

# property auction

Registration closes promptly at  
12pm on **Wednesday 17 February**  
and you must be pre-registered  
before this time in order to bid

**Thursday 18 February 2021**  
12 noon prompt

**Please note this auction will be streamed live online only**

# SuttonKersh

**suttonkersh.co.uk**



**blundells**  
Property Auctions

  
**Countrywide**  
Property Auctions

# Merseyside's leading auction team...



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for free advice or to arrange a free valuation

## 2021 Auction Dates

### Auction

Thursday 18 February  
Thursday 8 April  
Thursday 20 May  
Thursday 15 July  
Wednesday 8 September  
Thursday 21 October  
Thursday 9 December

### Closing

Friday 22 January  
Friday 12 March  
Friday 23 April  
Friday 18 June  
Friday 13 August  
Friday 24 September  
Friday 12 November

0151 207 6315  
auctions@suttonkersh.co.uk

# Welcome



**Welcome to our first auction of 2021 which once again will start as usual at 12 noon prompt!**

The sale will be live streamed once again with our ever lively auctioneer Andrew Binstock

gracing our screen to conduct proceedings.

We kick off this year's auction programme in fantastic style with over 130 lots being offered for sale, ensuring there really is something for everyone in this catalogue. Remember also that owner occupiers can also benefit from the stamp duty holiday which, as I write, is due to expire at the end of March!

Looking back over 2020, which I think proved a challenging year for many of us to say the least, I'm delighted to report that despite the restrictive conditions we have to endure we sold a total of 561 lots, raising £54.5m for our clients which gave us an overall annual success rate of 84%.

We are confident 2021 will continue in the same way, so I'm delighted to present just a few of the star lots in this auction:

**Lot 1** Rivers Office, Albert Place, Whitefield, Manchester M45 8NE

**Lot 24** 1a Eastdale Road, Liverpool L15 4HN

**Lot 26** 70 Spofforth Road, Liverpool L7 6JY

**Lot 39** 205 Meols Cop Road, Southport, Merseyside PR8 6JU

**Lot 62** 66–68 Allerton Road, Mossley Hill, Liverpool L18 1LW

**Lot 85** 49 Gordon Drive, Liverpool L14 7PU

As always if you do need any help before the sale, do not hesitate to send an email across to myself or the team. We will also be on hand throughout the auction to answer any questions or help with any queries.

Good luck with your bidding whether on the phone, by proxy or online and best wishes for the forthcoming year.

**Cathy Holt MNAEA MNAVA**  
**Associate Director**

# 133

 lots available

## 60+

vacant  
residential

## 6

commercial  
investment

## 2

development  
opportunities

## 50+

residential  
investment

## 4

vacant  
commercial

## 1

land

### Highlights



Rivers Office, Albert Place,  
Whitefield, Manchester M45 8NE



1a Eastdale Road, Liverpool  
L15 4HN



70 Spofforth Road, Liverpool  
L7 6JY



205 Meols Cop Road, Southport,  
Merseyside PR8 6JU

### Viewings

We are following Government Guidelines to allow viewings to take place on vacant lots. Where possible, we will upload 360° tours or video tours and internal pictures of lots on our website and we advise that you view these before booking a viewing. We would respectfully remind all parties that strict social distancing will be applied to viewings and facemasks must be worn. You will be allocated a strict 10-minute slot, must attend alone, and wear a facemask. We do ask for your patience, it may not always be possible to accommodate everyone, but we assure you our team is working hard to keep the property market open.

# 2020 – Another stunning year of success!

**561** lots offered  
**£54.5m** raised  
**84%** success

JAN

FEB

**93** lots offered  
**84** lots sold **91%** sold  
**£7,144,600** raised

MAR

APR

**80** lots offered  
**55** lots sold **69%** sold  
**£4,916,203** raised

MAY

**75** lots offered  
**60** lots sold **80%** sold  
**£7,011,750** raised

JUN

**114** lots offered  
**91** lots sold **80%** sold  
**£9,493,508** raised

JUL

AUG

**103** lots offered  
**81** lots sold **79%** sold  
**£8,822,666** raised

SEPT

OCT

**107** lots offered  
**94** lots sold **88%** sold  
**£9,445,950** raised

NOV

DEC

**104** lots offered  
**93** lots sold **90%** sold  
**£7,914,850** raised

# Absentee bidding guide for live streamed closed door auction

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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](mailto: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](mailto: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](http://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](mailto: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](mailto: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](http://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](mailto: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](http://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](mailto: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](mailto: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.

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



That's worth shouting about. With more than 15 years' experience in auction finance, we'll work quickly and flexibly so you can complete within your deadline.

Call us on 0333 242 5856  
or find out more at  
[togetherness.co.uk/auction](https://togetherness.co.uk/auction)

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.

# Order of sale **Thursday 18 February 2021**

For sale by public auction unless sold prior or withdrawn

1	Rivers Office, Albert Place, Whitefield, Manchester M45 8NE	£85,000–£95,000*
2	38 Russian Drive, Liverpool L13 7BT	£135,000+*
3	26 Salisbury Road, Wavertree, Liverpool L15 1HN	£155,000+*
4	14 Burnand Street, Liverpool L4 0SH	£40,000+*
5	52 Rose Lane, Mossley Hill, Liverpool L18 5ED	£175,000+*
6	58 Slaidburn Avenue, Burnley, Lancashire BB10 4NZ	£65,000+*
7	131 Victoria Court, Southport, Merseyside PR8 2DW	£67,500+*
8	87 Goodison Road, Liverpool L4 4EN	£45,000+*
9	7 North Road, Carnforth, Lancashire LA5 9LQ	£89,000+*
10	35 Truro Road, Liverpool L15 9HW	£135,000+*
11	Flat 2, Corstopitum, Willington Villas, Wallsend, NE28 7EJ	£32,000+*
12	117 Hilary Avenue, Liverpool L14 6UP	£90,000+*
13	2 Roseheath Drive, Liverpool L26 9UH	£65,000+*
14	38 Burford Road, Liverpool L16 6AQ	£125,000+*
15	73 Cottesbrook Road, Liverpool L11 3AE	£55,000+*
16	11 Sydney Street, Weston Point, Runcorn, Cheshire WA7 4JG	£35,000+*
17	40 Lichfield Road, Wavertree, Liverpool L15 9HE	£125,000+*
18	27 Appleby Lawn, Liverpool L27 5RF	£50,000+*
19	17 Juniper Street, Liverpool L20 8EL	SOLD PRIOR
20	107 Gonville Road, Bootle, Merseyside L20 9LW	£60,000+*
21	41 Dumbarton Street, Liverpool L4 3RR	£50,000+*
22	6 Highfield Road, Walton, Liverpool L9 1AS	£160,000+*
23	21 Basil Close, Liverpool L16 5EL	£120,000+*
24	1a Eastdale Road, Liverpool L15 4HN	£75,000+*
25	7 Glencoe Road, Sheffield, South Yorkshire S2 2SQ	£85,000+*
26	70 Spofforth Road, Liverpool L7 6JY	£55,000+*
27	1 Markden Mews, Liverpool L8 1TN	SOLD PRIOR
28	51a Oakfield Road, Walton, Liverpool L4 0UE	£23,000+*
29	315c Edge Lane, Fairfield, Liverpool L7 9LF	£75,000+*
30	109 Moore Street, Bootle, Merseyside L20 4PL	£45,000+*
31	Lodge Farm, Lodge Lane, Cannock, Staffordshire WS11 0LT	£540,000+*
32	5 Walton Breck Road, Liverpool L4 0RB	SOLD PRIOR
33	76 Scafell Walk, Netherley, Liverpool L27 5RL	£55,000+*
34	6 Redcar Street, Liverpool L6 0AJ	£60,000+*
35	50 Melwood Drive, Liverpool L12 8RW	£105,000+*
36	38 Orwell Road, Liverpool L4 1RQ	£65,000+*
37	348 Marsh Lane, Bootle, Merseyside L20 9BX	£70,000+*
38	54 Heygarth Road, Wirral, Merseyside CH62 8AE	£137,500+*
39	205 Meols Cop Road, Southport, Merseyside PR8 6JU	£80,000+*
40	83 Orleans Road, Liverpool L13 5XW	£85,000+*
41	298 Owler Lane, Sheffield S4 8GF	£40,000+*
42	197 Warbreck Moor, Liverpool L9 4RR	£150,000+*
43	8 Makin Street, Liverpool L4 5QG	POSTPONED
44	82 Boode Croft, Stockbridge Village, Liverpool L28 4EG	SOLD PRIOR
45	5 Evergreen Close, Liverpool L27 8XN	£65,000+*
46	14 Acanthus Road, Liverpool L13 3DX	£80,000+*
47	3 The Close, Walton, Liverpool L9 1EX	£135,000+*
48	12 Sandiways Avenue, Merseyside L30 1SD	£90,000+*
49	174 Boaler Street, Kensington, Liverpool L6 6AD	£120,000+*
50	56 Horrocks Avenue, Liverpool L19 5NZ	£95,000+*
51	44 Horrocks Avenue, Liverpool L19 5NZ	£95,000+*
52	4 Eccleshill Road, Liverpool L13 6RU	£95,000+*
53	25 Rossall Road, Liverpool L13 4DN	£75,000+*
54	48 Priory Road, Liverpool L4 2RZ	£30,000+*
55	91 Gray Street, Bootle, Merseyside L20 4RY	£50,000+*
56	66 Pendle Court, Leigh, Lancashire WN7 3AB	£43,000+*
57	29 Warbreck Moor, Liverpool L9 4RW	£45,000+*
58	71a Oakland Street, Widnes, Cheshire WA8 0EW	£60,000+*
59	30 Sheil Road, Liverpool L6 3AE	£120,000+*
60	Apt 23, 35 Bridport Street, Liverpool L3 5QF	£85,000+*
61	Apt 28, 35 Bridport Street, Liverpool L3 5QF	£70,000+*
62	66–68 Allerton Road, Mossley Hill, Liverpool L18 1LW	£700,000+*
63	12 and 12a King Street, Wallasey, Merseyside CH44 8AU	£50,000+*
64	65 Strathcona Road, Liverpool L15 1EA	£60,000+*
65	73 Nimrod Street, Liverpool L4 4DU	£50,000+*

66	74 Winslow Street, Liverpool L4 4DJ	£50,000+*
67	Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG	SOLD PRIOR
68	45 Exeter Road, Wallasey, Merseyside CH44 1DR	£50,000+*
69	90 Greenalls Avenue, Warrington WA4 6RJ	£150,000+*
70	98 Greenalls Avenue, Warrington WA4 6RJ	£150,000+*
71	1 Towcester Street, Liverpool L21 8JG	£65,000+*
72	124 Greenalls Avenue, Warrington WA4 6RJ	£150,000+*
73	112 Greenalls Avenue, Warrington WA4 6RJ	£150,000+*
74	89 Knutsford Road, Grappenhall, Warrington WA4 2NS	£160,000+*
75	4 Cobbs Lane, Appleton, Warrington WA4 3BY	£155,000+*
76	116 Greenalls Avenue, Warrington WA4 6RJ	£150,000+*
77	14 and 14a King Street, Wallasey, Merseyside CH44 8AU	£50,000+*
78	74 Melwood Drive, Liverpool L12 8RW	£105,000+*
79	44 Melwood Drive, Liverpool L12 8RW	£105,000+*
80	8 Corinthian Avenue, Liverpool L13 3DP	£110,000+*
81	40 Truro Road, Liverpool L15 9HW	£135,000+*
82	14 Lichfield Road, Wavertree, Liverpool L15 9HE	£125,000+*
83	192 Derby Lane, Liverpool L13 6QQ	SOLD PRIOR
84	46 Melwood Drive, Liverpool L12 8RW	£105,000+*
85	49 Gordon Drive, Liverpool L14 7PU	£80,000+*
86	20 St. Vincent Road, Prenton, Merseyside CH43 1UN	£145,000+*
87	103 Heygarth Road, Wirral, Merseyside CH62 8AJ	£130,000+*
88	152 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8AX	£130,000+*
89	11 Elgar Avenue, Wirral, Merseyside CH62 8AZ	£130,000+*
90	27 Burford Road, Liverpool L16 6AG	£120,000+*
91	27 Ridley Road, Liverpool L6 6DN	£70,000+*
92	72 Alvanley Road, West Derby, Liverpool L12 9EH	£155,000+*
93	82/84 Linacre Road, Liverpool L21 6NU	£170,000+*
94	150 Falkland Road, Wallasey, Merseyside CH44 8ER	£135,000+*
95	37 Muriel Street, Liverpool L4 5SB	SOLD PRIOR
96	10 Macfarren Street, Liverpool L13 2DR	£65,000+*
97	2 Fingland Road, Liverpool L15 0ES	£90,000+*
98	10 Greenfield Road, Liverpool L13 3BN	£165,000+*
99	13 Drayton Road, Liverpool L4 6TS	£50,000+*
100	23 Stanley Road, Ellesmere Port CH65 2BQ	£55,000+*
101	Flat 14, 73 Shandon Court, London Road, Liverpool. L3 8HY	£55,000–£60,000*
102	Unit 62, 9 Bridgewater Street, Liverpool L1 0AR	£40,000+*
103	15 Sybil Road, Liverpool L4 0RR	£100,000+*
104	79 Morecambe Street, Liverpool L6 4AU	£45,000+*
105	72 Antonio Street, Bootle, Merseyside L20 2EU	£40,000+*
106	Land South East of 10 Penrose Lane, Wadebridge, Cornwall PL27 7TB	£250,000+*
107	Elmore, 57 Freathy, Millbrook, Torpoint, Cornwall PL10 1JP	£50,000–£75,000*
108	46 Alphington Road, Exeter EX2 8HS	£275,000+*
109	4a New North Road, Exeter EX4 4HH	£125,000+*
110	1b Penlu, Tuckingmill, Camborne, Cornwall TR14 8NL	£130,000+*
111	80 Butts Road, Exeter EX2 5BL	£165,000+*
112	Flat 3, 16 St. Davids Hill, Exeter EX4 3RQ	£100,000+*
113	Trevarno, South Downs, Redruth, Cornwall TR15 2NW	£100,000 – £125,000*
114	6 Upper Hillcrest, Perranporth, Cornwall TR6 0LA	£475,000+*
115	57 Trevingey Road, Redruth, Cornwall TR15 3DH	£200,000+*
116	22 Grove Hill, Colyton, Devon EX24 6ET	£235,000+*
117	152 Great Meadow Road, Bradley Stoke, Bristol, Avon BS32 8DB	£150,000+*
118	Glendale, Freathy, Millbrook, Torpoint, Cornwall PL10 1JP	£125,000–£150,000*
119	Albany House, 129 Albany Road, Redruth, Cornwall TR15 2JB	£200,000+*
120	Sunny Villa, Bosinver Lane, Polgooth, St. Austell, Cornwall PL26 7BA	£265,000+*
121	30 Knighton Road, Plymouth PL4 9BY	£70,000+*
122	18 Oak Hill, Dawlish, Devon EX7 9RJ	£295,000+*
123	48 Hazel Road, Exeter EX2 6HN	£180,000+*
124	96 Old Woodlands Road, Plymouth PL5 3SX	£195,000+*
125	Flat 1, Arborfield, Landscore Road, Teignmouth, Devon TQ14 9JJ	£195,000+*
126	31 Woodlands View, Looe, Cornwall PL13 2AW	£95,000+*
127	Flat 5, Underheath, Middle Warberry Road, Torquay TQ1 1RP	SOLD PRIOR
128	7 Vicarage Road, East Budleigh, Budleigh Salterton, Devon EX9 7EF	£110,000+*
129	11 Chathill Walk, Ormesby, Middlesbrough, Cleveland TS7 9LX	£35,000+*
130	Building Plot adjacent 94 Grange Road, Torquay TQ1 1LF	£35,000+*
131	231/233/235 High Street, Connah's Quay, Deeside, Clwyd CH5 4DJ	£70,000+*
132	35 Clifton Road, Paignton, Devon TQ3 3LQ	£100,000+*
133	54 Crown Street, Newton-le-Willows, Merseyside WA12 9BZ	£45,000+*

