

# property auction

Registration closes promptly at  
12pm on **Wednesday 27 October**  
and you must be pre-registered  
before this time in order to bid

**Thursday 28 October 2021**  
12 noon prompt

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

# SuttonKersh

**suttonkersh.co.uk**



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# Merseyside's leading auction team...



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for free advice or to arrange a free valuation

## 2021 Auction Dates

### Auction

Thursday 18 February  
Thursday 8 April  
Thursday 27 May  
Thursday 15 July  
Wednesday 15 September  
Thursday 28 October  
Thursday 9 December

### Closing

Friday 22 January  
Friday 12 March  
Friday 30 April  
Friday 18 June  
Friday 20 August  
Friday 24 September  
Friday 12 November

0151 207 6315  
auctions@suttonkersh.co.uk

# Welcome



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

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

With five auctions behind us this year, we have offered 492 lots, selling 447, which is one of the leading percentage success rates across the industry at 91.5% and in the process raising £52.18m for our vendor clients.

So on to our October auction and we are delighted to present another packed and interesting catalogue with over 90 lots to go under the hammer.

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

**Lot 42** 37 Halkyn Avenue, Aigburth, Liverpool, L17 2AH Guide price £375,000+\*

**Lot 38** 18 Northfield Road, Bootle, Merseyside, L20 0AF Guide price £15,000+\*

**Lot 66** 31 Clavell Road, Allerton, Liverpool, L19 4TR Guide price £135,000+\*

**Lot 58** Apt 5a, Redcliffe, 32-34 Wellington Road, Wallasey, Merseyside, CH45 2NG Guide price £80,000+\*

**Lot 59** Apt 3, Redcliffe, 32-34 Wellington Road, Wallasey, Merseyside, CH45 2NG Guide price £110,000+\*

**Lot 8** 39 Harbord Road, Waterloo, Liverpool, L22 8QG Guide price £165,000+\*

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

# 92 lots available

## 40+

vacant  
residential

## 3

vacant  
commercial

## 4

mixed  
use

## 4

land

## 30+

residential  
investment

## 1

development  
opportunities

## 1

garages

## Highlights



37 Halkyn Avenue, Aigburth, Liverpool, L17 2AH



18 Northfield Road, Bootle, Merseyside, L20 0AF



31 Clavell Road, Allerton, Liverpool, L19 4TR



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

## 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

**550** lots sold  
**£64.78m** 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

**119** lots sold  
**£14m** raised  
**90%** success

JUL

AUG

**103** lots sold  
**£12.6m** raised  
**90%** success

SEPT

OCT

NOV

DEC

**Thursday 9 December**  
Closing Friday 12 November



# Remote bidding guide for live streamed closed door auction

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

We offer three ways to bid at our auction:

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

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

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

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

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

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

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

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

# Terms & conditions for proxy, telephone or internet bidders

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

1. A proxy/telephone/internet form must be used to submit your bid to the auctioneers 48 hours before the day of the auction. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.  
  
A prospective buyer should fill in the appropriate proxy, telephone or internet bidding form in the catalogue or on the auctioneers website and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.  
  
**Telephone bidding** A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer's staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on the form submitted.  
  
**Internet bidding** Upon successful registration you will be issued with a unique bidding number to access our online bidding system. If connection is made then the bidder may compete in the bidding through the bidding system. If it is impossible to obtain connection or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the internet bidder up to the maximum bid stated on the form submitted.
2. Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
3. All proxy, telephone or internet bidding completed forms must be delivered to the auctioneer not less than 48 hours prior to the start of the auction at which the property, the subject of the bid, is to be sold. All bidders must provide a Bank or Building Society Draft or valid debit card details to cover the sum of 10% of the maximum bid or £3,000 whichever is the greater, and the buyers administration charge, to the auctioneer 48 hours prior to the auction to validate the proxy, telephone or internet bidding form. Proof of funds for a 10% deposit must also be provided. **We will not bid on your behalf or accept your bid unless we hold payment details.** Please note we do not accept cash or cheques.  
  
**Buyer's Administration Charge** The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.  
  
A separate proxy, telephone or internet bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
4. Any alteration to the proxy, telephone or internet bid or withdrawal must be in writing and be received in writing by the auctioneer prior to commencement of the auction.
5. The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
6. The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
7. The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone or internet bid, or any delays in the postal system if a proxy bidding form is sent through the post.
8. Prospective bidders should check our website by 10am on the day of the auction and prior to bidding at the auction to ensure there are no changes to the published terms and conditions and to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
9. In the case of unsuccessful bidders' deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
10. Should the property be knocked down to the proxy, telephone or internet bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
11. Should the telephone or internet bid exceed the bidding price stated on the form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitors' client account cheque, or by debit card. We do not accept personal cheques or cash.
12. Proxy, telephone or internet bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the auctioneers pre-sale announcements and are aware of any additional costs and fees payable by the buyer detailed therein.
13. Proxy, telephone or internet bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy, telephone or internet bidders are advised to telephone the Auctioneer's offices or check the auctioneers website before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
14. The proxy, telephone or internet bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
15. Please note we must hold 2 forms of certified ID prior to auction, typically this will be: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser, we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by Credas Technologies Ltd.
16. Proxy, telephone or internet bidding forms should be sent to [auctions@suttonkersh.co.uk](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 (full details can be found at the rear of the current catalogue). You can pre-register by completing the Bidders Registration and Identification Form – full details of which can be found on our website.**

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at [suttonkersh.co.uk](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.

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with no  
valuation or  
lender legal  
fees?!\*\*



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[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 28 October 2021**

For sale by public auction unless sold prior or withdrawn

1	Stonechurch, Cannon Street, Bolton BL3 5AP	£425,000+*
2	64 Scorton Street, Liverpool L6 4AT	£37,000+*
3	62 Burnie Avenue, Bootle, Merseyside L20 0BW	£80,000+*
4	39 Max Road, Liverpool L14 4BG	£65,000+*
5	Land at the junction of Warbreck Moor and Hall Lane, Liverpool L9 0ER	£100,000+*
6	41 Belfast Road, Liverpool L13 5SR	£65,000+*
7	47 Coral Avenue, Huyton, Liverpool L36 2PZ	£65,000+*
8	39 Harbord Road, Waterloo, Liverpool L22 8QG	£165,000+*
9	11 Witton Street, Northwich, Cheshire CW9 5DE	£90,000+*
10	59 Townsend Lane, Anfield, Liverpool L6 0AX	£100,000+*
11	43 Bligh Street, Wavertree, Liverpool L15 0HE	£60,000+*
12	73 Wendell Street, Liverpool L8 0RG	£50,000+*
13	23 Elgar Road, Liverpool L14 4BE	£70,000+*
14	Brompton House, 22 Brompton Road, Northallerton, N Yorks DL6 1EA	£250,000+*
15	10 Whitby Street, Liverpool L6 4DH	£45,000+*
16	40 Jason Walk, Liverpool L5 5EY	£90,000+*
17	19 Caryl Grove, Liverpool L8 6RN	£45,000+*
18	90 Brocco Bank, Sheffield S11 8RS	£300,000+*
19	66 Olney Street, Liverpool L4 5QW	£55,000+*
20	2 Waller Close, Liverpool L4 4QJ	£32,500+*
21	319 Crookesmoor Road, Sheffield S10 1BD	£190,000+*
22	97-99 High Street, Wavertree, Liverpool L15 8HF	£135,000+*
23	62 Endborne Road, Liverpool L9 8DR	£70,000+*
24	9a Clay Lane, Burtonwood, Warrington WA5 4HR	£105,000+*
25	490 Rice Lane, Liverpool L9 2BW	£50,000+*
26	80 Mersey Road, Widnes, Cheshire WA8 0DS	£45,000+*
27	34 Old Barn Road, Liverpool L4 2QP	£50,000+*
28	28 Old Barn Road, Liverpool L4 2QP	£45,000+*
29	5 Springbank Road, Liverpool L4 2QR	£50,000+*
30	6 Dallas Grove, Liverpool L9 4RU	£45,000+*
31	52 Sheil Road, Liverpool L6 3AE	£110,000+*
32	13 Dell Grove, Birkenhead, Merseyside CH42 1PN	£75,000+*
33	12 Hanwell Street, Liverpool L6 0AW	£30,000+*
34	4 Whitby Street, Liverpool L6 4DH	£35,000+*
35	19 Rawlins Street, Liverpool L7 0JE	£70,000+*
36	Land adjacent to 61 Harebell Street, Liverpool L5 7RL	£35,000+*
37	23 Acanthus Road, Liverpool L13 3DX	£85,000+*
38	18 Northfield Road, Bootle, Merseyside L20 0AF	£15,000+*
39	63/63a Rice Lane, Liverpool L9 1AD	£70,000+*
40	Flat 6, 27 Buckingham Road, Tuebrook, Liverpool L13 8AY	£27,000+*
41	Flat 108, 53 Burlington Street, Liverpool L3 6LG	£70,000+*
42	37 Halkyn Avenue, Aigburth, Liverpool L17 2AH	£375,000+*
43	75/75a Rocky Lane, Anfield, Liverpool L6 4BB	£135,000+*
44	53 Granville Road, Wavertree, Liverpool L15 2HP	£100,000+*
45	55 Granville Road, Wavertree, Liverpool L15 2HP	£100,000+*
46	Moreton Police Station, Chadwick Street, Wirral, CH46 7TE	£125,000+*
47	61 Dewsbury Road, Liverpool L4 2XE	£40,000+*
48	21 Morecambe Street, Liverpool L6 4AU	£45,000+*
49	86 Rodney Street, Birkenhead, Merseyside CH41 2SB	£50,000+*
50	88 Kingsheath Avenue, Liverpool L14 2DH	£70,000+*
51	3 Rothwell Cottages, Lunt Road, Lunt Village L29 7WA	£275,000+*
52	8 Wyelands, Holme Lacy, Hereford, Herefordshire HR2 6LT	£70,000+*
53	12 Hannan Road, Kensington, Liverpool L6 6DB	£85,000+*
54	639a Ormskirk Road, Wigan, Lancashire WN5 8AG	£40,000+*
55	33 Edgeworth Street, St. Helens, Merseyside WA9 3PT	£52,000+*

