

property auction

Registration closes promptly at
12pm on **Wednesday 8 December**
and you must be pre-registered
before this time in order to bid

Thursday 9 December 2021
12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

suttonkersh.co.uk



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Property Auctions


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Merseyside's leading auction team...



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for free advice or to arrange a free valuation

2022 Auction Dates

Auction

Thursday 17th February
Thursday 7th April
Thursday 26th May
Thursday 14th July
Thursday 8th September
Thursday 20th October
Thursday 8th December

Closing

Friday 28th January
Friday 18th March
Friday 22nd April
Friday 17th June
Friday 12th August
Friday 23rd September
Friday 11th November

0151 207 6315
auctions@suttonkersh.co.uk

Welcome



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

Auctioneer Andrew Binstock will once again be at the helm for the 7th and final sale of the year.

With six auctions under our belt in 2021, we have sold 619 lots, at a 90% success rates raising £72.3m for our vendor clients.

So on to our December auction and we are delighted to present another interesting catalogue with over 100 lots to go under the hammer.

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

Lot 54 31 Chepstow Street, Liverpool L4 3RE
Guide price £50,000+*

Lot 73 The Former Grand Hotel, Marine Promenade, Wallasey CH45 2JT
Guide price £500,000+*

Lot 23 4 Broughton Drive, Aigburth, Liverpool L19 0PB
Guide price £300,000+*

Lot 26 15 Bellmore Street, Garston, Liverpool L19 1QR
Guide price £85,000+*

Lot 1 Church Hall, New Road, Tuebrook, Liverpool L13 8BQ
Guide price £125,000+*

Lot 21 29 Fishergate Hill, Preston PR1 8DN
Guide price £650,000+*

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

101 lots available

40+

vacant
residential

4

vacant
commercial

5

commercial
investment

30+

residential
investment

4

development
opportunities

3

mixed
use

4

land

Highlights



31 Chepstow Street, Liverpool L4 3RE



The Former Grand Hotel, Marine Promenade, Wallasey CH45 2JT



4 Broughton Drive, Aigburth, Liverpool L19 0PB



15 Bellmore Street, Garston, Liverpool L19 1QR

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

619 lots sold
£72.3m raised
90% 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

68 lots sold
£8.24m raised
83% success

NOV

DEC

Remote bidding guide for live streamed closed door auction

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

We offer three ways to bid at our auction:

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

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

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

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

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

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

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

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

Terms & conditions for proxy, telephone or internet bidders

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

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

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

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

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

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

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

Auctioneer's pre-sale announcements

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

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

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

Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

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

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

Reserve Price

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

Buyer's Fees

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

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with no
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lender legal
fees?!**