# Order of sale by type

## Commercial investment

- 5 52 Rose Lane, Mossley Hill, Liverpool L18 5ED
- 57 29 Warbreck Moor, Liverpool L9 4RW
- 62 66–68 Allerton Road, Mossley Hill, Liverpool L18 1LW
- 63 12 and 12a King Street, Wallasey, Merseyside CH44 8AU
- 77 14 and 14a King Street, Wallasey, Merseyside CH44 8AU
- 93 82/84 Linacre Road, Liverpool L21 6NU

## Development opportunities

- 130 Building Plot adjacent 94 Grange Road, Torquay TQ1 1LF
- 131 231/233/235 High Street, Connah's Quay, Deeside, Clwyd CH5 4DJ

## Land

- 106 Land South East of 10 Penrose Lane, Wadebridge, Cornwall PL27 7TB

## Residential investment

- 2 38 Russian Drive, Liverpool L13 7BT
- 4 14 Burnand Street, Liverpool L4 0SH
- 10 35 Truro Road, Liverpool L15 9HW
- 13 2 Roseheath Drive, Liverpool L26 9UH
- 14 38 Burford Road, Liverpool L16 6AQ
- 17 40 Lichfield Road, Wavertree, Liverpool L15 9HE
- 18 27 Appleby Lawn, Liverpool L27 5RF
- 22 6 Highfield Road, Walton, Liverpool L9 1AS
- 23 21 Basil Close, Liverpool L16 5EL
- 27 1 Markden Mews, Liverpool L8 1TN
- 34 6 Redcar Street, Liverpool L6 0AJ
- 35 50 Melwood Drive, Liverpool L12 8RW
- 40 83 Orleans Road, Liverpool L13 5XW
- 41 298 Owlter Lane, Sheffield S4 8GF
- 44 82 Boode Croft, Stockbridge Village, Liverpool L28 4EG
- 45 5 Evergreen Close, Liverpool L27 8XN
- 46 14 Acanthus Road, Liverpool L13 3DX
- 48 12 Sandiways Avenue, Merseyside L30 1SD
- 50 56 Horrocks Avenue, Liverpool L19 5NZ
- 51 44 Horrocks Avenue, Liverpool L19 5NZ
- 52 4 Eccleshill Road, Liverpool L13 6RU
- 53 25 Rossall Road, Liverpool L13 4DN
- 55 91 Gray Street, Bootle, Merseyside L20 4RY
- 56 66 Pendle Court, Leigh, Lancashire WN7 3AB
- 59 30 Sheil Road, Liverpool L6 3AE
- 67 Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG
- 69 90 Greenalls Avenue, Warrington WA4 6RJ
- 70 98 Greenalls Avenue, Warrington WA4 6RJ
- 72 124 Greenalls Avenue, Warrington WA4 6RJ
- 73 112 Greenalls Avenue, Warrington WA4 6RJ
- 74 89 Knutsford Road, Grappenhall, Warrington WA4 2NS
- 75 4 Cobbs Lane, Appleton, Warrington WA4 3BY
- 76 116 Greenalls Avenue, Warrington WA4 6RJ
- 78 74 Melwood Drive, Liverpool L12 8RW
- 79 44 Melwood Drive, Liverpool L12 8RW
- 81 40 Truro Road, Liverpool L15 9HW
- 82 14 Lichfield Road, Wavertree, Liverpool L15 9HE

- 84 46 Melwood Drive, Liverpool L12 8RW
- 86 20 St. Vincent Road, Prenton, Merseyside CH43 1UN
- 87 103 Heygarth Road, Wirral, Merseyside CH62 8AJ
- 88 152 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8AX
- 89 11 Elgar Avenue, Wirral, Merseyside CH62 8AZ
- 90 27 Burford Road, Liverpool L16 6AG
- 91 27 Ridley Road, Liverpool L6 6DN
- 94 150 Falkland Road, Wallasey, Merseyside CH44 8ER
- 97 2 Fingland Road, Liverpool L15 0ES
- 98 10 Greenfield Road, Liverpool L13 3BN
- 99 13 Drayton Road, Liverpool L4 6TS
- 100 23 Stanley Road, Ellesmere Port CH65 2BQ
- 101 Flat 14, 73 Shandon Court, London Road, Liverpool L3 8HY
- 102 Unit 62, 9 Bridgewater Street, Liverpool L1 0AR
- 104 79 Morecambe Street, Liverpool L6 4AU
- 107 Elmore, 57 Freathy, Millbrook, Torpoint, Cornwall PL10 1JP
- 108 46 Alphington Road, Exeter EX2 8HS
- 121 30 Knighton Road, Plymouth PL4 9BY
- 126 31 Woodlands View, Looe, Cornwall PL13 2AW

## Vacant commercial

- 1 Rivers Office, Albert Place, Whitefield, Manchester M45 8NE
- 19 17 Juniper Street, Liverpool L20 8EL
- 54 48 Priory Road, Liverpool L4 2RZ
- 83 192 Derby Lane, Liverpool L13 6QQ

## Vacant residential

- 3 26 Salisbury Road, Wavertree, Liverpool L15 1HN
- 6 58 Slaidburn Avenue, Burnley, Lancashire BB10 4NZ
- 7 131 Victoria Court, Southport, Merseyside PR8 2DW
- 8 87 Goodison Road, Liverpool L4 4EN
- 9 7 North Road, Carnforth, Lancashire LA5 9LQ
- 11 Flat 2, Corstopitum, Willington Villas, Wallsend, NE28 7EJ
- 12 117 Hilary Avenue, Liverpool L14 6UP
- 15 73 Cottesbrook Road, Liverpool L11 3AE
- 16 11 Sydney Street, Weston Point, Runcorn, Cheshire WA7 4JG
- 20 107 Gonville Road, Bootle, Merseyside L20 9LW
- 21 41 Dumbarton Street, Liverpool L4 3RR
- 24 1a Eastdale Road, Liverpool L15 4HN
- 25 7 Glencoe Road, Sheffield, South Yorkshire S2 2SQ
- 26 70 Spofforth Road, Liverpool L7 6JY
- 28 51a Oakfield Road, Walton, Liverpool L4 0UE
- 29 315c Edge Lane, Fairfield, Liverpool L7 9LF
- 30 109 Moore Street, Bootle, Merseyside L20 4PL
- 31 Lodge Farm, Lodge Lane, Cannock, Staffordshire WS11 0LT
- 32 5 Walton Breck Road, Liverpool L4 0RB
- 33 76 Scaffell Walk, Netherley, Liverpool L27 5RL
- 36 38 Orwell Road, Liverpool L4 1RQ

- 37 348 Marsh Lane, Bootle, Merseyside L20 9BX
- 38 54 Heygarth Road, Wirral, Merseyside CH62 8AE
- 39 205 Meols Cop Road, Southport, Merseyside PR8 6JU
- 42 197 Warbreck Moor, Liverpool L9 4RR
- 43 8 Makin Street, Liverpool L4 5QG
- 47 3 The Close, Walton, Liverpool L9 1EX
- 49 174 Boaler Street, Kensington, Liverpool L6 6AD
- 58 71a Oakland Street, Widnes, Cheshire WA8 0EW
- 60 Apt 23, 35 Bridport Street, Liverpool L3 5QF
- 61 Apt 28, 35 Bridport Street, Liverpool L3 5QF
- 64 65 Strathcona Road, Liverpool L15 1EA
- 65 73 Nimrod Street, Liverpool L4 4DU
- 66 74 Winslow Street, Liverpool L4 4DJ
- 68 45 Exeter Road, Wallasey, Merseyside CH44 1DR
- 71 1 Towcester Street, Liverpool L21 8JG
- 80 8 Corinthian Avenue, Liverpool L13 3DP
- 85 49 Gordon Drive, Liverpool L14 7PU
- 92 72 Alvanley Road, West Derby, Liverpool L12 9EH
- 95 37 Muriel Street, Liverpool L4 5SB
- 96 10 Macfarren Street, Liverpool L13 2DR
- 103 15 Sybil Road, Liverpool L4 0RR
- 105 72 Antonio Street, Bootle, Merseyside L20 2EU
- 109 4a New North Road, Exeter EX4 4HH
- 110 1b Penlu, Tuckingmill, Camborne, Cornwall TR14 8NL
- 111 80 Butts Road, Exeter EX2 5BL
- 112 Flat 3, 16 St. Davids Hill, Exeter EX4 3RQ
- 113 Trevarno, South Downs, Redruth, Cornwall TR15 2NW
- 114 6 Upper Hillcrest, Perranporth, Cornwall TR6 0LA
- 115 57 Trevingey Road, Redruth, Cornwall TR15 3DH
- 116 22 Grove Hill, Colyton, Devon EX24 6ET
- 117 152 Great Meadow Road, Bradley Stoke, Bristol, Avon BS32 8DB
- 118 Glendale, Freathy, Millbrook, Torpoint, Cornwall PL10 1JP
- 119 Albany House, 129 Albany Road, Redruth, Cornwall TR15 2JB
- 120 Sunny Villa, Bosinver Lane, Polgooth, St. Austell, Cornwall PL26 7BA
- 122 18 Oak Hill, Dawlish, Devon EX7 9RJ
- 123 48 Hazel Road, Exeter EX2 6HN
- 124 96 Old Woodlands Road, Plymouth PL5 3SX
- 125 Flat 1, Arborfield, Landscore Road, Teignmouth, Devon TQ14 9JJ
- 127 Flat 5, Underneath, Middle Warberry Road, Torquay TQ1 1RP
- 128 7 Vicarage Road, East Budleigh, Budleigh Salterton, Devon EX9 7EF
- 129 11 Chathill Walk, Ormesby, Middlesbrough, Cleveland TS7 9LX
- 132 35 Clifton Road, Paignton, Devon TQ3 3LQ
- 133 54 Crown Street, Newton-le-willows, Merseyside WA12 9BZ

LOT  
1

ON BEHALF OF A HOUSING ASSOCIATION

## Rivers Office, Albert Place, Whitefield, Manchester M45 8NE

GUIDE PRICE **£85,000–£95,000\***

VACANT COMMERCIAL

### Description

A gated two storey detached office building approximately 1484sq ft. The property benefits from double glazing, central heating, steel roller shutters, security alarm with parking for approximately 12 vehicles and an enclosed rear garden.

### Situated

Off Ribble Drive in the Whitefield area within close proximity to local amenities, schooling and transport links. Approximately 6 miles from Manchester city centre.

### Ground Floor

Reception Area, Disabled WC, Office 1 (6.0sq m/65sq ft), Office 2 (5.5sq m/59sq ft), Office 3 (26.1sq m/281sq ft), Meeting Room (18.0sq m/194sq ft), Kitchen (10.1sq m/109sq ft), WC. Total Ground Floor Net internal area (65.7sq m/109sq ft)

### Outside

Gated parking for approximately 12 vehicles and an enclosed rear garden.



### First Floor

Landing, Office 1 (59.3sq m/638sq ft), Office 2 (9.6sq m/103sq ft), WC, Server Room (3.3sq m/35sq ft), Shower room. Total First Floor net internal area (72.2sq m/777 sqft)

LOT  
2

## 38 Russian Drive, Liverpool L13 7BT

GUIDE PRICE **£135,000+\***

RESIDENTIAL INVESTMENT

### Description

A substantial double fronted detached property converted to provide two x two bed flats benefiting from double glazing, central heating, off road parking. There is a small plot of land to the side with potential for development subject to any consents. Both flats are currently let by way of Assured Shorthold Tenancies producing £8,160 per annum.

### Situated

Off Green Lane in a popular and established residential location within easy reach of Tuebrook and Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Porch entrance, Main entrance hallway  
**Flat 1** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

### Note

The property is being sold subject to the existing occupation details of which are unknown Sutton Kersh have not internally inspected the property.

### First Floor/Second Floor

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

### Outside

Front Garden and side parking area.

### Joint Agent

Entwistle Green



LOT

3

## 26 Salisbury Road, Wavertree, Liverpool L15 1HN

GUIDE PRICE **£155,000+\***

VACANT RESIDENTIAL

**Description**

A semi-detached property providing five letting rooms benefiting from double glazing, central heating and comes fully furnished. The property is HMO compliant and if let to 5 individuals at £90 pppw the potential income being in excess of £23,400 per annum.

