy agreement with 3 years remaining, generating an income of £500 pcm/£6,000 pae.

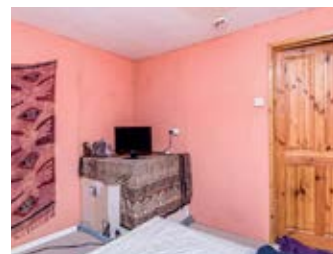
Situated The small village of Woodbury Salterton has a Church, Primary School and The Diggers Rest Public House. The larger village of Woodbury is around 2.5 Miles away with a wider range of day to day amenities. Woodbury Salterton also affords easy access to both Junction 30 of the M5, Exeter International Airport, Exeter city centre and the Coastal town of Exmouth.

Ground Floor Entrance hall, sitting room and kitchen.

First Floor Landing, bedroom and bathroom.

Outside Front and rear low maintenance gardens and on drive parking.

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





- A three bedroom, ground and first floor maisonette
- Requiring refurbishment

A three bedroom ground and first floors maisonette requiring refurbishment, situated in the popular location of Eastney and in proximity to the harbour and seafront. The lease is for a term of 125 years from 27 July 2007 at a ground rent of £200.00 per annum.

Situated Lumsden Road is situated in the popular residential area of Eastney, in proximity of the harbour, seafront and local shopping, educational and leisure facilities.

Ground Floor Entrance hall, kitchen/diner, living room.

First Floor Landing, three bedrooms and bathroom.

EPC Rating D

Viewings

Strictly by prior appointment with Morris Dibben 02392 821621. General enquiries Countrywide Property Auctions 01395 275691.





- Three storey, six bedroom period property
- Garage and parking • Close to sea front

A three storey, six bedroom, end of terrace period property with many character features situated in close proximity to Seaton seafront, suitable for a variety of uses and possible conversion into apartments subject to any requisite consents. The property has the benefit of a small walled front garden area, large garage and parking to the rear.

Situated Seaton is a seaside town surrounded by stunning countryside and sits at the heart of the Jurassic Coast World Heritage Site. Seaton beach stretches for over a mile with a small harbour located at the end. The town offers great facilities including independent shops, cafes, large supermarkets, doctors surgery and schools.

Ground Floor Porch, entrance hall, lounge/diner, kitchen/breakfast room, utility and bathroom.

First Floor Landing, four bedrooms and bathroom.

Second Floor Landing, two bedrooms.

Outside Walled front garden area, large garage and parking to the rear.

Viewings

Strictly by prior appointment only with Fulfords Honiton 01404 44744. General enquiries Countrywide Property Auctions 01395 275691.





- A three storey, two bedroom terraced property requiring updating
- Highly sought after location

A three storey, two bedroom terraced property, requiring modernisation and situated within close proximity of the Downs and Whiteladies Road. Offering tremendous potential in this highly sought after location. The property is subject to a long leasehold of 2000 years from 24th June 1826.

Situated Wesley Place is situated just off Whiteladies Road, in the heart of Clifton village, with its array of shops, restaurants, bars and amenities, in close proximity of the Downs and readily commutable to the city centre and motorway network.

Viewings

Strictly by prior appointment with Chappell & Matthews 01179 738734. General enquiries Countrywide Property Auctions 01395 275691.

Ground Floor Entrance hall, sitting room, bathroom

Basement Open plan kitchen/diner with doors to the terrace, utility room.

First Floor Landing and two bedrooms.





- A three bedroom, semi-detached house • Front and rear gardens • Garage and parking

A three bedroom semi-detached house situated on the rural fringes of the popular village of Bere Alston and having the benefit of front and rear gardens, garage and on drive parking. The property offers good sized living accommodation with the clear potential, subject to any requisite consents, for the further extension/development, upon which interested parties must make and rely upon their own planning enquiries of West Devon Borough Council planning department.

Situated Bere Alston is a popular village situated within the Tamar Valley, an Area of Outstanding Natural Beauty and surrounded by beautiful countryside and river walks, with a range of shops, public house, post office, doctors surgery, chemist and primary school. The Tamar Valley line links the Bere Peninsular to Plymouth in 20 minutes, with onwards connections to London. The thriving market town of Tavistock is approximately 5 miles with additional shopping, recreational and educational facilities catering for all age groups.