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

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

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

Order of sale **Thursday 9 December 2021**

For sale by public auction unless sold prior or withdrawn

1	Church Hall, New Road, Tuebrook, Liverpool L13 8BQ	£125,000+*
2	23 Elgar Road, Liverpool L14 4BE	£65,000+*
3	67 Leopold Road, Kensington, Liverpool L7 8SR	£135,000+*
4	14 Mayfair Close, Anfield, Liverpool L6 5JS	£35,000+*
5	32 Thomas Brassey Close, Chester CH2 3AE	£115,000+*
6	2 & 4 Argyle Street, Accrington, Lancashire BB5 1DQ	£90,000+*
7	4 Cronton Lane, Widnes, Cheshire WA8 5AJ	£100,000+*
8	Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ	£60,000+*
9	2 Lower Breck Road, Liverpool L6 4BY	£130,000+*
10	60 Delamore Street/41 Goodall Street, Liverpool L4 3ST	£150,000+*
11	59 Almonds Green, West Derby, Liverpool L12 5HP	£185,000+*
12	Flat 1, 17 Rocky Lane, Anfield, Liverpool L6 4BA	£25,000–£30,000*
13	2 Waller Close, Liverpool L4 4QJ	£30,000+*
14	103 Heygarth Road, Wirral, Merseyside CH62 8AJ	£145,000+*
15	Muir Lea, 1 The Bolts, Robin Hoods Bay, Whitby YO22 4SG	£325,000+*
16	639a Ormskirk Road, Wigan, Lancashire WN5 8AG	£35,000+*
17	123 Ritson Street, Liverpool L8 0UE	£60,000+*
18	Flat 5, 17 Knowsley Road, Southport, Merseyside PR9 0HN	£40,000+*
19	Flat 5, 135–137 Dale Street, Liverpool L2 2JH	£50,000+*
20	40 Jason Walk, Liverpool L5 5EY	£80,000+*
21	29 Fishergate Hill, Preston PR1 8DN	£650,000+*
22	31 Pemberton Road, Liverpool L13 3EG	£85,000+*
23	4 Broughton Drive, Aigburth, Liverpool L19 0PB	£300,000+*
24	10/10a Lower Breck Road, Liverpool L6 4BY	£200,000+*
25	68 Dewsbury Road, Liverpool L4 2XG	£55,000+*
26	15 Bellmore Street, Garston, Liverpool L19 1QR	£85,000+*
27	404/406 Manchester Road, Stocksbridge, Sheffield S36 2DS	£90,000+*
28	20 Warbreck Avenue, Liverpool L9 4RL	£65,000+*
29	Freehold Ground Rent Investment, Aindow Court, Southport PR8 2TL	£4,500+*
30	9 Houlston Walk, Liverpool L32 4SL	£35,000+*
31	8 Wyelands, Holme Lacy, Hereford, Herefordshire HR2 6LT	£65,000+*
32	43/43a St. Marys Road, Garston, Liverpool L19 2NJ	£50,000+*
33	436 Stanley Road, Bootle, Merseyside L20 5AE	£110,000+*
34	Apt 60 Hamilton House, 26 Pall Mall, Liverpool L3 6AE	£75,000+*
35	30 Bowles Street, Bootle, Merseyside L20 4QF	£50,000–£60,000*
36	Flat 108, 53 Burlington Street, Liverpool L3 6LG	£70,000+*
37	6 Attwood Street, Liverpool L4 0RJ	£50,000+*
38	1st Floor Apt, 84 Hallows Park Road, Bradford BD13 5AR	£55,000+*
39	44 Buckingham Road, Tuebrook, Liverpool L13 8AZ	£80,000+*
40	35 Warton Street, Bootle, Merseyside L20 4PX	£50,000–£60,000*
41	11a Birkett Road, West Kirby, Wirral, Merseyside CH48 5HT	£110,000+*
42	42 Bank Road, Bootle, Merseyside L20 4AU	£75,000+*
43	The Bungalow, 32–34 Wellington Road, Wallasey CH45 2NG	£135,000+*
44	Flat 5, 165 Roxburgh Street, Bootle, Merseyside L20 9NH	£30,000+*
45	Flat 10, 165 Roxburgh Street, Bootle, Merseyside L20 9NH	£30,000+*
46	267 Kensington, Liverpool L7 2RG	£150,000+*
47	37 Halkyn Avenue, Aigburth, Liverpool L17 2AH	£350,000+*
48	4 Marlpool Drive, Buxton Avenue, Heanor, Derbyshire DE75 7BY	£165,000+*
49	Former Bingo Hall/Cinema, 446 Park Road, Liverpool L8 9RF	£75,000+*
50	20 Ridley Road, Liverpool L6 6DN	£150,000+*
51	5 Monastery Road, Liverpool L6 0BH	£50,000+*
52	Unit 94 Phoenix Place, 11 Iliad Street, Liverpool L5 3LU	£30,000+*
53	155 Brighton Street, Wallasey, Merseyside CH44 8DU	£200,000+*
54	31 Chepstow Street, Liverpool L4 3RE	£50,000+*
55	Studio 231 City Point, Great Homer Street L5 3LE	£30,000+*