56	Flat 3, 150 Upper Parliament Street, Liverpool L8 7LL	£50,000+*
57	The Bungalow, 32-34 Wellington Road, Wallasey CH45 2NG	£135,000+*
58	Apt 5a, Redcliffe, 32-34 Wellington Road, Wallasey CH45 2NG	£80,000+*
59	Apt 3, Redcliffe, 32-34 Wellington Road, Wallasey CH45 2NG	£110,000+*
60	Apt 47, 1 David Lewis Street, Liverpool L1 4AX	£60,000+*
61	Apt 60 Hamilton House, 26 Pall Mall, Liverpool L3 6AE	£100,000+*
62	29 Guildhall Road, Liverpool L9 4SJ	£30,000+*
63	1 Stanton Avenue, Litherland, Liverpool L21 9LJ	£100,000+*
64	63 Alfred Street, St. Helens, Merseyside WA10 1LR	£75,000+*
65	48 Breeze Hill, Bootle, Merseyside L20 9NY	£90,000+*
66	31 Clavell Road, Allerton, Liverpool L19 4TR	£135,000+*
67	116 Dacy Road, Liverpool L5 6SB	£60,000+*
68	94 Macdonald Street, Liverpool L15 1EL	£65,000+*
69	72 Elstree Road, Hemel Hempstead, Hertfordshire HP2 7QP	£295,000+*
70	2 Myrtle Cottages, Polgooth, St. Austell, Cornwall PL26 7BP	£175,000+*
71	Flat 11 Richmond Court, Richmond Place, Dawlish, Devon EX7 9PL	£80,000+*
72	Garage at Merritt Road, Paignton, Devon TQ3 3RR	£8,000+*
73	4 Trentham Close, Paignton, Devon TQ3 3GF	£175,000+*
74	Holmdale, Herniss, Penryn, Cornwall TR10 9DS	£275,000+*
75	Land SE of Evergreen Lodge Back Lane, Canonstown, Hayle TR27 6NF	£500,000+*
76	76 Old Exeter Road, Tavistock, Devon PL19 0JD	£325,000+*
77	Caer Bran & Land, Sancreed, Penzance, Cornwall TR20 8QZ	£70,000+*
78	Land to the rear of Prospect Row, Ashton, Helston TR13 9RR	£40,000+*
79	Flat 1, 6 Wesley Terrace, Looe, Cornwall PL13 1HT	£95,000+*
80	6 Park Road, Torpoint, Cornwall PL11 2HD	£140,000+*
81	Flat 3, 60 Wolsdon Street, Plymouth PL1 5EN	£50,000+*
82	Flat 2, 18 Winner Street, Paignton, Devon TQ3 3BJ	£60,000+*
83	18 The Churchills, Newton Abbot, Devon TQ12 1QN	£250,000+*
84	98 Windsor Road, Torquay TQ1 1SU	£200,000+*
85	Flat 4, 36 Paragon, Bath BA1 5LY	£300,000+*
86	Flat 1, 57 Polsloe Road, Exeter EX1 2EA	£145,000+*
87	Nimbus, Whilborough, Newton Abbot, Devon TQ12 5LP	£365,000+*
88	Pilgrims Way Shopping Arcade & Flats, 60 Fore Street, Callington PL17 7AQ	£95,000+*
89	56 Macey Street, Torpoint, Cornwall PL11 2AL	£215,000+*
90	7 Redhills Close, Exeter EX4 1SD	£150,000+*
91	5 Millard Close, Basingstoke, Hampshire RG21 5TT	£220,000+*
92	25 Honey Street, Bodmin, Cornwall PL31 2DL	£135,000+*

# Next auction

## Thursday 9 December 2021

We're now taking entries for this auction.

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

For further information please call Sutton Kersh on **0151 207 6315** or email [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)

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





# Order of sale by type

## Development opportunities

75 Land SE of Evergreen Lodge Back Lane, Canonstown, Hayle TR27 6NF

## Garages

72 Garage at Merritt Road, Paignton, Devon TQ3 3RR

## Land

5 Land at the junction of Warbreck Moor and Hall Lane, Liverpool L9 0ER

36 Land adjacent to 61 Harebell Street, Liverpool L5 7RL

77 Caer Bran & Land, Sancreed, Penzance, Cornwall TR20 8QZ

78 Land to the rear of Prospect Row, Ashton, Helston TR13 9RR

## Mixed use

1 Stonechurch, Cannon Street, Bolton BL3 5AP

43 75/75a Rocky Lane, Anfield, Liverpool L6 4BB

88 Pilgrims Way Shopping Arcade & Flats, 60 Fore Street, Callington PL17 7AQ

92 25 Honey Street, Bodmin, Cornwall PL31 2DL

## Residential investment

4 39 Max Road, Liverpool L14 4BG

11 43 Bligh Street, Wavertree, Liverpool L15 0HE

12 73 Wendell Street, Liverpool L8 0RG

13 23 Elgar Road, Liverpool L14 4BE

15 10 Whitby Street, Liverpool L6 4DH

16 40 Jason Walk, Liverpool L5 5EY

17 19 Caryl Grove, Liverpool L8 6RN

19 66 Olney Street, Liverpool L4 5QW

20 2 Waller Close, Liverpool L4 4QJ

22 97-99 High Street, Wavertree, Liverpool L15 8HF

27 34 Old Barn Road, Liverpool L4 2QP

28 28 Old Barn Road, Liverpool L4 2QP

29 5 Springbank Road, Liverpool L4 2QR

30 6 Dallas Grove, Liverpool L9 4RU

31 52 Sheil Road, Liverpool L6 3AE

33 12 Hanwell Street, Liverpool L6 0AW

34 4 Whitby Street, Liverpool L6 4DH

42 37 Halkyn Avenue, Aigburth, Liverpool L17 2AH

44 53 Granville Road, Wavertree, Liverpool L15 2HP

45 55 Granville Road, Wavertree, Liverpool L15 2HP

49 86 Rodney Street, Birkenhead, Merseyside CH41 2SB

53 12 Hannan Road, Kensington, Liverpool L6 6DB

56 Flat 3, 150 Upper Parliament Street, Liverpool L8 7LL

60 Apt 47, 1 David Lewis Street, Liverpool L1 4AX

68 94 Macdonald Street, Liverpool L15 1EL

71 Flat 11 Richmond Court, Richmond Place, Dawlish, Devon EX7 9PL

73 4 Trentham Close, Paignton, Devon TQ3 3GF

76 76 Old Exeter Road, Tavistock, Devon PL19 0JD

81 Flat 3, 60 Wolsdon Street, Plymouth PL1 5EN

82 Flat 2, 18 Winner Street, Paignton, Devon TQ3 3BJ

## Vacant commercial

9 11 Witton Street, Northwich, Cheshire CW9 5DE

14 Brompton House, 22 Brompton Road, Northallerton, N Yorks DL6 1EA

46 Moreton Police Station, Chadwick Street, Wirral, CH46 7TE

## Vacant residential

2 64 Scorton Street, Liverpool L6 4AT

3 62 Burnie Avenue, Bootle, Merseyside L20 0BW

6 41 Belfast Road, Liverpool L13 5SR

7 47 Coral Avenue, Huyton, Liverpool L36 2PZ

8 39 Harbord Road, Waterloo, Liverpool L22 8QG

10 59 Townsend Lane, Anfield, Liverpool L6 0AX

18 90 Brocco Bank, Sheffield S11 8RS

21 319 Crookesmoor Road, Sheffield S10 1BD

23 62 Endborne Road, Liverpool L9 8DR

24 9a Clay Lane, Burtonwood, Warrington WA5 4HR

25 490 Rice Lane, Liverpool L9 2BW

26 80 Mersey Road, Widnes, Cheshire WA8 0DS

32 13 Dell Grove, Birkenhead, Merseyside CH42 1PN

35 19 Rawlins Street, Liverpool L7 0JE

37 23 Acanthus Road, Liverpool L13 3DX

38 18 Northfield Road, Bootle, Merseyside L20 0AF

39 63/63a Rice Lane, Liverpool L9 1AD

40 Flat 6, 27 Buckingham Road, Tuebrook, Liverpool L13 8AY

41 Flat 108, 53 Burlington Street, Liverpool L3 6LG

47 61 Dewsbury Road, Liverpool L4 2XE

48 21 Morecambe Street, Liverpool L6 4AU

50 88 Kingsheath Avenue, Liverpool L14 2DH

51 3 Rothwell Cottages, Lunt Road, Lunt Village L29 7WA

52 8 Wyelands, Holme Lacy, Hereford, Herefordshire HR2 6LT

54 639a Ormskirk Road, Wigan, Lancashire WN5 8AG

55 33 Edgeworth Street, St. Helens, Merseyside WA9 3PT

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

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

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

61 Apt 60 Hamilton House, 26 Pall Mall, Liverpool L3 6AE

62 29 Guildhall Road, Liverpool L9 4SJ

63 1 Stanton Avenue, Litherland, Liverpool L21 9LJ

64 63 Alfred Street, St. Helens, Merseyside WA10 1LR

65 48 Breeze Hill, Bootle, Merseyside L20 9NY

66 31 Clavell Road, Allerton, Liverpool L19 4TR

67 116 Dacy Road, Liverpool L5 6SB

69 72 Elstree Road, Hemel Hempstead, Hertfordshire HP2 7QP

70 2 Myrtle Cottages, Polgooth, St. Austell, Cornwall PL26 7BP

74 Holmdale, Herniss, Penryn, Cornwall TR10 9DS

79 Flat 1, 6 Wesley Terrace, Looe, Cornwall PL13 1HT

80 6 Park Road, Torpoint, Cornwall PL11 2HD

83 18 The Churchills, Newton Abbot, Devon TQ12 1QN

84 98 Windsor Road, Torquay TQ1 1SU

85 Flat 4, 36 Paragon, Bath BA1 5LY

86 Flat 1, 57 Polsloe Road, Exeter EX1 2EA

87 Nimbus, Whilborough, Newton Abbot, Devon TQ12 5LP

89 56 Macey Street, Torpoint, Cornwall PL11 2AL

90 7 Redhills Close, Exeter EX4 1SD

91 5 Millard Close, Basingstoke, Hampshire RG21 5TT

## Stonechurch, Cannon Street, Bolton BL3 5AP

GUIDE PRICE **£425,000+\***

MIXED USE

**Description**

The property comprises a rectangular shaped site on which there is a three-storey detached former church building now converted to provide 16 self-contained flats (15 × one bedroomed and one × studio flat ) together with a manager's office and ancillary staff facilities as well as communal areas. The original church building dates back to probably the 19th century and we are advised the conversion took place around 1990. The property benefits from double glazing, electric heating, landscaped gardens and a blocked paved carpark. Following a scheme of cosmetic upgrading and redecoration in parts the potential rental income when fully let is in excess of £66,600 per annum. Site area approximately 2,063m<sup>2</sup> (0.51 acre) Building Footprint approximately 456m<sup>2</sup>

**Situated**

Fronting Cannon Street and on the corner of Vicarage Street within close proximity to local amenities schooling, University of Bolton and public parkland. Approximately 1 mile from Bolton town centre.