**Situated**

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

**Ground Floor**

Vestibule, Hall, Communal Lounge, two Letting rooms, Kitchen, Bathroom/WC

**First Floor**

Three Letting rooms, Laundry room, Shower room/WC

**Outside**

Rear yard.



LOT

4

## 14 Burnand Street, Liverpool L4 0SH

GUIDE PRICE **£40,000+\***

RESIDENTIAL INVESTMENT

**Description**

A two bedroomed mid terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,160 per annum.

**Situated**

Off Walton Breck Road in a popular and well established residential location within easy reach of local amenities, schooling, a stone's throw from Liverpool Football Club and approximately 2 miles from Liverpool city centre.

**Ground Floor**

Lounge, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC.

**Outside**

Yard to Rear.

**Note**

The property is being sold subject to the existing occupation details of which are unknown. Sutton Kersh have not internally inspected the property.

**Joint Agent**

Entwistle Green



LOT

5

## 52 Rose Lane, Mossley Hill, Liverpool L18 5ED

GUIDE PRICE **£175,000+\***

COMMERCIAL INVESTMENT

**Description**

A mixed use investment property currently producing £22,800 per annum. The property comprises a ground floor Bistro together with two self-contained flats above (one × one bedroomed flat and one × two bedroomed flat). The ground floor is currently let by way of a 10 year FRI Lease producing £10,800 per annum. The flats are currently let by way of Assured Shorthold Tenancies producing £12,000 per annum. The property benefits from double glazing, steel roller shutters and central heating.

**Situated**

Fronting Rose Lane in a very popular and well established location on a busy main road next to Tesco Express and close to other local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Bistro with bar area approximately 50 covers, Men's & Ladies WCs, Kitchen, Prep Room, Store Room.

**Second Floor**

**Flat 2** Open plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

**First Floor**

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

**Outside**

Yard to the rear



LOT

6

## 58 Slaidburn Avenue, Burnley, Lancashire BB10 4NZ

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

**Description**

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

7

## 131 Victoria Court, Southport, Merseyside PR8 2DW

GUIDE PRICE **£67,500+\***

VACANT RESIDENTIAL

**Description**

A fifth floor one bedroomed apartment benefiting from double glazing, central heating and a garage. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes. The potential rental income is approximately £6300 per annum.

**Situated**

Off York Road in a popular and well established residential location close to local amenities, transport links, Marine Drive, the Promenade and Birkdale village.

**Ground Floor**

Entrance Hall with Stairs and Lift Access

**Fifth Floor**

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

**Outside**

Communal Gardens, Parking, Garage (number 48)



LOT

8

## 87 Goodison Road, Liverpool L4 4EN

GUIDE PRICE **£45,000+\***

VACANT RESIDENTIAL

**Description**

A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5400.00 per annum. The property will be sold with vacant possession as we have been advised that the tenant will be vacating before the date of the auction.

**Situated**

At the junction of Goodison Road and Dane Street in a popular and well established residential location within walking distance to Everton Football Club, close to local amenities and transport links and approximately 3 miles away from Liverpool city centre.

**Ground Floor**

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

**First Floor**

Two Bedrooms

**Outside**

Yard To Rear



LOT

9

## 7 North Road, Carnforth, Lancashire LA5 9LQ

GUIDE PRICE £89,000+\*

VACANT RESIDENTIAL

**Description**

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.

**Lower Ground Floor**

Cellar

**EPC Rating**

D

**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

10

## 35 Truro Road, Liverpool L15 9HW

GUIDE PRICE £135,000+\*

RESIDENTIAL INVESTMENT

**Description**

A three bedroomed middle terraced property benefiting from central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £6,084 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 Charles Berrington Road which in turn is off Heathfield road in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

**Ground Floor**

Lounge, Kitchen/Diner.

**Note**

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

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Yard to Rear.

**EPC rating**

D



LOT  
11

## Flat 2, Corstopitum, Willington Villas, Wallsend, NE28 7EJ

GUIDE PRICE **£32,000+\***

VACANT RESIDENTIAL

### Description

A ground floor two bedroomed 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.

### 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

### EPC Rating

C



LOT  
12

## 117 Hilary Avenue, Liverpool L14 6UP

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, driveway and gardens. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, re sale or investment purposes. The potential rental income if let being in excess of £8,000 per annum.

### Situated

Off Greystone Road which in turn is off Milton Avenue in a popular and well established residential location within close proximity to local amenities, schooling and transport links and approximately 7 miles from Liverpool city centre.

### Ground Floor

Porch entrance, Hall, Through Lounge/Dining room, Kitchen, Conservatory.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Driveway, Front and Rear Garden.

### Note

Completion will be set for 31st March 2021



LOT  
13

## 2 Roseheath Drive, Liverpool L26 9UH

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed end town house property benefiting from double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

### Situated

Off Baileys Lane within close proximity local amenities, schooling and transport links. Approximately 9 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen.

### Joint Agent

Entwistle Green

### First Floor

Three Bedrooms, Bathroom/WC.



### Outside

Rear Garden.

### Note

The property is being sold subject to the existing occupation details of which are unknown. Sutton Kersh have not internally inspected the property.



LOT  
14

## 38 Burford Road, Liverpool L16 6AQ

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, driveway and gardens front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,984 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 Glendevon Road which is off Queens Drive (A5058) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Living Room, Kitchen, Lean To, Conservatory

### Note

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

### First Floor

Three Bedrooms, Shower Room/WC

### Outside

Gardens front and rear, driveway

### EPC Rating

D



LOT  
15

73 Cottesbrook Road, Liverpool L11 3AE

GUIDE PRICE £55,000+\*

VACANT RESIDENTIAL

#### Description

A three bedroomed mid-town house property benefiting from double glazing, central heating, gardens and driveway. Following modernisation the property would be suitable for occupation or investment purposes.

#### Situated

Off Utting Avenue East in a popular and well established residential location close to local amenities and Schooling. The property is approximately 6 miles from Liverpool city centre.

#### Ground Floor

Hall, Lounge/Dining Room,  
Kitchen, Bathroom/WC

#### First Floor

Three Bedrooms.

#### Outside

Gardens front and rear,  
Driveway.



LOT  
16

11 Sydney Street, Weston Point, Runcorn, Cheshire WA7 4JG

GUIDE PRICE £35,000+\*

VACANT RESIDENTIAL

#### Description

A two bedroomed middle terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment the property would be suitable for investment purposes with a potential rental income of in excess of £6,000 per annum.

#### Situated

Within close proximity to Weston Point Expressway (A557) in a popular and well established location and close to local amenities, transport links and approximately 2.5 miles from Runcorn town centre.

#### Ground Floor

Through Lounge/Dining room,  
Kitchen.

#### First Floor

Two Bedrooms, Bathroom/WC

#### Outside

Rear yard.

#### Note

Completion will be 31st March  
2021.



LOT  
17

## 40 Lichfield Road, Wavertree, Liverpool L15 9HE

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefiting from central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £5,742 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 Charles Berrington Road which in turn is off Heathfield road in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Two Reception rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to Rear.

### EPC rating

D

### Note

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



LOT  
18

## 27 Appleby Lawn, Liverpool L27 5RF

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed mid-town house benefiting from double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

### Situated

Off Winstler Drive which in turn is off Wood Lane within close proximity to local amenities, schooling and recreational facilities. Further shopping amenities are available nearby at Gateacre and Woolton Village.

### Ground Floor

Hall, Through Lounge/Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens.

### Note

The property is being sold subject to the existing occupation, details of which are unknown. Sutton Kersh have not internally inspected the property.

### Joint Agent

Entwistle Green



LOT  
19

17 Juniper Street, Liverpool L20 8EL

GUIDE PRICE **£175,000+**\*

VACANT COMMERCIAL

#### Description

The premises comprises a 2/part three storey middle terraced warehouse building of traditional brick construction under a dual pitched steel roof. The premises benefits from concrete floors, modern blown air industrial space heaters, sodium lighting and heavy steel/iron sliding doors. The property would be suitable for a number of uses, subject to any relevant planning consents.

#### Situated

The premises are situated fronting on to Juniper Street close to its junction with Bank Hall Lane and are in close proximity to Deby Road which is a main arterial route into Liverpool city centre approximately 1.5 miles south. The immediate surrounding area consists of a variety of industrial and warehouse buildings.

497sq m (5,155sq ft).

#### Outside

On Street parking



**SOLD PRIOR**

LOT  
20

107 Gonville Road, Bootle, Merseyside L20 9LW

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

#### Description

A three bed mid terraced property benefitting from partial double glazing and central heating. Following a scheme of upgrade and refurbishment the property would be suitable for investment purposes with the potential rental income being in excess of £7,500.00 per annum.

#### Situated

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

#### Ground Floor

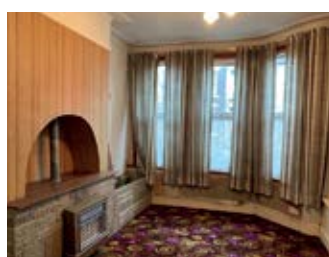
Vestibule, Hall, Through Lounge/  
Dining Room, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard To Rear.



LOT  
21

## 41 Dumbarton Street, Liverpool L4 3RR

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom end terrace property benefitting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. If let to 4 individual tenants at £75pppw the potential rental income would be approximately £15,600 per annum.

### Situated

Off Carisbrooke Road close to County Road, local amenities and approximately 3 miles from Liverpool city centre.

### Cellar

Not inspected.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear yard.



LOT  
22

## 6 Highfield Road, Walton, Liverpool L9 1AS

GUIDE PRICE **£160,000+**\*

RESIDENTIAL INVESTMENT

### Description

A substantial semi-detached property converted to provide five flats (four × one bed and one × studio) benefitting from double glazing, central heating and gardens. Four of the flats are currently let by way of Assured Shorthold Tenancies at a rental of £19,200. When fully let there is potential to achieve in excess of £23,000 per annum.

### Situated

Off Grey Road in a popular and well established residential location close to local amenities and approximately 4 miles from Liverpool city centre.

### Ground Floor

Main entrance hallway.

**Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

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

### Half Landing

**Flat 5 (Studio)** Open plan Lounge/Kitchen/Bedroom, Shower room/WC

### First Floor

**Flat 3** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

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

### Outside

Communal gardens.

### Note

Please note Sutton Kersh have not internally inspected the property.



LOT  
23

## 21 Basil Close, Liverpool L16 5EL

GUIDE PRICE **£120,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, driveway and gardens front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,344 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

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

### Ground Floor

Living Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens front and rear, Driveway

### Note

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



### EPC Rating

D

LOT  
24

## 1a Eastdale Road, Liverpool L15 4HN

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three storey end of terrace previously used as offices and suitable for a number of uses to include conversion to provide an HMO opportunity or reinstated to provide a good sized dwelling, subject to any consents. The property benefits from part double glazing and central heating. Drawings have been prepared to convert the property to provide a six bed and a seven bed HMO investment opportunity with most bedrooms having en-suite bathrooms. Potential purchasers should make their own planning enquiries. If the property was converted to provide a six bed HMO the potential rental income is approximately £26,000 per annum and a seven bed HMO could produce a potential income of £30,000 per annum.

### Situated

Fronting Eastdale Road on the corner of Picton Road in an established and popular residential location within walking distance to local amenities, Wavertree Sports Centre and approximately 5 miles from Liverpool city centre.

### Ground Floor

Entrance Hallway, two Rooms, Kitchen, WC

### Outside

On Street Parking

### First Floor

Three Rooms, WC

### Second Floor

Three Rooms



LOT  
**25**

## 7 Glencoe Road, Sheffield, South Yorkshire S2 2SQ

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed end of terraced house benefiting from double glazing, central heating, garden to the rear and off road parking. 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 £7,800 per annum. Please note the property is a cash buy only.

### Situated

Off the B6071 in a popular and well established residential location and well located for excellent local amenities. It is within a short walk of the city centre, Shrewsbury Hospital and the bus and rail stations.

### Lower Ground Floor

Cellar

### EPC Rating

E

### Ground Floor

Lounge, Dining/Kitchen, Rear Lobby

### Joint Agent

Blundells



### First Floor

Two Bedrooms, Bathroom/WC

### Second Floor

Further Bedroom

### Outside

Off Road Parking, Rear Garden



LOT  
**26**

## 70 Spofforth Road, Liverpool L7 6JY

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

### Description

An extended two bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

### Situated

Off Picton Road (B5178) in a popular and well established residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

Dining Room, Open Plan Lounge/Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Rear Yard.



LOT  
27

## 1 Markden Mews, Liverpool L8 1TN

GUIDE PRICE **£120,000+**\*

RESIDENTIAL INVESTMENT

### Description

A modern three storey three bedroomed mews property benefiting from double glazing, central heating, two juliet balconies and a garage. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £7,140 per annum.

### Situated

Off Upper Hampton Street, which in turn is Off Princes Road with direct access to the Georgian Quarter and within close proximity to Liverpool Women's Hospital and within walking distance to the Universities and Liverpool city centre.

### Ground Floor

Entrance Hallway, Bedroom, Garage, Cloakroom.

### First Floor

Open Plan Lounge/Dining Room/Kitchen (with juliet balcony).

### Second Floor

Two Bedrooms (one with a juliet balcony), Bathroom/WC.

### Outside

Off Street Parking, Garage



LOT  
28

## 51a Oakfield Road, Walton, Liverpool L4 0UE

GUIDE PRICE **£23,000+**\*

VACANT RESIDENTIAL

### Description

A second floor self-contained two bedroomed flat within an end of terraced property. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

### Situated

Fronting Oakfield Road close to its junction with Thirlmere Road within close proximity to local amenities, Liverpool Football Club, Stanley Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

Communal Hallway

### Second Floor

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



LOT  
29

315c Edge Lane, Fairfield, Liverpool L7 9LF

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

#### Description

A two bed roomed plus box room middle terraced house benefiting from double glazing and central heating. The property is in need of refurbishment 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.