56	13 July Street, Bootle, Merseyside L20 5AT	£60,000+*
57	2, 4 & 6–8 Crookes Road/Garage at Turner Lane, Sheffield S10 5BB	£650,000+*
58	112 Breck Road, Anfield, Liverpool L4 2RD	£80,000+*
59	Apt 10 The Egerton, 49–51 Egerton Park, Birkenhead CH42 4RA	£45,000+*
60	Apt 7 The Egerton, 49–51 Egerton Park, Birkenhead CH42 4RA	£45,000+*
61	10 Mersey Road, Widnes, Cheshire WA8 0DG	£55,000+*
62	Land on the north side of Stewart Avenue, Sefton L20 9JD	£125,000+*
63	5 Warton Street, Bootle, Merseyside L20 4PX	£50,000–£60,000*
64	93 Liscard Road, Wallasey, Merseyside CH44 9AE	£50,000+*
65	2 Gorst Street, Liverpool L4 0SB	£60,000+*
66	41 Boswell Street, Liverpool L8 0RW	£110,000+*
67	1 Stanton Crescent, Liverpool L32 0UA	£45,000+*
68	58 Bowles Street, Bootle, Merseyside L20 4QF	£50,000–£60,000*
69	Land on the south west side of Auckland Road, Liverpool L18	£180,000+*
70	11 Warton Street, Bootle, Merseyside L20 4PX	£50,000–£60,000*
71	9 Fairthorn Walk, Liverpool L33 6UX	£60,000+*
72	6 Hawthorne Terrace, New Brancepeth, Durham DH7 7HU	£36,000+*
73	The Former Grand Hotel, Marine Promenade, Wallasey CH45 2JT	£500,000+*
74	46 Bowles Street, Bootle, Merseyside L20 4QF	£50,000–£60,000*
75	41 Redbourn Street, Liverpool L6 0AP	£50,000+*
76	28 Canal Street & Land west of Berry Street, Bootle L20 8AH	£125,000+*
77	134 Cobden Road, Southport, Merseyside PR9 7TP	£75,000+*
78	2 Ridley Road, Liverpool L6 6DN	£80,000+*
79	Flats 1–5, 4 Merton Road, Bootle, Merseyside L20 3BN	£225,000+*
80	Flats 1–5, 6 Merton Road, Bootle, Merseyside L20 3BN	£225,000+*
81	8 Attwood Street, Liverpool L4 0RJ	£55,000+*
82	13/13a Finchley Road, Liverpool L4 2TL	£70,000+*
83	31 Utting Avenue East, Liverpool L11 5AA	£100,000+*
84	40 Bowles Street, Bootle, Merseyside L20 4QF	£50,000–£60,000*
85	155 Townsend Lane, Anfield, Liverpool L6 0AZ	£60,000+*
86	59 Warrington Road, Prescot, Merseyside L34 5QY	£85,000+*
87	2 Wilton Road, Birkenhead, Merseyside CH42 1QZ	£150,000+*
88	25 Honey Street, Bodmin, Cornwall PL31 2DL	£125,000+*
89	Former Mortuary Building, North Grange West, Exeter EX2 7EY	£30,000–£35,000*
90	25 Sherwell Lane, Torquay TQ2 6BG	£115,000+*
91	6 Park Road, Torpoint, Cornwall PL11 2HD	SOLD PRIOR
92	32 Trengrouse Avenue, Torpoint, Cornwall PL11 2DN	£130,000–£140,000*
93	Building Plot adj 8 Drakes Park, Bere Alston, Yelverton PL20 7BY	£50,000+*
94	Flat 3, Longpark Lodge, 66 Thurlow Road TQ1 3EG	£75,000+*
95	Flat 2, 18 Winner Street, Paignton, Devon TQ3 3BJ	£60,000+*
96	Land adjacent Lydford School, School Road, Lydford, EX20 4AT	£30,000–£35,000*
97	Land adjacent to 61 Harebell Street, Liverpool L5 7RL	SOLD PRIOR
98	Moreton Police Station, Chadwick Street, Wirral CH46 7TE	SOLD PRIOR
99	94 Macdonald Street, Liverpool L15 1EL	SOLD PRIOR
100	Red Bungalow, Zennor, St. Ives, Cornwall TR26 3DB	£225,000+*
101	36 Orrell Lane, Orrell Park, Liverpool L9 8BY	£100,000+*

Order of sale by type

Commercial investment

- 7 4 Cronton Lane, Widnes, Cheshire WA8 5AJ
- 32 43/43a St. Marys Road, Garston, Liverpool L19 2NJ
- 46 267 Kensington, Liverpool L7 2RG
- 57 2, 4 & 6-8 Crookes Road/Garage at Turner Lane, Sheffield S10 5BB
- 58 112 Breck Road, Anfield, Liverpool L4 2RD

Development opportunities

- 1 Church Hall, New Road, Tuebrook, Liverpool L13 8BQ
- 69 Land on the south west side of Auckland Road, Liverpool L18
- 73 The Former Grand Hotel, Marine Promenade, Wallasey CH45 2JT
- 89 Former Mortuary Building, North Grange West, Exeter EX2 7EY

Ground rents

- 29 Freehold Ground Rent Investment, Aindow Court, Southport PR8 2TL

Land

- 62 Land on the north side of Stewart Avenue, Sefton L20 9JD
- 93 Building Plot adj 8 Drakes Park, Bere Alston, Yelverton PL20 7BY
- 96 Land adjacent Lydford School, School Road, Lydford, EX20 4AT
- 97 Land adjacent to 61 Harebell Street, Liverpool L5 7RL

Mixed use

- 10 60 Delamore Street/41 Goodall Street, Liverpool L4 3ST
- 64 93 Liscard Road, Wallasey, Merseyside CH44 9AE
- 88 25 Honey Street, Bodmin, Cornwall PL31 2DL

Residential investment

- 2 23 Elgar Road, Liverpool L14 4BE
- 6 2 & 4 Argyle Street, Accrington, Lancashire BB5 1DQ
- 8 Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ
- 9 2 Lower Breck Road, Liverpool L6 4BY
- 12 Flat 1, 17 Rocky Lane, Anfield, Liverpool L6 4BA
- 13 2 Waller Close, Liverpool L4 4QJ
- 17 123 Ritson Street, Liverpool L8 0UE
- 18 Flat 5, 17 Knowsley Road, Southport, Merseyside PR9 0HN
- 22 31 Pemberton Road, Liverpool L13 3EG
- 23 4 Broughton Drive, Aigburth, Liverpool L19 0PB
- 24 10/10a Lower Breck Road, Liverpool L6 4BY
- 28 20 Warbreck Avenue, Liverpool L9 4RL
- 33 436 Stanley Road, Bootle, Merseyside L20 5AE