**First Floor**

**Flat 7** Lounge, Kitchen, Bathroom/WC, Bedroom. **Flat 8** Lounge, Kitchen, Bathroom/WC, Bedroom. **Flat 9** Lounge, Kitchen, Bathroom/WC, Bedroom. **Flat 10** Lounge, Kitchen, Bathroom/WC, Bedroom. **Flat 11** Lounge, Kitchen, Bathroom/WC,

Bedroom. **Flat 12** Lounge, Kitchen, Bathroom/WC, Bedroom.

**Second Floor**

**Flat 13** Lounge, Kitchen, Bathroom/WC, Bedroom. **Flat 14** Lounge, Kitchen, Bathroom/WC, Bedroom. **Flat 15** Lounge, Kitchen,

Bathroom/WC, Bedroom. **Flat 16** Lounge, Kitchen, Bathroom/WC, Bedroom. **Flat 17** Lounge, Kitchen, Bathroom/WC, Bedroom. **Flat 18** Bedroom, Kitchen, Bathroom/WC

**Note**

Sutton Kersh have not internally inspected this property.





LOT

2

## 64 Scorton Street, Liverpool L6 4AT

GUIDE PRICE £37,000+\*

VACANT RESIDENTIAL

**Description**

A one bedroom middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes following modernisation and has previously been let at a rental of £5,040 per annum.

**Situated**

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

**Ground Floor**

Vestibule, Lounge, Kitchen

**First Floor**

Bedroom, Bathroom/WC

**Outside**

Rear Yard, WC



LOT

3

## 62 Burnie Avenue, Bootle, Merseyside L20 0BW

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens. Following modernisation the property would be suitable for occupation, resale or investment purposes. There is potential to extend the property to the rear subject to gaining any necessary consents.

**Situated**

Off Southport Road in a popular and well established residential location close to local amenities, 10 minute walk to local parks and shops, 1 mile to Bootle town centre and 3 miles to Crosby Beach. Liverpool city centre is approximately 4 miles away.

**Ground Floor**

Hall, Through Lounge, Kitchen.

**First Floor**

Three Bedrooms, Wetroom/WC

**Outside**

Gardens front and rear.



LOT

4

## 39 Max Road, Liverpool L14 4BG

GUIDE PRICE £65,000+\*

RESIDENTIAL INVESTMENT

**Description**

A two bedroomed mid-town house property let by way of an Assured Shorthold Tenancy producing a rental income of £6,600.00 per annum. The property benefits from double glazing, central heating, gardens to the front and rear.

**Situated**

Off Finch Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 7 miles from Liverpool city centre.

**Ground Floor**

Lounge, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Front and Rear Gardens.

**EPC Rating**

D.

**Note**

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



LOT

5

ON BEHALF OF LPA RECEIVERS

## Land at the junction of Warbreck Moor and Hall Lane, Liverpool L9 0ER

GUIDE PRICE £100,000+\*

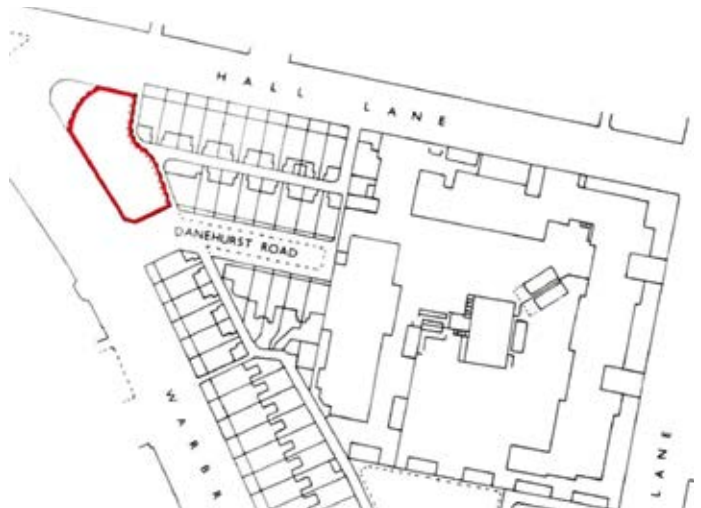
LAND

**Description**

The site comprises a vacant freehold parcel of land extending to approximately 0.146 acres, bounded by Warbreck Moor (A59), Danehurst Road and Hall Lane. Planning consent was granted in August 2010 for the 'erection of a three storey building on the site of a former car park, consisting of offices on the ground floor and eight self-contained flats on the upper two floors, together with associated parking area' (application ref: 10F/1216), though we understand the consent was not implemented. The most recent planning application was submitted in January 2018 for the 'erection of a residential block comprising 17 apartments with associated car parking spaces and ancillary works' (application ref: 18F/0009). A resolution to grant planning permission was passed at committee, subject to entering into a 106 Agreement. However, the application has since been withdrawn. Potential purchasers should rely on their own enquiries.

**Situated**

Fronting Warbreck Moor and on the corner of Hall Lane in a popular and well established residential location close to local amenities, transport links and approximately 5 miles from Liverpool city centre.



LOT

6

## 41 Belfast Road, Liverpool L13 5SR

GUIDE PRICE £65,000+\*

VACANT RESIDENTIAL

**Description**

A two bedroomed middle terrace property which following a full upgrade and modernisation would be suitable for occupation, resale or investment purposes.

**Situated**

Off Broadgreen Road and Prescot Road in a popular location within easy reach of local amenities, Old Swan Shopping facilities, schooling, transport links and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Lounge, Kitchen, Bathroom / WC

**First Floor**

Two Bedrooms

**Outside**

Yard to rear



LOT

7

## 47 Coral Avenue, Huyton, Liverpool L36 2PZ

GUIDE PRICE £65,000+\*

VACANT RESIDENTIAL

**Description**

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

**Situated**

Off Kingsway in a popular and well established residential location close to local amenities, schooling and transport links with easy access to Huyton Village and approximately 7 miles to Liverpool city centre.

**Ground Floor**

Lounge, Dining Room, Kitchen (lean to), Utility Room

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Front and Rear Gardens, Driveway.





LOT

8

## 39 Harbord Road, Waterloo, Liverpool L22 8QG

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

**Description**

A three bedroomed semi-detached property benefiting 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. This property is suitable for cash buyers only.

**Situated**

Off Oxford Road in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

**Ground Floor**

Porch, Hall, two Reception Rooms, Kitchen, Utility Room.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Front and Rear Gardens, Driveway.



LOT

9

## 11 Witton Street, Northwich, Cheshire CW9 5DE

GUIDE PRICE **£90,000+**\*

VACANT COMMERCIAL

**Description**

A three storey semi-detached property providing a ground floor retail until, together with offices/storage rooms above. The ground floor has most recently been used as 'Top Brand Shoes' and would be suitable for continued use or a variety of other uses subject to any necessary consents.

**Situated**

Off Crown Street within Northwich town centre featuring close amenities, Shopping and Restaurants.

**Ground Floor**

Shop Floor Retail Area

**First Floor**

Second Retail Area, Store Rooms, WC.

**Note**

Sutton Kersh have not internally inspected the property.





LOT  
10

## 59 Townsend Lane, Anfield, Liverpool L6 0AX

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A six bedroomed middle terraced house benefiting from double glazing and central heating. Refurbishment works have commenced and once completed the property would be suitable for occupation or investment purposes.

### Situated

Fronting Townsend Lane in a popular residential location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

### Basement

Two Rooms.

### EPC Rating

D

### Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen.

### First Floor

Five Bedrooms, Shower Room/WC. Separate WC. Shower Room.

### Attic

Further Bedroom.

### Outside

Yard to the rear.



LOT  
11

## 43 Bligh Street, Wavertree, Liverpool L15 0HE

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bed mid terrace house currently let by way of an Assured Shorthold Tenancy producing £5,420 per annum. The property benefits from double glazing and central heating.

### Situated

Off Bagot Street which in turn is off Lawrence Road in a popular and well established residential location within easy reach of local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Living / Dining Area, Fitted Kitchen, Bathroom/WC

### First Floor

Two Bedrooms

### Outside

Yard to the rear

### Note

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



LOT  
12

## 73 Wendell Street, Liverpool L8 0RG

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom middle 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 £4,800.00 per annum.

### Situated

Off Smithdown Road in a popular and well established residential area within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

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

### Note

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

### First Floor

Two Bedrooms.

### Outside

Yard to rear.

### EPC Rating.

D.



LOT  
13

## 23 Elgar Road, Liverpool L14 4BE

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed mid-town house property let by way of an Assured Shorthold Tenancy producing a rental income of £7,200.00 per annum. The property benefits from double glazing, central heating, gardens to the front and rear.

### Situated

Off Kingsheath Avenue which is in turn off Finch Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens.

### EPC Rating

D.

### Note

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







### Description

A detached commercial premises formerly used as a clinic benefiting from double glazing, electric heating, driveway, gardens and a rear car park. The property is set on a good sized plot and would be suitable for a number of uses to include residential conversion, subject to gaining the necessary consents.

### Situated

Fronting Brompton Road in a popular and well established location within walking distance to Northallerton amenities, transport links and Friarage Hospital.

### Ground Floor

Lobby, Hall, three Offices, Kitchen, Staff Room, WC, Waiting Area, WC, five further Offices, Reception

Joint Agent  
Bridgfords

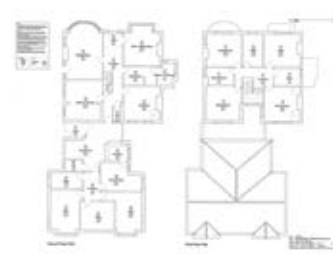
bridgfords

### First Floor

Seven Offices

### Outside

Gardens, Driveway, Car Park to the Rear



LOT  
15

## 10 Whitby Street, Liverpool L6 4DH

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,200 Per annum

### Situated

Off Clifton Road East which in turn is off West Derby Road within close proximity to Tuebrook amenities, Newham Park, schooling and approximately 3 from Liverpool city centre.

### Ground Floor

Lounge, Dining room, Kitchen, Shower/WC.

### First Floor

Two Bedrooms.

### Outside

Rear Yard.



LOT  
16

## 40 Jason Walk, Liverpool L5 5EY

GUIDE PRICE **£90,000+**\*

RESIDENTIAL INVESTMENT

### Description

A four bedroom mid-town house benefiting from double glazing, central heating and front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £6,900 per annum.

