

# property auction

Registration closes promptly at  
12pm on **Wednesday 14 July**  
and you must be pre-registered  
before this time in order to bid

**Thursday 15 July 2021**  
12 noon prompt

Please note this auction will be streamed live online only

**SuttonKersh**

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



blundells  
Property Auctions

  
Countrywide  
Property Auctions

# Merseyside's leading auction team...



**James Kersh** BSc (Hons)  
MRICS  
Director  
james@  
suttonkersh.co.uk



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



**Andrew Binstock**  
BSc (Hons)  
Auctioneer



**Katie Donohue**  
BSc (Hons) MNAVA  
Auction Valuer/Business  
Development Manager  
katie@  
suttonkersh.co.uk



**Victoria Kenyon** MNAVA  
Business Development  
Manager  
victoria.kenyon@  
suttonkersh.co.uk



**Paul Holt**  
Auction Viewer  
paul.holt@  
suttonkersh.co.uk



**Shannen Woods** MNAVA  
Auction Administrator  
shannen@  
suttonkersh.co.uk



**Elle Benson**  
Auction Administrator  
elle.benson@  
suttonkersh.co.uk



**Tayla Dooley**  
Auction Administrator  
tayla.dooley@  
suttonkersh.co.uk



**Lucy Morgan**  
Auction Administrator  
lucy.morgan@  
suttonkersh.co.uk



**Jessica Barnett**  
Auction Administrator  
jessica.barnett@  
suttonkersh.co.uk

## Contact

**Cathy Holt** MNAEA MNAVA  
cathy.holt@suttonkersh.co.uk

**Katie Donohue** BSc (Hons) MNAVA  
katie@suttonkersh.co.uk

**James Kersh** BSc Hons MRICS  
james@suttonkersh.co.uk

for free advice or to arrange a free valuation

## 2021 Auction Dates

### Auction

Thursday 18 February

Thursday 8 April

Thursday 27 May

Thursday 15 July

Wednesday 8 September

Thursday 21 October

Thursday 9 December

### Closing

Friday 22 January

Friday 12 March

Friday 30 April

Friday 18 June

Friday 13 August

Friday 24 September

Friday 12 November

# 0151 207 6315

## auctions@suttonkersh.co.uk

# Welcome



Welcome to our fourth auction of 2021 which as usual will start at 12 noon prompt!

As has now become the norm the sale will be live streamed with auctioneer Andrew Binstock at the helm of yet another busy sale!

With three auctions down, our year to date performance continues at a fantastic pace having offered 360 lots, selling 328, which is one of the leading percentage success rates across the industry at 91% and in the process raising £38.3m for our vendor clients.

So for our fourth sale of the year we are delighted to present another packed and interesting catalogue for this sale with over 150 lots to go under the hammer.

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

**Lot 1 39 Adlam Road, Liverpool L10 1LG**  
VACANT RESIDENTIAL Guide price £65,000+

**Lot 18 3 Aigburth Road, Liverpool L17 4JP**  
RESIDENTIAL INVESTMENT Guide price £400,000+

**Lot 42 33 County Road, Walton, Liverpool L4 3QA**  
VACANT COMMERCIAL Guide price £75,000+

**Lot 46 21 & 21a Church Road, Wavertree, Liverpool L15 9EA**  
MIXED USE Premises Guide price £225,000+

**Lot 106 3 Marlborough Road, Tuebrook, Liverpool L13 8AU**  
VACANT RESIDENTIAL Guide price £150,000+

**Lot 109 38 Rockhouse Street, Liverpool L6 4AP**  
VACANT RESIDENTIAL Guide price £25,000+

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

**Cathy Holt MNAEA MNAVA**  
Associate Director

# 152

 lots available

# 50+

vacant residential

# 2

commercial investment

# 3

development opportunities

# 70+

residential investment

# 3

vacant commercial

# 6

# 2

mixed use land

## Highlights



39 Adlam Road, Liverpool L10 1LG



3 Aigburth Road, Liverpool L17 4JP



33 County Road, Walton, Liverpool L4 3QA



21 & 21a Church Road, Wavertree, Liverpool L15 9EA

## 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 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.

# 2021 – our year in numbers

## YEAR TO DATE

**328** lots sold  
**£38.3m** raised  
**91%** success

JAN

FEB

**112** lots sold  
**£13.5m** raised  
**95%** success

MAR

APR

**97** lots sold  
**£12.1m** raised  
**90%** success

**114** lots sold  
**£12.3m** raised  
**88%** success

MAY

JUN

JUL

AUG

**Wednesday 8 September**  
Closing Friday 13 August

SEPT

OCT

**Thursday 21 October**  
Closing Friday 24 September

NOV

DEC

**Thursday 9 December**  
Closing Friday 12 November

# Remote bidding guide for live streamed closed door auction

---

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

We offer three ways to bid at our auction:

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

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

1. **Create an account** Creating an account makes it the easiest way to register and bid at our auction.
2. **Complete identity check** We will require you to pass our verification process and will automatically send you a link to our partners Credas in order for you to complete the check via their app on your phone or tablet. See our Anti-Money Laundering Regulations guide on page 9.
3. **Complete the bidding form and agree to terms and conditions** You can bid on multiple lots but we do require one form per lot.
4. **Submit your payment** We will require valid debit card details prior to you being able to bid and will contact you in advance of the auction by telephone to obtain these details.

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

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

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

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

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

# Terms & conditions for proxy, telephone or internet bidders

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

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

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

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

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

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

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

### Alternatively

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 complete our online registration process and will be sending us a had copy of the 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, Credas will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. 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).	

### ID can be approved as follows:

- Come to any of our offices with originals and we will certify them free of charge
- Solicitors, the bank, an accountant or other professional body can certify the relevant ID
- The Post Office can verify up to 3 × forms of ID for a charge of £10.50

All certified ID can be sent to us at [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk). **The purpose of Sutton Kersh obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.** IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 0151 207 6315. Thank you for your understanding and helping us comply with these regulations.

together.<sup>®</sup>

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 15 July 2021

## For sale by public auction unless sold prior or withdrawn

1	39 Adlam Road, Liverpool L10 1LG	£65,000+*
2	4 Espin Street, Liverpool L4 5XE	£47,000+*
3	13 Andrew Street, Liverpool L4 4DS	SOLD PRIOR
4	15 Tudor Street, Liverpool L6 6AQ	£55,000+*
5	20 Daisy Street, Liverpool L5 7RW	£35,000+*
6	Flat 28a Arndale House, 89–103 London Road, Liverpool L3 8JA	£22,500+*
7	43 Wilburn Street, Liverpool L4 4EA	£40,000+*
8	61 Silverdale Avenue, Tuebrook, Liverpool L13 7EZ	£75,000+*
9	17 Madelaine Street, Liverpool L8 8AP	£110,000+*
10	24 Sleepers Hill, Liverpool L4 0RW	£40,000+*
11	82 Needham Road, Liverpool L7 0EQ	£75,000+*
12	136 Dewhurst Road, Huddersfield HD2 1BJ	£80,000+*
13	4 Roseheath Drive, Halewood, Liverpool L26 9UH	£70,000+*
14	21 Kingfisher House, Pighue Lane, Liverpool L13 1DQ	£57,000+*
15	103 Lunt Road, Bootle, Merseyside L20 5EZ	£45,000+*
16	30/30a–36/36a Oriol Road & 41/41a Macbeth Street, Liverpool L20 7EE	£425,000+*
17	277 Kingsheath Avenue, Liverpool L14 4AW	£65,000+*
18	3 Aigburth Road, Liverpool L17 4JP	£400,000+*
19	Flat 2, 53 Derby Lane, Liverpool L13 6QE	£40,000+*
20	Flat 1, 51 Derby Lane, Liverpool L13 6QE	£40,000+*
21	50 Pighue Lane, Liverpool L13 1DG	£80,000+*
22	294 Breck Road, Everton, Liverpool L5 6QB	£65,000+*
23	11 Bramberton Place, Liverpool L4 9TH	£75,000+*
24	2 Meadow Street, Hyde, Cheshire SK14 1RA	£110,000+*
25	Flat 110, Little Moss Hey, Liverpool L28 5RL	£50,000+*
26	26 Finchley Road, Liverpool L4 2TL	£70,000+*
27	34, 34a & 34b Knowsley Road, Bootle, Merseyside L20 4NL	£135,000+*
28	102 Longfellow Street, Liverpool L8 0QX	£45,000+*
29	23 Stanley Park Avenue South, Liverpool L4 7XB	£68,000+*
30	136 Anfield Road, Liverpool L4 0TF	£125,000+*
31	417 Walton Breck Road, Liverpool L4 2RW	£125,000+*
32	10 Arkles Lane, Liverpool L4 2SP	SOLD PRIOR
33	11 Briar Street, Liverpool L4 1RB	£55,000+*
34	313 Stanley Road, Kirkdale, Liverpool L5 7QF	£65,000+*
35	Flat 51 Willow Rise, Liverpool L33 8WZ	SOLD PRIOR
36	118 Aughton Road, Swallownest, Sheffield S26 4TH	£145,000+*
37	119 Kingsheath Avenue, Liverpool L14 2DQ	£65,000+*
38	54 Carisbrooke Road, Liverpool L4 3RA	£75,000+*
39	3c Buckingham Road, Tuebrook, Liverpool L13 8AY	£30,000+*
40	342 Walton Breck Road, Liverpool L4 2RP	£75,000+*
41	2 Oxley Close, Stocksbridge, Sheffield, South Yorkshire S36 1LG	£90,000+*
42	33 County Road, Walton, Liverpool L4 3QA	£75,000+*
43	45 Andrew Street, Liverpool L4 4DS	£50,000+*
44	41 Newcastle Road, Liverpool L15 9HP	£140,000+*
45	16 Deane Road, Liverpool L7 0ET	£125,000+*
46	21 & 21a Church Road, Wavertree, Liverpool L15 9EA	£225,000+*
47	10 Deane Road, Liverpool L7 0ET	£125,000+*
48	19 Burford Road, Liverpool L16 6AG	£135,000+*
49	491 Smithdown Road, Liverpool L15 5AE	£150,000+*
50	65 Chelsea Road, Litherland, Liverpool L21 8HH	£55,000+*
51	3 Palace Road, Liverpool L9 4SL	£55,000+*
52	7 & 7a Hawthorne Road, Bootle, Merseyside L20 2DG	£75,000+*
53	53 Warbreck Avenue, Liverpool L9 8DJ	£65,000+*
54	Flats 1–3, 185 Westminster Road, Liverpool L4 4LR	£85,000+*
55	44 Town Green Lane, Aughton, Ormskirk, Lancashire L39 6SF	£180,000+*

56	40 Emery Street, Liverpool L4 5UZ	£45,000+*
57	117 Wilderspool Causeway, Warrington WA4 6PX	£215,000+*
58	22 Andrew Street, Liverpool L4 4DT	£50,000+*
59	24 Glendevon Road, Childwall, Liverpool L16 6AF	£135,000+*
60	16 Wadham Road, Bootle, Merseyside L20 7DG	£55,000+*
61	1 Samuel Street, Warrington WA5 1BB	£160,000+*
62	Flat 10 Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG	£140,000+*
63	23 Burford Road, Liverpool L16 6AG	£135,000+*
64	45 Newman Street, Liverpool L4 1RJ	£45,000+*
65	14 Cowley Hill Lane, St. Helens, Merseyside WA10 2AB	SOLD PRIOR
66	Flat 4, Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG	£105,000+*
67	61 Deacon Road, Widnes, Cheshire WA8 6EF	£165,000+*
68	12 Glendevon Road, Childwall, Liverpool L16 6AF	£125,000+*
69	Flat 118 Lower Hall Street, St. Helens, Merseyside WA10 1GD	£36,000+*
70	12 Teehey Lane, Wirral, Merseyside CH63 2JQ	£140,000+*
71	37 Lander Road, Liverpool L21 8JB	£65,000+*
72	21 Smiths Lane, Hindley Green, Wigan, Lancashire WN2 4XR	£85,000+*
73	82 Pinnington Road, Manchester M18 8WR	£85,000+*
74	137 Rodney Street, Birkenhead, Merseyside CH41 2RN	£55,000+*
75	75 Gentwood Road, Liverpool L36 2QJ	£65,000+*
76	58 Isaac Street, Liverpool L8 4TJ	£80,000+*
77	7 Bold Street, Runcorn, Cheshire WA7 1RF	£165,000+*
78	146 Moscow Drive, Liverpool L13 7DL	£150,000+*
79	85 Clare Road, Bootle, Merseyside L20 9LZ	£65,000+*
80	48 Princes Avenue, Eastham, Wirral, Merseyside CH62 8BJ	£135,000+*
81	83 Townsend Lane, Anfield, Liverpool L6 0AY	£80,000+*
82	124 Firth Park Crescent, Sheffield S5 6HE	£65,000+*
83	80 Ennismore Road, Old Swan, Liverpool L13 2AS	£75,000+*
84	18 Arkles Road, Liverpool L4 OTR	£65,000-£70,000*
85	23 Chester Road, Anfield, Liverpool L6 4DY	£90,000+*
86	106 Makin Street, Liverpool L4 5QQ	£75,000+*
87	50 King Street, Southport, Merseyside PR8 1JX	£95,000+*
88	5 Cumberland Avenue, Bootle, Merseyside L30 2QD	£80,000+*
89	93 Heygarth Road, Wirral, Merseyside CH62 8AJ	£135,000+*
90	Flat 35 Willow Rise, Liverpool L33 8WZ	SOLD PRIOR
91	42 Mill Park Drive, Wirral, Merseyside CH62 9DL	£115,000+*
92	121 Hoole Lane, Chester CH2 3EG	£135,000+*
93	Garden Flat, 38 Kremlin Drive, Liverpool L13 7BY	£50,000+*
94	10 Westway, Wavertree, Liverpool L15 7LX	£150,000+*
95	1 & 3 Bedford Road, Bootle, Merseyside L20 7DL	£120,000+*
96	7 Basil Close, Childwall, Liverpool L16 5EL	£130,000+*
97	64 Hahnemann Road, Liverpool L4 3SA	£60,000+*
98	28 Larch Road, Liverpool L36 9TZ	£135,000+*
99	281 Hawthorne Road, Bootle, Merseyside L20 3AP	£60,000+*
100	19 Eastfield Drive, Liverpool L17 4LH	£175,000+*
101	85 Hale Road/132 Carisbrooke Road, Walton, Liverpool L4 3RL	£135,000+*
102	30 Sulgrave Close, Liverpool L16 6AD	£135,000+*
103	84 Ampthill Road, Liverpool L17 9QP	£160,000+*
104	35 Croxteth Avenue, Liverpool L21 6NA	£70,000+*
105	7 Melling Avenue, Liverpool L9 0JY	£70,000+*
106	3 Marlborough Road, Tuebrook, Liverpool L13 8AU	£150,000+*
107	60 Sunbeam Road, Liverpool L13 5XU	£65,000+*
108	11 Sulgrave Close, Liverpool L16 6AD	£135,000+*
109	38 Rockhouse Street, Liverpool L6 4AP	£25,000+*
110	89 Custley Hey, Liverpool L28 1RP	£60,000+*
111	58 Dentons Green Lane, Dentons Green, St. Helens, WA10 2QB	£80,000+*
112	4 Merthyr Grove, Liverpool L16 3NH	£110,000+*
113	87 Glendevon Road, Childwall, Liverpool L16 6AE	£135,000+*
114	High Ash, Kirby Lane, Chapelton, Sheffield S35 2YX	£275,000+*