- 35 30 Bowles Street, Bootle, Merseyside L20 4QF
- 37 6 Attwood Street, Liverpool L4 0RJ
- 40 35 Warton Street, Bootle, Merseyside L20 4PX
- 42 42 Bank Road, Bootle, Merseyside L20 4AU
- 47 37 Halkyn Avenue, Aigburth, Liverpool L17 2AH
- 50 20 Ridley Road, Liverpool L6 6DN
- 53 155 Brighton Street, Wallasey, Merseyside CH44 8DU
- 56 13 July Street, Bootle, Merseyside L20 5AT
- 59 Apt 10 The Egerton, 49-51 Egerton Park, Birkenhead CH42 4RA
- 60 Apt 7 The Egerton, 49-51 Egerton Park, Birkenhead CH42 4RA
- 68 58 Bowles Street, Bootle, Merseyside L20 4QF
- 70 11 Warton Street, Bootle, Merseyside L20 4PX
- 71 9 Fairthorn Walk, Liverpool L33 6UX
- 74 46 Bowles Street, Bootle, Merseyside L20 4QF
- 78 2 Ridley Road, Liverpool L6 6DN
- 79 Flats 1-5, 4 Merton Road, Bootle, Merseyside L20 3BN
- 80 Flats 1-5, 6 Merton Road, Bootle, Merseyside L20 3BN
- 81 8 Attwood Street, Liverpool L4 0RJ
- 82 13/13a Finchley Road, Liverpool L4 2TL
- 84 40 Bowles Street, Bootle, Merseyside L20 4QF
- 90 25 Sherwell Lane, Torquay TQ2 6BG
- 99 94 Macdonald Street, Liverpool L15 1EL
- 95 Flat 2, 18 Winner Street, Paignton, Devon TQ3 3BJ

Vacant commercial

- 49 Former Bingo Hall/Cinema, 446 Park Road, Liverpool L8 9RF
- 76 28 Canal Street & Land west of Berry Street, Bootle L20 8AH
- 86 59 Warrington Road, Prescot, Merseyside L34 5QY
- 98 Moreton Police Station, Chadwick Street, Wirral CH46 7TE

Vacant residential

- 3 67 Leopold Road, Kensington, Liverpool L7 8SR
- 4 14 Mayfair Close, Anfield, Liverpool L6 5JS
- 5 32 Thomas Brassey Close, Chester CH2 3AE
- 11 59 Almonds Green, West Derby, Liverpool L12 5HP
- 14 103 Heygarth Road, Wirral, Merseyside CH62 8AJ
- 15 Muir Lea, 1 The Bolts, Robin Hoods Bay, Whitby YO22 4SG
- 16 639a Ormskirk Road, Wigan, Lancashire WN5 8AG
- 19 Flat 5, 135-137 Dale Street, Liverpool L2 2JH
- 20 40 Jason Walk, Liverpool L5 5EY
- 21 29 Fishergate Hill, Preston PR1 8DN

- 25 68 Dewsbury Road, Liverpool L4 2XG
- 26 15 Bellmore Street, Garston, Liverpool L19 1QR
- 27 404/406 Manchester Road, Stocksbridge, Sheffield S36 2DS
- 30 9 Houlston Walk, Liverpool L32 4SL
- 31 8 Wyelands, Holme Lacy, Hereford, Herefordshire HR2 6LT
- 34 Apt 60 Hamilton House, 26 Pall Mall, Liverpool L3 6AE
- 36 Flat 108, 53 Burlington Street, Liverpool L3 6LG
- 38 1st Floor Apt, 84 Hallows Park Road, Bradford BD13 5AR
- 39 44 Buckingham Road, Tuebrook, Liverpool L13 8AZ
- 41 11a Birkett Road, West Kirby, Wirral, Merseyside CH48 5HT
- 43 The Bungalow, 32-34 Wellington Road, Wallasey CH45 2NG
- 44 Flat 5, 165 Roxburgh Street, Bootle, Merseyside L20 9NH
- 45 Flat 10, 165 Roxburgh Street, Bootle, Merseyside L20 9NH
- 48 4 Marlpool Drive, Buxton Avenue, Heanor, Derbyshire DE75 7BY
- 51 5 Monastery Road, Liverpool L6 0BH
- 52 Unit 94 Phoenix Place, 11 Iliad Street, Liverpool L5 3LU
- 54 31 Chepstow Street, Liverpool L4 3RE
- 55 Studio 231 City Point, Great Homer Street L5 3LE
- 61 10 Mersey Road, Widnes, Cheshire WA8 0DG
- 63 5 Warton Street, Bootle, Merseyside L20 4PX
- 65 2 Gorst Street, Liverpool L4 0SB
- 66 41 Boswell Street, Liverpool L8 0RW
- 67 1 Stanton Crescent, Liverpool L32 0UA
- 72 6 Hawthorne Terrace, New Brancepeth, Durham DH7 7HU
- 75 41 Redbourn Street, Liverpool L6 0AP
- 77 134 Cobden Road, Southport, Merseyside PR9 7TP
- 83 31 Utting Avenue East, Liverpool L11 5AA
- 85 155 Townsend Lane, Anfield, Liverpool L6 0AZ
- 87 2 Wilton Road, Birkenhead, Merseyside CH42 1QZ
- 91 6 Park Road, Torpoint, Cornwall PL11 2HD
- 92 32 Trengrouse Avenue, Torpoint, Cornwall PL11 2DN
- 94 Flat 3, Longpark Lodge, 66 Thurlow Road TQ1 3EG
- 100 Red Bungalow, Zennor, St. Ives, Cornwall TR26 3DB
- 101 36 Orrell Lane, Orrell Park, Liverpool L9 8BY