### Situated

Off Netherfield Road North which in turn is off Scotland Road (A59) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Kitchen, Dining Room

### First Floor

Four Bedrooms, WC, Shower Room

### Outside

Front and Rear Gardens

### Note

Sutton Kersh have not internally inspected the property.





### Description

A three bedroomed terraced property currently let by way of a Regulated Tenancy producing £3,900 per annum. The property benefits from double glazing.

### Situated

Off Grafton Street in a popular and well established residential location close to local amenities and within walking distance to Brunswick train station. Approximately 2 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen Bathroom/WC

### First Floor

Three bedrooms.

### Outside

Yard to the rear.

### Note

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



# 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 four bedroomed freehold end terrace house in need of a programme of renovation but with excellent potential. The property retains many original features, it has a garage and benefits from two good reception rooms.

### Situated

The house is situated in one of Sheffield's most sought after locations, with easy access to the University, central hospitals, Hunter's Bar, Sharrowvale shopping centres and Endcliffe Park.

### Ground Floor

Two reception rooms, kitchen

### First Floor

Master bedroom with en-suite shower room/WC, bedroom, bathroom/WC

### Second Floor

Two bedrooms

### Outside

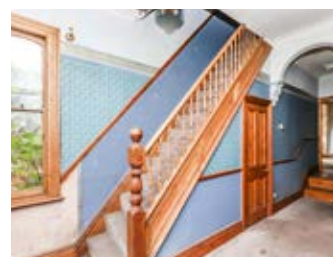
Yard to rear, garage in front

### Joint Agent

Blundells



Property Auctions





LOT  
19

66 Olney Street, Liverpool L4 5QW

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroomed end of terrace house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,300 per annum.

#### Situated

Off Bedford Road which in turn is off County Road in a popular and well established residential location within close proximity to local amenities. Approximately 3 miles from Liverpool city centre.

#### Ground Floor

Entrance Hall, Through Lounge/  
Dining room, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC.

#### Outside

Yard to rear.

#### Note

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



LOT  
20

2 Waller Close, Liverpool L4 4QJ

GUIDE PRICE **£32,500+**\*

RESIDENTIAL INVESTMENT

#### Description

A one bedroomed ground floor flat currently let by way of an Assured Shorthold tenancy producing £3,900 per annum. The property benefits from double glazing, electric heating and front garden.

#### Situated

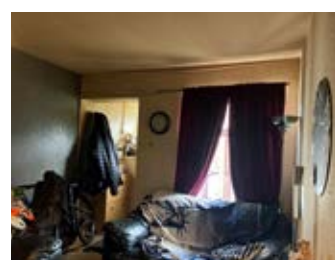
Off Fountains Road close to local amenities, Schooling and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Flat Vestibule, Lounge, Kitchen,  
Bedroom, Shower room/WC

#### Outside

Front Garden.



LOT  
21

## 319 Crookesmoor Road, Sheffield S10 1BD

GUIDE PRICE **£190,000+**\*

VACANT RESIDENTIAL

### Description

The property comprises a three storey plus basement four bedroomed Victorian terraced property benefiting from double glazing, central heating and gardens. Following modernisation the property would be suitable for occupation, resale or investment purposes.

### Situated

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

### Basement

Cellar

### Joint Agent

Blundells



blundells  
Property Auctions

### Ground Floor

Hall, two Reception rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Second Floor

Attic room.

### Outside

Rear garden.



LOT  
22

## 97-99 High Street, Wavertree, Liverpool L15 8HF

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A substantial six bedroomed HMO investment opportunity currently producing approximately £20,400 per annum A three storey semi-detached property converted to provide six bed sit style double rooms each benefiting from double glazing and new gas central heating. The property is HMO compliant and fully let by way of Assured Shorthold Tenancies.

### Situated

Fronting Wavertree High Street opposite Picton clock in a very popular and well established residential location within close proximity to local amenities, Schooling and transport links.

### Ground Floor

Main Entrance Hallway, Shower/WC

### Half Landing

One Room, Bathroom/WC

### First Floor

Communal Kitchen, three Rooms.

### Second Floor

Two Further Rooms.





LOT  
**23**

## 62 Endborne Road, Liverpool L9 8DR

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

Between Orrell Lane and Warbreck Avenue in a popular and well established residential location close to local amenities, transport links and approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Shower Room/WC.

### Outside

Yard to rear.



LOT  
**24**

## 9a Clay Lane, Burtonwood, Warrington WA5 4HR

GUIDE PRICE **£105,000+\***

VACANT RESIDENTIAL

### Description

A four bedroomed semi-detached dormer bungalow benefiting from double glazing, central heating, front and rear gardens and a driveway. Following a scheme refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes.

### Situated

Fronting Clay Lane in a semi-rural location. Burtonwood is a popular location within walking distance to Wheatacre Woods and sought after primary schools and a choice of high schools. Access to Gemini shopping facilities is within a few minutes' drive.

### Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen, two Bedrooms, Wet room/WC, Separate WC, Conservatory.

### First Floor

Two Further Bedrooms.

### Outside

Front and Rear Gardens, Driveway.



LOT  
25

## 490 Rice Lane, Liverpool L9 2BW

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced property benefitting from central heating. The property is in need of a full upgrade and scheme of refurbishment works. Once refurbished the property would be suitable for occupation, resale or investment purposes.

### Situated

Fronting Rice Lane in a popular location close to schooling, transport links, Orrell Park Railway Station and is within walking distance to Walton Vale amenities. Liverpool city centre is approximately 5 miles.

### Ground Floor

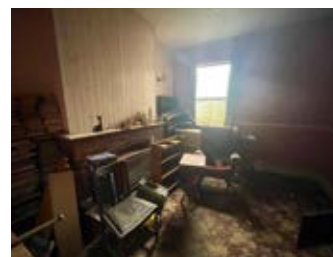
Hall, Lounge, Dining Room,  
Large Kitchen

### First Floor

Three Bedrooms, Bathroom / WC

### Outside

Yard to rear



LOT  
26

## 80 Mersey Road, Widnes, Cheshire WA8 0DS

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed terraced house benefiting from double glazing and central heating. Following modernisation, the property would be suitable for occupation, re-sale or investment purposes.

### Situated

Fronting Mersey Road, a continuation of Upper Mersey Road in a popular location within walking distance to Spike Island and within close proximity to local transport links to include the New Mersey Gateway Bridge. Approximately 1 mile from Widnes town centre and 1.7 miles from The Hive Leisure Park.

### Ground Floor

Through Lounge/Dining Room,  
Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Rear Yard.





LOT  
**27**

## 34 Old Barn Road, Liverpool L4 2QP

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

### Situated

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

### Ground Floor

Lounge, Dining Room, Kitchen,

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear



LOT  
**28**

## 28 Old Barn Road, Liverpool L4 2QP

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom mid terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,200 per annum.

### Situated

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

### Ground Floor

Lounge, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms

### Outside

Yard to rear



LOT  
29

## 5 Springbank Road, Liverpool L4 2QR

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

### Situated

Off Oakfield Road within close proximity to Tuebrook amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### First Floor

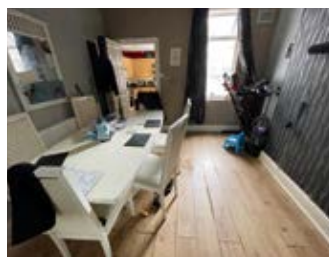
Three Bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating.

D.



LOT  
30

## 6 Dallas Grove, Liverpool L9 4RU

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom mid terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

### Situated

Off Warbreck Avenue which in turn is off Walton Vale in a popular and well established residential location close to local amenities, transport links and approximately 6 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen/Diner,  
Bathroom/WC

### First Floor

Two Bedrooms

### Outside

Yard to rear





LOT  
31

## 52 Sheil Road, Liverpool L6 3AE

GUIDE PRICE **£110,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey five bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at £5,760 per annum. The tenant has been in situ for approximately 15 years.

### Situated

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

### Ground Floor

Vestibule, Hall, two Living rooms, Kitchen, Utility room.

### Note

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

### First Floor

Three Bedrooms, Bathroom/WC

### Second Floor

Two Bedrooms.

### Outside

Yard to the rear.



LOT  
32

## 13 Dell Grove, Birkenhead, Merseyside CH42 1PN

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached property benefiting from majority double glazing, gardens front and rear and a driveway. The owner has installed new double glazing in the majority of windows. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes.

### Situated

Off New Chester Road in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 4 miles away.

### Ground Floor

Hall, Living Room, Kitchen/Diner, Separate WC, Utility Room

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens front and rear, Driveway



LOT  
**33**

## 12 Hanwell Street, Liverpool L6 0AW

GUIDE PRICE **£30,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house benefiting from central heating and partial double glazing. The property is currently let by way of a Regulated Tenancy producing £2,496 per annum

### Situated

Off Lower Breck 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

Lounge, Dining room, Kitchen,  
Shower room/WC

### First Floor

Two Bedrooms.

### Outside

Rear Yard.



LOT  
**34**

## 4 Whitby Street, Liverpool L6 4DH

GUIDE PRICE **£35,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house benefiting from part double glazing. The property is let by way of an Assured Shorthold Tenancy producing £4,420 Per annum.

### Situated

Off Clifton Road East which in turn is off West Derby Road within close proximity to Tuebrook amenities, Newham Park, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Two Bedrooms.

### Outside

Rear Yard.



LOT  
35

## 19 Rawlins Street, Liverpool L7 0JE

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed semi-detached house benefiting from double glazing, central heating, driveway and garage. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes with a potential rental income of approximately £7,800 per annum.

### Situated

Off Prescott Road (A57) in a popular and well established residential location within close proximity to local amenities and approximately 2.5 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Driveway, Yard to the rear, Garage



LOT  
36

## Land adjacent to 61 Harebell Street, Liverpool L5 7RL

GUIDE PRICE **£35,000+**\*

LAND

### Description

A vacant plot of land benefiting from outline planning permission to erect a three storey block of five x one bedroomed self-contained flats. Once developed the potential rental income is approximately £30,000 per annum. Planning Application No: 200/1288

### Situated

On the corner of Harebell Street and Stanley Road in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

### Accommodation

Architect drawings are available.





LOT  
37

## 23 Acanthus Road, Liverpool L13 3DX

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom end of terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for investment purposes, occupation or resale. Once let, the potential rental income would be in excess of £9,000 per annum.