#### Ground Floor

Hall, Living Room, Dining Room, Kitchen

#### Joint Agent

Entwistle Green



#### First Floor

Two Bedrooms, Box Room, Bathroom/WC

#### Outside

Yard to the rear.



LOT  
30

109 Moore Street, Bootle, Merseyside L20 4PL

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

#### Description

A three bed mid terrace property benefitting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential income of £6600.00 per annum

#### Situated

Off Knowsley Road within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Through Lounge/Dining Room, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard To Rear.





### Description

A traditional Georgian farmhouse with huge potential. Spacious room sizes, a good sized formal garden, outbuildings, separate stable block, private driveway with security gates plus a 2 acre paddock. The accommodation in brief comprises a formal entrance hall, large lounge, dining room, kitchen, utility room, pantry and cellar. On the first floor are three good sized bedrooms, walk in store/office, and bathroom, with three further attic rooms on the second floor suitable for conversion. The property has been owned by the same family for over 100 years, and whilst being suitable for immediate occupation, would greatly benefit from a full upgrade and refurbishment scheme or redevelopment, subject to gaining the necessary consents.

### Situated

Off Lodge Lane and approached via electric security gates, the house is privately located and well screened from the lane in a semi-rural location close to Cheslyn Hay with all its village amenities, pubs, restaurants, schools and shops. Cannock town centre is approximately 3.5 miles away and the motorway network is easily accessible.



### Ground Floor

Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Pantry, Boot Room

### First Floor

Three Bedrooms, Store/Study, Bathroom/WC

### Second Floor

Three Further Attic Bedrooms

### Outside

Gardens to the front, side and rear, driveway, former stable block, Kennels, outbuilding, 2 acre paddock

### Joint Agent

Bairstow Eves



LOT  
32

5 Walton Breck Road, Liverpool L4 0RB

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

#### Description

A two bedroom mid terrace property benefiting from double glazing, central heating and rear garden. Following refurbishment the property would be suitable for occupation or investment purposes. If let at £85pppw to 2 individuals, the potential income being in excess of £8,840 per annum. There is potential to extend the property to the rear subject to gaining any necessary consents.

#### Situated

Fronting Walton Breck Road in a popular and well established residential location close to local amenities, walking distance to Liverpool Football Club and approximately 5 miles to Liverpool city centre.

#### Ground Floor

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

#### First Floor

Two Bedrooms, Bathroom/WC.

#### Outside

Rear Garden.



**SOLD PRIOR**

LOT  
33

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

76 Scafell Walk, Netherley, Liverpool L27 5RL

GUIDE PRICE £55,000+\*

VACANT RESIDENTIAL

#### Description

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

#### Situated

On an estate of similar properties just off Winstler Drive which in turn is off Wood Lane in an established location within close proximity to Belle Vale shopping amenities, schooling and approximately 7 miles from Liverpool city centre.

#### Ground Floor

Hall, Lounge, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC.

#### Outside

Front and Rear Gardens.

#### Note

Please note Sutton Kersh have not internally inspected this property.



LOT  
34

6 Redcar Street, Liverpool L6 0AJ

GUIDE PRICE £60,000+\*

RESIDENTIAL INVESTMENT

#### Description

A two bedroom terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5520.00 per annum.

#### Situated

Off Lower Breck Road in a popular and well established residential location close to local amenities, schooling, Liverpool Football Club and transport links. Approximately 4 miles from Liverpool city centre

#### Ground Floor

Living Room, Kitchen, Bathroom/WC

#### Joint Agent

Entwistle Green



#### First Floor

Two Bedrooms

#### Outside

Yard to Rear

#### Note

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



LOT  
35

50 Melwood Drive, Liverpool L12 8RW

GUIDE PRICE £105,000+\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £5,880 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

Fronting Melwood Drive in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

#### Ground Floor

Lounge, Kitchen.

#### Note

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

#### First Floor

Three Bedrooms, Bathroom/WC.

#### Outside

Driveway and Rear Garden.

#### EPC rating

D



LOT  
**36**

## 38 Orwell Road, Liverpool L4 1RQ

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A four/five bedroomed middle terraced house benefiting from double glazing and central heating. The property has recently been refurbished and is registered as a four Bed HMO investment opportunity with a potential rental income of approximately £15,000 per annum. There is a fifth room which can be used as a communal lounge or a further letting rooms, subject to any consent. The property will be sold fully furnished and viewings are strongly recommended. There is currently a tenant in Room 1 paying £65.00 per week on a rolling contract.

### Situated

Just off Stanley Road in a popular residential location within easy access to local amenities and approximately 2 miles from Liverpool city centre.

### Ground Floor

Entrance Hall, 1 Letting Room,  
Kitchen/Diner, Shower/WC,  
Communal Lounge.

### EPC Rating

E

### First Floor

Three Letting Rooms, two ×  
Bathroom/WC.

### Outside

Yard to the rear.



LOT  
**37**

## 348 Marsh Lane, Bootle, Merseyside L20 9BX

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### Description

A three-storey middle terraced property converted to provide three × one bed self-contained flats benefiting from double glazing. One of the flats are currently let by way of an Assured Shorthold Tenancy producing £3,300 per annum. The tenant is vacating and the property will be sold with vacant possession. When fully let the potential rental income is approximately £12,500 per annum.

### Situated

Fronting Marsh Lane at its junction with Hawthorne Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

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

### Second Floor

**Flat 3** Hall, Lounge, Kitchen,  
Bedroom, Bathroom/WC

### Outside

Yard to the rear



LOT  
**38**

**54 Heygarth Road, Wirral, Merseyside CH62 8AE**

GUIDE PRICE **£137,500+\***

VACANT RESIDENTIAL

#### Description

A three bedroom semi-detached property benefitting from double glazing, central heating, front and rear gardens and off road parking. Following a scheme of refurbishments, the property would be suitable for occupation or investment purposes.

#### Situated

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

#### Ground Floor

Entrance Hall, two Reception rooms, Kitchen

#### First Floor

Three Bedrooms, Wet Room/WC

#### Outside

Front and Rear Gardens, Outhouse, Off Road Parking.



LOT  
**39**

**205 Meols Cop Road, Southport, Merseyside PR8 6JU**

GUIDE PRICE **£80,000+\***

VACANT RESIDENTIAL

#### Description

A two bedroomed semi-detached property benefiting from double glazing, central heating, driveway and gardens to the front and rear. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation, resale or investment purposes.

#### Situated

Fronting Meols Cop road within close proximity to Kew retail park, schooling, transport links and Southport hospital. Southport Town centre is approximately 1.5 miles away

#### Ground Floor

Hall, Lounge, Kitchen, Dining room.

#### First Floor

Two Bedrooms, Bathroom/WC.

#### Outside

Front and Rear Gardens, Driveway.



LOT  
40

## 83 Orleans Road, Liverpool L13 5XW

GUIDE PRICE **£85,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid terraced property benefitting from central heating and double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing £6000.00 per annum.

### Situated

Off Prescott Road in the Heart of Old Swan and within walking distance to local amenities, Schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard To Rear

### Note

Sutton Kersh have not internally inspected this property.



LOT  
41

## 298 Owler Lane, Sheffield S4 8GF

GUIDE PRICE **£40,000+\***

RESIDENTIAL INVESTMENT

### Description

A three storey three bedroomed middle terraced property benefitting 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 £7,176 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.

### Ground Floor

Open Plan Living Room/Kitchen/  
Diner

### Note

Sutton Kersh have not inspected the property internally and the accommodation is assumed. Please note there is a 13 day completion on this property.

### First Floor

Two Bedrooms, Bathroom/WC

### Second Floor

Further Bedroom

### Outside

Front and rear gardens

### Joint Agent

Blundells



LOT  
42

## 197 Warbreck Moor, Liverpool L9 4RR

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A substantial Freehold three storey corner property providing six/seven bedrooms and benefiting from central heating and off street parking. Two large bedrooms on the first floor have had the partition wall removed to make one large room. Both doors however fully remain, so would be suitable for conversion back to two individual rooms. It also has a separate 'front' entrance, along the side of the property giving the property three entrances. Following a scheme of full upgrade and refurbishment the property would be suitable for a number of uses to include conversion into flats or potential HMO use subject to gaining any necessary consents.

### Situated

Fronting Warbreck Moor on the corner of Hooton Road in a popular and well established residential location close to local amenities, transport links and approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Hall, four Reception Rooms, Kitchen, Utility Room, WC.

### First Floor

Three/four Bedrooms, Bathroom, Separate WC.

### Second Floor

Three Bedrooms.

### Outside

Parking and yard to the rear.

### Joint Agent

Entwistle Green



LOT  
43

## 8 Makin Street, Liverpool L4 5QG

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

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 £6,600 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.

POSTPONED



LOT  
44

## 82 Boode Croft, Stockbridge Village, Liverpool L28 4EG

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed mid-town house benefiting 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  
45

## 5 Evergreen Close, Liverpool L27 8XN

GUIDE PRICE **£65,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed mid-town house benefiting from double glazing, central heating, gardens and driveway. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

### Situated

Off Damson Road which in turn is off Caldway Drive in a popular location close to local amenities, Woodlands Park and approximately 7 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens, Driveway.

### Joint Agent

Entwistle Green



### Note

The property is being sold subject to the existing occupation details of which are unknown Sutton Kersh have not internally inspected the property.

LOT  
46

## 14 Acanthus Road, Liverpool L13 3DX

GUIDE PRICE **£80,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefiting from central heating and partial double glazing. The property is currently let by way of a Regulated Tenancy producing a rental of £5,044 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

Between Derby Lane and Doric Road in a popular and well established residential location. Close to local amenities and transport links. Approx 4 miles from Liverpool city centre.

### Ground Floor

Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to Rear.

### Note

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

### EPC Rating

D



LOT  
47

## 3 The Close, Walton, Liverpool L9 1EX

GUIDE PRICE **£135,000+\***

VACANT RESIDENTIAL

### Description

A good sized semi-detached property in need of a full upgrade and scheme of refurbishment works. It is currently back to brick internally and work has commenced for the conversion to provide a seven bed HMO. Planning has been approved for a seven bedroomed HMO Application No: 19F/0352. Once converted and fully let the potential rental income is approximately £30,000 per annum.

### Situated

Off Walton Park which in turn is off Rice Lane in an established and popular residential location within easy reach of local amenities, schooling, Walton Vale Shopping and approximately 5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Entrance Hallway, two Reception Rooms, Kitchen/Diner (no fittings), Cloakroom

### First Floor

Four Rooms, Bathroom/WC (no fittings)

### Second Floor

Three Rooms

### Outside

Yard to the rear



LOT  
48

## 12 Sandiways Avenue, Merseyside L30 1SD

GUIDE PRICE **£90,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached benefiting from double glazing, central heating, gardens to the front and rear and driveway. The property is let by way of a Regulated Tenancy producing a rental of £5,346 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 Dunnings Bridge Road (the A5036) in an established and popular residential location within close proximity to Aintree Retail Park, Racecourse, Train Station and the motorway network. Liverpool city centre is approximately 5.5 miles away.

### Ground Floor

Hall, Living Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens front and rear, Driveway

### Note

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

### EPC rating

E



LOT  
49

## 174 Boaler Street, Kensington, Liverpool L6 6AD

GUIDE PRICE **£120,000+\***

VACANT RESIDENTIAL

### Description

A six bedroomed HMO opportunity with a potential rental income of approximately £29,640 per annum. The property comprises a six bedroomed mid terrace property which has recently been fully refurbished benefiting from double glazing, central heating, two letting rooms with ensuite shower/wc and will be offered fully furnished. The property is in excellent condition and ready for immediate letting. We have been advised by the vendor that the property is HMO compliant, subject to inspection and does not currently have a HMO licence in place. All interested parties should rely on their own enquiries.

### Situated

Fronting Boaler Street in a well-established and popular residential location, close to local amenities and schooling. Liverpool city centre is approximately 3 miles away.

### Cellar

Two Letting Rooms with En-suite Shower/WC

### Outside

Yard to the rear.

### Ground Floor

Main Entrance Hallway, two Letting Rooms, Communal Kitchen

### First Floor

Two Letting Rooms, Bathroom/WC



LOT  
50

## 56 Horrocks Avenue, Liverpool L19 5NZ

GUIDE PRICE £95,000+\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed semi-detached benefiting from double glazing, central heating, gardens to the front and rear and driveway. The property is let by way of a Regulated Tenancy producing a rental of £6,084 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

Fronting Horrocks Avenue (B5171) in a popular and well-established residential location with close proximity to local amenities, schooling and transport links. Approximately 1 mile from New Mersey Retail Park and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Gardens front and rear, Driveway

### Note

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

### EPC rating

D



LOT  
51

## 44 Horrocks Avenue, Liverpool L19 5NZ

GUIDE PRICE £95,000+\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed semi-detached benefiting from double glazing, central heating, gardens to the front and rear and driveway. The property is let by way of a Regulated Tenancy producing a rental of £5,304 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

Fronting Horrocks Avenue (B5171) in a popular and well-established residential location with close proximity to local amenities, schooling and transport links. Approximately 1 mile from New Mersey Retail Park and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Driveway, Front and Rear Gardens.

### Note

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

### EPC rating

E



LOT  
52

## 4 Eccleshill Road, Liverpool L13 6RU

GUIDE PRICE **£95,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedrooomed semi-detached benefiting from double glazing, central heating and gardens to the front and rear. The property is let by way of a Regulated Tenancy producing a rental of £5,520 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 Moscow Drive which in turn is off Queens Drive in popular and well established residential location within close proximity to local shopping amenities, schooling, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens.

### Note

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

### EPC rating

D



LOT  
53

## 25 Rossall Road, Liverpool L13 4DN

GUIDE PRICE **£75,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedrooomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £5,200 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 Broadgreen Road (B5189) in a popular residential location within easy access to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to Rear.

### Note

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

### EPC rating

D



LOT  
54

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

48 Priory Road, Liverpool L4 2RZ

GUIDE PRICE £30,000+\*

VACANT COMMERCIAL

#### Description

A two storey end of terrace mixed use derelict property, comprising a former Fish and Chip Shop together with a three bedroomed self-contained flat. Note: The residential accommodation known as 1 Dewsbury Road is included within the registered title on the property but this address is not referred to in the registered title. Please refer to the legal pack for further information. The property is in need of a full upgrade and scheme of refurbishment works to include rebuilding the roof structure and reinstatement/rebuilding at ground and upper floor levels which will provide further residential accommodation. No viewings will be permitted.