LOT

1

Church Hall, New Road, Tuebrook, Liverpool L13 8BQ

GUIDE PRICE **£125,000+***

DEVELOPMENT OPPORTUNITIES

Description

A two storey former detached Church Hall which dates back to 1800s. The property is back to brick in some areas and following a full scheme of upgrade and modernisation would be suitable for a number of uses to include residential conversion subject to gaining any necessary planning consents.

Situated

Fronting New Road and West Derby Road (A5049) in a popular and well established residential location close to local amenities, Schooling, Transport Links and approximately 3.5 miles from Liverpool city centre.

Ground Floor

Entrance Hallway, Church Hall, two Offices, Kitchen/Staff room, Reception Room, two WCs.

First Floor

One Large room with two adjoining rooms.

Outside

Small forecourt to the side



LOT

2

23 Elgar Road, Liverpool L14 4BE

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed mid town house property let by way of an Assured Shorthold Tenancy producing a rental income of £7200.00 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.



LOT

3

67 Leopold Road, Kensington, Liverpool L7 8SR

GUIDE PRICE £135,000+*

VACANT RESIDENTIAL

Description

A three bed mid terrace property benefitting from double glazing and central heating. The property is in need of modernisation and would be suitable for occupation or investment purposes. The potential rental income is in excess of £8,400 per annum. We are advised that it has been let to students in the past at £85pppw.

Situated

Off Edinburgh Road which in turn is off Kensington High Street in a popular and well established residential location close to local amenities, Jubilee Sports Bank and transport links. Approximately 1.5 miles from Liverpool city centre.

Ground Floor

Hall, two Reception Rooms,
Kitchen

EPC Rating

D

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

Note

Please note at the time of going to print Sutton Kersh had not internally inspected the property.



LOT

4

14 Mayfair Close, Anfield, Liverpool L6 5JS

GUIDE PRICE £35,000+*

VACANT RESIDENTIAL

Description

A first floor one bedroom purpose built apartment benefitting from double glazing, electric heating and communal gardens and parking. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of £4800.00 per annum.

Situated

Off Conwy Drive and West Derby Road in a popular and well established residential location within close proximity to local amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Joint Agent

Entwistle Green

First Floor

Flat Lounge, Kitchen, Bedroom,
Showroom/WC

**Outside**

Communal Gardens and Parking.

EPC Rating

D



LOT

5

32 Thomas Brassey Close, Chester CH2 3AE

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A ground floor purpose built flat benefiting from double glazing, central heating, communal gardens and parking.

Situated

Off Lightfoot Street, adjacent to Chester train station and within walking distance of Chester city centre.

Ground Floor

Communal Entrance Hall.

Flat Lounge, Kitchen, two Bedrooms, Bathroom/WC, Store Cupboard.

Outside

Communal Grounds.

Tenure

Leasehold for 999 years from 1st August 1998.



LOT

6

2 & 4 Argyle Street, Accrington, Lancashire BB5 1DQ

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A freehold end of terraced building which has been converted to provide two x two bedroomed self contained flats benefiting from double glazing and central heating. The flats are both currently let by way of Assured Shorthold Tenancies producing a total rental income of £11,400 per annum.

Situated

On the corner of Argyle Street and Malt Street in a popular and well established residential location within close proximity of local amenities and transport links.

Ground Floor

Flat 2 Hall, Lounge, Kitchen, Two Bedrooms, Shower Room/WC
Stairs to Flat 4

EPC Rating

Both flats are D

First Floor

Flat 4 Hall, Lounge, Kitchen, Two Bedrooms, Shower Room/WC

Outside

Yard to the rear.