### Situated

Off Derby Lane in a popular and well established residential location close to local amenities, Old Swan shopping facilities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Open Plan Dining Room/Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear, Outhouse.



LOT  
38

## 18 Northfield Road, Bootle, Merseyside L20 0AF

GUIDE PRICE **£15,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Fronting Northfield Road (A566) in a popular residential location close to local amenities, transport links and schooling. Liverpool city centre is approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, two Reception rooms, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and rear gardens.

### Note

Please note Sutton Kersh have not internally inspected the property.



LOT  
39

## 63/63a Rice Lane, Liverpool L9 1AD

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### Description

A three storey mid terraced property converted to provide 2 self-contained flats (one × one bed and one × two bed) benefitting from electric heating. Flat 63 is in good order throughout and would be suitable for immediate investment purposes. Flat 63a is in need of refurbishment and once completed would also be suitable for investment purposes. When fully let the potential rental income is approximately £12,000 per annum. Alternatively the ground floor could be converted to provide a retail unit subject to any consents.

### Situated

Fronting Rice Lane (A59) on the corner of Eskdale Road a popular location close to all local amenities, Walton Vale, Orrell Park train station, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Main entrance hallway.

**Flat 63a** Lounge, Bedroom, Shower/WC, Kitchen.

### Outside

Yard to rear.

### First Floor

**Flat 63** Lounge, Kitchen/Diner, Bathroom, WC

### Second Floor

Two Bedrooms.



LOT  
40

## Flat 6, 27 Buckingham Road, Tuebrook, Liverpool L13 8AY

GUIDE PRICE **£27,000+\***

VACANT RESIDENTIAL

### Description

A second floor studio apartment within a double fronted end town house comprising 6 flats. The property benefits from double glazing and central heating and would be suitable for immediate investment purposes with the potential rental income being approximately £4,200 per annum.

### Situated

Off West Derby Road in a popular and well established location within close proximity to local shopping amenities, Newsham Park, schooling, Liverpool Football Club, transport links and approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

### Second Floor

Lounge/Bedroom, Kitchen/Diner, Shower/WC.

### Outside

Communal Gardens





### Description

A two bedroomed second floor purpose built apartment situated in the Eldonian Village. The property benefits from double glazing, electric heating and secure intercom system and resident/visitor parking. The property would be suitable for occupation or investment purposes. The potential rental income is approximately £650pcm.

### Situated

In Eldonian Village just Off Vauxhall Road which in turn is off Scotland Road in a popular location within close proximity to local amenities, public transport and schooling and a short distance from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

### First Floor

Hallway, Open Plan Lounge / Kitchen with a Juliet Balcony, two Bedrooms, Bathroom/WC



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*Kind Regards  
Izzy*



### Description

A double fronted middle terraced house converted to provide five x one bedroomed self-contained flats. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £29,100 per annum. The flats are in good condition and benefit from partial double glazing and central heating.

### Situated

Directly off Ullet Road in the desirable and leafy suburb of Sefton Park within walking distance to local shops, restaurants, tourist attractions, Sefton Park and in an excellent school catchment area. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

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

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

### First Floor

**Flat 3** Lounge, Shower room/WC, Kitchen, Bedroom.

**Flat 4** Hall, Lounge, Bedroom, Shower room/WC, Kitchen.

### Second Floor

**Flat 5** Open Plan Lounge/Kitchen, Shower room/WC, Bedroom.

### Outside

Rear Yard.



LOT  
43

## 75/75a Rocky Lane, Anfield, Liverpool L6 4BB

GUIDE PRICE **£135,000+**\*

MIXED USE

### Description

A substantial three storey corner property comprising a ground floor retail unit together with eight letting rooms above accessed via a separate side entrance. The shop is let by way of a 3 year lease producing a rental income of £4,200 per annum. We have been advised the property did have a HMO licence but this now has expired and potential purchasers should make their own enquiries. Following a scheme of refurbishment and modernisation, the property would be suitable for investment purposes. If all 8 rooms are to be let at £85pw the potential income would be £36,720 per annum.

### Situated

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

### Ground Floor

**Shop** Main Sales Area

**Accommodation** Main entrance hallway, Kitchen/Lounge, one Letting Room

### Second Floor

Three Letting Rooms, Kitchen/Diner, Shower/WC, Separate WC

### Outside

Yard to the rear

### First Floor

Four Letting Rooms, two × Shower/WC



LOT  
44

## 53 Granville Road, Wavertree, Liverpool L15 2HP

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Smithdown Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Front Living Room, Rear Living Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Yard.

### Note

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





LOT  
45

## 55 Granville Road, Wavertree, Liverpool L15 2HP

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Smithdown Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Front Living Room, Rear Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Yard.

### Note

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



LOT  
46

## Moreton Police Station, Chadwick Street, Wirral, CH46 7TE

GUIDE PRICE **£125,000+**\*

VACANT COMMERCIAL

### Description

A detached property which was a former police station dating back to the 1950s in a prominent town centre location. The gross internal net area is approximately 258m<sup>2</sup> (2,777ft<sup>2</sup>). The property has been stripped out and benefits from double glazing and car parking for 2/3 cars. Planning permission was granted back in October 2017 to extend and convert the existing building to provide a ground floor retail unit together with five self-contained flats. Planning reference: APP/17/00758. The potential income once converted would be in excess of £30,000.00 per annum.

### Situated

Fronting Chadwick Street within a small parade of shops to include a Health Centre and a Post Office in the popular Moreton town centre and approximately 8 miles from Liverpool city centre.

### Ground Floor

Various Offices, Locker Room, WC's and disabled WCs

### EPC Rating

C

### First Floor

Various Offices, Kitchen, WCs.

### Outside

XXX



LOT  
47

## 61 Dewsbury Road, Liverpool L4 2XE

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

Through Lounge/Dining Room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to rear.

### EPC Rating

E.



LOT  
48

## 21 Morecambe Street, Liverpool L6 4AU

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terrace property benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

### Situated

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

### Ground Floor

Lounge/Diner, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Yard to rear.





LOT  
49

## 86 Rodney Street, Birkenhead, Merseyside CH41 2SB

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 £5,385 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, Through Lounge/Diner, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to rear.

### Note

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



LOT  
50

## 88 Kingsheath Avenue, Liverpool L14 2DH

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed mid-town house benefiting from double glazing, central heating, rear garden and driveway. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £8,100 per annum.

### Situated

Off East Prescott Road in a popular residential location close to local amenities, Old Swan shopping facilities, schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Three Bedrooms.

### Outside

Driveway, Rear Garden.







### Description

A rare opportunity to acquire a three bedroomed desirable and warm characteristic period style cottage dating back to the 1800s. The property benefits from double glazing, oil central heating, off road parking for 2/3 cars and many original features to include two cast iron fires with slate surrounds and original flooring. The property would be suitable for occupation to provide excellent family accommodation following a scheme of works and modernisation. There is also potential to extend to the side subject to any consents. Viewing is strongly recommended.

### Situated

In a delightful semi-rural location with pleasant views over farmland and in a conservation area in Lunt Village within easy reach of local amenities and Ince Blundell Park.

### Ground Floor

Porch Entrance, Hallway, Lounge, Dining Room, Kitchen, WC

### First Floor

Landing, two Bedrooms, Bathroom with a Free Standing Bath/WC

### Second Floor

One Further Bedroom above

### Outside

Gated off road pebbled parking area providing off road parking for several vehicles. Pleasant mature garden to the front and back.





LOT  
52

## 8 Wyelands, Holme Lacy, Hereford, Herefordshire HR2 6LT

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A ground floor two bedroomed flat benefiting from partial double glazing and central heating and a good sized rear garden. Following modernisation, the property would be suitable for investment purposes.

### Situated

Off Bridge Road (B4399) in a popular village location and within close proximity to local schooling. Approximately 5.5 miles from Hereford city centre.

### Ground Floor

Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

### Outside

Driveway, Large Rear Garden.



LOT  
53

## 12 Hannan Road, Kensington, Liverpool L6 6DB

GUIDE PRICE **£85,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefitting from double glazing and central heating. The property is currently let by way of a rolling contract producing £4,800 per annum.

### Situated

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

### Ground Floor

Hall, Through Lounge/Diner, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to rear.

### EPC Rating

D



LOT  
**54**

**639a Ormskirk Road, Wigan, Lancashire WN5 8AG**

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

#### Description

A two bedroomed detached property benefiting from double glazing. The property would be suitable for investment purposes with a potential rental income of approximately £4,800 per annum or possible redevelopment, subject to gaining the necessary consents.

#### Situated

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

#### Ground Floor

Open Plan Living Room/Kitchen/  
Diner

#### First Floor

Two Bedrooms, Shower Room/  
WC



LOT  
**55**

ON BEHALF OF A HOUSING ASSOCIATION

**33 Edgeworth Street, St. Helens, Merseyside WA9 3PT**

GUIDE PRICE **£52,000+\***

VACANT RESIDENTIAL

#### Description

A two bedroomed end of terrace property benefiting from double glazing and central heating. Following upgrade and refurbishment the property would be suitable for investment purposes with a potential annual income of approximately £5,400 per annum.

#### Situated

Between Fisher Street and Robins Lane in popular and well established residential location within close proximity to local amenities and approximately 3 miles from St Helens town centre.

#### Ground Floor

Vesitbule, Lounge, Dining  
Room, Kitchen, Storage room,  
Bathroom/WC.

#### First Floor

Two Bedrooms.

#### Outside

Gardens to the side and rear, Off-  
road car parking space.





LOT  
**56**

## Flat 3, 150 Upper Parliament Street, Liverpool L8 7LL

GUIDE PRICE **£50,000+\***

RESIDENTIAL INVESTMENT

### Description

A one bedroomed ground floor city centre apartment within a purpose built block benefiting from double glazing, electric heating and intercom system. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,940 per annum.

### Situated

Fronting Upper Parliament Street facing the Georgian Quarter within walking distance to the University, the Women's Hospital and city centre amenities and transport links.

### Ground Floor

Main Entrance Hallway

**Flat** Hall, Open Plan Living Area/

Kitchen, Bedroom, Bathroom/

WC



LOT  
**57**

ON BEHALF OF RECEIVERS

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

GUIDE PRICE **£135,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

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

### Outside

Gardens, Parking, Balcony leading to Terrace area.



LOT  
**58**

ON BEHALF OF RECEIVERS

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

GUIDE PRICE **£80,000+\***

VACANT RESIDENTIAL

#### Description

A well-presented one bedroom first floor apartment within the stunning Grade II listed Redcliffe Development, dating back to 1845. The property benefits from double glazing, central heating and communal gardens with stunning views over the Promenade. The property is in good order throughout would be suitable for immediate occupation or investment purposes.