115	Flat 1b, 7 Park Terrace, Liverpool L22 3XB	£70,000+*
116	Flat 5, 165 Roxburgh Street, Bootle, Merseyside L20 9NH	£40,000+*
117	124 Chirkdale Street, Liverpool L4 3SQ	£45,000+*
118	56 South Road, Waterloo, Liverpool L22 5PQ	£300,000+*
119	5 Harlech Street, Liverpool L4 3RJ	£90,000+*
120	54 Newry Park, Chester CH2 2AR	£170,000+*
121	61 Stanley Park Avenue North, Liverpool L4 9UD	£80,000+*
122	10 Stonehill Street, Liverpool L4 2QB	£55,000+*
123	42 Ripon Street, Liverpool L4 5UQ	£50,000+*
124	14 Croft End, St. Helens, Merseyside WA9 3RB	£55,000+*
125	32 Sleepers Hill, Liverpool L4 0RW	£45,000+*
126	25 Rocky Lane, Anfield, Liverpool L6 4BA	£150,000+*
127	Former Workshop at Jardin Mews, Liverpool L17 8UT	£50,000+*
128	54 Gidlow Road, Liverpool L13 2AW	£70,000+*
129	Unit 4 Matrix Way, Buckshaw Village, Chorley, Lancashire PR7 7ND	£115,000+*
130	Lamorna, Shutta Road, Looe, Cornwall PL13 1HW	£140,000+*
131	Flat 1, 15 Treyew Road, Truro, Cornwall TR1 2BY	£120,000+*
132	The Hutte, Land at Mullion, Helston, Cornwall TR12 7BT	POSTPONED
133	Land at Crossview, Dean Prior, Buckfastleigh, Devon TQ11 0LU	£75,000*
134	Mark of Friendship, 5 New Street, Millbrook, Torpoint, PL10 1BY	£235,000+*
135	Flat 4, Wellington Court, Waterloo Road, Torquay TQ1 3AY	£55,000+*
136	5 Christina Parade, Totnes, Devon TQ9 5UU	£375,000+*
137	Flat 6, The Moorings, Maer Lane, Exmouth, Devon EX8 2DD	£150,000+*
138	Flat 8, Dove Court, Winner Street, Paignton, Devon TQ3 3BL	£60,000+*
139	55 Fore Street, St. Blazey, Par, Cornwall PL24 2NH	£140,000+*
140	Flat 7, Hambleton House, 15 Barnpark Road, Teignmouth TQ14 8PJ	£175,000+*
141	St Clements Cottage, St. Clements Terrace, Mousehole TR19 6SJ	£255,000+*
142	Flat 5, 28 Merton Road, Southsea, Hampshire PO5 2AQ	£135,000+*
143	1 Burras Row, Burras, Wendron, Helston, Cornwall TR13 0JE	£95,000+*
144	18 & 18a Old Exeter Road, Newton Abbot, Devon TQ12 2NU	£195,000+*
145	Land at Treveassa, Trevega, Zennor, St. Ives, Cornwall TR26 3BL	£75,000–£100,000*
146	14a West End, Redruth, Cornwall TR15 2SA	£150,000+*
147	9 Peacocks Lane, Bristol BS15 8DD	£295,000+*
148	Bernadot Cottage, Crediton Road, Cowley, Exeter, Devon EX5 5EP	£195,000+*
149	88 Fielding Road, Yeovil, Somerset BA21 4RQ	£130,000+*
150	Rose Cottage, High Street, Newton Popleford, Devon EX10 0DU	£100,000*
151	Holmdale, Herniss, Penryn, Cornwall TR10 9DS	£275,000+*
152	Flat 1, 17 Greenway Lane, Budleigh Salterton, Devon EX9 6SG	£110,000+*

## Order of sale by type

### Commercial investment

- 29 23 Stanley Park Avenue South, Liverpool L4 7XB
- 129 Unit 4 Matrix Way, Buckshaw Village, Chorley, Lancashire PR7 7ND

### Development opportunities

- 127 Former Workshop at Jardin Mews, Liverpool L17 8UT
- 133 Land at Crossview, Dean Prior, Buckfastleigh, Devon TQ11 0LU
- 134 Mark of Friendship, 5 New Street, Millbrook, Torpoint, PL10 1BY

### Land

- 132 The Hutte, Land at Mullion, Helston, Cornwall TR12 7BT
- 145 Land at Treveassa, Trevega, Zennor, St. Ives, Cornwall TR26 3BL

### Mixed use

- 22 294 Breck Road, Everton, Liverpool L5 6QB
- 46 21 & 21a Church Road, Wavertree, Liverpool L15 9EA
- 49 491 Smithdown Road, Liverpool L15 5AE
- 101 85 Hale Road/132 Carisbrooke Road, Walton, Liverpool L4 3RL
- 118 56 South Road, Waterloo, Liverpool L22 5PQ
- 136 5 Christina Parade, Totnes, Devon TQ9 5UU

### Residential investment

- 4 15 Tudor Street, Liverpool L6 6AQ
- 5 20 Daisy Street, Liverpool L5 7RW
- 6 Flat 28a Arndale House, 89–103 London Road, Liverpool L3 8JA
- 13 4 Roseheath Drive, Halewood, Liverpool L26 9UH

- 14 21 Kingfisher House, Pighue Lane, Liverpool L13 1DQ
- 15 103 Lunt Road, Bootle, Merseyside L20 5EZ
- 16 30/30a–36/36a Oriol Road & 41/41a Macbeth Street, Liverpool L20 7EE
- 17 277 Kingsheath Avenue, Liverpool L14 4AW
- 18 3 Aigburth Road, Liverpool L17 4JP
- 19 Flat 2, 53 Derby Lane, Liverpool L13 6QE
- 20 Flat 1, 51 Derby Lane, Liverpool L13 6QE
- 25 Flat 110, Little Moss Hey, Liverpool L28 5RL
- 27 34, 34a & 34b Knowsley Road, Bootle, Merseyside L20 4NL
- 30 136 Anfield Road, Liverpool L4 0TF
- 31 417 Walton Breck Road, Liverpool L4 2RW
- 32 10 Arkles Lane, Liverpool L4 2SP
- 35 Flat 51 Willow Rise, Liverpool L33 8WZ
- 38 54 Carisbrooke Road, Liverpool L4 3RA

- 39 3c Buckingham Road, Tuebrook, Liverpool L13 8AY
- 43 45 Andrew Street, Liverpool L4 4DS
- 44 41 Newcastle Road, Liverpool L15 9HP
- 48 19 Burford Road, Liverpool L16 6AG
- 50 65 Chelsea Road, Litherland, Liverpool L21 8HH
- 51 3 Palace Road, Liverpool L9 4SL
- 52 7 & 7a Hawthorne Road, Bootle, Merseyside L20 2DG
- 53 53 Warbreck Avenue, Liverpool L9 8DJ
- 54 Flats 1–3, 185 Westminster Road, Liverpool L4 4LR
- 56 40 Emery Street, Liverpool L4 5UZ
- 57 117 Wilderspool Causeway, Warrington WA4 6PX
- 58 22 Andrew Street, Liverpool L4 4DT
- 59 24 Glendevon Road, Childwall, Liverpool L16 6AF
- 60 16 Wadham Road, Bootle, Merseyside L20 7DG
- 61 1 Samuel Street, Warrington WA5 1BB
- 63 23 Burford Road, Liverpool L16 6AG
- 65 14 Cowley Hill Lane, St. Helens, Merseyside WA10 2AB
- 66 Flat 4, Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG
- 67 61 Deacon Road, Widnes, Cheshire WA8 6EF
- 68 12 Glendevon Road, Childwall, Liverpool L16 6AF
- 69 Flat 118 Lower Hall Street, St. Helens, Merseyside WA10 1GD
- 70 12 Teehey Lane, Wirral, Merseyside CH63 2JQ
- 71 37 Lander Road, Liverpool L21 8JB
- 72 21 Smiths Lane, Hindley Green, Wigan, Lancashire WN2 4XR
- 73 82 Pinnington Road, Manchester M18 8WR
- 74 137 Rodney Street, Birkenhead, Merseyside CH41 2RN
- 75 75 Gentwood Road, Liverpool L36 2QJ
- 77 7 Bold Street, Runcorn, Cheshire WA7 1RF
- 78 146 Moscow Drive, Liverpool L13 7DL
- 80 48 Princes Avenue, Eastham, Wirral, Merseyside CH62 8BJ
- 86 106 Makin Street, Liverpool L4 5QQ
- 89 93 Heygarth Road, Wirral, Merseyside CH62 8AJ
- 90 Flat 35 Willow Rise, Liverpool L33 8WZ
- 91 42 Mill Park Drive, Wirral, Merseyside CH62 9DL
- 92 121 Hoole Lane, Chester CH2 3EG
- 93 Garden Flat, 38 Kremlin Drive, Liverpool L13 7BY
- 94 10 Westway, Wavertree, Liverpool L15 7LX
- 96 7 Basil Close, Childwall, Liverpool L16 5EL
- 97 64 Hahnemann Road, Liverpool L4 3SA
- 98 28 Larch Road, Liverpool L36 9TZ
- 99 281 Hawthorne Road, Bootle, Merseyside L20 3AP
- 100 19 Eastfield Drive, Liverpool L17 4LH
- 102 30 Sulgrave Close, Liverpool L16 6AD
- 103 84 Ampthill Road, Liverpool L17 9QP
- 106 3 Marlborough Road, Tuebrook, Liverpool L13 8AU
- 107 60 Sunbeam Road, Liverpool L13 5XU
- 108 11 Sulgrave Close, Liverpool L16 6AD
- 112 4 Merthyr Grove, Liverpool L16 3NH
- 113 87 Glendevon Road, Childwall, Liverpool L16 6AE
- 115 Flat 1b, 7 Park Terrace, Liverpool L22 3XB
- 120 54 Newry Park, Chester CH2 2AR
- 122 10 Stonehill Street, Liverpool L4 2QB
- 123 42 Ripon Street, Liverpool L4 5UQ
- 124 14 Croft End, St. Helens, Merseyside WA9 3RB
- 126 25 Rocky Lane, Anfield, Liverpool L6 4BA
- 131 Flat 1, 15 Treyew Road, Truro, Cornwall TR1 2BY
- 135 Flat 4, Wellington Court, Waterloo Road, Torquay TQ1 3AY
- 144 18 & 18a Old Exeter Road, Newton Abbot, Devon TQ12 2NU
- 146 14a West End, Redruth, Cornwall TR15 2SA
- **Vacant commercial**
- 34 313 Stanley Road, Kirkdale, Liverpool L5 7QF
- 42 33 County Road, Walton, Liverpool L4 3QA
- 87 50 King Street, Southport, Merseyside PR8 1JX
- **Vacant residential**
- 1 39 Adlam Road, Liverpool L10 1LG
- 2 4 Espin Street, Liverpool L4 5XE
- 3 13 Andrew Street, Liverpool L4 4DS
- 7 43 Wilburn Street, Liverpool L4 4EA
- 8 61 Silverdale Avenue, Tuebrook, Liverpool L13 7EZ
- 9 17 Madelaine Street, Liverpool L8 8AP
- 10 24 Sleepers Hill, Liverpool L4 0RW
- 11 82 Needham Road, Liverpool L7 0EQ
- 12 136 Dewhurst Road, Huddersfield HD2 1BJ
- 21 50 Pighue Lane, Liverpool L13 1DG
- 23 11 Bramberton Place, Liverpool L4 9TH
- 24 2 Meadow Street, Hyde, Cheshire SK14 1RA
- 26 26 Finchley Road, Liverpool L4 2TL
- 28 102 Longfellow Street, Liverpool L8 0QX
- 33 11 Briar Street, Liverpool L4 1RB
- 36 118 Aughton Road, Swallownest, Sheffield S26 4TH
- 37 119 Kingsheath Avenue, Liverpool L14 2DQ
- 40 342 Walton Breck Road, Liverpool L4 2RP
- 41 2 Oxley Close, Stocksbridge, Sheffield, South Yorkshire S36 1LG
- 45 16 Deane Road, Liverpool L7 0ET
- 47 10 Deane Road, Liverpool L7 0ET
- 55 44 Town Green Lane, Aughton, Ormskirk, Lancashire L39 6SF
- 62 Flat 10 Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG
- 64 45 Newman Street, Liverpool L4 1RJ
- 76 58 Isaac Street, Liverpool L8 4TJ
- 79 85 Clare Road, Bootle, Merseyside L20 9LZ
- 81 83 Townsend Lane, Anfield, Liverpool L6 0AY
- 82 124 Firth Park Crescent, Sheffield S5 6HE
- 83 80 Ennismore Road, Old Swan, Liverpool L13 2AS
- 84 18 Arkles Road, Liverpool L4 0TR
- 85 23 Chester Road, Anfield, Liverpool L6 4DY
- 88 5 Cumberland Avenue, Bootle, Merseyside L30 2QD
- 95 1 & 3 Bedford Road, Bootle, Merseyside L20 7DL
- 104 35 Croxteth Avenue, Liverpool L21 6NA
- 105 7 Melling Avenue, Liverpool L9 0JY
- 109 38 Rockhouse Street, Liverpool L6 4AP
- 110 89 Custley Hey, Liverpool L28 1RP
- 111 58 Dentons Green Lane, Dentons Green, St. Helens, WA10 2QB
- 114 High Ash, Kirby Lane, Chapeltown, Sheffield S35 2YX
- 116 Flat 5, 165 Roxburgh Street, Bootle, Merseyside L20 9NH
- 117 124 Chirkdale Street, Liverpool L4 3SQ
- 119 5 Harlech Street, Liverpool L4 3RJ
- 121 61 Stanley Park Avenue North, Liverpool L4 9UD
- 125 32 Sleepers Hill, Liverpool L4 0RW
- 128 54 Gidlow Road, Liverpool L13 2AW
- 130 Lamorna, Shutta Road, Looe, Cornwall PL13 1HW
- 137 Flat 6, The Moorings, Maer Lane, Exmouth, Devon EX8 2DD
- 138 Flat 8, Dove Court, Winner Street, Paignton, Devon TQ3 3BL
- 139 55 Fore Street, St. Blazey, Par, Cornwall PL24 2NH
- 140 Flat 7, Hambleton House, 15 Barnpark Road, Teignmouth TQ14 8PJ
- 141 St Clements Cottage, St. Clements Terrace, Mousehole TR19 6SJ
- 142 Flat 5, 28 Merton Road, Southsea, Hampshire PO5 2AQ
- 143 1 Burras Row, Burras, Wendron, Helston, Cornwall TR13 0JE
- 147 9 Peacocks Lane, Bristol BS15 8DD
- 148 Bernadot Cottage, Crediton Road, Cowley, Exeter, Devon EX5 5EP
- 149 88 Fielding Road, Yeovil, Somerset BA21 4RQ
- 150 Rose Cottage, High Street, Newton Poppleford, Devon EX10 0DU
- 151 Holmdale, Herniss, Penryn, Cornwall TR10 9DS
- 152 Flat 1, 17 Greenway Lane, Budleigh Salterton, Devon EX9 6SG

# Attention Landlords!

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

- Let only or fully managed service
- Service charge blocks
- Thorough tenant referencing
- Comprehensive inventory\*
- Rent warranty\*
- ARLA registered

**YOU BUY THE PROPERTY –  
LET US DO ALL THE WORK!**

**DISCOUNTS AVAILABLE  
FOR PORTFOLIO LANDLORDS!**

**TALK TO COLIN WOODS, LETTINGS  
MANAGER TODAY AT THE LETTINGS DESK**

For more information on our range of landlord services or to arrange a FREE property valuation visit our Lettings Desk today, or:

**T: 0151 482 2594 E: [lettings@suttonkersh.co.uk](mailto:lettings@suttonkersh.co.uk)**



\*Available at an additional cost

SuttonKersh

LET BY

0151 482 2594

[www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)

SuttonKersh

LET BY

0151 482 2594

[www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)

LET BY

0151 482 2594

[www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)

LOT

1

## 39 Adlam Road, Liverpool L10 1LG

GUIDE PRICE £65,000+\*

VACANT RESIDENTIAL

**Description**

A three bed semi-detached property sat on a good sized plot benefitting from double glazing, central heating, and gardens. Following upgrade and refurbishment, the property would be suitable for occupation, re sale or investment purposes. There is potential to extend the property subject to gaining any necessary consents.

**Situated**

Off Longmoor Lane (the A506) in a popular and well established residential location within close proximity to local amenities, Fazakerley train station, Aintree Hospital, and schooling. Liverpool city centre is approximately 6 miles away.

**Ground Floor**

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

**First Floor**

Three Bedrooms, Shower Room,  
Separate WC

**Outside**

Front, Side and Rear Gardens.

**EPC Rating**

D.



LOT

2

## 4 Espin Street, Liverpool L4 5XE

GUIDE PRICE £47,000+\*

VACANT RESIDENTIAL

**Description**

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

**Situated**

Off Goodison Road in a popular location close to local amenities, schooling, Everton Football Club and approximately 2 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Through Lounge/  
Dining Room, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC.

**Outside**

Yard to rear.



LOT

3

## 13 Andrew Street, Liverpool L4 4DS

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

**Description**

A three-story mid terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment and modernisation the property would be suitable for investment purposes with the potential rental income being approximately £6,600 per annum

**Situated**

Off County Road and Goodison Road an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Through Lounge/Diner, Kitchen, Wet room/WC.

**First Floor**

Two Bedrooms.

**Second Floor**

One further bedroom.

**Outside**

Yard to rear.

SOLD PRIOR


 Entwistle Green


LOT

4

## 15 Tudor Street, Liverpool L6 6AQ

GUIDE PRICE £55,000+\*

RESIDENTIAL INVESTMENT

**Description**

A two bedroom middle terraced house benefiting from double glazing and central heating. The property is currently let to two individuals producing a rental income of £7,080.00 per annum and will be sold fully furnished.

**Situated**

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

**Ground Floor**

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

**First Floor**

Two Bedrooms.

**Outside**

Yard to the rear.

**Note**

Please note Sutton Kersh have not internally inspected the property.



LOT

5

## 20 Daisy Street, Liverpool L5 7RW

GUIDE PRICE £35,000+\*

RESIDENTIAL INVESTMENT

**Description**

A two bedroomed middle terraced house currently let by way of a regulated tenancy producing a rental income of approximately £3,168.00 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**

Situated of Stanley Road in an established residential location approximately 2 miles from Liverpool city centre.