Note

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



LOT

7

4 Cronton Lane, Widnes, Cheshire WA8 5AJ

GUIDE PRICE £100,000+*

COMMERCIAL INVESTMENT

Description

The property comprises a detached single storey commercial property currently trading as 'Paul's Barber Shop' which is let by way of a lease holding over at a rental of £5,940pa. The tenant has been in situ for over 30 years. There is also a plot of land included within the sale which is situated to the side and rear of the barber shop which would be suitable for a number of uses subject to obtaining any necessary consents. We believe all main services are available however potential buyers should make their own further enquiries.

Situated

Fronting Cronton Lane in a popular and well established location in a parade of similar properties and approximately 12.5 miles from Liverpool city centre.

Ground Floor

Pauls Barber Shop Main sales area, Kitchenette, WC

Outside

Land to the side and rear.



LOT

8

Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ

GUIDE PRICE £60,000+*

RESIDENTIAL INVESTMENT

Description

A two bedroomed first floor flat benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £7080.00 per annum.

Situated

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

Ground Floor

Main Entrance hallway.

First Floor

Flat 3 Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC with walk in shower

Outside

Communal yard.

EPC Rating

D.

Joint Agent

Atlas Estate Agents



LOT

9

2 Lower Breck Road, Liverpool L6 4BY

GUIDE PRICE **£130,000+***

RESIDENTIAL INVESTMENT

Description

A substantial three storey plus basement five bedroomed semi detached property benefiting from central heating. The property is partially let producing £8,100 per annum. Following upgrade and refurbishment the property would be suitable for a number of uses subject to gaining any necessary consents.

Situated

Fronting Lower Breck Road which in turn is off West Derby Road in a popular and well established residential location close to local amenities, Schooling, Everton and Anfield Football Club approximately 3 miles from Liverpool city centre.

Basement

Various rooms.

Outside

Rear yard. Driveway.

Ground Floor

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

First Floor

Four Bedrooms, Shower room, Separate WC

Second Floor

Hall, Lounge, Bedroom, Kitchen, Bathroom/WC (Configured as self contained accommodation)



LOT

10

60 Delamore Street/41 Goodall Street, Liverpool L4 3ST

GUIDE PRICE **£150,000+***

MIXED USE

Description

A mixed use investment opportunity currently producing £14,500 per annum with potential when fully let to produce £24,000 per annum. The property comprises a two storey corner property comprising three retail units together with a one bedroomed self contained flat above, accessed via a separate front entrance. The retail units are all let by way of renewed 12 month Tenancies and the flat is vacant and suitable for letting purposes. The property benefits from double glazing, central heating and roller shutters.

Situated

On the corner of Goodall Street just off County Road in a popular and well established residential area close to local amenities and transport links. Approximately 4 miles to Liverpool city centre.

Ground Floor

"Beauty Within" Reception Area, four Beauty Rooms, Kitchen, WC

"Snack Bar" one Room

"In the Dog House" one Room, WC.

First Floor

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



LOT
11

59 Almonds Green, West Derby, Liverpool L12 5HP

GUIDE PRICE **£185,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi detached property benefitting from double glazing, central heating, gardens and a driveway. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes. There is potential to extend to the side and rear subject to any consents.

Situated

Off Mill Lane in a very popular and well established residential location close to local amenities, schooling and within walking distance to West Derby Village.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens, Garage and Driveway.

EPC Rating

F.



LOT
12

ON BEHALF OF LPA RECEIVERS

Flat 1, 17 Rocky Lane, Anfield, Liverpool L6 4BA

GUIDE PRICE **£25,000–£30,000***

RESIDENTIAL INVESTMENT

Description

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

Situated

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

Ground Floor

Main Entrance, Hallway.

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

Note

Please note this property has not been internally inspected by Sutton Kersh and we cannot confirm what floor the flat is on. Prospective purchasers should make their own enquiries as well as checking the legal pack and the addendum.



LOT
13

2 Waller Close, Liverpool L4 4QJ

GUIDE PRICE **£30,000+***

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.

EPC Rating

D.

Note

We have been advised that the property is long leasehold approximately 959 years remaining and therefore does not have any ground or service charges payable.



LOT
14

103 Heygarth Road, Wirral, Merseyside CH62 8AJ

GUIDE PRICE **£145,000+***

VACANT RESIDENTIAL

Description

A traditional 1930s three bedroom semi-detached property benefitting from double glazing, central heating and set back with off road parking and front and good sized rear garden with a detached garage. The property has lots of potential to include an extension, and is in need of an upgrade and modernisation. Once refurbished the property would be suitable for occupation, resale or investment purposes.