#### Situated

Fronting Priory Road on the corner of Dewsbury Road in an established location within close proximity to Liverpool Football club and approximately 3 miles from Liverpool city centre.

#### Ground Floor

**Shop** Main Sales Area, Kitchen, Living Room, Utility room.

#### Note

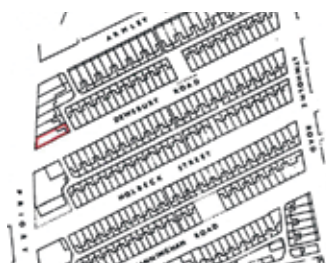
Sutton Kersh have not inspected the property and all information has been provided by the vendor.

#### First/Second Floor

Three Bedrooms, Bathroom/WC

#### Outside

Small outdoor area at the rear.



LOT  
55

91 Gray Street, Bootle, Merseyside L20 4RY

GUIDE PRICE £50,000+\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroomed end of terrace house benefiting from double glazing and central heating. The property has benefitted from a recent refurbishment scheme and is currently let by way of an Assured Shorthold Tenancy agreement producing £6,300.00 per annum.

#### Situated

off Knowsley Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles north of Liverpool city centre.

#### Ground Floor

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

#### First Floor

Three Bedrooms

#### Outside

Yard to the rear

#### EPC Rating

D



LOT  
**56**

## 66 Pendle Court, Leigh, Lancashire WN7 3AB

GUIDE PRICE **£43,000+\***

RESIDENTIAL INVESTMENT

### Description

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.

### Ground Floor

Communal Entrance Hall

### Second Floor

**Flat Hall**, Open Plan Lounge/  
Kitchen/Diner, Two Bedrooms  
one with Balcony and canal  
views, Bathroom/WC

### Outside

Communal Gardens, Allocated  
Parking Space



LOT  
**57**

## 29 Warbreck Moor, Liverpool L9 4RW

GUIDE PRICE **£45,000+\***

COMMERCIAL INVESTMENT

### Description

A ground floor retail unit within a three storey building currently let by way of a 5 year lease producing £6,000 per annum commencing July 2018 trading as 'LA Hair'. The property benefits from double glazing and steel roller shutters. Please note the upper floors are not included within the sale.

### Situated

Fronting Warbreck Moor in a popular and well established location, in a parade of shops. Liverpool city centre is approximately 4 miles from Liverpool city centre.

### Ground Floor

Main sales area, Kitchen, WC  
Gross area 6.9m  
Net area 6.0m  
Building Depth 11.5m

### Note

Please note Sutton Kersh have not internally inspected the property.



LOT  
**58**

71a Oakland Street, Widnes, Cheshire WA8 0EW

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

#### Description

A two bed mid terraced property benefitting from double glazing and central heating. The property would be suitable for immediate occupation or investment purposes, with a potential rental income of £5400.00 per annum.

#### Situated

Off Irwell Street in a popular location, close to local amenities, transport links, schooling and the waterfront.

#### Ground Floor

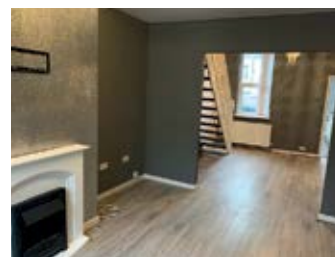
Vestibule, Through Lounge/  
Dining Room, Kitchen,  
Bathroom/WC

#### First Floor

Two Beds.

#### Outside

Yard To Rear.



LOT  
**59**

30 Sheil Road, Liverpool L6 3AE

GUIDE PRICE **£120,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three storey middle terraced property converted to provide three self-contained flats (two x two bed and one x one bedroom). All the flats are currently let by way of Assured Shorthold Tenancies producing an annual rental income of approximately £10,800 per annum. The flats are underlet and once vacated have a potential income of approximately £17,000 per annum. The property benefits from double glazing and central heating.

#### Situated

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

#### Ground Floor

Main Entrance Hallway  
**Flat 1** Two bedrooms, Lounge,  
Kitchen, Bathroom/WC

#### First Floor

**Flat 2** Lounge, Kitchen, Two  
Bedrooms, Bathroom/WC

#### Second Floor

**Flat 3** Kitchen, Lounge,  
Bedroom, Bathroom/WC

#### Outside

Yard to the rear

#### Note

We have not inspected the property internally and all information has been supplied by the vendor.

#### Joint Agent

Entwistle Green



LOT  
60

## Apt 23, 35 Bridport Street, Liverpool L3 5QF

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

### Description

A fourth floor two bedroom apartment benefiting from double glazing, central heating, balcony, intercom system and lift access. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with the potential rental income being in excess of £13,200 per annum. Suitable for cash buyers only.

### Situated

Between London Road and Lord Nelson Street, in a popular city centre Location within walking distance to Lime Street station, local amenities, transport links and Liverpool Universities.

### Ground Floor

Communal Entrance.

### Fourth Floor

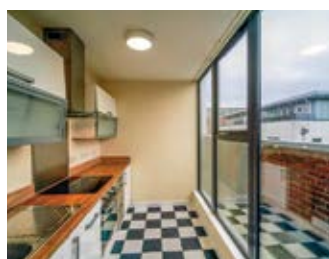
Flat Hall, Open Plan Lounge/Kitchen, two Bedrooms (One with En-suite), Bathroom/WC.

### Outside

Balcony accessed via the Lounge and Second bedroom.

### Note

With regards to the ESW1 forms and Fire safety regulations – The management company are in the process of arranging for a surveyor to attend the site but no dates have been confirmed as of yet, this is ongoing.



LOT  
61

## Apt 28, 35 Bridport Street, Liverpool L3 5QF

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### Description

A fifth floor one bedroom apartment benefiting from double glazing, central heating, balcony, intercom system and lift access. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with the potential rental income being in excess of £8,100 per annum. Suitable for cash buyers only.

### Situated

Between London Road and Lord Nelson Street, in a popular city centre Location within walking distance to Lime Street station, local amenities, transport links and Liverpool Universities.

### Ground Floor

Communal Entrance.

### Fifth Floor

Hall, Open plan Lounge/Kitchen, Bedroom, Shower room/WC.

### Outside

Balcony accessed via the Lounge.

### Note

With regards to the ESW1 forms and Fire safety regulations – The management company are in the process of arranging for a surveyor to attend the site but no dates have been confirmed as of yet, this is ongoing.





### Description

A commercial investment opportunity fully let producing a total income of £63,200.00 per annum. The property comprises two ground floor commercial units currently let and trading as: Unit A (Pizzeria) = £15,000pa, 10 year lease, 5 year rent review Unit B (Deli) = £17,000pa, 5 year lease, 2 year break To the first floor which has recently been newly renovated in 2020 to a very good specification are four × one bedroomed flats all rented by way of Assured Shorthold Tenancy agreements producing a rental income of £31,200 per annum. The property benefits from double glazing, central heating and electric roller shutters.

### Situated

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

### Ground Floor

**Unit A** Main Sales Area, Kitchen, Storeroom, WC.

**Unit B** Main Sales Area, Kitchen, Storeroom, WC.

**Flat 3** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

**Flat 4** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

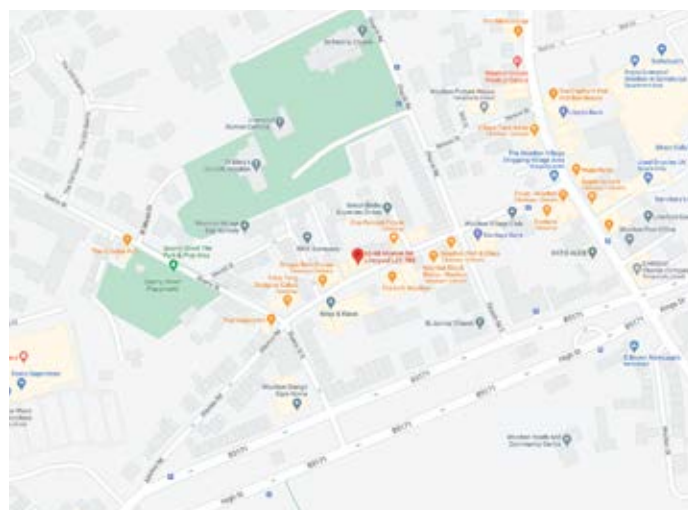
### First Floor

**Flat 1** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

**Flat 2** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

### Outside

Yard to the rear.



### Joint Agent

SK Real Estate

**SK REAL ESTATE**  
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS

LOT  
63

## 12 and 12a King Street, Wallasey, Merseyside CH44 8AU

GUIDE PRICE **£50,000+\***

COMMERCIAL INVESTMENT

### Description

A three storey mixed use property comprising a ground floor retail unit together with a self-contained three bed roomed flat above benefiting from double glazing and central heating. The property is currently fully let producing a rental income of £7,392 per annum.

### Situated

In a prominent position on a busy main road within close proximity to local amenities and Egremont Promenade and Waterfront.

### Ground Floor

Retail Unit

### First Floor

Flat Kitchen, Bathroom/WC,  
Lounge, Bedroom

### Second Floor

Flat Two Bedrooms

### Note

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



LOT  
64

## 65 Strathcona Road, Liverpool L15 1EA

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

### Description

A vacant two bedroom mid terrace property benefitting from double glazing. Following modernisation the property would be suitable for occupation or investment purposes. If let to 2 individuals at £85ppw the potential income being in excess of £8,840 per annum.

### Situated

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

### Ground Floor

Hall, Lounge, Kitchen,  
Bathroom/WC

### First Floor

Two Bedrooms.

### Joint Agent

Entwistle Green



### Outside

Yard to the Rear.

### Note

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

LOT  
**65**

## 73 Nimrod Street, Liverpool L4 4DU

GUIDE PRICE **£50,000+\***

VACANT RESIDENTIAL

### Description

A two bed mid terraced property benefitting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £5400.00 per annum.

### Situated

Off County Road in a popular and well established residential location close to local amenities and schooling. Approximately 2 miles from Liverpool city centre and walking distance to Everton Football Club.

### Ground Floor

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

### First Floor

Two Bedrooms.

### Outside

Yard To Rear.



LOT  
**66**

## 74 Winslow Street, Liverpool L4 4DJ

GUIDE PRICE **£50,000+\***

VACANT RESIDENTIAL

### Description

A two bed mid terraced house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6300 per annum.

### Situated

Off Goodison Road and County Road in an established and popular residential location within walking distance to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Cellar

One room.

### First Floor

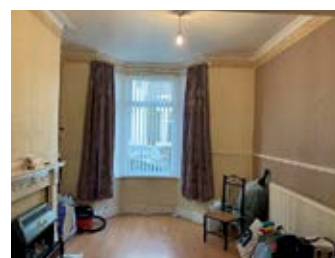
Hall, Through Lounge/Dining  
Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to the rear.



LOT  
67

## Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG

GUIDE PRICE **£32,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bed roomed 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.

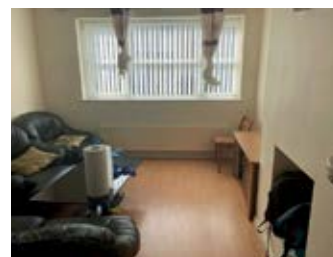
### Ground Floor

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

### Outside

Private balcony, communal car parking and gardens.

**SOLD PRIOR**



LOT  
68

## 45 Exeter Road, Wallasey, Merseyside CH44 1DR

GUIDE PRICE **£50,000+\***

VACANT RESIDENTIAL

### Description

A two bed end terraced property benefitting from UPVC double glazed windows throughout and gas central heating. The property benefits from a recent refurbishment making the property suitable for immediate letting with a potential rental income of approximately £6000.00 per annum.

### Situated

Off Upper Rice Lane, in a popular and well established residential location close to local amenities and schooling.

### Ground Floor

Through Lounge, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard To Rear.



LOT  
69

## 90 Greenalls Avenue, Warrington WA4 6RJ

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed Grade II listed cottage style town house benefiting from central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £6,604 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

Fronting Greenall's Avenue, off Wilderspool Causeway (A49) within walking distance to Manchester Ship Canal and within close proximity to local amenities, schooling and transport links. Approximately 2.5 miles from Warrington town centre.

### Ground Floor

Two Reception rooms, Kitchen, Bathroom/WC.

### First Floor

Three Bedrooms.

### Outside

Rear Garden.

### EPC rating

E

### Note

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



LOT  
70

## 98 Greenalls Avenue, Warrington WA4 6RJ

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed Grade II listed cottage style town house benefiting from central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £5,876 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

Fronting Greenall's Avenue, off Wilderspool Causeway (A49) within walking distance to Manchester Ship Canal and within close proximity to local amenities, schooling and transport links. Approximately 2.5 miles from Warrington town centre.

### Ground Floor

Two Reception rooms, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Rear Garden.

### EPC rating

D

### Note

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



LOT  
71

## 1 Towcester Street, Liverpool L21 8JG

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A three bed end terrace property benefitting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes, with a potential rental income in excess of £7200.00 per annum.

### Situated

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

### Ground Floor

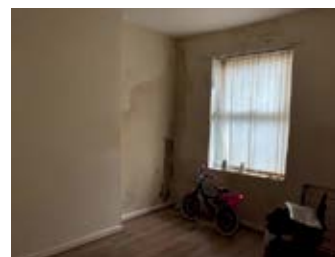
Hall, Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard To Rear.



LOT  
72

## 124 Greenalls Avenue, Warrington WA4 6RJ

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed Grade II listed cottage style town house benefitting from central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £5,980 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

Fronting Greenall's Avenue, off Wilderspool Causeway (A49) within walking distance to Manchester Ship Canal and within close proximity to local amenities, schooling and transport links. Approximately 2.5 miles from Warrington town centre.

### Ground Floor

Two Reception rooms, Kitchen, Wet room/WC.

### First Floor

Two Bedrooms.