**Ground Floor**

Hall, Through Lounge, Kitchen

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Rear yard

**Note**

Please note Sutton Kersh have not internally inspected the property.



LOT

6

## Flat 28a Arndale House, 89–103 London Road, Liverpool L3 8JA

GUIDE PRICE £22,500+\*

RESIDENTIAL INVESTMENT

**Description**

A fifth floor studio apartment benefiting from double glazing, electric heating, balcony and secure key fob entry system. There is a lift service to all floors, games room and communal gym on the ground floor. The property is currently let by way of Assured Shorthold Tenancy producing a rental income of £5,280 per annum with the potential to increase to £5,760pa this year.

**Situated**

Fronting London Road in a popular and well established area, close to local amenities and transport links. Approximately 0.6 miles from Liverpool city centre.

**Ground Floor**

Entrance Hall, Communal gym, Communal Games Room.

**Fifth Floor**

**Flat** Living Room/Kitchen/ Diner/Bedroom, Bathroom/WC, Balcony

**Note**

The property is still awaiting an EWS1 form in respect of the cladding



LOT

7

## 43 Wilburn Street, Liverpool L4 4EA

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

**Description**

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

**Situated**

Between County Road (A59) and Goodison Road in a popular and well established residential location close to local amenities, schooling, Everton & Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Lounge, Kitchen, Bathroom/WC.

**First Floor**

Two Bedrooms.

**Outside**

Yard to rear.



LOT

8

## 61 Silverdale Avenue, Tuebrook, Liverpool L13 7EZ

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

**Description**

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

**Situated**

Off West Derby Road (A5049) in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Hall, Front Reception Room, Rear Dining Room, Extended Kitchen/Breakfast Room.

**First Floor**

Three Bedrooms, Shower Room/WC

**Outside**

Yard to rear.

**EPC Rating**

E.



LOT

9

## 17 Madelaine Street, Liverpool L8 8AP

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

**Description**

A three/four bedroomed property benefiting from central heating. The property is in need of modernisation and once updated would be suitable for investment purposes. If let to 4 individual tenants at £85pppw the potential rental income would be approximately £17,680 per annum.

**Situated**

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

**Basement**

Not Inspected

**Outside**

Yard to the rear.

**Ground Floor**

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

**First Floor**

Two Bedrooms, Box Room,  
Bathroom/WC

**Second Floor**

Attic Room



LOT

10

## 24 Sleepers Hill, Liverpool L4 0RW

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

**Description**

A two bedroom mid terraced property benefiting from central heating. Following a scheme of refurbishment and modernisation the property would be suitable for re sale or investment purposes with a potential rental income of £6,000 per annum.

**Situated**

Off Anfield Road in a popular and well established residential location, close to local amenities and approximately 3.5 miles from Liverpool city centre.

**Ground Floor**

Through Lounge/Dining Room,  
Kitchen, Shower/WC

**First Floor**

Two Bedrooms.

**Outside**

Yard to rear.

**EPC Rating**

C.



LOT

11

## 82 Needham Road, Liverpool L7 0EQ

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A two/three bedroom mid terraced property benefitting from double glazing and central heating and two bathrooms. The property could easily be converted back to a three bed house. Once refurbished and modernised the property would be suitable for occupation resale or investment purposes. If let to 4 tenants at £85pppw the potential rental income is approximately £17,680 per annum.

### Situated

Just off Holt Road in a popular and well established residential location, close to local amenities and transport links. Approximately 2.5 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Bathroom/WC, two Bedrooms

### Outside

Yard to the rear



LOT

12

## 136 Dewhurst Road, Huddersfield HD2 1BJ

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached property benefitting from double glazing, central heating and gardens to the front and rear. The property is in need of modernisation and once updated would be suitable for occupation or investment purposes.

### Situated

Off Bradford Road (the A641) in a popular and well established residential location within close proximity of local amenities, schooling and transport links.

### Ground Floor

Entrance Lobby, Lounge,  
Kitchen/Diner with Pantry

### Joint Agent

Bridgfords

[bridgfords](http://bridgfords.com)

### First Floor

Three Bedrooms and Bathroom/  
WC

### Outside

Gardens to the front and rear



LOT  
13

## 4 Roseheath Drive, Halewood, Liverpool L26 9UH

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed mid-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

## 21 Kingfisher House, Pighue Lane, Liverpool L13 1DQ

GUIDE PRICE **£57,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed purpose built first floor apartment benefiting from double glazing, electric heating, secure entry system, communal gardens and parking. The property is in good order and is currently let by way of an Assured Shorthold Tenancy producing £6,360 per annum.

### Situated

Fronting Pighue Lane which is off Mill Lane in a popular and well established residential location within close proximity to local amenities, schooling and the new Edge lane retail park.

### Ground Floor

Main Entrance Hallway.

### First Floor

**Flat** Lounge, Kitchen, two Bedrooms, Shower/WC.

### Outside

Communal gardens and parking.



LOT  
15

103 Lunt Road, Bootle, Merseyside L20 5EZ

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

#### Description

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

#### Situated

Just off Litherland Road in a popular residential location close to local amenities, Bootle Strand Shopping Centre, schooling and approximately 5 miles from Liverpool city centre.

#### Ground Floor

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

#### First Floor

Three Bedrooms, Bathroom/WC.

#### Outside

Yard to rear.



## What makes us No 1



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

*From the moment I first contacted Sutton Kersh and spoke to Katie I have been very impressed by her and Sutton Kersh's professionalism. They have been proactive in contacting me and have moved speedily and efficiently in dealing with everything. Most importantly my lot sold for close to the top price Katie had suggested.*



### Description

A two-storey, L-shaped purpose built block of ten × one bedroom flats with three separate entrances (one on Macbeth St and two on Oriel Rd), benefitting from double glazing, a mix of central heating/electric heating and communal gardens with room for potential further development (subject to planning permission). Each flat has approx. 46 sqm and all flats have a similar floor plan configuration. The property is currently fully let by the way of Assured Shorthold Tenancies producing a rental income of £47,100.00 per annum. The vendor has advised that with some improvements the flats could all earn £450pcm meaning the potential rental income would be £54,000.00 per annum.

### Situated

On the corner of Macbeth Street and Oriel Road just Off Stanley Road (A567) in a popular and well established area close to local amenities and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Entrance Hallway

**Flat 41** (rented at £450pcm)

Hall, Lounge, Open Plan Kitchen, Bedroom, Bathroom/WC, Gas Central heating

**Flat 30** (rented at £395pcm)

Entrance Hallway, Hall, Lounge, Open Plan Kitchen, Bedroom, Bathroom/WC, Gas Central heating

**Flat 32** (rented at £350pcm)

Hall, Lounge, Open Plan Kitchen,

Bedroom, Bathroom/WC, Electric heating

**Flat 34** (rented at £395pcm)

Hall, Lounge, Open Plan Kitchen, Bedroom, Bathroom/WC, Gas Central heating

**Flat 36** (rented at £380pcm)

Hall, Lounge, Open Plan Kitchen, Bedroom, Bathroom/WC, Electric heating, Gas mains

### First Floor

**Flat 41A** (rented at £350pcm)



Hall, Lounge, Open Plan Kitchen, Bedroom, Bathroom/WC, Electric heating, Gas mains

**Flat 30A** (rented at £395pcm)

Hall, Lounge, Open Plan Kitchen, Bedroom, Bathroom/WC, Gas Central heating

**Flat 32A** (rented at £450pcm)

Hall, Lounge, Open Plan Kitchen, Bedroom, Bathroom/WC, Electric heating, Gas mains

**Flat 34A** (rented at £395pcm)

Hall, Lounge, Open Plan Kitchen,

Bedroom, Bathroom/WC, Gas Central heating

**Flat 36A** (rented at £365pcm)

Hall, Lounge, Open Plan Kitchen, Bedroom, Bathroom/WC, Electric heating, Gas mains

### Outside

Communal Gardens to the front/ Yard to rear.

**Description**

A three bedroomed middle terraced house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy agreement producing an income of £5,400.00 per annum.

**Situated**

Off East Prescot Road in a popular location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

**Ground Floor**

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

**EPC Rating**

D

**First Floor**

Three Bedrooms.

**Outside**

Front and Rear Gardens, Driveway.

**Note**

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



# Professional, accurate and efficient



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

*My company has been using Sutton Kersh to both buy and sell various properties in Liverpool over the past 3 years.*

*On purchases the transaction always goes through in a smooth easy and fuss free manner. On selling, the valuation is always accurate and often exceeded at auction day! All the team I find knowledgeable, friendly, helpful and always efficient with all details, as a result I have always been happy to deal with Sutton Kersh, will continue to do so and I am happy to recommend them.*



### Description

A residential investment opportunity producing a current income of £32,940.00 per annum with a potential income of £43,200.00 per annum. A substantial three storey detached Victorian manor house converted to provide six × one bedroomed self-contained apartments. There is space for approximately 6 cars to the front of the property.

### Situated

On the corner of Aigburth Road and Sandringham Drive within a designated conservation area close to local amenities, Lark Lane, Sefton Park, Princes Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

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

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

### Second Floor

**Flat 5** Lounge, Kitchen, Bedroom, Bathroom/WC.

**Flat 6** Lounge, Kitchen, Bedroom, Bathroom/WC.

### First Floor

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

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

### Outside

Car parking for approx 6 cars.

Flat #	Rental Income
1	£445pcm
2	£450pcm
3	£475pcm
4	£475pcm
5	£450pcm
6	£450pcm
<b>Total</b>	<b>£2,745pcm (£32,940 per annum )</b>

LOT  
19

## Flat 2, 53 Derby Lane, Liverpool L13 6QE

GUIDE PRICE **£40,000+**\*

RESIDENTIAL INVESTMENT

### Description

A one bedroom ground floor garden flat benefitting from a private basement, double glazing, central heating, communal parking and gardens. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5,520.00 per annum.

### 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

Entrance Hallway  
**Flat** Kitchen/Lounge, Bedroom, Shower/WC Private basement with power which would be suitable for a number of uses subject to any necessary consents.

### Note

The flat has a long lease of 999 years starting in 1985. Service Charge – £58pcm Ground Rent – £25 per annum.

### Outside

Communal Parking and Gardens.

### EPC Rating

C.



LOT  
20

## Flat 1, 51 Derby Lane, Liverpool L13 6QE

GUIDE PRICE **£40,000+**\*

RESIDENTIAL INVESTMENT

### Description

A one bedroom ground floor garden flat benefitting from double glazing, central heating, communal parking and gardens. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5,400.00 per annum.

### 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

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

### Note

The flat has a long lease of 999 years starting in 1985. Service Charge – £42pcm Ground Rent – £25 per annum.

### Outside

Communal Parking and Gardens.

### EPC Rating

D.



LOT  
21

## 50 Pighue Lane, Liverpool L13 1DG

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed mid-town house benefiting from double glazing, central heating and gardens. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £9,000 per annum

### Situated

Off Mill Lane in a popular and well established residential location within close proximity to the new Edge Lane Retail Park, local amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear gardens.

### EPC Rating

D



LOT  
22

## 294 Breck Road, Everton, Liverpool L5 6QB

GUIDE PRICE **£65,000+**\*

MIXED USE

### Description

A freehold three-storey mixed use investment opportunity comprising a ground floor retail unit together with a two bedroomed self-contained flat to the first and second floors. The property benefits from manual shutters. The shop has traded as an Opticians for over 80 years. The property is in need of a full scheme of refurbishment works and upgrades which once completed would be suitable for a number of uses, subject to any necessary consents. The potential rental income when fully let is approximately £12,000 per annum.

### Situated

Fronting Breck Road in a popular and well established residential location close to local amenities Liverpool Football Club and transport links. Approximately 3.5 miles to Liverpool city centre.

### Ground Floor

**Shop** Main Sales Area, two Rear Rooms

### Outside

Yard to the rear

### First Floor

**Kitchen, WC**

**Flat** Kitchen, Lounge

### Second Floor

**Flat** Bathroom/WC, two Bedrooms



LOT  
23

## 11 Bramberton Place, Liverpool L4 9TH

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, gardens and a driveway. Following a scheme of refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes with the potential rental income being in excess of £8,400 per annum.

### Situated

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

### Ground Floor

Hall, Lounge, Kitchen/Diner.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Driveway, Front and Rear Gardens.



LOT  
24

## 2 Meadow Street, Hyde, Cheshire SK14 1RA

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A three storey four bedroom end terraced property benefiting from double glazing and central heating. We have been advised the property could be let as a HMO subject to gaining necessary consents.

### Situated

Off Stockport Road (B6468) in a popular and well established residential location. Within walking distance to local amenities.

### Ground Floor

Two Letting Rooms, Kitchen, Lounge, Bathroom/WC

### First Floor

Three Letting Rooms, bathroom/WC

### Second Floor

One Further Letting Room, Shower Room.

### EPC Rating

D.

### Note

Sutton Kersh have not internally inspected the property.



LOT  
25

## Flat 110, Little Moss Hey, Liverpool L28 5RL

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed ground floor apartment benefiting from double glazing and central heating. The property is in good condition and currently let by way of an Assured Shorthold tenancy producing £6,000 per annum.

### Situated

Off Haswell Drive which in turn is off Waterpark Drive within Stockbridge Village within close proximity of local amenities, schooling and the M57 motorway and approximately 6 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

Flat Hall, Lounge, Kitchen/Diner, three Bedrooms, Bathroom/WC.

### Joint Agent

Sid Vance



### Outside

Rear Garden.



LOT  
26

## 26 Finchley Road, Liverpool L4 2TL

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed end of terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £7,500 per annum.

### Situated

Off Hornsley Road which in turn is off Anfield Road in a popular and well established residential location close to local amenities, Schooling and transport Links approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear.





### Description

A three-storey end of terrace converted to provide three × two bedroomed self-contained flats benefiting from double glazing and central heating. Flats 34A/B are accessed via a separate side entrance on Byron Street. The flats are currently fully let by way of Assured Shorthold Tenancies producing a rental income of approximately £19,200 per annum.

### Situated

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

### Ground Floor

Main Entrance Hallway  
**Flat 34** (rented at £550pcm)  
Hall, Open plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC

### First Floor

**Flat 34a** (rented at £500pcm)  
Open plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC

### Second Floor

**Flat 34b** (rented at £550pcm)  
Open plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC

### Outside

Yard to rear.

LOT  
28

102 Longfellow Street, Liverpool L8 0QX

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

#### Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

#### Situated

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

#### Ground Floor

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

#### First Floor

Two Bedrooms

#### Outside

Yard to the rear.



LOT  
29

23 Stanley Park Avenue South, Liverpool L4 7XB

GUIDE PRICE £68,000+\*

COMMERCIAL INVESTMENT

#### Description

A mixed use investment opportunity producing £10,880.00 per annum. The property comprises a ground floor shop currently trading as 'Teresa's Flowers' and let by way of a 1 year lease producing £5,720.00 per annum. To the first floor is a one bedroomed self-contained flat, accessed via a separate front entrance, let by way of an Assured Shorthold Tenancy agreement producing £5,160.00 per annum.

#### Situated

Fronting Stanley Park Avenue South close to its junction with Utting Avenue in a popular and well established residential location close to local amenities, transport links and approximately 5 miles from Liverpool city centre.

#### Ground Floor

Shop Main Sales Area.

#### First Floor

Flat Lounge, Kitchen, Bedroom, Bathroom/WC.

#### Outside

Yard to the rear.



LOT  
30

## 136 Anfield Road, Liverpool L4 0TF

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A seven bedroom HMO Investment opportunity with a potential rental income of approximately £34,580. The property comprises a mid-terraced house which is fully HMO compliant and benefits from double glazing and central heating. At the time of our inspection 3 of the rooms were let by way of rolling contracts. Once vacated and modernised the property has potential to produce an annual rental income of £34,580 per annum.

### Situated

Fronting Anfield Road in a popular and well established residential location within walking distance to Liverpool Football Club and local amenities. Approximately 4 miles to Liverpool city centre.

### Ground Floor

Vestibule, Hall, two Letting Rooms, Communal Dining Room, Kitchen.

### EPC Rating

D

### First Floor

Four Letting Rooms, Bathroom/WC

### Second Floor

One Letting Room with en suite.

### Outside

Yard to rear.



LOT  
31

## 417 Walton Breck Road, Liverpool L4 2RW

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A seven bedroom HMO Investment opportunity with a potential rental income of approximately £34,580. The property comprises a three storey mid terraced house which is fully HMO compliant and benefits from double glazing and central heating. At the time of our inspection three of the rooms were let by way of rolling contracts. Once vacated and modernised the property has potential to produce an annual rental income of £34,580 per annum.

### 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 1 mile to Liverpool city centre.

### Basement

Cellar – not inspected

### Second Floor

Two Letting Rooms.