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Driveway, Front and Rear Gardens, Garage

EPC Rating

D



LOT
15

Muir Lea, 1 The Bolts, Robin Hoods Bay, Whitby YO22 4SG

GUIDE PRICE **£325,000+***

VACANT RESIDENTIAL

Description

A four bedroomed maisonette property across three floors with light spacious rooms that have retained many original character features. The property is in need of full renovation works and has great potential to create a beautiful property. The property is above a ground floor shop which is not included in the sale.

Situated

In a widely popular location in the centre of Robin Hoods Bay. Nestled in amongst dramatic cliffs and heather moorland this pretty village is famous for both its beauty and history as the East Coast hub for 18th century smuggling. The narrow cobbled streets, stacked up houses, and a secluded bay make give this village all the charm we enjoy today whilst reminding us of the allure it had in years gone by.

First Floor

Living Room, Kitchen

EPC Rating

F

Second Floor

Two Bedrooms, Bathroom/WC

Third Floor

Two further Bedrooms, WC

Outside

Cobbled street



LOT
16

639a Ormskirk Road, Wigan, Lancashire WN5 8AG

GUIDE PRICE **£35,000+***

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

EPC Rating

E



LOT
17

123 Ritson Street, Liverpool L8 0UE

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom terraced property currently rented by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property benefits from double glazing and central heating.

Situated

Off Lodge Lane (B5173) in a popular and well established residential location close to local amenities and transport links. Approximately 2 miles from Liverpool city centre.

Ground Floor

Lounge/Diner, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear

Note

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



LOT
18

Flat 5, 17 Knowsley Road, Southport, Merseyside PR9 0HN

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed self contained first floor flat benefiting from double glazing, electric heating, communal garden and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum.

Situated

Fronting Knowsley Road in a popular and well established residential location within close proximity to local amenities and transport links

Ground Floor

Main Entrance Hallway

First Floor

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

Outside

Communal garden, off road parking

EPC Rating

C



LOT
19

Flat 5, 135–137 Dale Street, Liverpool L2 2JH

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A one bedroomed first floor apartment benefiting from sash windows and central heating. The apartment would be suitable for occupation or investment purposes with a potential income in excess of £6,000 per annum.

Situated

Fronting Dale Street within Liverpool city centre within walking distance to shops, bars, restaurants, transport links and universities.

Ground Floor

Main entrance Hallway.

Joint Agent

Entwistle Green

First Floor

Apt 15 Hall, Open plan Living room/Kitchen, Bedroom, Shower room/WC



LOT
20

40 Jason Walk, Liverpool L5 5EY

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A four bedroom mid town house benefiting from double glazing, central heating and front and rear gardens. The property would be suitable for occupation or investment purposes. If let to 4 tenants at £85 pppw the potential rental income is approximately £17,680 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
Parking to the rear

EPC Rating

E





Description

A detached city centre period property currently laid out as a 23 bedroomed HMO. The property benefits from original features, partial double glazing, central heating, gardens to the front and side and a car park. The property is currently vacant however has previously been rented out producing a total gross income between £85,000 and £94,000 per annum. It would be suitable for conversion to apartments or redevelopment, subject to gaining the necessary consents. Approximate site area of 0.2 acres

Situated

Fronting Fishergate Hill in a prominent and central location within close proximity to Preston city centre amenities, transport links and UCLAN University.

Lower Ground Floor

Basement – used for storage

Outside

Gardens to the front and side, car park

Ground Floor

Entrance Hall, Kitchen, nine Bedrooms, two Shower Rooms, WC

EPC Rating

D

First Floor

Nine Bedrooms, Kitchen, two Shower Rooms, three WCs

Second Floor

Five Bedrooms, Kitchen, Shower Room, WC



Description

A three bedroomed middle terraced property benefiting from central heating. We have been advised the rental income on this property is £460pcm and that the tenant has been in situ for many years and is in no arrears.

Situated

Off Prescott Road in the Old Swan district within walking distance to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, two Reception Rooms,
Kitchen

First Floor

Three Bedrooms, Wet Room/WC

Outside

Yard to Rear



Legal packs

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

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

suttonkersh.co.uk





Description

A residential investment opportunity currently producing £26,700 per annum. The property comprises a substantial semi-detached house converted to provide four self-contained flats (two × one bed, one × two bed and a studio) together with one letting room which at the time of our inspection were all fully let by way of Assured Shorthold Tenancies. The property benefits from double glazing and central heating, secure entry income system and digital access system.

Situated

Off Aigburth Road (A561) in a very popular and well-established location close to local amenities, Cressington Railway Station, The Otterspool Promenade, Schooling and approximately 6 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

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

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

Half Landing

One Room with Kitchenette and Shower/WC.

First Floor

Flat 3 Open plan Lounge/ Kitchen, two bedrooms, Bathroom/WC.

Second Floor

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

Outside

Yard to the rear.