Ground Floor Entrance hall, sitting room, kitchen/diner, rear lobby and wc.

First Floor Landing, three bedrooms and bathroom.

Outside Front and rear gardens being mainly laid to lawn, garage and on drive parking.

Note Cash purchasers only due to mundic block.



Viewings

Strictly by prior appointment with Fulfords Tavistock 01822 616121. General enquiries Countrywide Property Auctions 01395 275691.





- A one bedroom, first floor flat with garden
- Currently let and generating £470pcm/£5,640pae

A one bedroom first floor flat with its own garden to the front of the property, currently tenanted and generating an income of £470pcm/£5,640pae. The property is in need of some cosmetic redecoration/modernisation and has the potential for an uplift on the current income to circa £525pcm/£6,300pae post improvements.

Situated Paignton is situated in the heart of the English Riviera between Torquay and Brixham. Local amenities include a water park, several sandy beaches, a cinema complex, shopping and educational facilities. The property is conveniently located for the town centre and public transport including the mainline railway station.

First Floor 42A: Entrance, sitting room, kitchen, bedroom, bathroom and separate wc.

Viewings

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





- Vacant former HMO with six letting rooms (three en-suite) and one bedroom self-contained owners/caretakers flat

A vacant former licenced HMO comprising a one bedroomed owners/caretakers flat on the lower ground floor, with six letting rooms – three with en-suite shower rooms, communal kitchen/diner with sun deck off. The property is likely to appeal to the career residential lettings investor as is, along with the builder/developer fraternity with the potential for conversion into self-contained flats, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council Planning Department.

Situated Torquay is a popular tourist destination located in Torbay, alongside the towns of Paignton and Brixham, on the South Devon coast. Local attractions include a cinema, bowling alley, bars and restaurants. Neighbouring towns benefit from a water park and tourist attractions including an amusement pier and Paignton Zoo.

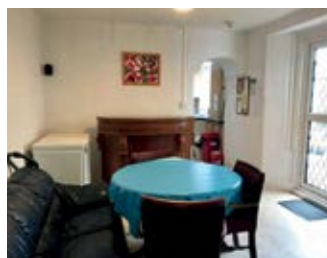
Lower Ground Floor Owners/Caretakers Flat: Kitchen, sitting

room, bedroom, shower room and separate WC.

Ground Floor Entrance hall, room 1, room 2 with en-suite shower room, kitchen/diner with sun deck off.

First Floor Landing, rooms 3 and 4 with en-suite shower rooms, rooms 5 & 6, communal shower room.

Outside Walled frontage, sun deck and a small courtyard garden to the rear of the property



Viewings

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



- Three bedroom • Semi-detached • Garage/outbuilding • Requiring modernisation

A three bedroom semi-detached house requiring modernisation, having the benefit of a sizeable, detached garage/outbuilding with kitchenette, offering the potential for a variety of ancillary uses subject to any requisite consents. The property offers front and rear gardens, along with on drive parking in tandem. Cash purchasers only.

Situated Redruth is a former mining town in Cornwall, circa 9 miles from the Cathedral City of Truro and has a mainline railway station to London Paddington. The town centre offers an array of shops, cafes, bars, educational facilities and restaurants and is readily commutable to the A30/A38 road network.

Ground Floor Entrance hall, sitting room, dining room, kitchen, utility room and WC.

First Floor Landing, three bedrooms and bathroom.

Outside Front and rear gardens, on drive parking in tandem, large garage/outbuilding with kitchenette.

Viewings

Strictly by prior appointment with Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691.