### Ground Floor

Vestibule, Hall, two Letting Rooms, Kitchen, Utility Rooms, Bathroom/WC

### Outside

Yard to rear.

### First Floor

Bathroom/WC, three Letting Rooms.



LOT  
32

## 10 Arkles Lane, Liverpool L4 2SP

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey 7 bedroom HMO Investment opportunity with a potential rental income of approximately £34,580 The property comprises a three mid terraced house which is fully HMO compliant and benefits from double glazing and central heating. At the time of our inspection 3 of the rooms were let by way of rolling contracts. Once vacated and modernised the property has potential to produce an annual rental income of £34,580 per annum.

### Situated

Fronting Arkles Lane opposite Stanley Park an excellent and well established residential location with easy walking distance to Liverpool Football Club and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Hall, two Letting Rooms, Kitchen, Shower/WC

### EPC Rating

G

### First Floor

Shower Room/WC, three Letting Rooms.

### Second Floor

Two Letting Rooms.

### Outside

Yard to rear.



**SOLD PRIOR**

LOT  
33

## 11 Briar Street, Liverpool L4 1RB

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed mid terrace property benefiting from double glazing and central heating. The property has recently been refurbished and would be suitable for investment purposes with a potential rental income in excess of £6,000 per annum

### Situated

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

### Ground Floor

Hall, Through Lounge/Dining room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Rear Yard.



LOT  
34

## 313 Stanley Road, Kirkdale, Liverpool L5 7QF

GUIDE PRICE **£65,000+**\*

VACANT COMMERCIAL

### Description

A three storey middle terraced property comprising a ground floor retail unit together with a two/three bed roomed self-contained flat to the first and second floors. The property benefits from electric roller shutters. The property is in need of a full upgrade and refurbishment scheme with potential to convert the upper floors to provide a three bed flat or alternatively a four bed HMO investment opportunity subject to any consents. The ground floor would be suitable for number of uses, subject to any consents. If let to 4 individuals the potential rental income is approximately £15,600 per annum.

### Situated

Fronting Stanley Road at its junction with Melrose Road in a popular location close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

Main Sales Area, two Rear Rooms.

### Outside

Yard to the rear.

### First Floor

Flat Lounge, Kitchen, Bedroom.

### Joint Agent

Entwistle Green

### Second Floor

Flat Two Bedrooms, Bathroom/WC.



LOT  
35

## Flat 51 Willow Rise, Liverpool L33 8WZ

GUIDE PRICE **£25,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

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

### Ground Floor

Entrance Hall, Communal gym.

### Ninth Floor

Flat Living Room, Kitchen/Diner, two Bedrooms, Bathroom/WC, Balcony

### Outside

Communal parking.

**SOLD PRIOR**



LOT  
36

## 118 Aughton Road, Swallownest, Sheffield S26 4TH

GUIDE PRICE **£145,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed stone built end of terraced house benefiting from multi car garage, parking and garden to the rear. The property is in need of refurbishment and once upgraded would be suitable for occupation or investment purposes. Please note that the property will be sold as seen.

### Situated

Fronting Aughton Road (the A618) in a popular and well established location within easy reach of local amenities, transport links and schooling.

### Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen

### Joint Agent

Blundells



### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Forecourt, Driveway, Multi Car Garage/Workshop/WC, Rear Garden



LOT  
37

## 119 Kingsheath Avenue, Liverpool L14 2DQ

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes. The potential rental income is approximately £6,900 per annum.

### Situated

Off East Prescot Road in a popular location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Two Bedrooms.

### Outside

Front and Rear Gardens, Driveway.



LOT  
38

## 54 Carisbrooke Road, Liverpool L4 3RA

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey end terrace property converted to provide two self-contained flats (one × two bed and one × three bed) benefiting from double glazing and central heating. The ground floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum. The property is in need of refurbishment and when fully let the potential income would be approximately £11,000 per annum.

### Situated

Fronting Carisbrooke Road and on the corner of Newark Street in a popular and well-established residential location within close proximity to local shopping amenities, Liverpool Football Club, schooling and approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

### Outside

Yard to rear.

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

### First Floor

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

### Second Floor

Two Further Bedrooms



LOT  
39

## 3c Buckingham Road, Tuebrook, Liverpool L13 8AY

GUIDE PRICE **£30,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off West Derby Road (A5049) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Entrance Hall

**Flat** Hall, Kitchen, Living Room, two Bedrooms, Bathroom/WC

### Note

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



LOT  
40

## 342 Walton Breck Road, Liverpool L4 2RP

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three storey four/six bedroom end of terraced property benefitting from double glazing and partial central heating. Following a full scheme of upgrade and refurbishment works the property would be suitable for occupation or investment purposes. If let to 6 individuals at £85pppw the potential rental income would be in excess of £26,500.00 per annum.

### Situated

Fronting Walton Breck Road, close to Breck Road and within walking distance to Liverpool Football Club and schooling. Approximately 4 miles from Liverpool city centre.

### Basement

Cellar – not inspected.

### Ground Floor

Vestibule, Hall, Three Reception Rooms, Kitchen, Lean To Storeroom.

### First Floor

Three Bedrooms, Bathroom/WC

### Second Floor

One Bedroom, Two Attic Rooms.

### Outside

Yard to rear.



LOT  
41

## 2 Oxley Close, Stocksbridge, Sheffield, South Yorkshire S36 1LG

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed semi-detached bungalow sat on a corner plot benefitting from double glazing, central heating and gardens. The property is in need of refurbishment and modernisation and once upgraded it would be suitable for occupation or investment purposes.

### Situated

Off Moorland Drive in a popular and well established residential location close to local amenities and Stocksbridge town centre, transport links and Fox Valley retail park.

### Ground Floor

Entrance Hall, Lounge, Kitchen, Dining Room, Two Bedrooms, Wet Room/WC

### Outside

Gardens

### Joint Agent

Blundells



LOT  
**42**

## 33 County Road, Walton, Liverpool L4 3QA

GUIDE PRICE **£75,000+\***

VACANT COMMERCIAL

### Description

A three storey middle terraced property currently comprising a ground floor retail unit together with office and storage space to the upper floors. We have been advised by the vendor there is a current Prior Approval (permitted development) application and proposed plans to convert the first and second floors into two x one bed roomed self-contained flats (37.5m<sup>2</sup> and 38.5m<sup>2</sup>) with access via a separate front entrance and retain the ground floor as a retail unit. The planning application ref is 21PR/1581. Purchasers should rely on their own enquiries. Please visit the following link to see a walkthrough video, and high quality pictures and conversion plans: <http://bit.ly/countyroaddocs>

### Situated

Fronting County Road in a popular main road right in front of a bus stop (excellent footfall for the retail space) close to local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Sales Area, two Store Rooms, WC.

### Attic

Not inspected.

### First Floor

Office, Kitchen.

### EPC Rating

D

### Second Floor

Two Store Rooms.



LOT  
**43**

## 45 Andrew Street, Liverpool L4 4DS

GUIDE PRICE **£50,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing an income of £5,700.00 per annum.

### Situated

Off County Road and Goodison Road an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Two Bedrooms.

### Second Floor

One Further Bedroom.

### Outside

Yard to the rear.



LOT  
44

## 41 Newcastle Road, Liverpool L15 9HP

GUIDE PRICE **£140,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefiting from double glazing. The property is currently let by way of a Regulated Tenancy producing a rental of £4,872 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

Living Room, Dining Room,  
Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the 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

E



LOT  
45

## 16 Deane Road, Liverpool L7 0ET

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A double fronted mid terrace house converted to provide a seven bed HMO Investment opportunity. The property is currently let to 6 students producing a rental income of £23,760 per annum, however vacant possession will be available on completion. The property is fully HMO compliant and benefits from double glazing and central heating.

### Situated

Between Edge Lane and Kensington High Street in a popular and well-established residential location within easy reach of local transport links and walking distance to local amenities to include the new Liverpool Shopping park. Approximately 2 miles from Liverpool city centre.

### Ground Floor

Hall, Two Letting Rooms,  
Communal Lounge, Kitchen/  
Diner, WC/Utility Room.

### First Floor

Two Bathrooms/WC, Five Letting  
Rooms.

### Outside

Yard to rear.



LOT  
46

## 21 & 21a Church Road, Wavertree, Liverpool L15 9EA

GUIDE PRICE **£225,000+**\*

MIXED USE

### Description

A three storey mixed use investment opportunity currently producing £8,000 per annum with the potential to produce £23,000 per annum when fully let. The property comprises a ground floor shop unit currently trading as 'Adams Vets' by way of a 20 year Lease from 2009 producing £8,000 per annum situated on the right hand side interconnecting with number 19 which is not included in the sale. To the first and second floor there is a three bedroom self-contained flat, accessed via a separate front entrance. The flat has until recently been fully let and We are advised by the vendor that potentially this could be relet prior to the auction by way of an Assured Shorthold Tenancy for a term of 12 months producing £15,000 per annum and benefitting from double glazing, central heating and an alarm system.

### Situated

Fronting Church Road which in turn is off Allerton Road in a popular and well established residential location close to local amenities, The Penny Lane Shopping Centre and transport links. Approximately 3.6 miles from Liverpool city centre.

### Ground Floor

Shop Various Rooms

### Second Floor

Flat Two Letting Rooms

### First Floor

Flat Communal Lounge, one Letting Room, Shower/WC, Kitchen, Utility Room

### Outside

Rear Yard (for Number 21)



LOT  
47

## 10 Deane Road, Liverpool L7 0ET

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A double fronted mid terrace house converted to provide a seven bed HMO Investment opportunity. The property is currently let to 6 students producing a rental income of £23,760 per annum, however vacant possession will be available on completion. The property is fully HMO compliant and benefits from double glazing and central heating.

### Situated

Between Edge Lane and Kensington High Street in a popular and well-established residential location within easy reach of local transport links and walking distance to local amenities to include the new Liverpool Shopping park. Approximately 2 miles from Liverpool city centre.

### Ground Floor

Hall, Communal Lounge, Two Letting Rooms, Kitchen/Diner, WC

### First Floor

Five Letting Rooms, Two Bathrooms/WC

### Outside

Yard to rear.



LOT  
48

## 19 Burford Road, Liverpool L16 6AG

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens to the front and rear and driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,300 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 Bedrooms, Bathroom/WC

### Outside

Gardens to the 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  
49

## 491 Smithdown Road, Liverpool L15 5AE

GUIDE PRICE **£150,000+**\*

MIXED USE

### Description

A mixed use investment property producing £13,300 per annum. A three storey mixed use property providing a ground floor retail unit trading as 'Discount booze' by way of a 20 year lease commencing in 2019 at £8,500 per annum together with a three bedroomed flat above accessed via a separate rear entrance which is let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum. There is potential to convert the upper floors for HMO use with a potential to achieve £10,920 per annum subject to gaining any necessary consents.

### Situated

Fronting Smithdown Road, in a very well established, popular, residential and commercial location, close to local shops, restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

### Ground Floor

**Shop** Main sales area, Rear room with Kitchenette, WC.

### First Floor

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

### Second Floor

Two bedrooms

### Outside

Rear Yard.

### Note

Sutton Kersh have not internally inspected the flat.



LOT  
50

## 65 Chelsea Road, Litherland, Liverpool L21 8HH

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £6,300.00 per annum.

### Situated

Off Hornby Boulevard in a popular location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.

### EPC Rating

D



LOT  
51

## 3 Palace Road, Liverpool L9 4SL

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £6,180.00 per annum.

### Situated

Off Warbreck Avenue in a popular location close to local amenities, Walton Village Shopping facilities, schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Three Bedrooms.

### Outside

Yard to the rear.

### EPC Rating

D



LOT  
52

## 7 & 7a Hawthorne Road, Bootle, Merseyside L20 2DG

GUIDE PRICE **£75,000+\***

RESIDENTIAL INVESTMENT

### Description

A residential investment opportunity currently producing £11,196 per annum. A three storey end corner property converted to provide two flats (one × one bed and one × three bed) each with their own separate entrance, currently let by way of Assured Shorthold tenancies at a rental of £11,196 per annum. The property benefits from double glazing and central heating.

### Situated

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

### Flat 7

#### Ground Floor

Main entrance hallway.

#### First Floor

Lounge, Kitchen

#### Second Floor

Bedroom

### Flat 7a (Side entrance Olivia Street)

#### Ground Floor

Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

### First Floor

Three Bedrooms.

### Outside

Rear yard.

### Note

Please note Sutton Kersh have not internally inspected the property.



LOT  
53

## 53 Warbreck Avenue, Liverpool L9 8DJ

GUIDE PRICE **£65,000+\***

RESIDENTIAL INVESTMENT

### Description

A double fronted two bed extended mid terrace property benefiting from double glazing and gas central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

### Situated

Off Walton Road in a popular and well established residential location, close to local amenities and schools. Approximately 5 miles from Liverpool city centre.

### Ground Floor

Through Lounge / Dining room, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms.

### Note

Sutton Kersh have not internally inspected the property.



LOT  
54

## Flats 1-3, 185 Westminster Road, Liverpool L4 4LR

GUIDE PRICE **£85,000+**\*

RESIDENTIAL INVESTMENT

### Description

A residential investment opportunity currently producing £15,600 per annum. A three storey middle terraced property converted to provide three self-contained flats. The flats are all fully let by way of Assured Shorthold Tenancies producing a rental income of approximately £15,600 per annum. The property benefits from double glazing and central heating.

### Situated

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

### Ground Floor

Main entrance hallway.

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

### First Floor

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

### Second Floor

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

### Outside

Rear yard.

### Note

Sutton Kersh have not internally inspected the property.



LOT  
55

## 44 Town Green Lane, Aughton, Ormskirk, Lancashire L39 6SF

GUIDE PRICE **£180,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed semi-detached house in a sought after location benefiting from side garden and partial double glazing. The property is part way through a scheme of upgrade and refurbishment works and once completed would be suitable for occupation or investment purposes.

### Situated

Off Prescott Road (B5197) in a sought after location within close proximity to local amenities, schooling and transport links and approximately 2 miles away from Ormskirk town centre.

### Ground Floor

Open Plan Hall/Dining Room, Living Room, Kitchen/Diner (no fittings), Separate WC

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Front and Side Gardens, Parking Space



LOT  
56

## 40 Emery Street, Liverpool L4 5UZ

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed terraced property benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £4,740.00 per annum.

### Situated

Off Goodison Road in a popular and well established residential location close to Everton Football Club, County Road amenities, shopping, schooling, transport links and approximately 2 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Two Bedrooms.

### Outside

Rear Yard.

### Note

Sutton Kersh have not internally inspected this property.

### EPC Rating

D



LOT  
57

## 117 Wilderspool Causeway, Warrington WA4 6PX

GUIDE PRICE **£215,000+**\*

RESIDENTIAL INVESTMENT

### Description

A double fronted end of terraced property converted into four × one bedroomed self-contained flats. The property benefits from double glazing and electric wall and water heaters. It is currently fully let by Assured Shorthold Tenancies producing a total rental income of £20,400 per annum. To the rear of the property there is a garden and space for car parking which has development potential, subject to gaining the necessary consents.

### Situated

Fronting Wilderspool Causeway (the A49) in popular and well established residential location within walking distance to a range of amenities within Warrington town centre and Stockton Heath.

### Ground Floor

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

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

### Outside

Garden and car parking at the rear.

### First Floor

**Flat 3** Living Room/Kitchen,  
Bedroom, Bathroom/WC

**Flat 4** Living Room/Kitchen,  
Bedroom, Bathroom/WC



LOT  
58

## 22 Andrew Street, Liverpool L4 4DT

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing an income of £6,000.00 per annum.

### Situated

Off County Road and Goodison Road an established and popular residential location within easy reach of local amenities, Liverpool Football Club, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Two Bedrooms.

### Second Floor

One Further Bedroom.

### Outside

Yard to the rear.



LOT  
59

## 24 Glendevon Road, Childwall, Liverpool L16 6AF

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens to the front and rear and driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,656 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 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 Bedrooms, Bathroom/WC

### Outside

Gardens to the 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

C



LOT  
60

## 16 Wadham Road, Bootle, Merseyside L20 7DG

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5,640.00 per annum.

### Situated

Off Stanley Road in a popular location close to local amenities, Hugh Baird College, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear yard.

### EPC Rating

E.

### Note

Sutton Kersh have not internally inspected the property.



LOT  
61

## 1 Samuel Street, Warrington WA5 1BB

GUIDE PRICE **£160,000+**\*

RESIDENTIAL INVESTMENT

### Description

An end of terraced property converted to provide 4 self-contained flats (three × one bedroomed and one × studio) benefitting from double glazing and central heating. Three of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £13,200 per annum. Total estimated rental income of circa £18,000 per annum.

### Situated

Off Wellfield Street which is in turn off Old Liverpool Road in a popular and well established residential location within close proximity to town centre amenities, Warrington Hospital, schooling and transport links.