#### Situated

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

#### Ground Floor

Communal Entrance.

**Flat Hall**, Stairway to First Floor.

#### First Floor

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

#### Outside

Communal gardens and parking.



LOT  
**59**

ON BEHALF OF RECEIVERS

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

GUIDE PRICE **£110,000+\***

VACANT RESIDENTIAL

#### Description

A well-presented two bedroomed first floor duplex apartment within the stunning Grade II listed Redcliffe development, dating back to 1845. The property benefits from double glazing, central heating and communal gardens with stunning views over the promenade. The property is in good order throughout would be suitable for immediate occupation or investment purposes. An internal inspection is strongly recommended.

#### Situated

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

#### Ground Floor

Communal Entrance.

**Flat Hall**, Stairway to First Floor.

#### Outside

Communal gardens and parking.

#### First Floor

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





LOT  
**60**

## Apt 47, 1 David Lewis Street, Liverpool L1 4AX

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

A fourth floor studio apartment benefiting from double glazing and electric heating. The property is currently let on an Assured Shorthold Tenancy producing £6,760 per annum.

### Situated

Off Seel Street in the centre of Liverpool city centre within walking distance to Liverpool One Bus Station, Liverpool One Shopping Centre and Liverpool Waterfront.

### Ground Floor

Entrance Hall

### Fourth Floor

**Studio Flat** Living Area/Kitchen/  
Bedroom, Shower Room/WC



LOT  
**61**

## Apt 60 Hamilton House, 26 Pall Mall, Liverpool L3 6AE

GUIDE PRICE **£100,000+\***

VACANT RESIDENTIAL

### Description

A third floor two bedroom apartment benefiting from double glazing and electric heating. The property is in good condition throughout and would be suitable for investment purposes, with the potential rental income in excess of £9,300 per annum.

### Situated

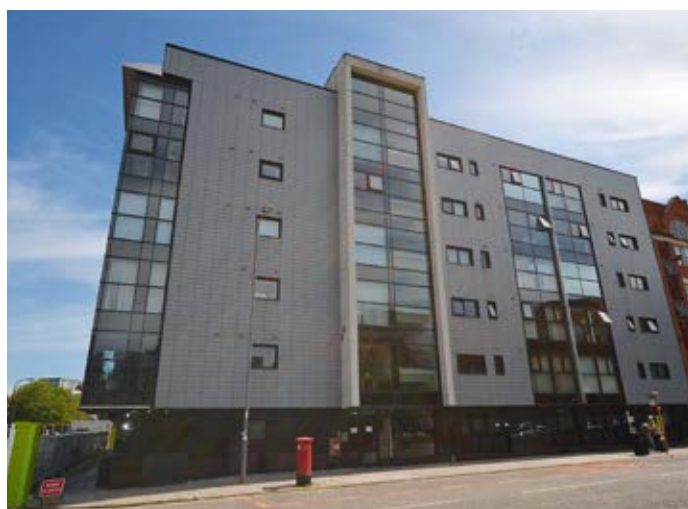
Fronting Pall Mall in Liverpool city centre close to Moorfields Train station, Liverpool One Shopping Centre and Liverpool Waterfront.

### Ground Floor

Hallway, Lift to all floors.

### Third Floor

**Apt Hall**, Lounge/Dining  
Room, Kitchen, two Bedrooms,  
Bathroom/WC





LOT  
**62**

## 29 Guildhall Road, Liverpool L9 4SJ

GUIDE PRICE **£30,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed end of terrace house in need of a full upgrade and scheme of refurbishment works. The property is suitable for cash buyers only.

### Situated

Off Warbreck Avenue which in turn is off Warbreck Moor within walking distance to Walton Vale amenities and within close proximity to schooling and transport links.

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Yard.



LOT  
**63**

## 1 Stanton Avenue, Litherland, Liverpool L21 9LJ

GUIDE PRICE **£100,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefitting from double glazing, central heating and front and rear gardens. Following a scheme of upgrade and refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £XXX per annum. The property is only suitable for cash purchasers!

### Situated

Off Hatton Hill Road in a popular and well established residential location within easy reach of local amenities, Hatton Hill Park and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens.



LOT  
**64**

## 63 Alfred Street, St. Helens, Merseyside WA10 1LR

GUIDE PRICE **£75,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed end terraced property benefiting from double glazing and central heating. The property is in good order and would be suitable for occupation, resale or investment purposes. The potential rental income being in excess of £8,100 per annum.

### Situated

Fronting Alfred Street which in turn is off Standish Street in a popular and well established residential location close to local amenities and schooling and approximately 1 mile from St Helens town centre.

### Ground Floor

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

### EPC Rating

E

### First Floor

Three Bedrooms.

### Outside

Rear yard.

### Note

Please note Sutton Kersh have not internally inspected the property.



LOT  
**65**

## 48 Breeze Hill, Bootle, Merseyside L20 9NY

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed double fronted detached house benefiting from central heating, gardens, a garage and off road parking. The property is in need of a full upgrade and scheme of refurbishment works. Following which the property would be suitable for occupation, re-sale or investment purposes. There is also potential to convert the property back to a four bed dwelling, subject to obtaining the necessary consents.

### Situated

Fronting Breeze Hill and on the corner of Hill Crest within close proximity to local amenities, schooling and good transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Porch Entrance, Hallway,  
Lounge, Dining Room, Kitchen,  
WC.

### First Floor

Three Bedrooms, Shower room/  
WC.

### Outside

Gardens, garage, driveway for  
two cars





LOT  
**66**

## 31 Clavell Road, Allerton, Liverpool L19 4TR

GUIDE PRICE **£135,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached property sat on a good sized corner plot and benefitting from double glazing, central heating, gardens to the front, side and rear and driveway. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes. There is also potential to extend to the side and to also provide a loft extension, subject to any consents.

### Situated

Off Darwall Road which is in turn off Springwood Avenue in a popular location within easy reach of local amenities, schooling, Allerton Road shopping facilities, transport links and approximately 6 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Three Bedrooms, Bathroom WC

### Outside

Front, side and rear Gardens with a Driveway.



LOT  
**67**

## 116 Dacy Road, Liverpool L5 6SB

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential annual income in excess of £7,200 per annum.

### Situated

Off Oakfield Road (A5089) in a popular and well established residential location close to local amenities and transport links. Approximately 4 miles from Liverpool city centre.

### Basement

Cellar – Not Inspected

### Ground Floor

Hall, Lounge, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Yard, WC





LOT  
68

94 Macdonald Street, Liverpool L15 1EL

GUIDE PRICE £65,000+\*

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 Periodic Tenancy producing a rental of £5,760 per annum.

#### Situated

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

#### Ground Floor

Vestibule, Through Lounge/  
Dining Room, Kitchen

#### First Floor

Two Bedrooms, Bathroom/WC

#### Outside

Yard to the rear.

#### Tenure

Freehold



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

*Sue*



### Description

A three bedroomed middle terraced property benefiting from double glazing, central heating, gardens to the front and rear and a garage in a nearby block. The property is in need of modernisation and refurbishment and once updated would be suitable for occupation or investment purposes. Please note this property is a cash buy only.

### Situated

Off Shenley Road which is in turn off Redbourn Road in a popular and well-established residential location close to local amenities, schooling and transport links. Hemel Hempstead town centre is approximately 2.5 miles away.

### Ground Floor

Vestibule, Open Plan Lounge/Dining Room leading to the Kitchen/Breakfast Room, Shower Room/WC

### Note

Please note Sutton Kersh have not inspected this property internally.

### First Floor

Three Bedrooms, Shower Room/WC

### Outside

Gardens to the front and rear, garage in nearby block







### Description

A three bedroom semi-detached character cottage requiring updating situated in the heart of the popular village of Polgooth. The property offers a sitting room, conservatory, kitchen and shower room to the ground floor, with three bedrooms and dressing room/study to the first floor. The garden lies to the rear of the property being mainly laid to lawn, with a detached tandem garage and additional on drive parking.

### Situated

The sought after village of Polgooth is situated circa a mile from the junction onto the A390 and 2 miles from St Austell. Polgooth has a renowned local inn and village stores. The station at St Austell is on the London Paddington line and Newquay Airport is circa 15 miles. The South Cornish coast with its rugged coastline, walks, coves and beaches is circa 3.5 miles.

### Ground Floor

Sitting room, kitchen, conservatory, inner hallway, shower room.

### First Floor

Landing, three bedrooms, dressing room/study.

### Outside

Rear cottage style garden being mainly laid to lawn, tandem garage and additional on drive parking.

### 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 one bedroom top floor flat situated in this iconic Victorian building, in close proximity to the sandy beach of Dawlish, train station and the town centre. The property is currently let on a rolling assured shorthold tenancy generating an income of £495pcm/£5,940pae.

### Situated

The ever popular seaside town of Dawlish is renowned for its sandy beaches and picturesque lawned gardens making it popular with both tourists and locals alike. The Strand has been redesigned and landscaped to provide a bustling market town atmosphere, with a diverse range of shops, cafes and leisure facilities.

### Ground Floor

Intercom entry system and communal hallway with stairs to all floors.

### Top Floor

Flat 11: Entrance hall, sitting room, kitchen, bedroom and bathroom.

### Viewings

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



### Description

A single lock up garage measuring approximately 17'2" x 10'1" situated to the rear of Merritt Flats. The garage is likely to be of interest to local residents for secure car/motorcycle parking, likewise local tradespeople as a lock up and leave storage facility.

### Situated

Merritt Road is situated within just a few hundred yards of Winner Street and Paignton town centre which offers a fine and varied range of shopping and leisure facilities and amenities, railway and bus station, beaches and harbour.

### Viewings

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

### Auctioneer's Note

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*Dear Victoria,*

*I would like to take this opportunity to thank you and your team for such a professional approach at all stages of the process. It was indeed a pleasure dealing with your organisation. You managed to sell all the 7 properties we had in record time and at good prices. I would not hesitate to recommend yourselves to anyone.*

*Thanks  
Khurram*





### Description

A three bedroom end of terrace property enjoying a cul-de-sac location in this popular residential area. The property has front and rear gardens, garage and on drive parking, sitting room, kitchen/diner with conservatory off and family bathroom.

### Situated

The property occupies a popular cul-de-sac residential position just off Kings Ash Road within close proximity to the ring road which connects to Torquay, Newton Abbot and Exeter beyond. Paignton town centre is approximately two and a half miles away with its array of shopping and leisure facilities and the sea front.