• Two garages for repair/replacement • Gated cul-de-sac situation

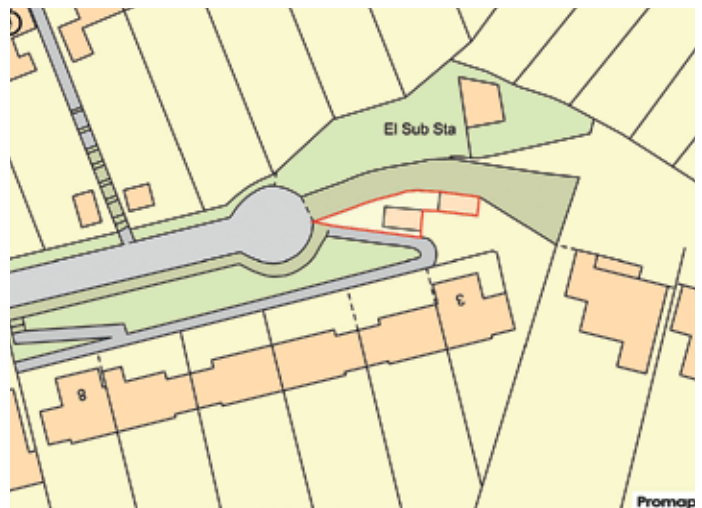
A pair of single detached garages requiring repair/replacement with additional apron parking for each garage, situated in a quiet gated cul-de-sac. The garages are to be sold with the benefit of a new 999 year lease.

Situated Rhodanthe Road is a quiet cul-de-sac situated between Shorton and Preston in the seaside town of Paignton.

Outside Two detached garages and apron parking.

Viewings

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Countrywide Property Auctions 01395 275691/Fulfords Paignton 01803 527523.





- Three bedroom • Mid terrace • Requiring updating • Popular village location

A three bedroom mid terrace property requiring refurbishment, situated in the sought after market town of Buckfastleigh. The property has the benefit of front and rear gardens with the potential, subject to requisite consents, for an on drive parking space.

Situated Buckfastleigh is a small market town situated on the fringes of Dartmoor National Park, being readily commutable to both Exeter and Plymouth via the A38.

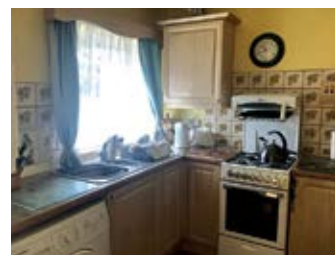
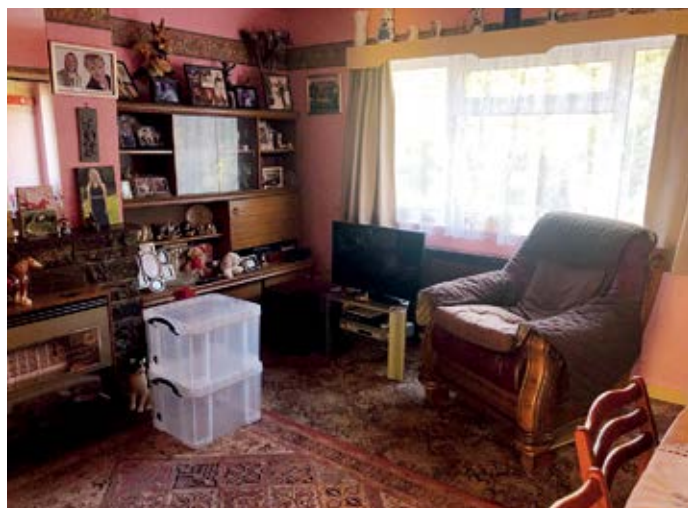
Viewings

Strictly by prior appointment with Fulfords Totnes 01803 864112. General enquiries Sutton Kersh auctions 01395 275691.

Ground Floor Entrance hall, sitting room, kitchen and bathroom.

First Floor Landing and three bedrooms.

Outside Front and rear gardens with the potential for on drive parking at the rear from West End Road.





• **A vacant one bedroom apartment, Warberries location**

A vacant one bedroom, self-contained ground floor flat, requiring some updating, being situated in the sought after Warberries area of Torquay.

Situated The Warberries Conservation Area is one of the most sought after locations in Torquay, with walks towards Anstey's Cove, Meadfoot Beach and Torquay harbour. Nearby Wellswood offers a selection of local shops and restaurants with further facilities and amenities available in Torquay town centre.

Viewings

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

Ground Floor Flat 5: Entrance hall, open plan lounge/kitchen/diner, bedroom and bathroom. 1

Outside Communal gardens and adhoc parking.