### Ground Floor

**Flat 1** Living Room/Kitchen, Bedroom, Bathroom/WC (benefitting from its own entrance)

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

### First Floor

**Flat 3** Living Room/Kitchen, Bedroom, Bathroom/WC

**Flat 4** Living Room/Bedroom/Kitchen, Bathroom/WC

### Outside

Rear Yard



LOT  
62

## Flat 10 Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG

GUIDE PRICE **£140,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroomed duplex penthouse apartment situated over the third and fourth floor of The Lisbon Building benefiting from double glazing, electric storage heaters and secure entry system. The property is in good condition throughout and would be suitable for immediate investment purposes with the potential rental income being approximately £16,800 per annum

### Situated

Fronting Victoria Street in the heart of Liverpool city centre within walking distance to town centre amenities, bars, restaurants and universities.

### Ground Floor

Main Entrance Hallway.

### Third Floor

Flat Hall, Open Plan Lounge/  
Kitchen, Bedroom, Box room,  
Bathroom/WC.

### Fourth Floor

Flat Two Bedrooms.



LOT  
63

## 23 Burford Road, Liverpool L16 6AG

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens front and rear and driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,600 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 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

F



LOT  
64

## 45 Newman Street, Liverpool L4 1RJ

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced property benefitting from double glazing and central heating. The property would be suitable for immediate investment purposes and until recently has been let producing £5,720.00 per annum.

### Situated

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

### Ground Floor

Hall, two Reception Rooms,  
Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Yard

### Note

Please note Sutton Kersh have not internally inspected the property.



LOT  
65

## 14 Cowley Hill Lane, St. Helens, Merseyside WA10 2AB

GUIDE PRICE **£140,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey six bedroomed HMO property benefitting from double glazing, central heating and two parking spaces to the rear. The property is fully HMO compliant and is currently fully let by way of Assured Shorthold Tenancy agreements producing £25,320.00 per annum including all bills.

### Situated

Fronting Cowley Hill Lane in a popular location within St Helens town centre, close to local amenities and transport links.

### Ground Floor

Hall, Communal Kitchen, Utility Room, two Letting Rooms.

### First Floor

Two Letting Rooms, two Bathrooms/WC.

### Second Floor

Two Letting Rooms.

### Outside

Yard to the rear, two Parking Spaces.

### EPC Rating

F



LOT  
**66**

## Flat 4, Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG

GUIDE PRICE **£105,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed first floor apartment situated in The Lisbon Building benefiting from double glazing, electric storage heaters and secure entry system. The property is currently let by way of an Assured Shorthold tenancy producing £7,800 per annum.

### Situated

Fronting Victoria Street in the heart of Liverpool city centre within walking distance to town centre amenities, bars, restaurants and universities.

### Ground Floor

Main Entrance Hallway.

### First Floor

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

### Note

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



LOT  
**67**

## 61 Deacon Road, Widnes, Cheshire WA8 6EF

GUIDE PRICE **£165,000+**\*

RESIDENTIAL INVESTMENT

### Description

An end terraced house converted to provide a five bed HMO currently fully let to working individuals by way of Assured Shorthold Tenancies at a rental of £25,239.96 per annum. The property is fully HMO compliant and benefits from double glazing and central heating. We have been advised the current HMO licence is valid for 8 occupants (to allow couples). Purchasers should rely on their own further enquiries.

### Situated

Fronting Deacon Road in a popular and well established area close to local amenities and transport links.

### Ground Floor

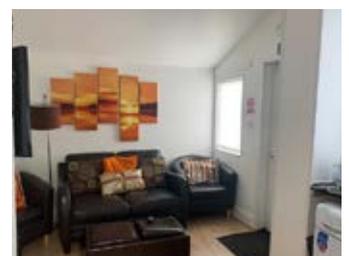
Hall, Kitchen/Dining Room,  
Communal Lounge, two Letting  
Rooms each with ensuite  
Shower/WC

### First Floor

Three Letting Rooms each with  
ensuite Shower/WC

### Outside

Rear Yard



LOT  
68

## 12 Glendevon Road, Childwall, Liverpool L16 6AF

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing and gardens to the front and rear. The property is currently let by way of an Assured Periodic Tenancy producing a rental of £8,840 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 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 Bedrooms, Bathroom/WC

### Outside

Gardens to the 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

G



LOT  
69

## Flat 118 Lower Hall Street, St. Helens, Merseyside WA10 1GD

GUIDE PRICE **£36,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed ground floor apartment within a purpose built block benefiting from double glazing, central heating, juliet balcony and an allocated parking space. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

### Situated

Off Hall Street within a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and St Helens town centre.

### Ground Floor

Communal Hallway  
**Flat Hall, Open Plan Lounge/ Kitchen with Juliet Balcony, Two Bedrooms (Master with En Suite Shower Room/WC), Bathroom/ WC**

### Joint Agent

Entwistle Green



### Outside

Allocated Parking Space

### EPC Rating

C



LOT  
70

## 12 Teehey Lane, Wirral, Merseyside CH63 2JQ

GUIDE PRICE **£140,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, driveway and gardens. The property is currently let by way of a Regulated Tenancy producing a rental of £7,380 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 Village Road in a popular and well established residential location within close proximity to local amenities, transport links and schooling.

### Ground Floor

Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Driveway and 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  
71

## 37 Lander Road, Liverpool L21 8JB

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Stanley Road (A567) in a popular and well established residential location, close to local amenities and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Yard.

### EPC Rating

E.

### Note

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



LOT  
72

## 21 Smiths Lane, Hindley Green, Wigan, Lancashire WN2 4XR

GUIDE PRICE **£85,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Leigh Road (A578) in a popular and well established residential location close to local amenities and Schooling. Wigan town centre is approximately 5 miles away.

### Ground Floor

Hall, Through Lounge/Dining room.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Rear yard.

### Note

Sutton Kersh has not internally inspected the property.

### EPC Rating

E.



LOT  
73

## 82 Pinnington Road, Manchester M18 8WR

GUIDE PRICE **£85,000+**\*

RESIDENTIAL INVESTMENT

### Description

The property comprises a two bedroomed middle terraced house benefiting from double glazing and central heating, currently let by way of an Assured Shorthold Tenancy at £6,600 per annum.

### Situated

Off Chapman Street in a popular and well established residential location close to local amenities and Schooling. Manchester town centre is approximately 4.5 miles from Manchester city centre.

### Ground Floor

Hall, Lounge, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Rear yard.

### Note

Sutton Kersh has not internally inspected the property.

### EPC Rating

D.



LOT  
74

## 137 Rodney Street, Birkenhead, Merseyside CH41 2RN

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £4,800.00 per annum.

### Situated

Rodney Street is a one way system through to Whetstone Lane (B5148) which in turn is off Borough Road (A552) close to local amenities including Birkenhead town centre and railway station.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.

### Note

Sutton Kersh have not internally inspected the property.

### EPC Rating

C



LOT  
75

## 75 Gentwood Road, Liverpool L36 2QJ

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed mid-town house benefiting from double glazing and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £4,664 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 Gentwood Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

### Ground Floor

Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

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

F



LOT  
**76**

## 58 Isaac Street, Liverpool L8 4TJ

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £7,500 per annum.

### Situated

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

### Ground Floor

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

### First Floor

Three Bedrooms.

### Outside

Yard to the rear.



LOT  
**77**

## 7 Bold Street, Runcorn, Cheshire WA7 1RF

GUIDE PRICE **£165,000+**\*

RESIDENTIAL INVESTMENT

### Description

A end terraced house converted to provide a five bed HMO currently fully let to working individuals by way of Assured Shorthold Tenancies at a rental of £24,439.92 per annum. The property is fully HMO compliant and benefits from double glazing, central heating and rear garden. We have been advised the current HMO licence is valid for 8 occupants (to allow couples). Purchasers should rely on their own further enquiries.

### Situated

Off Bridge Street (B5155) in a popular and well established residential location, close to local amenities and transport links.

### Basement

Cellar

### Ground Floor

Main Entrance Hallway, Communal Lounge / Kitchen, one Letting Room (with ensuite Shower/WC)

### First Floor

Four Letting Rooms (three with ensuite Shower/WC, one with ensuite Bathroom/WC)

### Outside

Rear Garden

### Note

We have been advised by the sellers that the 5 year HMO licence was renewed in March, but that the HMO officer in Halton Borough Council was happy to change the name on the licence to the new owner once it's sold provided it stays under the management of Oxygen Property Partners, the current letting agents. Purchasers should make their own further enquiries.



LOT  
78

## 146 Moscow Drive, Liverpool L13 7DL

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey mid terraced property converted to provide a eight bedroom HMO investment opportunity benefitting from double glazing and central heating. The property is fully HMO compliant with a Licence. At the time of our inspection 4 of the rooms were let by way of rolling contracts producing a current income of £16,320.00 per annum. When fully let the potential rental income is approximately £35,000.00 per annum.

### Situated

Off Queens Drive mid-way between Tuebrook, Old Swan and West Derby. There are numerous shops, bars and restaurants on nearby West Derby Road. Liverpool city centre is only 4 miles away with regular public transport links close by.

### Ground Floor

Main Entrance Hallway, one Letting Room with ensuite, Open Plan Communal Lounge/Kitchen, Utility Room, Bathroom/WC

### Outside

Front and Rear Gardens.

### First Floor

Four Letting Rooms, Bathroom/WC

### Second Floor

Three Letting Rooms, Bathroom/WC



LOT  
79

## 85 Clare Road, Bootle, Merseyside L20 9LZ

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £6,000.00 per annum. The tenant is due to vacate at the end of June.

### Situated

Off Hawthorne Road in a popular and well established residential location within walking distance to local amenities and transport links and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Lounge, Dining room, Kitchen/Breakfast room.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Yard

### EPC Rating

E.



LOT  
**80**

## 48 Princes Avenue, Eastham, Wirral, Merseyside CH62 8BJ

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens to the front and rear and garage. 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

Driveway, Gardens to the front and rear, Garage

### 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

F



LOT  
**81**

## 83 Townsend Lane, Anfield, Liverpool L6 0AY

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bed terraced property benefitting from double glazing and central heating. A scheme of refurbishment works have been carried out and once completed if let to 3 individuals at £85pppw the potential rental income would be in excess of £13,260 per annum

### Situated

Fronting Townsend Lane on the corner of Cathedral Road in a popular residential location close to local amenities, Liverpool & Everton Football Club, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining Room, Open plan Kitchen/Breakfast Room.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear.



LOT  
82

## 124 Firth Park Crescent, Sheffield S5 6HE

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom semi-detached house benefiting from gardens to the front and rear. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation or investment purposes.

### Situated

Off Bellhouse Road (the B6086) in a popular and well established residential location within walking distance to local amenities, schooling and transport links.

### Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen

### Joint Agent

Blundells



### First Floor

Two Bedrooms, Bathroom/WC

### Second Floor

Attic/Bedroom 3

### Outside

Gardens to the front and rear.



LOT  
83

## 80 Ennismore Road, Old Swan, Liverpool L13 2AS

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes with a potential rental income of £7,800 per annum.

### Situated

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

### Ground Floor

Hall, Living Room, Open Plan Kitchen/Dining Room.

### Joint Agent

Entwistle Green



### First Floor

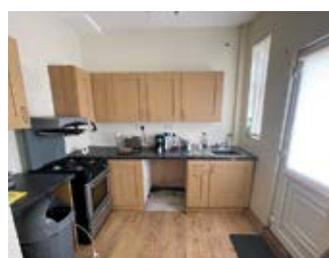
Three Bedrooms, Bathroom/WC

### Outside

Yard to rear.

### EPC Rating

D.



LOT  
84

## 18 Arkles Road, Liverpool L4 0TR

GUIDE PRICE **£65,000–£70,000\***

VACANT RESIDENTIAL

### Description

A three bedroom mid terrace property which is in need of a scheme of upgrade and modernisation, following which the property would be suitable for occupation or investment purposes. The property benefits from double glazing and central heating. If let to 4 individuals the potential income being in excess of £17,680 per annum.

### Situated

Off Anfield Road in a popular and well established residential location close to local amenities and transport links. Approximately 4.5 miles from Liverpool city centre.

### Basement

Not Inspected

### Ground Floor

Hall, Lounge, Dining Room,  
Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Yard.



LOT  
85

## 23 Chester Road, Anfield, Liverpool L6 4DY

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

### Description

A four bedroomed semi-detached house benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. If let to 4 individuals at £85 pppw the potential income would be in excess of £17,680.00 per annum.

### Situated

Off West Derby Road in a popular and well established residential location within walking distance to Tuebrook amenities, Newsham Park and 2 miles from Liverpool city centre.

### Ground Floor

Vestibule, Lounge, Open plan  
Kitchen/Diner.

### First Floor

Bedroom, Bathroom/WC

### Half Landing

Bedroom with ensuite  
Bathroom/WC

### Second Floor

Two Bedrooms.

### Outside

Yard to rear.



LOT  
**86**

106 Makin Street, Liverpool L4 5QQ

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

#### Description

An end terrace property converted to provide 4 letting rooms benefitting from double glazing and central heating. Two of the rooms are currently let by way of an Assured Shorthold Tenancies at a rental income of £6,840 per annum. When fully let the potential income would be approximately £12,960 per annum.

#### Situated

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

#### Basement

Not Inspected

#### Ground Floor

Hall, two Letting Rooms,  
Kitchen/Dining Room

#### First Floor

Two Letting Rooms, Two Shower  
Rooms/WC

#### Outside

Rear Yard

#### EPC Rating

F



LOT  
**87**

50 King Street, Southport, Merseyside PR8 1JX

GUIDE PRICE **£95,000+**\*

VACANT COMMERCIAL

#### Description

A substantial three storey vacant property previously trading as a restaurant, in need of some repair and modernisation works and would be suitable for a variety of uses subject to any necessary planning consents. The property comprises a large ground floor sales area, additional seating area and kitchen on the first floor and ancillary storage on the second floor.

#### Situated

Fronting King Street close to the junction with East Bank Street within Southport town centre close to many local and national retailers.

#### Ground Floor

Restaurant (61 sqm  
approximately), Male & Female  
WCs.

#### First Floor

Kitchen (23 sqm), Seating Area  
(47 sqm approximately).

#### Second Floor

Ancillary Room (7.35 sqm),  
Room 2 (11.45 sqm).

#### Outside

Yard to the rear.



LOT  
88

## 5 Cumberland Avenue, Bootle, Merseyside L30 2QD

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid-town house benefiting from double glazing, central heating, front and rear gardens. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £7,800.00 per annum.

### Situated

Off Northumberland Way in a popular and well established residential location close to local amenities and approximately 7 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen/Dining Room.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens.

### EPC Rating

D.



LOT  
89

## 93 Heygarth Road, Wirral, Merseyside CH62 8AJ

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached house which is currently let by way of a Regulated Tenancy producing £6,180.00 per annum. The property benefits from double glazing, central heating, garage, gardens and driveway 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

Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Garage, Driveway, Front and Rear gardens.

### 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  
90

## Flat 35 Willow Rise, Liverpool L33 8WZ

GUIDE PRICE **£25,000–£30,000\***

RESIDENTIAL INVESTMENT

### Description

A sixth floor two bedroom duplex apartment benefiting from double glazing, electric heating, two balconies secure intercom system and parking. There is a lift service to all floors and a gym on the ground floor. The property is currently let by way of Assured Shorthold Tenancy producing a rental income of £5,400 per annum.

### Situated

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

### Ground Floor

Entrance Hall, Lift Access

### Sixth Floor

**Flat** Open plan Living Room/  
Dining Room/Kitchen, WC,  
Balcony

### Seventh Floor

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

### Outside

Parking.

**SOLD PRIOR**



LOT  
91

## 42 Mill Park Drive, Wirral, Merseyside CH62 9DL

GUIDE PRICE **£115,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens. The property is currently let by way of a Regulated Tenancy producing a rental of £6,684 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 Eastham Rake in a popular and well established residential location within close proximity to local amenities and transport links.

### Ground Floor

Living Room, Dining Room,  
Kitchen

### First Floor

Three Bedrooms, Bathroom,  
Separate WC

### Outside

Driveway and 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  
92

## 121 Hoole Lane, Chester CH2 3EG

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed 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 £5,252 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 Hoole Lane in a popular and well established residential location within walking distance to local amenities, schooling and transport links

### Ground Floor

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

### First Floor

Two Bedrooms

### Outside

Garden to the 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  
93

## Garden Flat, 38 Kremlin Drive, Liverpool L13 7BY

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom garden flat within a converted town house benefitting from double glazing, central heating and exclusive off road parking with driveway. The property has its own separate side entrance as well. The property is currently let by way of an AST at a rental of £5,940.00 per annum. The property has a 125 year lease with a low service charge and no ground rent – please refer to the legal pack for further details

### Situated

Off Queens Drive in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

### Basement Flat – Accessed via Separate Side Entrance

Hall, Shower/WC, Kitchen, two Bedrooms, Lounge

### Outside

Private Yard, Driveway with parking.