### Outside

Rear Garden.

### EPC rating

D

### Note

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



LOT  
73

112 Greenalls Avenue, Warrington WA4 6RJ

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroomed Grade II listed cottage style town house currently let by way of a Regulated Tenancy producing a rental of £6,084 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

Fronting Greenall's Avenue, off Wilderspool Causeway (A49) within walking distance to Manchester Ship Canal and within close proximity to local amenities, schooling and transport links. Approximately 2.5 miles from Warrington town centre.

#### Ground Floor

Hall, two Reception rooms, Kitchen, Bathroom/WC.

#### First Floor

Three Bedrooms, Box room.

#### Outside

Rear Garden.

#### Note

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



LOT  
74

89 Knutsford Road, Grappenhall, Warrington WA4 2NS

GUIDE PRICE **£160,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroomed semi-detached property benefiting from central heating, gardens to the front and rear and a garage. The property is currently let by way of a Regulated Tenancy producing a rental of £6,500 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

Fronting Knutsford Road (A50) in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 2.5 miles from Warrington town centre.

#### Ground Floor

Two Reception Rooms, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC.

#### Outside

Garage and Gardens front and rear.

#### Note

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



#### EPC rating

D

LOT  
75

## 4 Cobbs Lane, Appleton, Warrington WA4 3BY

GUIDE PRICE **£155,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,240 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

### Situated

Off Dale Lane which in turn is off Bridge Lane in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately less than 3 miles from Warrington town centre.

### Ground Floor

Hall, two Reception rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Gardens to the front and rear.

### EPC rating

D

### Note

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



LOT  
76

## 116 Greenalls Avenue, Warrington WA4 6RJ

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed Grade II listed cottage style town house benefiting from central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £6,084 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

Fronting Greenall's Avenue, off Wilderspool Causeway (A49) within walking distance to Manchester Ship Canal and within close proximity to local amenities, schooling and transport links. Approximately 2.5 miles from Warrington town centre.

### Ground Floor

Two Reception rooms, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms.

### Outside

Rear Garden.

### EPC rating

D

### Note

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



LOT  
77

## 14 and 14a King Street, Wallasey, Merseyside CH44 8AU

GUIDE PRICE **£50,000+**\*

COMMERCIAL INVESTMENT

### Description

A three storey mixed use property comprising a ground floor retail unit together with a self-contained three bedrooomed flat above benefiting from double glazing and central heating. The property is currently fully let producing a rental income of £7,680 per annum.

### Situated

In a prominent position on a busy main road within close proximity to local amenities and Egremont Promenade and Waterfront.

### Ground Floor

**Retail Unit** Not Inspected

### First Floor

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

### Second Floor

**Flat** Two Bedrooms

### Outside

Yard to the rear

### Note

Please note Sutton Kersh have not internally inspected the property.



LOT  
78

## 74 Melwood Drive, Liverpool L12 8RW

GUIDE PRICE **£105,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedrooomed semi-detached property benefiting from double glazing, central heating, driveway and gardens front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £5,820 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

Fronting Melwood Drive in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Driveway and Gardens front and rear.

### EPC rating

D

### Note

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



LOT  
79

## 44 Melwood Drive, Liverpool L12 8RW

GUIDE PRICE **£105,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,540 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

Fronting Melwood Drive in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Driveway and Gardens.

### EPC rating

D

### Note

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



LOT  
80

## 8 Corinthian Avenue, Liverpool L13 3DP

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A good sized four bedroomed middle terraced property benefiting from double glazing and central heating and two bathrooms. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes. The potential rental income is approximately £7800.00 per annum.

### Situated

Off Derby Lane which in turn is off Queens Drive in a very popular location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen, Shower/WC

### First Floor

Four Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

### Joint Agent

Entwistle Green



LOT  
81

## 40 Truro Road, Liverpool L15 9HW

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefiting from central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £6,136 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 Charles Berrington Road which in turn is off Heathfield road in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to Rear.

### EPC rating

D

### Note

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



LOT  
82

## 14 Lichfield Road, Wavertree, Liverpool L15 9HE

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefiting from central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £5,904 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 Charles Berrington Road which in turn is off Heathfield road in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Two Reception rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to Rear.

### EPC rating

D

### Note

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



LOT  
83

192 Derby Lane, Liverpool L13 6QQ

GUIDE PRICE **£105,000+**\*

VACANT COMMERCIAL

#### Description

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

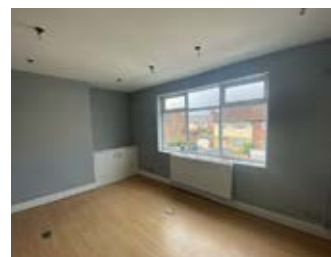
Salon/Main Sales Area, WC

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

#### Outside

Yard To Rear

**SOLD PRIOR**



LOT  
84

46 Melwood Drive, Liverpool L12 8RW

GUIDE PRICE **£105,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,540 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

Fronting Melwood Drive in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

#### Ground Floor

Lounge, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC.

#### Outside

Driveway and Rear Garden.

#### Note

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

#### EPC rating

D



LOT  
**85**

**49 Gordon Drive, Liverpool L14 7PU**

GUIDE PRICE **£80,000+\***

VACANT RESIDENTIAL

#### Description

A three/four bedroomed semi-detached property which following a full upgrade and scheme of refurbishment works would be suitable for occupation, re-sale or investment purposes. The property benefits from central heating, front and rear gardens and driveway. There is also potential to extend to the rear, subject to gaining any necessary consents.

#### Situated

Off Pilch Lane in a very popular and well established residential location within close proximity to local shopping amenities, Broadgreen Hospital, schooling, transport links and approximately 6 miles from Liverpool city centre.

#### Ground Floor

Porch Entrance, Hall, Through Living Room/Dining Room, Extended Kitchen.

#### First Floor

Two Bedrooms (one with dressing room), Bathroom/WC.

#### Second Floor

Bedroom.

#### Outside

Front & Rear Gardens and Driveway.



LOT  
**86**

**20 St. Vincent Road, Prenton, Merseyside CH43 1UN**

GUIDE PRICE **£145,000+\***

RESIDENTIAL INVESTMENT

#### Description

A three bedroomed middle semi-detached property benefiting from double glazing, central heating, driveway and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,448 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

Between Manor Hill and Egerton Road within walking distance to Birkenhead Park and within close proximity to local amenities and schooling. Approximately 1.5 miles from Birkenhead town centre and approximately 5 miles from Liverpool city centre.

#### Ground Floor

Living Room, Dining Room, Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Garage, Driveway and Gardens to the front and rear.

#### EPC rating

E

#### Note

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



LOT  
87

103 Heygarth Road, Wirral, Merseyside CH62 8AJ

GUIDE PRICE **£130,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedrooomed semi-detached property benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,344 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 Bridle Road in a popular and well established residential location close to local amenities, schooling and transport links.

#### Ground Floor

Living Room, Dining Room, Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Gardens front and rear

#### EPC Rating

D

#### Note

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



LOT  
88

152 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8AX

GUIDE PRICE **£130,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedrooomed semi-detached property benefiting from central heating and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,188 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 Heygarth Road which is in turn off Bridle Road in a popular and well established residential location close to local amenities, schooling and transport links.

#### Ground Floor

Living Room, Dining Room, Kitchen, Conservatory

#### First Floor

Three Bedrooms, Shower Room/WC

#### Outside

Gardens front and rear

#### EPC Rating

D

#### Note

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



LOT  
89

11 Elgar Avenue, Wirral, Merseyside CH62 8AZ

GUIDE PRICE **£130,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, garage and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,604 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 Bridle Road in a popular and well established residential location close to local amenities, schooling and transport links.

#### Ground Floor

Living Room, Dining Room, Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Gardens front and rear, Garage

#### EPC Rating

D

#### Note

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



LOT  
90

27 Burford Road, Liverpool L16 6AG

GUIDE PRICE **£120,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroomed semi-detached property benefiting from double glazing, partial central heating, driveway and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,500 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 Glendevon Road which is off Queens Drive (A5058) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4.5 miles from Liverpool city centre.

#### Ground Floor

Living Room, Kitchen

#### First Floor

Three Bedroom, Bathroom/WC

#### Outside

Gardens front and rear, Driveway

#### EPC Rating

D

#### Note

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



LOT  
91

## 27 Ridley Road, Liverpool L6 6DN

GUIDE PRICE **£70,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement at a rental of £7,800 per annum. We have been advised that the property has previously been let to 4 individuals.

### Situated

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

### Ground Floor

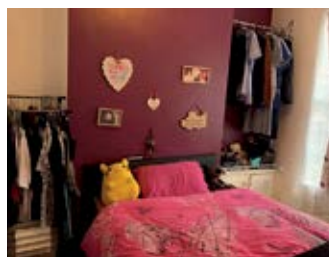
Vestibule, Hall, Lounge, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear.



LOT  
92

## 72 Alvanley Road, West Derby, Liverpool L12 9EH

GUIDE PRICE **£155,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached property benefiting from partial double glazing, central heating, gardens to the front and rear, parking to the side and a shared driveway. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. There is also potential to extend to the rear and side of the property and to provide a further bedroom and bathroom with a loft extension, subject to any consents. This property is suitable for cash purchasers only.

### Situated

Off Blackmoor Drive in a prime location within close proximity to West Derby Village amenities, local schooling and transport links.

### Ground Floor

Porch, Entrance Hall, Lounge, Dining Room and Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens, Parking to the side, Shared Driveway.





### Description

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 4 self-contained flats above (one x two bed and three x 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. There is also potential for an additional bedsit room. 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.

### 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 2** Sales areas, Rear office, Kitchen, WC

### Separate side entrance

#### First Floor

**84 B** Previously a bedsit and potential to convert back.

**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 84a

#### First Floor

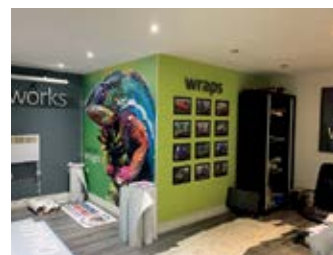
**Flat** Hall, Kitchen, Bathroom, Separate WC, Lounge/Dining room.

### Second Floor

Two Bedrooms.

### Outside

Rear yard.



LOT  
94

150 Falkland Road, Wallasey, Merseyside CH44 8ER

GUIDE PRICE **£135,000+\***

RESIDENTIAL INVESTMENT

### Description

A substantial three storey dormer style detached property which has been converted to provide three self-contained flats (two × three and one × two bedroomed). The property has recently been refurbished and benefits from double glazing, central heating, gardens and off road parking for several cars. We have been advised by the vendor that there is new electrical wiring throughout and that the basement has potential to be converted into a 4th self-contained flat, subject to any necessary consents. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £11,400 per annum. When fully let as a HMO the potential income is approximately £32,400.

### Situated

Off Liscard Road (A551) in a popular and well established residential location close to local amenities, schooling and transport links.

### Ground Floor

Main Entrance Hallway.  
**Flat 1** Hall, three Bedrooms,  
Bathroom/WC, Kitchen

### Second Floor

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

### First Floor

**Flat 2** Hall, three Bedrooms,  
Bathroom/WC, Kitchen

### Outside

Driveway. Yard to Rear



LOT  
95

37 Muriel Street, Liverpool L4 5SB

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

### Description

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 transport links, miles from Liverpool city centre.

### Ground Floor

Hallway, Living room, Kitchen

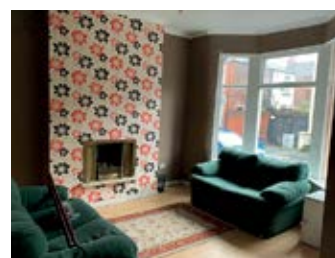
Two Bedrooms, Bathroom/WC

### Outside

Yard to the rear, On Street parking with residents parking scheme in operation.

### Note

Please note Sutton Kersh have not internally inspected the property.



**SOLD PRIOR**

LOT  
96

## 10 Macfarren Street, Liverpool L13 2DR

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom mid terrace house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for resale, occupation or investment purposes. The potential rental income is approximately £7,800 per annum.

### Situated

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

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard To Rear.

### Joint Agent

Entwistle Green



LOT  
97

## 2 Fingland Road, Liverpool L15 0ES

GUIDE PRICE **£90,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £7,800 per annum.

### Situated

Off Lawrence Road in a popular and well established residential location close to local amenities, Schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining room, Kitchen, Bathroom/WC

### First Floor

Three Bedrooms.

### Outside

Rear yard.

### Note

Please note Sutton Kersh have not internally inspected the property.



LOT  
98

## 10 Greenfield Road, Liverpool L13 3BN

GUIDE PRICE **£165,000+**\*

RESIDENTIAL INVESTMENT

### Description

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 Prescott 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

Entwistle Green



LOT  
99

## 13 Drayton Road, Liverpool L4 6TS

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum.

### Situated

Off Delf Lane which is in turn off Queens Drive (the A5058) in a popular and well established residential location within close proximity to local amenities and transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms

### Outside

Yard to the rear.

### Note

Please note Sutton Kersh have not inspected the property internally.

### Joint Agent

Entwistle Green



LOT  
**100**

## 23 Stanley Road, Ellesmere Port CH65 2BQ

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bed roomed self-contained ground floor flat currently let by way of a rolling tenancy at a rental of £6,600 per annum. The property has been newly refurbished throughout and benefits from double glazing and central heating.

### Situated

Off Dock Street in a popular and well established residential location close to local amenities, transport links and less than a mile from Ellesmere Port town centre.

### Ground Floor

Hall, Lounge, Kitchen, Utility  
Area, three Bedrooms, Bath/WC

### Note

Please note Sutton Kersh have not internally inspected the property.



LOT  
**101**

## Flat 14, 73 Shandon Court, London Road, Liverpool. L3 8HY

GUIDE PRICE **£55,000–£60,000\***

RESIDENTIAL INVESTMENT

### Description

A third floor one bedroomed apartment within a purpose built block benefiting from double glazing, electric heating, a secure intercom entry system and a balcony. The property is currently let by way of an Assured Shorthold Tenancy agreement at a rental income of £6,300 per annum.