General view of building



- A one bedroom, first floor flat • Currently let and generating £6,300pae

A one bedroom, first floor flat, situated in the highly regarded Warberries area of Torquay. The property is currently let to a long term periodic tenant and currently generating £525pcm/£6,300pae.

Situated The Warberries Conservation Area is one of the most sought after locations in Torquay, with walks towards Anstey's Cove, Meadfoot Beach and Torquay harbour. Nearby Wellswood offers a selection of local shops and restaurants with further facilities and amenities available in Torquay town centre.

Viewings

Strictly by prior appointment with Miller Countrywide Torquay 01803 329429

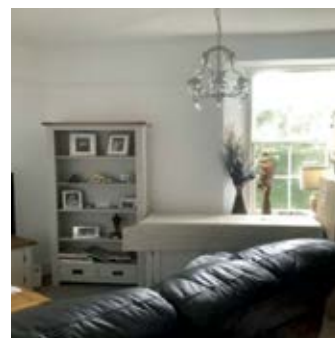
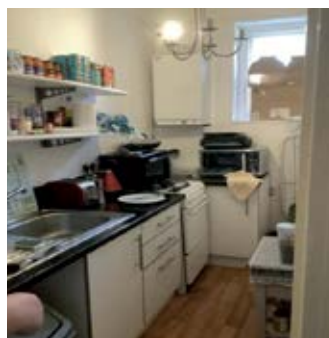
Note At the time of instruction the property has not been viewed internally.



Ground Floor Communal entrance hall.

First Floor Flat 1 Entrance hall, sitting room, kitchen, bedroom and shower room.

Outside Communal garden areas and adhoc parking.





- A two bedroom maisonette, with parking space

A two bedroom, second and top floors maisonette, with a parking space, situated in this popular residential lettings area. The property has double glazing and central heating, perfect for the career lettings investor or owner/occupier.

Situated Morice Town offers a selection of local shopping facilities, public transport links to the city and is in proximity of the HMS naval base, with further shopping, leisure and educational facilities, along with a mainline railway station available in Plymouth city centre.

Viewings

Strictly by prior appointment with Fulfords St Budeaux 01752 362481. General enquiries Countrywide Property Auctions 01395 275691.



Ground Floor Communal entrance hall.

Flat Three

Second Floor Entrance hall, kitchen/diner, living room.

Top Floor Landing, two bedrooms and bathroom.

Outside Allocated on drive parking space.



• A one bedroom top floor flat • Recently refurbished and generating £6,840pae

A one double bedroom, well-appointed and light second floor city centre apartment, having had the benefit of recent refurbishment and enjoying its own private entrance from the first floor. The property is currently let on a periodic tenancy and generating an income of £570pcm/£6,840 pae. Residents permit parking is also available in Haldon Road.

Situated Haldon Road is situated in the thriving city of centre of Exeter, offering a selection of high street and bespoke shopping facilities, restaurants and educational facilities catering for all age groups including Exeter University, the Cathedral, mainline railway station, with excellent access to the M5/A30/A38 road networks and Exeter airport.

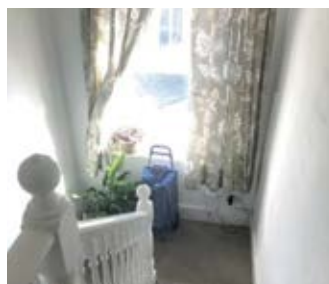
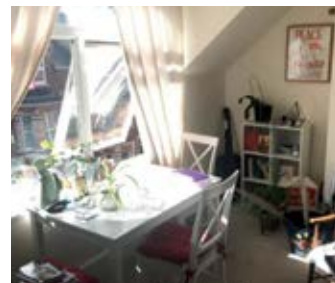
Ground Floor Communal hallway with stairs rising to all floors.

First Floor Private entrance with stairs rising to Flat 4: Half landing, hallway with storage/

laundry room, sitting room, kitchen, bedroom and bathroom.

Viewings

Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Sutton Kersh auctions 01395 275691.