### Ground Floor

Entrance hall, sitting room, kitchen/diner, conservatory.

### First Floor

Landing, three bedrooms, bathroom.

### Outside

Front and rear lawned gardens with patio seating area, garage and on drive parking.

### Viewings

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

### Note

The property is being sold with a tenant in situ. We understand that no rents have been paid for the last 3 years.







### 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 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.





### Description

A prime residential building site measuring circa 1.04 acres with planning permission in place for five x three bedroom (master en-suites) detached properties with associated gardens and garages, to form a new close with vehicular access from Back Lane, in the sought after semi-rural location of Canonstow, near Hayle.

### Situated

Canonstow is a small hamlet situated in the heart of Penwith offering easy access to the A30 with nearby facilities including a mainline railway station, garage and local shop. Further educational, shopping and leisure facilities are available in the nearby towns of Hayle circa 2 miles, St Ives circa 5 miles and Penzance circa 6 miles.

### Proposed Accommodation Ground Floors

Entrance hall, lounge/diner, study, kitchen and WC.

### First Floors

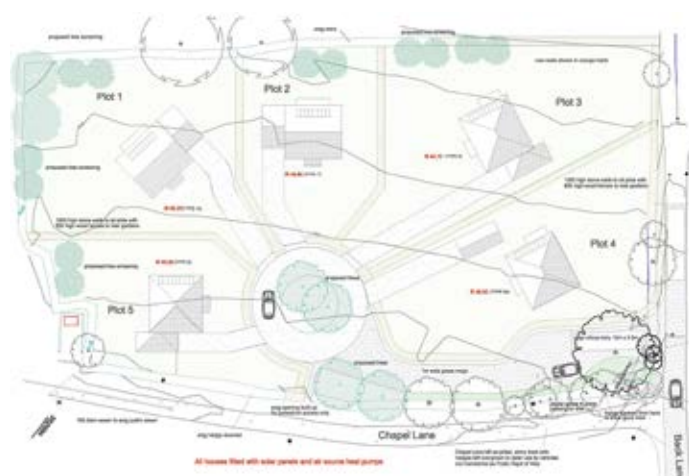
Master bedroom with en-suite bathroom, two further bedrooms and family bathroom.

### Outside

Each plot will have a good sized garden, garage and on-drive parking.

### Planning

A Grant of Conditional Planning Permission was granted at appeal under reference APP/D0840/W/20/3260870 on the 8th March 2021 – 'The appeal is allowed and planning permission is granted for the construction of 5 dwellings with garages on vacant land at Land East of Evergreen Lodge, Back Lane, Canonstow, Cornwall TR27 6NF in accordance with the terms of the application, Ref PA19/09309, dated 24 October 2019



### Viewings

At any reasonable time during daylight hours and at the viewers own risk. Further information is available from Miller Countrywide St Ives 01736 797331. General information Countrywide Property Auctions 01395 275691.





### Description

A sizeable four storey semi-detached freehold property with rear gardens and front car parking area, offering four spaces which have previously been let on an ad hoc basis at £5 per space, per week. The property is set in close proximity to Tavistock town centre, with three apartments currently let and generating an income of £17,141pae, with the potential income of circa £28,661 when fully let. The property currently comprises two × one bedroom flats and three × studio apartments, all currently self-contained but with three of the flats previously offering linked accommodation and HMO licensed. A 12 panel solar installation was purchased by the present proprietors and fitted in 2012, giving a return rate of 43% for 25 years and generating a further income of circa £1,500pae. This versatile property would lend itself to a variety of uses including multi generation occupancy, a home with additional income, or perhaps for reconfiguration of the existing accommodation, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of West Devon Borough Council.



### Situated

The ever popular riverside market town of Tavistock offers a superb selection of bespoke shops, restaurants and cafes, with both indoor and outdoor markets held on a regular basis and excellent educational and leisure facilities.

### First Floor

Entrance hall serving flats 76a and 76b. 76a: Kitchen/diner, inner hallway, large storage room, living/bedroom/dining room with views, wet room.

a private entrance hall accessed from the side of the property, large living/dining/bedroom with views over the garden, large kitchen/breakfast room, shower room and large storage room. Please note that this flat is in need of refurbishment.

kitchen/diner, bedroom and bathroom

mature flower beds, lawn and patio seating area.

### Top Floor

76b: Living room with views, kitchen, bedroom and bathroom.

### Basement Studio Flat

Having a private entrance hall accessed from the garden, lounge/kitchen/diner, bedroom and bathroom.

### Viewings

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

### Ground Floor – Flat 76

Large studio apartment having

### Ground Floor – Annexe Flat 76

Having a private entrance hall accessed from the patio, lounge/

### Outside

Car parking area to the front of the property with steps leading down to the rear gardens with



### Description

A once in a lifetime opportunity to acquire a truly unique piece of Cornish history with the remains of an Iron Age Hill Fort and surrounding land totalling circa 23.4 acres comprising a mix of agricultural land, a Christmas tree plantation and a former quarry, with 360 degree panoramic views on the Penwith peninsula. The land is designated as an Area of Outstanding Natural Beauty, is an Historic Landscape and Area of Great Historic Value, an Area of Great Scientific Value, classed as a Scheduled Ancient Monument and is Open Access Land.

### Situated

The site is situated circa 1.5 miles to the west of Sancreed and to the north of Brane, accessed off the road leading from Sancreed to Grumbla and St. Just.

### Viewings

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

### Note

Measurements have been made 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

An opportunity to acquire a parcel of currently amenity land measuring circa 0.19 acres of largely level cleared land. The land may lend itself to a variety of uses, including occasional recreational camping, in this popular village location.

### Situated

Ashton is a popular village situated between Helston and Penzance, with the sandy beach of Praa Sands circa 2.5 miles and the fishing village of Porthlevel circa 3 miles.

### Directional Note

From Helston proceed onto the A394 and turn right immediately after the Lion and Lamb public house. Proceed up the lane until reaching a footpath on your right and continue up the footpath until reaching the land to your right.

### Viewings

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







### Description

A one bedroom ground floor flat forming one of two flats in this converted Victorian terrace. Whilst in need of some renovation works the property offers glorious river views to Kilminorth Woods and West Looe, having its own rear courtyard and a shared decked seating area to the front elevation. Suitable for cash purchasers only due to the short lease length, please refer to the legal pack for further details.

### Situated

The ever popular seaside town of Looe offers a wide variety 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 Looe and Liskeard and being readily commutable to Plymouth.

### Ground Floor

Communal entrance hall. Flat 1: Sitting room with river views, double bedroom, kitchen, utility room and bathroom.

### Outside

Enclosed rear courtyard garden serving Flat 1 and a shared decked seating area to the front elevation.

### Viewings

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







### Description

A three bedroom end of terrace property requiring modernisation. The property offers two reception rooms, kitchen and cloakroom to the ground floor, three bedrooms and bathroom to the first floor, front and rear low maintenance enclosed gardens and a garage accessed via the rear service lane.

### Situated

Park Road is situated in an established and sought after residential location within Torpoint. The town of Torpoint offers a range of amenities including shops, supermarkets, schools, doctors, post office, public houses and commuter links to Plymouth via the Torpoint Ferry. Antony House, Mount Edgcumbe Country Park and the beaches along the Whitsand Bay coastline are all within a ten mile radius of the property.

### Ground Floor

Entrance porch, hallway, sitting room, dining room, kitchen, rear hallway and cloakroom.

### First Floor

Landing, three bedrooms and bathroom.

### Outside

Front and rear low maintenance enclosed gardens, garage accessed via the rear service lane with pedestrian door in to the rear garden.

### Viewings

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





General view of building



### Description

A one bedroom top floor flat presented in good order throughout and situated in the Stonehouse area of Plymouth. The property is being sold with a tenant in situ, let on an assured shorthold tenancy and generating an income of £435pcm/£5,220pae.

### Situated

Stonehouse is situated within walking distance to the vibrant Plymouth city centre, pannier market and Drake Circus Shopping Mall. Local transport links can be found close by including the main Plymouth bus and railway station. Central Park is also within close proximity and the Life Centre where you will find swimming and fitness facilities.

### Ground Floor

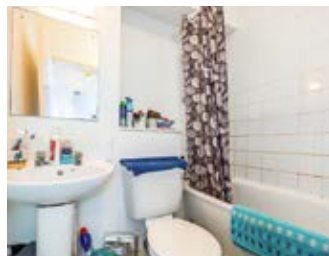
Communal entrance hall with stairs rising to all floors.

### Top Floor

**Flat Three** Entrance hall, open plan lounge/kitchen/diner, double bedroom and bathroom.

### Viewings

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







### Description

A one bedroom first floor flat set in an established residential lettings area within a Conservation area in Paignton town centre. The property has the benefit of the remainder of a 199 year lease which commenced in 1997 and is currently let generating an income of £425pcm/£5,100pae with the current tenancy scheduled to end on the 23rd December 2021.

### Situated

Winner Street is situated in the old town area of Paignton, in proximity of the beach, railway and bus stations, harbour and the town centre shopping/leisure facilities.

### Ground Floor

Communal entrance hall.

### First Floor

**Flat 2** Entrance hall with cloakroom, dual aspect lounge/diner with kitchen area off, double bedroom and bathroom.

### Viewings

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







### Description

A three bedroom detached reverse level property requiring modernisation and enjoying a cul-de-sac location in this popular residential area. The property offers front and rear gardens, integral garage and additional on drive parking.

### Situated

The Churchills is a popular residential area in the market town of Newton Abbot, with excellent transport links by road and railway with a mainline train station giving easy access to London and links to Plymouth, Exeter, Torbay and the M5. The town offers a selection of shops, super stores and education facilities catering for all age groups and readily commutable to both Dartmoor National Park and the beautiful South Devon coastline.

### Ground Floor

Entrance hall, bedroom, integral garage and useful storage void.

### First Floor

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

### Outside

Front and rear gardens, integral garage and apron parking.

### Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.







### Description

A sizeable three storey, mid terrace, double fronted property set in the popular Windsor Road area of Torquay. Formerly a ten bedsitting room HMO, having shared facilities and low maintenance front and rear gardens. The property is now being sold with vacant possession and would lend itself to a variety of uses, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.

### Situated

Windsor Road is conveniently situated for local shopping, educational and leisure facilities including Cary Park, tennis and bowls clubs, medical centres, convenience store, veterinary surgery and a selection of schools and colleges. The property is also within easy reach of Plainmoor, Babbacombe, St Marychurch with its pedestrianised village precinct, the picturesque Babbacombe Downs and in turn the town centre, beaches and marina.