### Situated

Fronting London Road in a popular location within walking distance to Liverpool city centre, Royal Liverpool Hospital and local universities.

### Ground Floor

Main Entrance, Hallway.

### Third Floor

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



LOT  
**102**

## Unit 62, 9 Bridgewater Street, Liverpool L1 0AR

GUIDE PRICE **£40,000+\***

RESIDENTIAL INVESTMENT

### Description

A sixth floor modern studio apartment benefiting from double glazing, electric heating and communal areas including lounge, gym and laundry room. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7384.00 per annum.

### Situated

Off Bridgewater Street in a popular location within walking distance to Liverpool city centre amenities, Universities and transport links.

### Lower Ground Floor

Communal Areas – Lounge, Gym and Laundry Room.

### Ground Floor

Main Entrance Hall

### Sixth Floor

**Studio** Open Plan Lounge/  
Kitchen/Bedroom, Shower  
Room/WC.



LOT  
**103**

## 15 Sybil Road, Liverpool L4 0RR

GUIDE PRICE **£100,000+\***

VACANT RESIDENTIAL

### Description

A three storey middle terraced property converted to provide three self-contained flats (two × one and one × two bed) benefiting from double glazing and central heating. At time of our inspection one of the flats was let by way of a rolling contract, however we are advised it will be sold with vacant possession. There is also the benefit of converting the basement to provide a 4th apartment subject to any consents. When fully let the potential rental income is approximately £17,000 per annum.

### Situated

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

### Ground Floor

Main Entrance Hallway.

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

### First Floor

**Flat 2** Bedroom, Living Room,  
Kitchen, Bathroom/WC.

### Second Floor

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

### Outside

Shared rear yard.

### Joint Agent

Sid Vance



LOT  
**104**

## 79 Morecambe Street, Liverpool L6 4AU

GUIDE PRICE **£45,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terrace property benefiting from partial double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,739.00 per annum

### Situated

Off Rocky Lane in a popular and well established residential location nearby to local amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

Through Lounge/Dining room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to Rear.

### Note

Please note Sutton Kersh have not internally inspected this property.



LOT  
**105**

## 72 Antonio Street, Bootle, Merseyside L20 2EU

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed mid-terrace house benefiting from double glazing and central heating. We are advised the property has suffered minor fire damage to the roof and therefore requires a scheme of refurbishment works, following which it would be suitable for investment purposes.

### 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.

### Ground Floor

Entrance Hall, Through ounge/Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to rear, on street parking to front

### Note

Sutton Kersh have not carried out an internal inspection and all information has been supplied by the vendor.





### Description

A rare opportunity to acquire a residential building plot in this highly sought after Cornish village, with outline planning permission in place for two x three bedroom, semi-detached houses with associated gardens and parking. A Grant of Outline Planning Permission was issued by Cornwall Council, under application number PA20/08455, on the 10th of December 2020 for 'Outline application (with all matters reserved) for a pair of semi-detached dwellings and associated works'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

### Situated

Penrose is an idyllic rural village located approximately two miles from St Merryn and five miles from Padstow. Merlin golf course is approximately two miles, with the championship links golf course of Trevose just four miles away. Many of North Cornwall's finest surfing bays are within four miles as is Newquay airport with regular flights to London.

### Viewings

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Stratton Creber Padstow 01841 532230 or Countrywide Property Auctions 01395 275691.





### Description

A two/three bedroom leasehold detached chalet requiring refurbishment, having the benefit of two reception rooms, shower room and enclosed level gardens. The chalet is situated in Field Three of the chalets and overlooks the playing field. Please note that the current lease expires on the 25th of March 2027.

### Situated

Situated within a community of chalets in Field Three 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

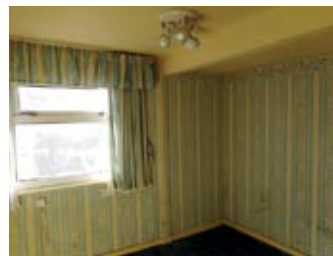
Entrance porch, kitchen, sitting room, sun room/bedroom three with patio doors to the garden, rear hallway, two bedrooms and shower room.

### Outside

Enclosed level gardens and use of the playing field and residents parking.

### Viewings

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





### Description

A five bedroom, Grade II Listed registered HMO semi-detached property, located in the heart of Alphington Road in Lower St Thomas. The property holds an HMO licence for five rooms and up to seven people with two of the bedrooms suitable for double occupancy. All rooms can accommodate double beds and the property includes a large living room, large kitchen/diner, utility room, large bathroom and two separate WCs and a fully enclosed low maintenance rear garden, along with off-road parking for two vehicles.

### Situated

Situated in a sought after area of St Thomas. Ideally placed for local shops, outstanding schools, supermarkets and both the A30 and M5 giving easy access for commuters. Exeter city centre is also within easy access with its wide variety of shops, restaurants, train stations and the university.

### Note

Please refer to the legal pack for current occupancy rates and income.

### Viewings

Strictly by prior appointment with Fulfords St Thomas 01392 411255. General enquiries Countrywide Property Auctions 01395 275691.





### Description

A two bedroom end of terrace house situated in the heart of the cathedral city of Exeter. While the property would benefit from further refurbishment/improvements it does already have the benefit of gas central heating and double glazing, a modern kitchen and shower room, along with its own front and rear courtyard style gardens.

### Situated

New North 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

Sitting room and kitchen.

### First Floor

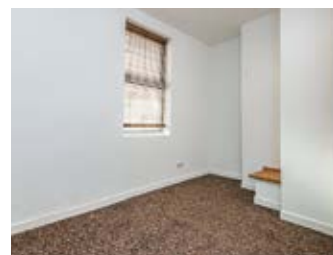
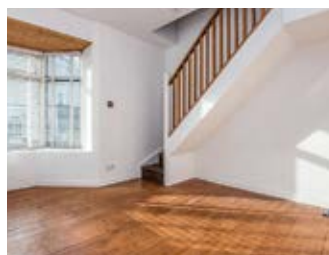
Landing, two bedrooms and shower room.

### Outside

Walled front garden area and rear courtyard.

### Viewings

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





### Description

A sizeable four bedroom property with accommodation arranged over three floors, this mid terrace house requiring some updating will no doubt appeal to residential lettings investors and owner/occupiers, having the benefit of small rear patio area and parking.

### Situated

Situated on the edge of Camborne town, close to Pool in a convenient location ideal for those looking to commute or be close to the local amenities. There is a range of shops, cafes, bars and restaurants in both directions from the property with the popular heartlands development located in Pool and the town centre of Camborne both walking distance away.

### Ground Floor

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

### Viewings

Strictly by prior appointment with Stratton Creber Redruth 01209 217209.

### First Floor

Landing, two double bedrooms and bathroom.

### Second Floor

Landing, two further bedrooms.

### Outside

Small patio to rear and parking.





### Description

A three bedroom Cornish unit which has had the benefit of recent updating, comprising a sitting room with kitchen/diner to the ground floor, three bedrooms and family bathroom to the first floor. Outside is a large front garden with the potential to create off road parking(subject to planning) and a rear enclosed garden with a brick built storage shed. The property also benefits from gas central heating, uPVC double glazing.

### Situated

Butts Road is situated in the popular residential area of St Loyes, located close to local facilities and amenities, the RD&E hospital, shops, schools and public transport links.

### Ground Floor

Entrance hall, sitting room, kitchen/diner.

### First Floor

Landing, three bedrooms and bathroom.

### Outside

Front and rear gardens with the potential to create on drive parking subject to any requisite consents.

### Viewings

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





### Description

A one bedroom first floor flat being conveniently situated for Exeter city centre and University. The property has period features, kitchen/breakfast room and lounge/dining room with the benefit of a long 990+ year lease and a share of the freehold.

### Situated

St David's Hill is in close proximity to 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.

### First Floor

Entrance hall, lounge/diner, kitchen/breakfast room, double bedroom and bathroom.

### Viewings

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





### Description

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.



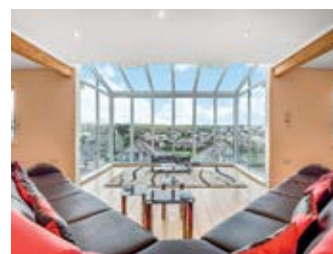


### Description

A truly unique detached three storey residence situated in the highly sought after coastal town of Perranporth, offering views over the townscape to the golf course, while being in close proximity to the glorious sandy beach and the local facilities and amenities that Perranporth has to offer. Comprising an open plan living/kitchen/dining area and two bedrooms to the ground floor, a family room and two bedrooms to the first floor, two further bedrooms to the second floor, with cloakroom facilities and bathroom/shower room facilities to all floors.

### Situated

Perranporth is an extremely popular coastal resort situated on the North Cornish coast with its renowned large sandy beach and access to the stunning coastal path. With a range of local shops, restaurants and public houses, primary school and doctors surgery. The cathedral city of Truro is approximately 8 miles distant and Newquay airport approximately 15 miles distant



### Ground Floor

Open plan living accommodation with merged sitting/dining/kitchen areas, bedroom 1 with en-suite shower room, bedroom two, cloak room and utility room.

### Second Floor

Landing, master bedroom with en-suite shower room, bedroom six and shower room.

### Outside

Raised garden area to the front of the property, car port and on drive parking, paved patio and rear garden.

### First Floor

Landing, family room, two bedrooms and bathroom.

### Viewings

Strictly by prior appointment with our partner agents Northwood 01872 262262. General enquiries Countrywide Property Auctions 01395 275691.





### Description

A two/three bedroom detached bungalow requiring modernisation and enjoying a generous corner plot of 0.05 hectares/0.13 acres with views to Carn Brea, offering tremendous potential for further extension or possible development, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

### Situated

Trevingey is a favoured part of Redruth giving access to Redruth Churchtown and St Euny Church, with views to Carn Brea and countryside walks. Church Lane gives pedestrian access to the town centre which is approximately ¼ of a mile away.

### Ground Floor

Entrance hall, sitting room with sunroom off, second reception room/bedroom three, kitchen/diner, two main bedrooms, bathroom and separate WC.

### Outside

Largely level gardens with potting shed and summerhouse, attached garage and additional on drive parking.

### Viewings

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





### Description

A two bedroom detached bungalow, with front and rear gardens, garage and on drive parking, situated in a cul-de-sac location on the fringes of the ever popular town of Colyton. Whilst in need of some modernisation, the property offers tremendous potential for formal extension of the existing building and reconfiguration subject to any requisite consents.

### Situated

Colyton, lying just 3 miles from the coast at Axmouth, is a delightful unspoilt town dating back to Saxon times. The town centre is approximately a 10 minute walk with its wide range of shops, independent pubs, historic Grade I listed St Andrews church, tram station, local bus services, primary school and sports facilities including sports centre (Colyford) and tennis courts. The renowned Colyton Grammar School is approximately one mile distant.

### Ground Floor

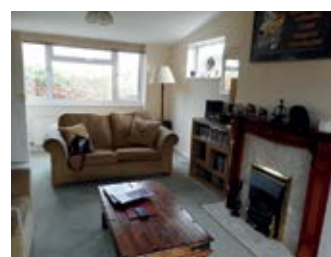
Entrance porch, hallway, lounge/diner, kitchen, conservatory, two double bedrooms, bathroom and separate WC.

### Outside

Low maintenance front and rear gardens, garage with pedestrian door to the rear and on drive parking.

### Viewing

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





### Description

A well-presented two bedroom leasehold mid terrace house situated in a cul-de-sac location in a popular residential lettings area. The property has the benefit of a front garden and two car parking spaces. We understand that the current remaining lease is 68 years.

### Situated

Great Meadow Road is situated in the popular residential location of Bradley Stoke, in proximity of the Willow Brook Centre, local schools and readily commutable to the motorway network, Aztec West and Bristol Parkway.

### Ground Floor

Entrance hall, lounge/diner, kitchen.

### First Floor

Landing, two bedrooms and bathroom.

### Outside

Lawned front garden area and two car parking spaces to the rear.

### Viewings

Strictly by prior appointment with Woods Portishead 01275 848272. General enquiries Countrywide Property Auctions 01395 275691.





### Description

A sizeable three bedroom detached chalet style bungalow presented in good order throughout and having the benefit of enclosed level gardens, storage sheds and a utility room. Backing on to open farmland to the rear and with an open aspect overlooking the playing field to the front elevation, and in close proximity to the cliffs, coastal walks and beaches.

### Situated

Situated within a community of chalets in Field Three 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, kitchen/ breakfast room, lounge/diner with patio doors to the garden, utility room, three bedrooms and shower room.

### Viewings

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

### Outside

Level gardens with storage sheds and on drive parking.





### Description

A sizeable period semi-detached property, offering six/seven bedrooms, two/three reception rooms and three bathrooms, previously utilised as a care home and now requiring modernisation. The accommodation is set over three floors, with a patio garden and garage to the side of the property. This versatile property would lend itself to a variety of uses, with further development/conversion potential, subject to any requisite consents, upon which interested parties must make and rely upon their own enquiries of Cornwall Council planning department. Auctioneers note: We understand that the property has previously been underpinned, please refer to the legal pack for further documentation.

### Situated

Albany Road enjoys a favoured location within half a mile of the town centre where Redruth offers a range of both national and local retail outlets, there are banks, a Post Office and a mainline railway station which connects with London Paddington and the north of England.

### Ground Floor

Entrance porch, hall, lounge, dining room, 3rd reception room/bedroom seven, kitchen, utility room and shower room.

### First Floor

Landing, four bedrooms and bathroom.

### Second Floor

Master bedroom with en-suite shower room and bedroom six.

### Outside

Paved courtyard garden and detached garage.



### Viewings

Strictly by prior appointment with Stratton Creber Redruth 01209 217201.





### Description

A five bedroom detached period property which has had the benefit of extension and updating, situated in the popular Cornish village of Polgooth. The property has two reception rooms, conservatory and kitchen to the ground floor, lawned garden to the rear, off-street parking space and detached garage. The property also has the benefit of its own solar panels generating an income of circa £1,000pae.