• Residential building plot • Planning for a four bed detached house

An opportunity to acquire a residential building plot, with a site area of 550 square metres and outline planning permission for a four bedroom detached house with associated gardens and parking in the Blowinghouse area of Redruth.

Situated Blowinghouse is a semi-rural area situated on the outskirts of Redruth with its comprehensive shopping, recreational and educational facilities, being readily commutable to the A30 and having a mainline railway service to London Paddington.

planning enquiries of Cornwall Council Planning Department.

Viewings

Strictly by prior appointment with Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691.



Planning A Grant of Outline Planning Permission was issued by Cornwall Council Planning Department, under application number PA18/09333, on the 4th December 2018 for 'Outline planning permission with some matters reserved: Single infill residential dwelling (Access Only)'. Interested parties must make and rely upon their own





- A one bedroom, two storey, leasehold property in city centre location

A one double bedroom maisonette with open plan living accommodation on the ground floor, being conveniently situated for Exeter city centre and the University. Please note that due to part of the structure being single skin this property is suitable for cash purchasers only.

Situated Pennsylvania Road is situated in the thriving city of centre of Exeter, offering a selection of high street and bespoke shopping facilities, restaurants and educational facilities catering for all age groups including Exeter University, the Cathedral, mainline railway station, with excellent access to the M5/A30/A38 road networks and Exeter airport.

Ground Floor Open plan lounge/kitchen/diner.

First Floor Double bedroom and bathroom.

Viewings

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





- Ground floor, two bedroom apartment
- Parking space • South facing garden

A ground floor, two bedroom apartment having the benefit of its own private access via the security gate with doors from the rear to the entrance hall and kitchen, a car parking space to front of the property and also a south facing rear garden.

Situated Laira Avenue is conveniently situated for local facilities and amenities along with those of the city centre beyond and is readily accessible to the A38 and associated link roads.

Viewings

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

Ground Floor Entrance hall, sitting room, kitchen, two bedrooms and bathroom.

Outside Parking space to the front of the property with the garden lying to the rear of the property and accessed via the security gate.





- Former public house, planning permission for two × two bedroom and one × three bedroom terraced houses

A residential development opportunity comprising a former public house with a Grant of Conditional Planning Permission in place, under application number APP/D0840/W/20/3251246 on the 9th September 2020 for 'Proposed change of use of public house to three dwellings, external alterations and demolition of outbuildings to the rear at the Mark of Friendship, New Street, Millbrook, Cornwall PL10 1BY. The permission is granted in accordance with the terms of the application ref PA19/07150 dated 8th September 2019. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Situated The Cornish village of Millbrook sits on the Rame peninsular and offers a selection of day to day shopping facilities, amenities including a doctors surgery, public house and primary school, with further facilities and amenities available at Kingsand, Cawsand, Torpoint and Plymouth city centre beyond via the Torpoint Ferry.

Proposed Accommodation House 1

Ground Floor Entrance hall, living room, kitchen/diner, WC.

First Floor Landing, two bedrooms and bathroom

House 2

Ground Floor Entrance hall, living room, kitchen/diner, WC.

First Floor Landing, two bedrooms and bathroom. Second



Floor: Master bedroom and en-suite shower room.

House 3

Ground Floor Entrance hall, living room, kitchen/diner, WC.

First Floor Landing, two bedrooms and bathroom.

Outside All properties will have the benefit of their own private enclosed rear courtyard gardens, with bin and cycle storage.

Viewings

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

Note We understand that the property is subject to VAT.



- A one bedroom, detached freehold chalet
- Panoramic sea views

A stunningly located one double bedroom detached freehold chalet enjoying panoramic sea views from Ramehead to Looe and beyond. The property enjoys a cliff top location and has its own lawned garden area.

Situated Within a community of chalets on Freathy Cliff above Whitsand Bay. Freathy itself benefits from a community hall and recreational field. The coastal footpath provide access to various sandy beaches along Whitsand Bay and a bus stop provides link to Millbrook, Torpoint and the city of Plymouth. The neighbouring village of Millbrook offers a range of amenities including shops, post office, primary school, doctors surgery and chemist.