### Ground Floor

Entrance hall, kitchen/diner, lounge, three bedrooms and a WC.

### First Floor

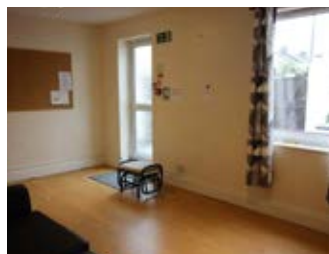
Landing, five bedrooms, bathroom and separate WC.

### Second Floor

Landing, two bedrooms and bathroom with additional shower cubicle.

### Outside

Walled frontage and enclosed rear courtyard style garden.



### Viewings

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



General view of building



### Description

A spacious three bedroom second floor apartment situated in this Grade II listed building. The apartment enjoys a central location close to all of Bath's local amenities and attractions. The accommodation comprises an entrance hall, spacious sitting room with lovely City views to the rear, a kitchen/diner fitted with wall and base units overlooking Hedgemoor Park, three bedrooms, a bathroom and communal gardens. We understand that there are 91 years remaining on the lease.



### Situated

The Paragon is situated in the very heart of Bath within close proximity to The Circus, Brock Street, The Royal Crescent and the city centre, offering an array of cultural and leisure facilities with some of the finest shops and restaurants to be found outside of London. The Bath Spa railway station travels to London Paddington, with the M4 being circa 10 miles.



### Ground Floor

Communal entrance hall with stairs rising to all floors.

### Viewings

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

### Second Floor

**Apartment 4** Entrance hall, kitchen/diner, dual aspect sitting room, three bedrooms and bathroom.

### Outside

Communal gardens.





### Description

A vacant and fully refurbished one bedroom garden floor flat situated in the highly regarded location of Polsloe Road. The property has the benefit of its own private entrance hall and offers spacious living accommodation throughout, with a newly fitted kitchen/diner and bathroom suite, a private front garden and bin storage area to the rear of the property, with residents permit parking available nearby.

### Situated

Polsloe Road is conveniently situated between Heavitree and St Leonards, on the eastern side of the Cathedral and Exeter university, within walking distance of the city centre and the Royal Devon and Exeter Hospital. Exeter offers a wide range of amenities, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities. The M5 is easily accessible to the east of the city at junction 29, linking to the A30 and A38 road networks, along with two mainline railway stations on the Paddington and Waterloo lines and Exeter airport.

### Garden Floor

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

### Outside

Front garden and rear bin storage area.

### Viewings

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







### Description

A fabulous opportunity to acquire a detached three bedroom, two reception room property in the highly sought after rural hamlet of Whilborough. The property offers spacious living accommodation to the ground floor along with a conservatory and shower room, three bedrooms (master with dressing room off) and a family bathroom to the first floor, garage, additional on drive parking and lawned gardens, with gravelled seating area and two outbuildings one having power and lighting.

### Situated

North Whilborough is a delightful rural hamlet set in the beautiful Devon countryside, close to the village of Kingskerswell with facilities and amenities including a primary school, doctor's surgery and co-op. The towns of Newton Abbot and Torquay are only a short drive away and offer comprehensive shopping, leisure and educational facilities catering for all age groups, along with the Riviera coastline, sandy beaches and marina.

### Ground Floor

Entrance hall, sitting room, dining room, kitchen/breakfast room, conservatory and shower room.

### First Floor

Landing master bedroom with dressing room off, two further bedrooms and bathroom.

### Outside

Lawned gardens with gravelled seating area, two useful outbuildings, garage and additional on drive parking.



### Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.







### Description

A sizeable mixed commercial/residential investment opportunity comprising eight lock up retail units set within a secure shopping arcade, with a kitchenette and four cloak rooms/WCs, along with two one bedroom flats and a one bedroom maisonette requiring finishing works on the upper floors. Five of the units are currently let on a month by month basis, along with the two one bedroom flats currently giving an income of £24,960pae, with the potential when fully let and refurbished of around £35,000pae.

### Situated

Callington town centre offers a selection of bespoke shops, a supermarket and superstore, with educational and recreational facilities catering for all age groups. Readily commutable to Tavistock, Plymouth and the picturesque Tamar valley with riverside walks and a railway station at the neighbouring town of Gunnislake.

### Ground Floor

Shopping arcade with 8 lock up retail units, kitchenette and four cloak rooms/WC's.

### Upper Floors

Accessed via a separate communal entrance hall located to the side of the property:

**Flat 1** Entrance hall, sitting room, kitchen, bedroom and bathroom.

**Flat 2** Requiring finishing works:

Entrance hall, bedroom and bathroom. Top Floor – Open plan lounge/kitchen/diner.

**Flat 3** Entrance hall, sitting room, kitchen, bedroom and bathroom.

### Viewings

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



Countrywide Property Auctions  
01395 275691.





### Description

A charming three storey, three double bedroom mid terrace property enjoying superb open waterside views over the River Tamar. The property has the benefit of a rear garden, with patio and terraced seating areas and direct access to the riverside footpath.

### Situated

Macey Street is conveniently situated for Torpoint town centre and the ferry crossing to Plymouth. The town itself offers a selection of bespoke shops, supermarket, post office and public houses, along with educational facilities catering for all age groups. Nearby villages and beaches include the former fishing villages of Kingsand & Cawsand, Millbrook and the coastal footpaths along Whitsand Bay.

### Lower Ground Floor

Rear entrance porch accessed from the riverside garden, hallway, bedroom and shower room.

### Ground Floor

Entrance hall, sitting room and kitchen/diner.

### First Floor

Landing, two further bedrooms and bathroom.

### Outside

Rear garden with direct access to the riverside footpath, with patio and terraced seating areas.

### Viewings

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







### Description

A three bedroom end of terrace house requiring modernisation throughout. The property has the benefit of front and rear gardens backing on to open farmland, lounge/diner, kitchen, utility room, three bedrooms and bathroom with separate WC.

### Situated

Located on the edge of the ever popular Redhills area of Exeter on the western fringes of the city, yet offering convenient access to the city centre, nearby facilities, St David's train station, along with easy access out onto the A30.

### Ground Floor

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

### First Floor

Landing, three bedrooms, bathroom and separate WC.

### Outside

Front and rear gardens.

### Viewings

Viewings strictly by prior appointment with Fulfords St Thomas 01392 590021. General enquiries Countrywide Property Auctions 01395 275691.







### Description

A three bedroom mid terrace property offering spacious living accommodation in this popular residential location. The property has the benefit of enclosed front and rear gardens, a communal car parking area and would make an excellent family home/rental investment. Please note that the property is of timber frame construction and is likely to be suitable to cash purchasers only.

### Situated

Millard Close is located in Oakridge which is located within close proximity of Basingstoke town centre where there is a wide range of shopping and recreational facilities as well as mainline railway station which is well served with regular services to London Waterloo in approximately 47 minutes. The M3 motorway runs just south of Basingstoke with access to London and the South. Closer by there are local schools, a supermarket, convenience stores and good bus links around the town.

### Ground Floor

Entrance porch, hallway with walk in store room off, kitchen/diner, sitting room with doors to the garden, WC.

### First Floor

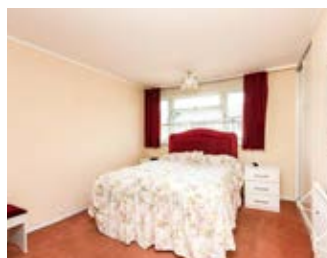
Landing, three bedrooms and bathroom.

### Outside

Enclosed front and rear gardens, with lawn and patio seating areas.

### Viewings

Strictly by prior appointment with Gascoigne Pees 01256 520219. General enquiries Countrywide Property Auctions 01395 275691.







### Description

A prominently situated double fronted Grade II Listed three storey property set in Bodmin town centre. Currently comprising a ground floor former café premises, with kitchen and dining areas to the front elevation, three additional storage rooms (one with a door to the garden area) and a rear open plan lounge/kitchen/diner with door to the garden. Residential accommodation on the upper two floors, with two kitchens, bathroom, shower room, sitting room and three bedrooms, along with a rear enclosed courtyard garden area. The property is in need of refurbishment but offers the potential for a post works lettings opportunity, or possibly for full residential conversion subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

### Situated

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

### Ground Floor

Entrance hall, kitchen, dining area, inner hallway, large reception room with door to garden, three further storage rooms, cloakroom, two flights of stairs leading to the upstairs accommodation.

### First Floor

Landing, open plan lounge/kitchen/diner, second kitchen, reception room, bathroom and shower room.

### Second Floor

Landing and three bedrooms.



### Outside

Enclosed courtyard style garden to the rear of the property with pathway, patio and lawn.

### Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.

# Money Laundering Regulations

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

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

## ID can be approved as follows:

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

### Alternatively

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

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

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

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

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



## Acceptable Identification Documents

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

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

### **A** Primary documents – individual's proof of ID

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

#### **List 1:**

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

**or**

#### **List 2:**

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

**and**

#### **List 3:**

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

### **B** Secondary documentation – individual's proof of address

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

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

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

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

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

[countrywide.co.uk/notices/PrivacyNotice.pdf](https://countrywide.co.uk/notices/PrivacyNotice.pdf)

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



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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.

### SALE CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

## Auction Conduct Conditions

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

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

### A1 Introduction

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

### A2 OUR role

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

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

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

### A3 Bidding and reserve PRICES

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

### A4 The PARTICULARS and other information

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

### A5 The CONTRACT

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

### A6 Extra Auction Conduct Conditions

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

## General Conditions of Sale

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

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

### G1 The LOT

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

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



### G13 Rent deposits

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

### G14 VAT

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

### G15 TRANSFER as a going concern

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

### G16 Capital allowances

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

### G17 Maintenance agreements

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

### G18 Landlord and Tenant Act 1987

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

### G19 Sale by PRACTITIONER

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

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

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

### G20 TUPE

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

### G21 Environmental

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

### G22 Service Charge

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

### G23 Rent reviews

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

### G24 TENANCY renewals

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

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

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

### G26 No assignment

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

### G27 Registration at the Land Registry

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

### G28 Notices and other communications

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

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

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

### G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

#### G30.1 The Deposit

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

#### G30.2 Buyer's Administration Charge

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

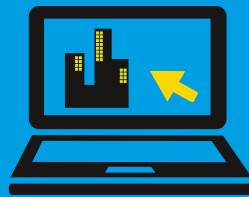
#### G30.3 Extra Auction Conduct Conditions

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

#### G30.4 Searches

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

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