### Situated

Polgooth is a popular village on the western side of St Austell and caters well for day to day needs with a local village/post office, hairdressers and well regarded public house the Polgooth Inn. St Austell itself is situated on the south Cornish coast and borders the popular coastal resorts of Charlestown, Carlyon Bay and Mevagissey.

### Ground Floor

Sitting room, dining room, kitchen and conservatory.

### First Floor

Landing, five bedrooms and bathroom.

### Outside

Lawned garden to the rear with rural views, off street parking and garage.

### Note

The property is likely to be suited to cash purchasers only. A copy of the mining report is included within the legal pack.

### Viewings

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





### Description

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 £495pcm/£5,940pae.

### Situated

St Judes 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.





### Description

A sizeable four/five bedroom semi-detached property with accommodation over four floors. The property enjoys an elevated position, with both rural and sea views from the upper floors, front and rear lawned gardens with patio seating area.

### Situated

Oak Hill is a highly sought after location on the rural fringes of the popular seaside town of Dawlish, with its sandy beaches, lawned public gardens and The Strand offering a diverse range of shops, leisure facilities and cafes/

### Lower Ground Floor

Study/Bedroom five with french doors to the rear garden, shower room.

### Ground Floor

Entrance porch, hallway, sitting room, kitchen/diner and cloakroom.

### First Floor

Landing, three bedrooms and bathroom.

### Second Floor

Bedroom four.

### Outside

Front and rear lawned gardens, with patio seating area.

### Viewings

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





### Description

A three bedroom semi-detached house requiring some updating, with front and rear gardens and garage, enjoying a pleasant elevated pedestrian access only position overlooking the green and Ludwell Valley Park, whilst being within walking distance of the Royal Devon & Exeter hospital. The property is currently tenanted and generating a modest income of £850pcm/£10,200pae with the current tenants due to vacate at the end of April 2020.

### Situated

Hazel Road is conveniently located for local shops, outstanding schools, supermarkets, R D & E Hospital and the A30/A38 and M5, giving easy access to the main commuter links. Exeter city centre is also within easy access with its wide variety of shops, restaurants, train stations, airport and the university.

### Ground Floor

Entrance hall, lounge/diner and kitchen.

### First Floor

Landing, three bedrooms and bathroom.

### Outside

Enclosed front and rear gardens.

### Viewings

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





### Description

A three bedroom, semi-detached bungalow enjoying a corner plot with garage, hardstanding and on drive parking. The property was granted planning permission under application number 17/02397/FUL, on the 9th February 2018, for 'rear and side extension and alteration' and has been completed to first fix level, now requiring finishing works to complete the project.

### Situated

Old Woodlands Road is situated in the popular and well established residential area of Crownhill, with local shops, educational and leisure facilities, with excellent public transport links in to Plymouth city centre.

### Ground Floor

Entrance hall, kitchen/diner, cloakroom, sitting room, inner hallway, three bedrooms, bathroom and utility room.

### Viewings

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

### Outside

On drive parking for several vehicles, through garage giving access to hardstanding and the rear garden.



### Description

A ground and lower ground floor apartment in this popular seaside town, having the benefit of both its own private garden and a car parking area. The property retains a wealth of character features with three bedrooms, two reception rooms, kitchen, utility area, veranda and shower room on the ground floor, with two further useful rooms on the lower ground floor.

### Situated

Teignmouth is a large seaside town situated approximately 12 miles south of Exeter and provides easy access to all major rail and road networks. The town itself provides a range of local amenities, pubs and eateries.

### Ground Floor

Entrance hall, sitting room, dining room, kitchen, utility room, veranda, three bedrooms and a shower room.

### Lower Ground Floor

Two further rooms.

### Outside

Private garden and a car parking area.

### Viewings

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





### Description

A three bedroom mid terrace house situated in the ever popular seaside town of Looe. The property enjoys glorious river and woodland views and has the benefit of a front patio garden and good sized terraced rear garden with decked seating area. The property is currently tenanted on a 6 month AST and generating an income of £650pcm/£7,800pae.

### Situated

Woodlands View enjoys an elevated position overlooking the river and the countryside beyond. Looe is a thriving fishing port on the south Cornish coast. The town offers a range of amenities including pubs, restaurants, cafes, gift shops, doctor's surgery. The property is within walking distance from the beach and working harbour. There is also a bus and train line service to Liskeard and Plymouth.

### Ground Floor

Entrance hall, lounge/diner, kitchen and bathroom

### First Floor

Landing and three bedrooms.

### Outside

Patio seating area to the front of the property and large terraced garden to the rear with decked seating area.

### Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.





#### Description

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.

#### Ground Floor

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

#### Outside

Communal gardens and ad-hoc parking.

#### Viewings

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



### Description

A two bedroom end of terrace cottage with rear garden, situated in the highly sought after location of East Budleigh. Whilst in need of modernisation the property offers tremendous potential as a family home, or a post works residential lettings venture in this pretty village setting.

### Situated

The quintessential village of East Budleigh is situated approximately 2 miles from the seaside town of Budleigh Salterton. The village itself features a 14th-century church, a community shop, garage, a public house, football club and tennis club. The cathedral city of Exeter is approximately 12 miles by road and only 9 miles to Exeter Airport.

### Ground Floor

Sitting room, kitchen and bathroom.

### First Floor

Landing, two bedrooms and WC.

### Outside

Enclosed rear garden, being mainly laid to lawn with useful storage shed.

### Viewings

Strictly by prior appointment with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 01395 275691.



LOT  
**129**

11 Chathill Walk, Ormesby, Middlesbrough, Cleveland TS7 9LX

GUIDE PRICE **£35,000+\***

VACANT RESIDENTIAL

#### Description

A two/three bedroomed end of terraced house benefiting from central heating in need of a full upgrade and refurbishment scheme. Once the property is upgraded it would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000 per annum.

#### Situated

Off Ainstable Road which is in turn off Sunnyfield in a popular and well established residential location within close proximity to local amenities, schools and transport links.

#### Ground Floor

Hall, Lounge/Dining Room,  
Kitchen, Separate WC

#### First Floor

Bedroom One, Bedroom Two  
with archway to potential  
Bedroom Three, Bathroom/WC

#### Joint Agent

Bridgfords

[bridgfords](http://bridgfords.co.uk)



## Next auction **Thursday 8 April 2021**

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### Description

A residential building plot with Conditional Planning Permission already in place for a three bedroom town house with garage and garden. The original planning application P/2016/0081 granted by Torbay Council Planning Department on the 19th August 2016, with five of the six granted dwellings having since been developed. Interested parties must make and rely upon their own planning enquiries of Torbay Planning Department.

### Situated

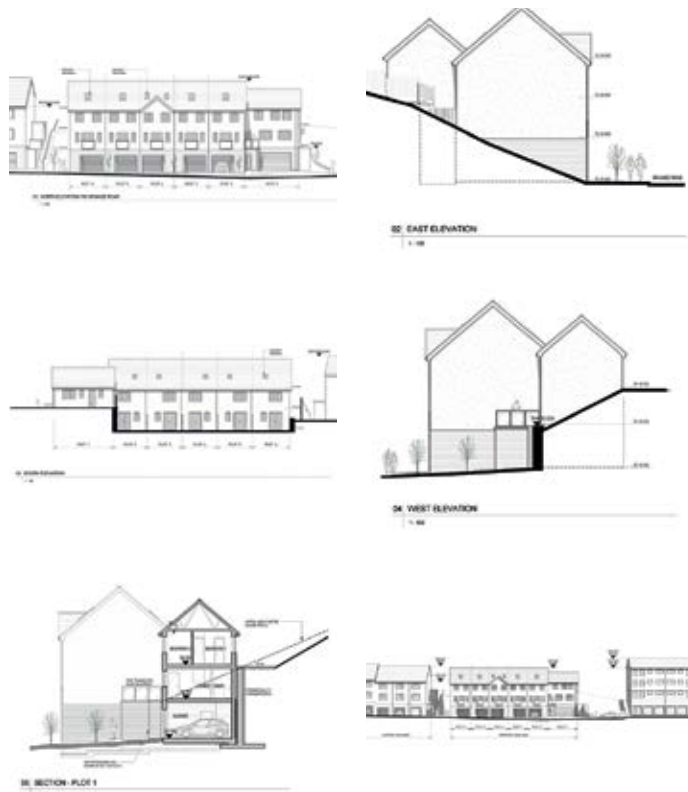
The plot enjoys a cul-de-sac location within approximately a mile and a half from Torquay town centre and seafront with its array of shops, facilities and amenities and within close proximity to local schools, Torbay Hospital and both grammar schools.

### Viewings

At any reasonable time during daylight hours and at the viewer's own risk. Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.

### Note

Please be advised that the building plot being sold is identified as Plot 1 on the plans shown.



LOT  
**131**

**231/233/235 High Street, Connah's Quay, Deeside, Clwyd CH5 4DJ**

GUIDE PRICE **£70,000+\***

DEVELOPMENT OPPORTUNITIES

#### Description

A substantial Freehold prominent corner property comprising three former commercial buildings. It has previously benefited from outline planning permission to provide three ground floor commercial units together with six residential flats above. Please note that planning permission has now lapsed however the vendor advises us he is in the process of reapplying for it. Planning ref 055499. There is also potential for a number of uses on the site subject to gaining any necessary consents.

#### Situated

Fronting High Street on the corner of Deans Place in a popular and well established residential location close to local amenities and transport links.

#### Joint Agent

Beresford Adams

**Beresford  
Adams**



LOT  
**132**

**35 Clifton Road, Paignton, Devon TQ3 3LQ**

GUIDE PRICE **£100,000+\***

VACANT RESIDENTIAL

#### Description

A three bedroom mid terrace property in need of clearance and refurbishment, with front and rear gardens in a popular residential lettings area of Paignton. Please note that the property will be sold as seen and will not be cleared.

#### 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.

#### Ground Floor

Entrance hall, sitting room, dining room, kitchen.

#### First Floor

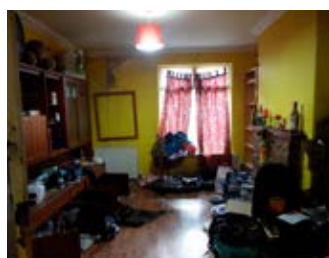
Landing, three bedrooms and bathroom.

#### Outside

Front and rear gardens with pedestrian gate to the rear.

#### Viewings

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



#### Description

A two bedroomed end of terrace property benefiting from double glazing and central heating. Following a scheme of modernisation the property would be suitable for investment purposes with the potential rental income being approximately £6,300 per annum

#### Situated

Off Market Street in a popular residential location within easy reach of local amenities, schooling and approximately 1 mile from the town centre.

#### Ground Floor

Two Reception rooms, Kitchen.

#### First Floor

Two Bedrooms, Bathroom/WC.

#### Outside

Yard to Rear.

#### Note

Completion is set for 31st March 2021.



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# Common Auction Conditions

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

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

## Introduction

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

### Glossary

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

### Auction Conduct Conditions

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

### Sale Conditions

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

## Glossary

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

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

Wherever it makes sense:

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

### ACTUAL COMPLETION DATE

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

### ADDENDUM

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

### Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

### Approved Financial Institution

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

### ARREARS

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

### ARREARS Schedule

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

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### Catalogue

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

### COMPLETION

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

### Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

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

### CONTRACT DATE

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

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

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

### DOCUMENTS

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

### EXTRA GENERAL CONDITIONS

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

### Financial Charge

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

### General Conditions

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

### INTEREST RATE

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

### LOT

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

### Old ARREARS

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

### PARTICULARS

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

### PRACTITIONER

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

### PRICE

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

### Ready To Complete

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

### SALE CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

## Auction Conduct Conditions

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

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

### A1 Introduction

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

### A2 OUR role

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

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

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

### A3 Bidding and reserve PRICES

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

### A4 The PARTICULARS and other information

- A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. THE PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct. If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- A4.2 THE PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 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	<b>Interest and apportionments</b>
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;		G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
	(e) rights, easements, quasi-easements, and wayleaves;		G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(f) outgoing and other liabilities;		G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.	G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.				(a) the BUYER is liable to pay interest; and
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.	G5	<b>TRANSFER</b>		(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and		(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and	G10.4	Apportionments are to be calculated on the basis that:
G1.8	(b) the SELLER is to leave them at the LOT.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		(a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;
	The BUYER buys with full knowledge of		G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.		(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
	(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.		G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER	G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;	G11	<b>ARREARS</b>
G2	<b>Deposit</b>		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and	Part 1 – Current rent	
G2.1	The amount of the deposit is the greater of:		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and			G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
G2.2	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).			G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6	<b>COMPLETION</b>	Part 2 – BUYER to pay for ARREARS	
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G3	<b>Between CONTRACT and COMPLETION</b>		G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.	G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless		G6.3 Payment is to be made in pounds sterling and only by	G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	Part 3 – BUYER not to pay for ARREARS	
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
G3.2	If the SELLER is required to insure the LOT then the SELLER		G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.		(a) so state; or
	(a) must produce to the BUYER on request all relevant insurance details;		G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.		(b) give no details of any ARREARS.
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;		G6.6 Where applicable the CONTRACT remains in force following COMPLETION.	G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
	(c) gives no warranty as to the adequacy of the insurance;				(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;				(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
	(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and				(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
	(f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;				(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
	and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).				(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.				(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.			G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.			G12	<b>Management</b>
G4	<b>Title and identity</b>			G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.			G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:			G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
	(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.				(a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
	(b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.				(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
	(c) If title is in the course of registration, title is to consist of:				(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
	(i) certified copies of the application for registration of title				

### G13 Rent deposits

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

### G14 VAT

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

### G15 TRANSFER as a going concern

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

### G16 Capital allowances

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

### G17 Maintenance agreements

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

### G18 Landlord and Tenant Act 1987

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

### G19 Sale by PRACTITIONER

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

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

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

### G20 TUPE

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

### G21 Environmental

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

### G22 Service Charge

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

### G23 Rent reviews

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

### G24 TENANCY renewals

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

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

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

### G26 No assignment

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

### G27 Registration at the Land Registry

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

### G28 Notices and other communications

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

### G29 CONTRACTS (Rights of Third Parties) Act 1999

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

### G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

#### G30.1 The Deposit

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

#### 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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