Ground Floor Entrance porch, sitting room, kitchen, double bedroom and shower room.

Outside Private lawned garden area and storage shed.

Viewings

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





• **One bedroom ground floor flat with garden**

A one bedroom ground floor flat situated in a popular residential location and having the benefit of front and rear gardens with views of the estuary.

Situated Severn Place is situated in the popular residential area of Efford, with excellent public transport links to the city centre, local shopping facilities and readily commutable to the A38.

Ground Floor Entrance hall, lounge/diner, kitchen, bedroom and shower room.

Outside Front and rear gardens with views to the estuary and a storage shed.

Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242. General enquiries Countrywide Property Auctions 01395 275691.





- Two bedroom ground floor flat • Grade II listed
- Close to the seafront

A Grade II listed, two bedroom ground floor flat, having the benefit of being recently decorated and enjoying a pretty town centre setting, overlooking The Brook and in close proximity of the seafront and the town centre shopping and leisure facilities of this popular seaside resort.

Situated The seaside town of Dawlish is renowned for its sandy beaches and picturesque lawns making it popular with both tourists and locals alike. The Strand has recently been redesigned and landscaped to create a bustling, market-town atmosphere. The town offers a wide range of facilities and amenities including well regarded schools, health centre, a diverse range of shops and cafes and a Sainsbury's supermarket on the edge of town.

Ground Floor Communal entrance hall giving access to both flats. 26: Entrance hall, sitting room, kitchen, two bedrooms and bathroom

Note The property is a freehold flat with no service charge or ground rent payable.

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



Common Auction Conditions

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

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

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

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

A3 Bidding and reserve PRICES

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.	G9.5	The BUYER must promptly
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G10	Interest and apportionments
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;	G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
	(e) rights, easements, quasi-easements, and wayleaves;	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(f) outgoing and other liabilities;	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.	G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
	(g) any interest which overrides, under the Land Registration Act 2002;				(a) the BUYER is liable to pay interest; and
	(h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and	G5	TRANSFER		(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
	(i) anything the SELLER does not and could not reasonably know about.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.		(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and	G10.4	Apportionments are to be calculated on the basis that:
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		(a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:	G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.		(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
	(b) the SELLER is to leave them at the LOT.	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER	G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
G1.8	The BUYER buys with full knowledge of		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;	G11	ARREARS
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and	Part 1 – Current rent	
	(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.	G6	COMPLETION	G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
G2	Deposit	G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
G2.1	The amount of the deposit is the greater of:			Part 2 – BUYER to pay for ARREARS	
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G2.2	(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	G11.5	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.
	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	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.
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.	Part 3 – BUYER not to pay for 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.	G11.7	Part 3 of this CONDITION G11 applies where 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.		(a) so state; or
	(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.		(b) give no details of any ARREARS.
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.	G7	Notice to complete	G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
G3.2	If the SELLER is required to insure the LOT then the SELLER	G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.		(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(a) must produce to the BUYER on request all relevant insurance details;	G7.2	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:		(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);
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;	G7.3	(a) terminate the CONTRACT;		(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;
	(c) gives no warranty as to the adequacy of the insurance;		(b) claim the deposit and any interest on it if held by a stakeholder;		(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;
	(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;		(c) forfeit the deposit and any interest on it;		(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
	(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		(d) resell the LOT; and		(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
	(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	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:	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.
	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).		(a) terminate the CONTRACT; and	G12	Management
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.		(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.	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.
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.		If the CONTRACT 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:
G4	Title and identity		(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;
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.		(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
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:	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.
	(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.	G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.		
	(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.	G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.		
	(c) If title is in the course of registration, title is to consist of:	G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").		
	(i) certified copies of the application for registration of title	G9.4	The SELLER must		

G13 Rent deposits

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

G14 VAT

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

G15 TRANSFER as a going concern

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

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

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

G20 TUPE

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

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 TENANCY renewals

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

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

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
 - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

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

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.

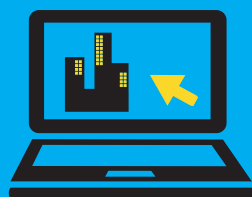
G30.3 Extra Auction Conduct Conditions

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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