LOT  
94

## 10 Westway, Wavertree, Liverpool L15 7LX

GUIDE PRICE **£150,000+**\*

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 Thingwall Road which is in turn off Queens Drive (the A5058) in a popular and well established residential location close to local amenities, schooling and transport links.

### Ground Floor

Living Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Driveway, Gardens to the 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  
95

## 1 & 3 Bedford Road, Bootle, Merseyside L20 7DL

GUIDE PRICE **£120,000+**\*

VACANT RESIDENTIAL

### Description

A substantial corner property converted to provide seven letting rooms in total. The property benefits from double glazing and central heating. The front elevation accommodates the pavement area and the rear elevation consists of an enclosed yard and rear access. If let to 7 individuals at £75 pppw the potential income being in excess of £27,300 per annum. The property is in need of upgrade and refurbishment

### Situated

Off Stanley Road between Kings Road and Queens Road in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.

### 1 Bedford Road

#### Ground Floor

Lounge, communal Kitchen

#### First Floor

Three Letting rooms

#### Second Floor

One Letting room, Bathroom/WC

### 3 Bedford Road

#### Ground Floor

Lounge/Kitchen

#### First Floor

One Letting room, Bathroom/WC

#### Second Floor

Two Letting rooms

#### Outside

Rear yard.

#### EPC Ratings

G and E



LOT  
96

## 7 Basil Close, Childwall, Liverpool L16 5EL

GUIDE PRICE **£130,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, driveway and gardens to the front and rear and driveway. 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

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 to the 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

TBC



LOT  
97

## 64 Hahnemann Road, Liverpool L4 3SA

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom end terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5,640.00 per annum.

### Situated

Off Stuart Road in an established and popular residential location within easy reach of local amenities, schooling, Liverpool and Everton Football club and approximately 4 miles to Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear yard.

### Note

Sutton Kersh have not internally inspected the property.



LOT  
98

## 28 Larch Road, Liverpool L36 9TZ

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached house benefiting from double glazing, gardens, garage and driveway. 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

Off Hawthorn Road which is in turn off Rupert Road in a popular and well established residential location within close proximity to local amenities, schooling and transport links

### Ground Floor

Hall, Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Driveway, Gardens to the front and rear, Garage

### 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

G



LOT  
99

## 281 Hawthorne Road, Bootle, Merseyside L20 3AP

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bed terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £6,000.00 per annum.

### Situated

Fronting Hawthorne Road and on the corner of Beatrice Street in a prominent main road position close to local amenities and transport links and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear yard

### Note

Sutton Kersh have not internally inspected the property.



**Description**

A three bedroomed middle terraced property benefiting from double glazing. 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**

Off Aigburth Road (the A561) in a popular and well established residential location within walking distance to local amenities, transport links and schooling.

**Ground Floor**

Living Room, Dining Room, Further Reception Room, Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Garden to the front and yard to the 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**

E



**Tried and trusted by buyers and sellers alike**



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

*"First class service - five houses sold quickly and hassle free! Cathy Holt went above and beyond her duty to sell five very difficult houses. Cathy and her team are so professional and made everything simple and hassle free. I could not believe how simple she makes her job look (only professionals can do that).*

*I am speechless and the only words are 'First Class' and I'm 1000% satisfied.*

*Sue*



**Description**

A mixed use investment with the potential to achieve in excess of £15,850 per annum. The property comprises two ground floor retail units together with a two bedroomed flat above accessed via a separate side entrance. The property benefits from double glazing, central heating and steel roller shutters. No 85/132 'Pizzeria Grill' is currently let by way of a 16 year lease commencing in 2018 at a rental of £6,000 per annum. No 126 Carisbrooke Road a ground floor retail until which is currently vacant and has been previously used as hairdressers trading as 'El Lex' at a rental of £4,750 per annum. The flat is currently occupied by way of an Assured Shorthold Tenancy at a rental of £5,100 per annum.

**Situated**

Fronting Hale Road on the corner of Carisbrooke Road in a popular and well established residential location close to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor**

**No 85/132 Pizzeria.** Main sales area, Kitchen, Rear room, WC  
**No 126 El Lex.** Main sales area, Kitchen, WC

**Note**

Sutton Kersh have not internally inspected the property.

**First Floor**

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

**Outside**

Rear Yard.



LOT  
**102**

## 30 Sulgrave Close, Liverpool L16 6AD

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,760 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 Bedrooms, Bathroom/WC

### Outside

Gardens to the 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

F



LOT  
**103**

## 84 Amphyll Road, Liverpool L17 9QP

GUIDE PRICE **£160,000+**\*

RESIDENTIAL INVESTMENT

### Description

A four bedroomed three storey terraced property benefiting from double glazing and 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

Off Aigburth Road in a popular and well established residential location within close proximity to local amenities, transport links, schooling, universities and approximately 5 miles from Liverpool city centre.

### Ground Floor

Living Room, Dining Room,  
Further Reception Room, Kitchen

### First Floor

Three Bedrooms, Shower Room/  
WC

### Second Floor

Fourth Bedroom

### Outside

Yard to the 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

F



LOT  
**104**

**35 Croxteth Avenue, Liverpool L21 6NA**

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

**Description**

A four bedroom mid terraced property benefitting from double glazing and central heating. The property has previously been let at a rental income of £8,340.00 per annum.

**Situated**

Off Palmerston Drive off Linacre Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor**

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

**First Floor**

Three Bedrooms.

**Second Floor**

Loft room.

**Outside**

Rear yard.



LOT  
**105**

**7 Melling Avenue, Liverpool L9 0JY**

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

**Description**

A three bedroomed middle terraced property benefitting from double glazing and electric heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes.

**Situated**

Off Warbreck Moor (the A59) in an established and popular residential location within walking distance to Walton Vale amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Hall, Living Room, Dining Room,  
Kitchen

**First Floor**

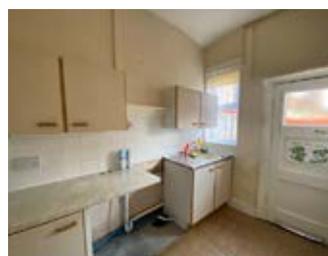
Three Bedrooms, Bathroom/WC

**Outside**

Yard to rear with Outbuilding

**EPC Rating**

F



LOT  
**106**

## 3 Marlborough Road, Tuebrook, Liverpool L13 8AU

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A double fronted three storey detached property converted to provide 3 self-contained flats (two × two bed and one × one bed). The property benefits from double glazing, central heating and gardens to the front and rear. At the time of our inspection one flat was let by way of a rolling contract producing £5,400 per annum. When fully let the potential rental income is approximately £20,000 per annum.

### Situated

Off West Derby Road in an established and popular residential location within walking distance to Tuebrook amenities, Newsham Park, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

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

### Outside

Gardens to the front and rear.  
Driveway

### First Floor

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

### Second Floor

**Flat 3** Hall, Bathroom/WC,  
Kitchen, Living Room, Bedroom



LOT  
**107**

## 60 Sunbeam Road, Liverpool L13 5XU

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle 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 £6,000 per annum.

### Situated

Off Prescott Road in a popular and well established residential location within close proximity to Old Swan amenities and transport links and approximately 2 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room/Dining Room,  
Kitchen

### First Floor

Two Bedrooms, Shower Room/  
WC

### Outside

Yard to the rear.



LOT  
**108**

## 11 Sulgrave Close, Liverpool L16 6AD

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing and gardens to the front and rear. The property is currently let by way of an Assured Periodic Tenancy producing a rental of £10,660 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 Bedrooms, Bathroom/WC

### Outside

Gardens to the 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

G



LOT  
**109**

## 38 Rockhouse Street, Liverpool L6 4AP

GUIDE PRICE **£25,000+**\*

VACANT RESIDENTIAL

### Description

A two bed mid terrace property in need of an upgrade and scheme of refurbishment works. Once refurbished the property would be suitable for investment purposes.

### Situated

Off Rocky Lane in an established and popular residential location within easy reach of local amenities, Tuebrook shopping facilities, Newsham Park and approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen (no fittings)

### First Floor

Two Bedrooms, Bathroom/WC (no fittings)

### Outside

Yard to the rear, WC

### Note

This property is suitable for cash purchases only.

### EPC Rating

E.



LOT  
**110**

## 89 Custley Hey, Liverpool L28 1RP

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid-town house benefitting from double glazing, central heating, gardens and a driveway. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £6,600 per annum.

### Situated

Off Haswell Drive in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 7 miles from Liverpool city centre

### Ground Floor

Hall, Kitchen/Dining Room,  
Lounge

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Driveway, Rear Garden



LOT  
**111**

## 58 Dentons Green Lane, Dentons Green, St. Helens, WA10 2QB

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three storey four/five bed roomed middle terraced property benefitting from central heating and partial double glazing. The property is in need of an upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes. If the property was let to 5 individual tenants at £80pppw the potential income would be approximately £20,800 per annum, subject to gaining the necessary consents.

### Situated

Fronting Dentons Green Lane in a popular and well established residential location within walking distance to local amenities, transport links and Queens Park.

### Ground Floor

Hall, Living Room, Dining Room,  
Further Reception Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Second Floor

Attic Bedroom

### Outside

Front forecourt, rear garden with  
outbuilding



LOT  
**112**

## 4 Merthyr Grove, Liverpool L16 3NH

GUIDE PRICE **£110,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed semi-detached property benefiting from double glazing, gardens to the front and rear and driveway. 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 Inchcape Road which is in turn off Chelwood Avenue in a popular residential location within easy access to the local amenities, transport links and schooling.

### Ground Floor

Living Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Gardens to the 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

F



LOT  
**113**

## 87 Glendevon Road, Childwall, Liverpool L16 6AE

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, gardens to the front and rear and driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,552 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 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 Bedrooms, Bathroom/WC

### Outside

Gardens to the 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

F



LOT  
**114**

## High Ash, Kirby Lane, Chapeltown, Sheffield S35 2YX

GUIDE PRICE **£275,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed detached dormer bungalow with two additional occasional storage bedrooms (accessed via a foldaway ladder) to the first floor in need of a full upgrade and refurbishment. The property benefits from gardens to the front, side and rear, off road parking, garage and fine rear aspect. The property occupies a generous plot of approximately 0.645 acres and has development potential, subject to gaining the necessary consents.

### Situated

In a sought after semi-rural location off White Lane (the A6135). Chapeltown town centre amenities, schooling and transport links are approximately 1.5 miles away.

### Ground Floor

Vestibule, Entrance Hall, Lounge, Kitchen, Bedroom One/Dining Room, Bedroom Two, Bathroom, Separate WC, Rear Lobby

### First Floor

Two occasional Bedrooms (one with Storeroom) for storage purposes only, accessed via a fold away ladder

### Outside

Gardens to the front, side and rear, off road parking, garage

### Note

There is no fixed staircase to this property

### Joint Agent

Blundells



LOT  
**115**

## Flat 1b, 7 Park Terrace, Liverpool L22 3XB

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

### Description

A one bedroom ground floor flat within a converted double fronted Victorian terraced property currently let by way of an Assured Shorthold Tenancy Agreement at a rental of £5,700 per annum. The property benefits from central heating, rear garden and communal parking.

### Situated

Off Bramhall Road in a popular and well established residential location within a conservation area, close to local amenities, schooling and within walking distance to Crosby town centre.

### Ground Floor

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

### Outside

Communal Parking, Rear Garden.

### Note

Sutton Kersh have not internally inspected the property.



LOT  
**116**

## Flat 5, 165 Roxburgh Street, Bootle, Merseyside L20 9NH

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

### Description

A first floor two bedroomed self-contained flat within a purpose built block benefiting from double glazing, central heating, an allocated parking space and a balcony. The flat has recently been refurbished throughout and would be suitable for investment purposes with a potential rental income of approximately £5,640.00 per annum.

### Situated

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

### Ground Floor

Main Entrance Hallway.

### First Floor

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

### Outside

An Allocated Parking Space,  
Balcony.



LOT  
**117**

## 124 Chirkdale Street, Liverpool L4 3SQ

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

### Situated

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

### Ground Floor

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

### First Floor

Two Bedrooms

### Outside

Yard to the rear.



LOT  
**118**

## 56 South Road, Waterloo, Liverpool L22 5PQ

GUIDE PRICE **£300,000+**\*

MIXED USE

### Description

A vacant three storey mixed use property benefiting from double glazing, central heating and steel roller shutters. The property comprises a ground floor bar previously bar 'Fifty6' together with a two bed roomed flat to the first and second floors accessed via a separate rear entrance and has previously been let producing £35,000 per annum.

### Situated

Fronting South Road in a popular and well established residential location close to local amenities and approximately 6 miles from Liverpool city centre.

### Basement

Cold room.

### Note

Sutton Kersh have not internally inspected the property.

### Ground Floor

Bar area, fully fitted bar, Dancefloor, Kitchen, WCs.

### First Floor

Flat Hall, Lounge, Kitchen, Bathroom/WC

### Second Floor

Flat Two Bedrooms.

### Outside

Rear yard.



LOT  
**119**

## 5 Harlech Street, Liverpool L4 3RJ

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A new build four bedroomed middle terraced house benefiting from double glazing and central heating. The property has been finished to a good standard throughout and is ready for immediate occupation or investment purposes. The property was built in 2019 and comes with the remainder of the NHBC warranty.

### Situated

Off County Road (the A59) in a popular and well established residential location within walking distance to local amenities, transport links, Liverpool and Everton Football club and approximately 4 miles to Liverpool city centre.

### Ground Floor

Hall, Living Room, Kitchen/Diner, Separate WC

### First Floor

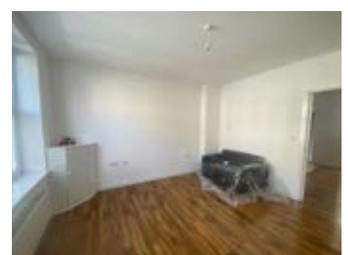
Three Bedrooms (one with En Suite), Bathroom/WC

### Second Floor

Fourth Bedroom

### Outside

Yard to the rear.



LOT  
**120**

## 54 Newry Park, Chester CH2 2AR

GUIDE PRICE **£170,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached house which is currently let by way of a Regulated Tenancy producing £6,396.00 per annum. The property benefits from double glazing, central heating, driveway and gardens to the front and rear. 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 Brook Lane in a popular location close to local amenities, schooling and approximately 1 mile from Chester city centre.

### Ground Floor

Hall, Lounge, Kitchen/Diner.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Driveway, Front and Rear Gardens.

### 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  
**121**

## 61 Stanley Park Avenue North, Liverpool L4 9UD

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Fronting Stanley Park Avenue North in a popular and well established residential location close to local amenities, Walton Hall Park and Liverpool Football Club. Approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens, Driveway.



LOT  
**122**

## 10 Stonehill Street, Liverpool L4 2QB

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £4,776.00 per annum.

### Situated

Off Oakfield Road in an established residential location within close proximity to local amenities, Liverpool Football Club and approximately 2 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Yard to the rear.

### EPC Rating

F



LOT  
**123**

## 42 Ripon Street, Liverpool L4 5UQ

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 agreement producing £5,639.76 per annum.

### Situated

Off City Road in a popular residential location within easy reach of local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Lounge, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Yard to the rear.

### EPC Rating

D



LOT  
**124**

## 14 Croft End, St. Helens, Merseyside WA9 3RB

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £5,720 per annum. The property benefits from double glazing, central heating and gardens.

### Situated

Off Meadow Lane in a popular and well established location close to local amenities and approximately 2.5 miles from St Helens town centre.

### Ground Floor

Hall, Through Lounge/Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and rear gardens.

### EPC Rating

E.

### Note

Sutton Kersh have not internally inspected the property.



LOT  
**125**

## 32 Sleepers Hill, Liverpool L4 0RW

GUIDE PRICE **£45,000+\***

VACANT RESIDENTIAL

### Description

A two bedroom mid terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

### Situated

Off Anfield Road in a popular and well established residential location, close to local amenities and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Through Lounge, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Yard to rear.

### EPC Rating

F.



LOT  
**126**

25 Rocky Lane, Anfield, Liverpool L6 4BA

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

#### Description

An end terraced house converted to provide three × one bedroom self-contained flats. One flat is currently let by way of a rolling contract producing a rental income of £5,200.00 per annum. Following a scheme of refurbishment works the potential annual income when fully let would be approximately £17,500 per annum.

#### Situated

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

#### Ground Floor

Main Entrance Hallway

**Flat 1** Lounge, Kitchen, Bedroom, Bathroom/W.C

#### First Floor

**Flat 2** Lounge, Kitchen, Bedroom, Bathroom/W.C

#### Second Floor

**Flat 3** Lounge, Kitchen, Bedroom, Bathroom/W.C

#### Outside

Yard to rear.



# Don't just take our word for it



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

*Just had to write to thank Cathy and her staff for their hard work selling our property 83 Linacre Lane, Bootle, L20.*

*From the first meeting with Cathy at the property for the valuation she was friendly, very professional and gave an honest appraisal of the property, going through fully how the auction works.*

*We found the process was made easy by the office staff having to fill in the forms and send them over, we were contacted by phone, email and letters. We were informed every step of the way of offers made on the property prior to the auction but decided to go ahead to sell at auction.*

*Thanks to Cathy and her staff we were delighted with the outcome and would have no hesitation recommending Sutton Kersh as the people to go to, to sell your house.*

*With thanks,  
Gayna Groome*



**Description**

A vacant former workshop building suitable for a variety of uses including re-development into a single residential dwelling subject to any necessary planning consents.

**Situated**

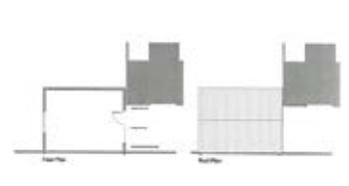
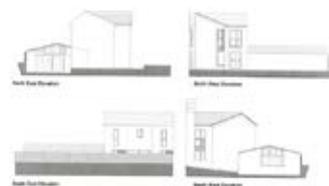
At the end of Jardin Mews off Parkfield Road and to the rear of 20 and 22 Ullet Road within the Princes Park Conservation area close to Lark Lane and Aigburth Road amenities, Sefton Park and approximately 2 miles from Liverpool city centre.

**Planning**

Planning permission was submitted to Liverpool City Council on 26th June 2019 under planning reference 19F/1382 however it was withdrawn by the applicant. The proposal was to demolish the workshop and erect a single dwelling. The proposed floor and elevation plans are enclosed within these particulars, however further information is available on the Liverpool City Council Planning Portal.

**Note**

The images are for an indicative scheme and prospective purchasers should make their own enquiries with Liverpool City Council Planning Department.



LOT  
**128**

## 54 Gidlow Road, Liverpool L13 2AW

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced property benefiting from double glazing and central heating. We have been advised the property will be vacant on 5th July 2021. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £7,800 per annum.

### Situated

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

### Ground Floor

Hall, Lounge, Dining Room,  
Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.



LOT  
**129**

## Unit 4 Matrix Way, Buckshaw Village, Chorley, Lancashire PR7 7ND

GUIDE PRICE **£115,000+**\*

COMMERCIAL INVESTMENT

### Description

A commercial investment currently producing £9,000pa. The mid-terrace property is of steel frame construction with brick elevations which have been cladded to the upper parts. The pitched roof slopes from back to front and is also overlaid with profile cladding which incorporates translucent panels. Internally the property benefits from three phase electric, electric up and over goods shutter (3.2m wide by 2.5m high), solid concrete flooring, WC and kitchen facilities. The minimum eaves at the front is 5.1m, to the rear half of the unit the steel mezzanine restricts the floor to ceiling height to 2.5m.

### Situated

Occupying an excellent location at the entrance to Buckshaw Village, Matrix Way is prominently situated adjacent to Central Avenue and Dawson Lane, very close to the junction with Wigan Road (A49). Preston, Leyland, Chorley and Bamber Bridge are easily accessible along with J28/29 M6; J8/J9 M61 and J1/J2 M65 which provide easy access to the remainder of the North West and national motorway network.

### Floor Areas

Ground Floor 73.16m<sup>2</sup> (787sq ft)  
Mezzanine Floor 36.57m<sup>2</sup>  
(394sq ft)  
Total 109.73m<sup>2</sup> (1,181sq ft)

on a long leasehold basis on a 999 year lease from 10/06/2011 on a peppercorn ground rent. The property is currently leased to Queo2 Limited for a term of 5 years from 8th June 2020 at an annual rental of £9,000. The Tenant has the option to break at

the end of the third year. Further details available upon request.

### VAT

The property is registered for VAT and VAT is payable in addition to the purchase price

### Joint Auctioneers

Robert Pinkus





**Description**

On instructions of the executor we are pleased to offer for sale by public auction a five bedroom, three storey 1930s semi-detached property that is offered to the market for the first time in circa 70 years. Although in need of modernisation it retains a wealth of character features and with its stunning views of the river, Kilminorth Woods and West Looe it offers the opportunity for use as an enviable family home, a B&B or for conversion subject to any requisite consents.

**Situated**

The ever popular seaside town of Looe offers a wide range of shopping, leisure and recreational facilities and amenities, with a plethora of bars, cafes and restaurants, amusement arcades, a working harbour and sandy beaches, with a railway line linking to Looe to Liskeard and being readily commutable to Plymouth city centre.

**Ground Floor**

Entrance vestibule, hallway, sitting room, dining room and kitchen.

**First Floor**

Landing, two bedrooms, airing cupboard, WC and bathroom.

**Second Floor**

Landing and three bedrooms.

**Outside**

Verandah and garden with fabulous views of the river, Kilminorth Woods and West Looe. Rear courtyard with two block built storage sheds, WC and large mature terraced garden.

**Viewings**

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



Countrywide Property Auctions  
01395 275691.

**Auctioneer's Note**

The property has had stage two testing for mundic block returning a Class B for the samples tested and as per paragraph 9, the inspection of the building did not reveal

any significant 'mundic' related structural defects to the concrete walls of the property. The property is deemed suitable for cash purchasers only.



General view of building

**Description**

A one bedroom ground floor apartment with an allocated parking space, situated in proximity of the city centre of Truro. The property was converted to a high specification four years ago and has since been a successful residential lettings venture currently let on an AST generating £595pcm/£7,140pae. The property is to be sold with the benefit of a 999 year lease and a 1/5 share of the freehold and management company.



**Situated**

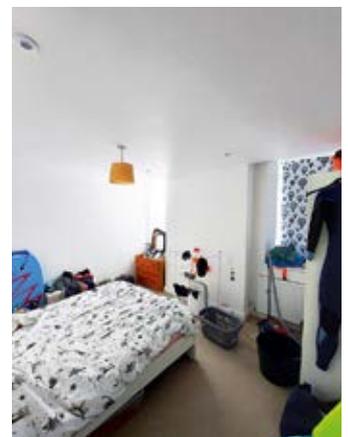
The Cathedral city of Truro offers a vast selection of boutique and bespoke shops, restaurants, bars and cafés, with excellent public transport links, a mainline railway station and readily commutable to the A30/A39/A390 road networks.

**Ground Floor**

Entry phone system and communal hallway. Flat 1: Open plan lounge/kitchen/diner with integrated appliances, bedroom and shower room.

**Viewings**

Strictly by prior appointment with Stratton Creber Truro 01872 275376. General enquiries Countrywide Property Auctions 01395 275691.



**Outside**

Allocated parking space.



**Description**

A rare opportunity to acquire a parcel of land measuring 0.08 acres in the heart of the coastal village of Mullion which we understand was previously the site of a detached bungalow which burnt down in the 1980s. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department as to if the bungalow could now be replaced, or for any other development within the boundaries of the land. Measurements have been taken using the Promap mapping facility. Interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

**Situated**

Mullion is the largest village on The Lizard Peninsula and benefits from a good range of shops, inns and cafes in addition to health and educational facilities. Nearby picturesque attractions include the harbour at Mullion Cove and Polurrian beach. Circa eight miles is the popular town of Helston. Helston is a market town boasting a charming town centre filled with historic architecture, cafes, public houses and an eclectic range of independent and chain stores. The town offers a range of amenities and facilities including a sports centre with swimming pool, primary and secondary schooling, sixth form College, doctors' surgeries, supermarkets, and public parks.



**Viewings**

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

Miller Countrywide Helston  
01326 563411/Countrywide  
Property Auctions 02395  
275691.



**Description**

Land with planning for two x three bedroom detached houses, enclosed rear gardens backing on to open countryside and parking in the sought after hamlet of Lower Dean. The planning permission in place is for 'intermediate affordable' dwellings which can be sold or let at 80% of market value. Planning: A Grant of Conditional Planning Permission was issued by Dartmoor National Park Authority, under application number 0531/20, on the 29th of March 2021 for 'Construction of two three bed 'intermediate affordable' dwellings, associated parking and turning, 1 Cross View, Dean Prior'. Interested parties must make and rely upon their own planning enquiries of Dartmoor National Park Authority.

**Situated**

Lower Dean is an ancient hamlet settlement conveniently located adjacent to the A38 at the mid-way point between Plymouth and Exeter. It lies on the south east boundary of Dartmoor National Park circa half a mile from the town of Buckfastleigh.

**Proposed Accommodation Per Unit**

**Ground Floor**  
Entrance hall, cloakroom/WC, kitchen, living room.

**First Floor**

Landing, master bedroom with en-suite shower room,

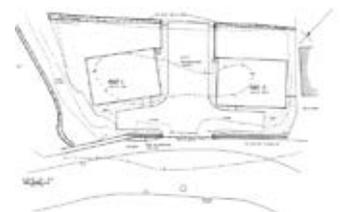
two further bedrooms, family bathroom.

**Outside**

Gardens and two parking spaces per plot.

**Viewings**

Strictly by prior appointment with Fulfords Totnes 01803



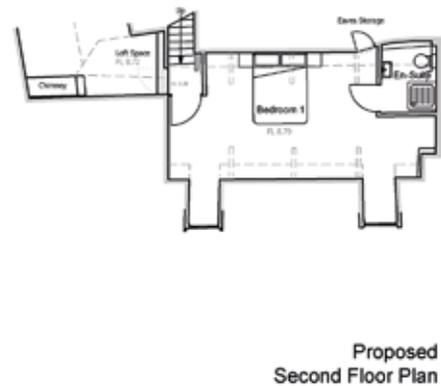
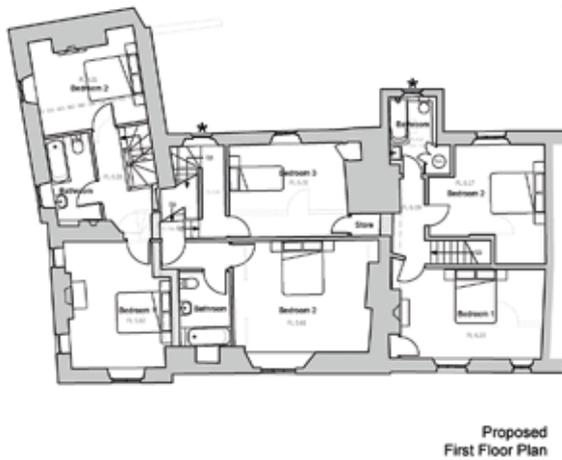
864112. General enquiries Countrywide Property Auctions 01395 275691.

**Note**

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

**Utilities**

We understand that the site provides easy access to all main utility services, with the electricity supply terminating within the site boundary. Quotations for the connection of all utility services are supplied within the legal pack.



**Description**

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

**Situated**

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

**Proposed Accommodation**

**House 1  
Ground Floor**

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

**First Floor**

Landing, two bedrooms and bathroom.

**House 2  
Ground Floor**

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

**First Floor**

Landing, two bedrooms and bathroom.

**Second Floor**

Master bedroom and en-suite shower room.

**House 3  
Ground Floor**

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

**First Floor**

Landing, two bedrooms and bathroom.

**Outside**

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

**Viewings**

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

**Auctioneer's Note**

The property is not subject to VAT.



General view of building



### Description

A first floor two bedroom flat situated in close proximity to Torquay town centre and the harbour, with residents permit parking available in Waterloo Road. The flat has the benefit of a 91 year lease and is currently let on an assured shorthold tenancy generating an income of £500pcm/£6,000pae.

### Situated

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides excellent facilities to include waterside restaurants, a theatre and bars. The marina provides excellent mooring facilities for luxury yachts and motor cruisers.

### Ground Floor

Communal entrance hall with stairs rising to the first floor.

### First Floor

**Flat 4** Entrance hall, open plan lounge/kitchen/diner, two bedrooms and bathroom.

### Viewings

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





**Description**

An interesting opportunity to acquire a sizeable and versatile end of terrace mixed use freehold property comprising of a ground floor commercial unit currently operating as a Chinese take away with shop front, commercial kitchen, lobby, staff room, store and WC, with four bedroomed owners accommodation above, walk in storage container, garage and land totalling circa 0.19 acres in total, with a lapsed planning application granted in 2017 for an additional three bedroom, end of terrace house.

**Situated**

Christina Parade houses a mixture of residential and commercial premises, car parking and garages, in a popular residential area of Totnes. Totnes town is the commercial centre for the South Hams, with Dartmoor National Park along with stunning beaches and coastline within ten miles. The bustling medieval market town has a mainline railway station to London Paddington, there is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.



**Ground Floor**

Main shop/service area, kitchen, side entrance hall giving access to the first floor, staff room, WC and storage area.

**First Floor**

Landing, four bedrooms, sitting room and bathroom.

**Outside**

Walk in storage container, garage, additional woodland and car parking, with the site

area totalling circa 0.19 acres and having previously enjoyed a Grant of Conditional Planning, under application number 0266/16/FUL, on the 10th October 2017 for 'Erection of 3 bed terrace house with garden and relocation of garages'.

Interested parties must make and rely upon their own planning enquiries of South Hams District Council planning department.



**Auctioneer's Note**

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

**Viewings**

Strictly by prior appointment with Fulfords Totnes 01803 864112. General enquiries Countrywide Property Auctions 01395 275691.

General view of building



**Description**

A two bedroom first floor flat situated in close proximity to Exmouth sea front and beaches. The property is situated at the front of the building and enjoys estuary views, has an allocated car parking space and whilst in need of some modernisation offers a tremendous opportunity to purchase in this highly sought after location.

**Situated**

The Town of Exmouth enjoys over three miles of golden sands on the East Devon Coastline, with amenities including sailing, boating, water skiing, a modern sports centre, swimming pool and a Marina. Exmouth town centre also has a range of shops, a variety of restaurants, a selection of primary schools and Exmouth Community College, with Exeter city centre being circa 10 miles by road or rail, with mainline railway station, airport and the M5/A30/A38 road networks.

**Ground Floor**

Communal entrance hall with stairs to all floors.

**First Floor**

**Flat 6** Entrance hall, sitting room, kitchen, two bedrooms and bathroom.

**Outside**

Allocated car parking space.

**Viewings**

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





General view of building

**Description**

A nicely presented one bedroom top floor flat with views over the townscape to the sea beyond. This purpose built apartment is situated within a gated development within the town centre of Paignton, with communal courtyard, bicycle/motorcycle parking space and bin store. The property has the benefit of a 999 year lease which commenced in 2008.

**Location**

The property is situated in the heart of the town within walking distance to the sea front. Paignton is a seaside town on the coast of Torbay in Devon, with a bustling town centre, main shopping precinct and high street stores and gift shops. A number of coastal paths link to the beaches and harbour. Bus and rail links to neighbouring towns.

**Ground Floor**

Communal entrance hall.

**Flat 8**

Open plan lounge/kitchen/diner with integrated appliances, double bedroom and bathroom

**Outside**

Communal courtyard garden, bicycle/motorcycle parking area and bin store.

**Viewings**

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

**Auctioneer's Note**

Cash purchasers only due to external cladding.





### Description

A recently and extensively refurbished two double bedroom end of terrace character property, retaining a wealth of period features, with front and rear low maintenance courtyard style gardens situated in the Cornish village of St Blazey.

### Situated

Centrally situated in St Blazey, the cottage is within a stone's throw from a convenience store and only a short distance from the extremely popular village of Par which offers an excellent range of local amenities including supermarket, doctors surgery, post office, public houses, mainline railway station and beach. The major town of St. Austell is also within easy reach and provides extensive retail stores, leisure facilities and schooling. The historic port of Charlestown and the award winning Eden Project, along with well-known Fowey, renowned for its picturesque estuary are within a short drive.

### Ground Floor

Entrance porch, lounge/diner, kitchen, utility room.

### First Floor

Landing, two double bedrooms, office, bathroom.

### Outside

Front and rear low maintenance courtyard style gardens and a wood store.

### Viewings

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



General view of building



**Description**

A two bedroom ground floor apartment forming part of a converted Victorian villa and having had the benefit of being recently refurbished throughout. The apartment has an allocated parking space and is within close proximity of the sea front, town centre and the railway station. Having the benefit of the remainder of a 999 year lease and a share of the freehold, the property is likely to appeal to owner occupiers and those looking for a second home in this popular seaside town.

**Situated**

Located in Teignmouth offering easy access to the train station and local bus routes, sandy beaches and the famous Teignmouth Pier. The town has a lot to offer including local bakeries, butchers and green grocers as well as The Pavillions which hosts a cafe, cinema and regular events.

**Ground Floor**

Entrance hall, sitting room with a sea glimpse, kitchen/diner, inner hallway leading to the master bedroom with en-suite shower room, bedroom two and shower room.

**Viewings**

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

**Outside**

Allocated parking space.





**Description**

A charming two bedroom single storey fisherman's cottage situated in the heart of the ever popular fishing village of Mousehole, having been in the same family ownership for over 40 years. The property would lend itself, subject to any requisite consents, to further extension and reconfiguration of the existing accommodation whilst still retaining good sized landscaped gardens. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

**Situated**

The traditional fishing village of Mousehole retains an unspoilt character and has a rich and colourful history, ideally positioned for access to the magical West Cornwall scenery with its mixture of sandy beaches, rugged coastline and wide expanses of open countryside.

**Ground Floor**

Entrance hall, sitting room, two bedrooms, shower room, kitchen accessed externally from the sun room and a useful utility/store room.

**Outside**

The beautifully terraced and landscaped gardens are a particular feature of the cottage comprising of lawns, patio seating areas, greenhouse and garden shed.

**Viewings**

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

**Note**

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





**Description**

A two bedroom first floor duplex apartment situated in the heart of Southsea and having the benefit of a 125 year lease from the 1st of September 2015. The property has an open plan upper level lounge/kitchen/diner, master bedroom with en-suite, second bedroom and bathroom, along with an allocated parking space and bicycle store.

**Situated**

The property is located just off Victoria Road South in a popular and well established residential location within walking distance to Southsea town centre amenities, schooling, transport links and the seafront.

**Ground Floor**

Communal entrance hall.

**First Floor**

**Flat 5** Lower Level: Entrance hallway with stairs rising to the upper level, master bedroom with en-suite, second bedroom and bathroom. Upper Level: Open plan lounge/kitchen/diner.

**Outside**

Brick built bicycle store and allocated parking space

**Viewings**

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





**Description**

A two bedroom end of terrace character cottage requiring refurbishment and offering the potential for reconfiguration of the existing accommodation subject to any requisite consents. The cottage is situated just off the pretty village green in the rural hamlet of Burras, having the benefit of an enclosed front garden, a second detached garden area adjacent to the River Cober perhaps with future development potential subject to any requisite consents, residents car parking and being readily commutable to the nearby towns of Helston, Redruth, the Cornish coastline and in turn the A30.

**Situated**

Burras is a rural hamlet situated midway between the major towns of Helston and Redruth, in reasonable driving distance of the major transport links, educational facilities and shops. There are country and riverside walks on your doorstep, with the beaches of both the north and south coasts within a 10 mile drive.

**Ground Floor**

Entrance porch, sitting room, kitchen.

**First Floor**

Landing, two bedrooms and bathroom.

**Outside**

Front garden with wooden shed and a pedestrian pathway giving

access to the rear of the property. An additional detached area of garden is also included in the sale, lying adjacent to the River Cober, perhaps offering the potential for future development subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries



of Cornwall Council Planning Department.

**Viewings**

Strictly by prior appointment with Miller Countrywide Helston 01326 563411. General enquiries Countrywide Property Auctions 01395 275691.

**Auctioneer's Note**

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



**Description**

An interesting opportunity to acquire a freehold investment comprising a three bedroom, three storey maisonette with garden, currently let and generating an income of £725pcm/£8,780pae, a ground floor studio flat currently let and generating an income of £350pcm £4,200pae and a residential building plot with recently lapsed planning for a three/four bedroom detached house.

**Situated**

Newton Abbot is a thriving market town with plenty of shops, amenities and eateries. There is a choice of primary schools and two secondary schools close by. Newton Abbot also offers good transport links to Torbay, Exeter and Plymouth via the A38 or for trips further afield there is a mainline railway station.

**18 – Maisonette  
Ground Floor**

Entrance hall, open plan lounge/kitchen/diner.

**18A – Flat  
Ground Floor**

Bed/sitting room, kitchen and bathroom.

**First Floor**

Two bedrooms and a bathroom.

**Outside**

Utility/outbuilding.

**Second Floor**

Master bedroom with exposed beams and vaulted ceiling.

**Building Plot**

A Grant of Conditional Planning Permission was issued by Teignbridge District Council on the 16th of March 2018, under application number 17/01785/FUL, to 'Demolish wall and build



a single dwelling'. The proposed dwelling comprises three/four bedroom detached property with integral double garage. Interested parties must make and rely upon their own planning enquiries of Teignbridge District Council planning department.

with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.

**Viewings**

Strictly by prior appointment



### Description

A rare opportunity to acquire two parcels of land totalling circa 0.8 acres in an Area of Outstanding Natural Beauty in the rural hamlet of Trevega, offering glorious panoramic sea views over the surrounding countryside across to St Ives and Carbis bay. The land has the benefit of road frontage to both parcels of land and also a range of useful outbuildings currently comprising a granite garage, a Nissen hut and a walled yard/farmers clamp offering the potential, subject to any requisite consents, for redevelopment/replacement of the existing buildings, or for occasional recreational camping/caravanning. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.



### Situated

Located in an Area of Outstanding Natural Beauty, the surrounding land being run by the National Trust. This small hamlet is surrounded natural farmland and outstanding countryside, approximately 2 1/2 miles west of the famous fishing port of St Ives, with the market town of Penzance approximately 6 miles to the south. From the hamlet there are outstanding coastal walks into St Ives as well as into the historical village of Zennor along the Tinnens Way.



### Paddock

Gated access from the lane, enclosed by Cornish hedges and measuring circa 0.59 acres.

### Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.

### Note

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

### Outbuildings

Direct access from the lane to both the garage and the Nissen hut, with the clamp set in behind, the total area being circa 0.217 acres.



**Description**

A well-presented two storey property comprising of a three reception room, one/two bedroom garden flat currently let and generating an income of £575pcm/£6,900pae and a vacant two bedroom first floor flat with roof top terrace. The property is conveniently situated for Redruth town centre, supermarket, readily commutable to the A30 and the mainline railway station.

**Situated**

Redruth offers a range of local and national retail outlets, there are banks, a Post Office and a mainline railway station which connects with London Paddington and is readily commutable to the A30.

**Ground Floor**

Communal entrance hall. Flat 1: Hallway, sitting room, kitchen, bathroom, sun room giving access to the enclosed terraced garden, third reception room, currently utilised as a second bedroom, leading through to the main bedroom.

**First Floor**

Flat 2: Split level landing with door to the roof top terrace, main landing, kitchen, sitting room, two bedrooms and bathroom.

**Viewings**

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





**Description**

A sizeable three bedroom, two reception room, detached bungalow requiring modernisation set in a plot size of circa 0.3 acres of gardens with garage and on drive parking, offering the clear potential for further extension subject to any requisite consents in this favoured location.

**Situated**

Kingswood is a popular urban area in South Gloucestershire on the eastern border of Bristol. It is located near to the A420 with convenient access to both Bristol and Bath. Kingswood has its own High Street and shopping precinct with many local shops, facilities and amenities. Bristol city centre is within 4 miles, Chippenham is 18 miles and Bath is 12.5 miles away.

**Ground Floor**

Entrance porch, hallway, sitting room, dining room, kitchen, three bedrooms, family bathroom and additional cloakroom.

**Outside**

Gardens of circa 0.3 acres being mainly laid to lawn, detached garage and additional on drive parking.

**Viewings**

Strictly by prior appointment with Chappell & Matthews 0117 973 8734. General enquiries Countrywide Property Auctions 01395 275691.

**Auctioneer's Note**

The property is two years into a professional treatment plan for the control and eradication of Japanese Knotweed which has been identified within the garden. Measurements have been taken using the Promap mapping facility, interested



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



**Description**

A well-presented one bedroom detached bungalow, formerly an 1830's toll house being readily commutable to Exeter city centre. The property lies adjacent to open farmland and has delightful front and rear gardens enjoying a stream side setting with patio seating area, a detached workshop, a sizeable detached garden lodge requiring modest finishing works and on drive parking.

**Situated**

Cowley is situated to the north of Exeter on the edge of the beautiful mid Devon countryside whilst being circa two miles from the thriving city centre of Exeter. The property is readily commutable to the M5 providing links to the A38 to Plymouth, or the A30 to Cornwall to the south, with Bristol and London to the north and east. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.

**Ground Floor**

Entrance hall, sitting room, kitchen, snug/dining room with conservatory off, bedroom and wet room.

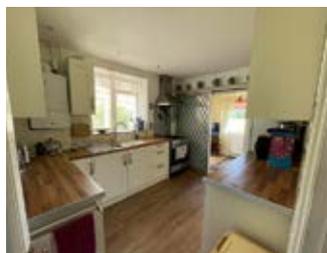
seating area and gated access to the road, a detached workshop and additional lodge requiring finishing works but offering tremendous potential for a home office or summer house.

**Outside**

Lawned front garden and on drive parking accessed over a shared driveway to the farmland beyond with the main cottage style gardens lying to the rear of the property, with patio

**Viewings**

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





**Description**

A three bedroom mid terrace house requiring modernisation and having the benefit of front and rear gardens, a range of useful outbuildings and a garage accessed via a rear service lane, leading to a children's play park. The property is likely to appeal as a post works residential lettings/re-sale opportunity being situated within easy walking distance of local shops, schools, Yeovil town centre and the hospital.

**Situated**

Fielding Road is set in an established residential area, conveniently situated for local schools, shops, the town centre with a range of High Street shops, supermarkets and cafes, being readily commutable to the A303 and having a mainline railway station.

**Ground Floor**

Entrance porch, hallway, lounge/diner, kitchen with lean to and WC off.

**First Floor**

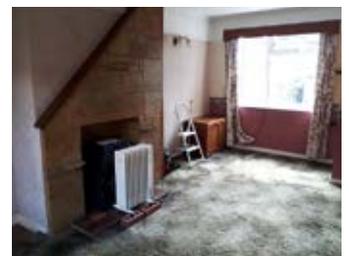
Landing, three bedrooms and shower room.

**Outside**

Front and rear enclosed gardens, with a range of useful outbuildings and a garage.

**Viewings**

Strictly by prior appointment with Palmer Snell Yeovil 01935 642000. General enquiries Countrywide Property Auctions 01395 275691.





**Description**

A charming Grade II Listed two bedroom thatched cottage situated in the highly sought after village of Newton Poppleford. Offering two double bedrooms – one with en-suite WC, two reception rooms, good sized rear lawned garden with useful outbuildings and parking accessed via a shared driveway, the property is likely to appeal to both owner/occupiers and also the residential/holiday lettings investors.

**Situated**

The village of Newton Poppleford is readily commutable to the M5, nearby seaside towns and beaches of Sidmouth and Exmouth, Exeter city centre and its mainline railway stations and airport. Village amenities include a well-regarded primary school, church, post office/village store, public house, takeaway, hairdressers and playing fields, along with river side and rural walks.

**Ground Floor**

Sitting room, dining room, kitchen and bathroom.

**First Floor**

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

**Outside**

Walled frontage with the main lawned and private back garden area being a particular feature of the property, bordered by a

stream to the rear boundary, offering a range of useful outbuildings and on drive parking accessed via a shared driveway.

**Viewings**

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



**Note**

Cash purchasers only due to the single skin extension to the rear of the property comprising the kitchen and ground floor bathroom. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.





**Description**

A sizeable five double bedroom, master en-suite, detached dormer bungalow requiring some finishing works to the partly modernised internal accommodation, set in 0.26 acres of gardens and grounds, comprising of lawn, decked seating area, a 29' long garage and an attached workshop/store of similar proportions, with additional on drive parking and views over the surrounding countryside. The property offers the potential for further extension/reconfiguration of the existing accommodation and is readily commutable to both Falmouth and Truro.

**Situated**

Herniss is a small hamlet lying adjacent to Longdowns, a rural community situated in the Cornish countryside alongside the A394 between Falmouth and Helston, being around 6 miles and 7 miles away respectively. The village of Longdowns has a local shop, with further facilities and amenities available in the popular village of Stithians circa 2.5 miles including a primary school, church, village shop and public house.

**Ground Floor**

Entrance hall, lounge/diner with doors to the enclosed and private decked seating area, kitchen/breakfast room with part finished utility/store room off, master bedroom with en-suite shower room, bedroom two with potential for an en-suite facility, bedroom three, bedroom four and family bathroom.

**First Floor**

Loft room/bedroom five.

**Outside**

Gardens and grounds of circa 0.26 acres with large lawned front garden, enclosed decked seating area, additional patio areas, a detached garage measuring circa 28'9" x 13'2" with an attached workshop/



store of circa 29' x 12'5" and additional on drive parking.

**Viewings**

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

**Auctioneer's Note**

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

General view of building



### Description

A one bedroom first floor flat requiring some updating, situated in the ever popular seaside town of Budleigh Salterton. The flat has the benefit of its own front garden and shared use of the rear courtyard.

### Situated

Budleigh Salterton is a small town on the coast in East Devon, England, 15 miles south-east of Exeter. It lies within the East Devon Area of Outstanding Natural Beauty, with a vibrant town centre offering a range of cafes, restaurants and shopping facilities.

### Ground Floor

Communal entrance hall shared with the lower flat.

### First Floor

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

### Outside

Enclosed front garden area and use of the shared courtyard to the rear of the property.

### Viewings

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

### Note

The property can only be used as a private residence by the purchaser and their immediate family.





# Nothing take your fancy?

Remember we have more lots at our online auction!

So visit [suttonkersh.sdlauctions.co.uk](https://suttonkersh.sdlauctions.co.uk) to see what we are selling online!

# Common Auction Conditions

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

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

## Introduction

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

### Glossary

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

### Auction Conduct Conditions

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

### Sale Conditions

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

## Glossary

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

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

Wherever it makes sense:

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

### ACTUAL COMPLETION DATE

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

### ADDENDUM

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

### Agreed COMPLETION Date

Subject to CONDITION G9.3:

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

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

### Approved Financial Institution

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

### ARREARS

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

### ARREARS Schedule

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

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### Catalogue

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

### COMPLETION

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

### Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

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

### CONTRACT DATE

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

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

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

### DOCUMENTS

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

### EXTRA GENERAL CONDITIONS

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

### Financial Charge

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

### General Conditions

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

### INTEREST RATE

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

### LOT

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

### Old ARREARS

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

### PARTICULARS

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

### PRACTITIONER

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

### PRICE

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

### Ready To Complete

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

### SPECIAL CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

## Auction Conduct Conditions

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

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

### A1 Introduction

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

### A2 OUR role

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

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

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

### A3 Bidding and reserve PRICES

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

### A4 The PARTICULARS and other information

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

### A5 The CONTRACT

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

### A6 Extra Auction Conduct Conditions

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

## General Conditions of Sale

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

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

### G1 The LOT

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

- CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- (a) matters registered or capable of registration as local land charges;
  - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
  - (c) notices, orders, demands, proposals and requirements of any competent authority;
  - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
  - (e) rights, easements, quasi-easements, and wayleaves;
  - (f) outgoings and other liabilities;
  - (g) any interest which overrides, under the Land Registration Act 2002;
  - (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
  - (i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
  - (b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
  - (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.
- G2 Deposit**
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
  - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G3 Between CONTRACT and COMPLETION**
- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
  - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
  - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
  - (c) gives no warranty as to the adequacy of the insurance;
  - (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;
  - (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
  - (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;
- and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.
- G4 Title and identity**
- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
  - (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
  - (c) If title is in the course of registration, title is to consist of:
    - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
    - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
    - (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
  - (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
  - (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.
- G5 TRANSFER**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
  - (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
  - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
  - (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
- G6 COMPLETION**
- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
  - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- G7 Notice to complete**
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.
- G7.2 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
  - (b) claim the deposit and any interest on it if held by a stakeholder;
  - (c) forfeit the deposit and any interest on it;
  - (d) resell the LOT; and
  - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
  - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- G8 If the CONTRACT is brought to an end**
- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
  - (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
- G9 Landlord's licence**
- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
  - (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) provide references and other relevant information; and
  - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
- G10 Interest and apportionments**
- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
  - (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
  - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
  - (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
- G11 ARREARS**
- Part 1 – Current rent*
- G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
- Part 2 – BUYER to pay for ARREARS*
- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
- G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
- G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.
- Part 3 – BUYER not to pay for ARREARS*
- G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
- (a) so state; or
  - (b) give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
  - (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
  - (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
  - (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
  - (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
  - (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
- G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
- G12 Management**
- G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
  - (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
  - (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

### G13 Rent deposits

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

### G14 VAT

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

### G15 TRANSFER as a going concern

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

### G16 Capital allowances

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

### G17 Maintenance agreements

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

### G18 Landlord and Tenant Act 1987

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

### G19 Sale by PRACTITIONER

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

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

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

### G20 TUPE

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

### G21 Environmental

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

### G22 Service Charge

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

### G23 Rent reviews

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

### G24 TENANCY renewals

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

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

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

- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

### G25 Warranties

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

### G26 No assignment

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

### G27 Registration at the Land Registry

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

### G28 Notices and other communications

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

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

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

### G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

#### G30.1 The Deposit

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

#### 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.

Residential Lettings & Estate Agency Services...



...we **sell** more because we **do** more

SuttonKersh

2 Cotton Street  
Liverpool  
L3 7DY

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

Working with