EPC Rating

Flat 1 – D. Flat 2 – C. Flat 3 – C. Flat 4 – E.

Joint Agent

Atlas Estate Agents



Description	Size/Area	Rent	Lease Type	Lease Start Date	Lease Expiry Date	Comments
Flat 1	1 bedroom	£400 pcm	AST	01/04/17	—	Studio, tenancy started in April 2017 and is now periodic.
Flat 2	1 bedroom	£475 pcm	AST	20/03/21	19/03/22	
Flat 3	2 bedroom	£600 pcm	AST	01/04/17	—	Tenancy started in April 2017 and is now periodic.
Flat 4	1 bedroom	£450 pcm	AST	01/12/20	30/11/21	
Lettable Room	1 bedroom	£300 pcm	AST	01/05/21	31/10/21	Room only, rent includes all bills, tenancy is periodic.
TOTAL	6 bedroom	£26,700 pa				

LOT
24

10/10a Lower Breck Road, Liverpool L6 4BY

GUIDE PRICE **£200,000+***

RESIDENTIAL INVESTMENT

Description

A pair of three storey terraced houses converted to provide six × one bedroom self contained flats. All of the flats are currently let by way of Assured Shorthold Tenancies producing £20,248.00 per annum. The property benefits from double glazing and central heating.

Situated

Fronting Lower Breck Road which in turn is off Rocky Lane (A5049) in a popular and well established residential location close to local amenities and transport links. Approximately 3.5 miles from Liverpool city centre.

Each property comprises

Outside

Garden to the rear

Ground Floor

Main Entrance Hallway

Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat 3 Lounge, Kitchen, Bedroom, Bathroom/WC



LOT
25

68 Dewsbury Road, Liverpool L4 2XG

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end of terrace property benefitting from double glazing and central heating. The property is in need of some upgrades and would be suitable for occupation, resale or investment purposes.

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen

EPC Rating

E

First Floor

Two Bedrooms, Bathroom/WC

Second Floor

Further room.

Outside

Yard to the rear.

Note

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



LOT
26

15 Bellmore Street, Garston, Liverpool L19 1QR

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

Vestibule, Through Lounge/
Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear yard.



LOT
27

404/406 Manchester Road, Stocksbridge, Sheffield S36 2DS

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

Two stone built properties forming part of a block of four with excellent potential. Both properties are in need of full renovation works, once completed would be suitable for occupation or investment purposes. This property is suitable for cash buyers only.

Situated

Fronting Manchester Road (B6088) in a popular location close to local amenities, shopping and transport links.

No 404

Ground Floor

Two rooms and part completed extension.

First Floor

Two Bedrooms and Storeroom.

No 406

Ground Floor

Lounge, Kitchen.

First Floor

Bedroom, Box Room, Bathroom/
WC

Outside

Gardens and parking.

Joint Agent

Blundells



Description

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

Situated

Off Walton Vale in a popular and well established location close to local amenities and transport links. Approximately 5.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms.

Second Floor

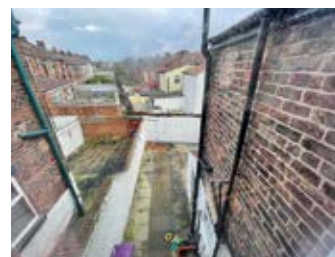
Further Bedroom.

Outside

Yard to Rear.

EPC Rating

G



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*Kind Regards
Izzy*



Description

A freehold ground rent investment secured upon a substantial detached 1970s building situated on this large prominent corner site currently arranged as 25 well-presented purpose-built self-contained retirement flats. Each flat benefits from use of the spacious ground floor communal residents lounge, residents laundry, onsite caretaker and a lift. Outside there are external communal gardens and some onsite residents parking facilities being located in this very sought-after location. The property was built in 1978 and is currently leased (by way of an assignment) on a single long lease to Jigsaw Homes (North) who purchased the long leasehold interest as a premium of £600,000 on 3rd May 2001 (Source H.M. Land Registry). The entire property and surrounding land is subject to a 999 year lease to Jigsaw Homes (North) which originally commenced on the 30th June 1874 producing a yearly ground rent of £150 per annum. The current leasehold tenant Jigsaw Homes (North) are part of the Jigsaw Group who are also a very large Housing Association Operator in the North West of England (please see their website) **Very important notice: external viewing only – occupants must not be disturbed in any way. Freehold interest only being sold.**



Situated

On the corner of Belgrave Road and Trafalgar Road which in turn is off A565 in a sought after location within close proximity to local amenities and transport links.

Note

Completion will be 24 days from the date of exchange.

LOT
30

ON BEHALF OF LPA RECEIVERS

9 Houlston Walk, Liverpool L32 4SL

GUIDE PRICE £35,000+*

VACANT RESIDENTIAL

Description

A two bedroomed end town house benefiting from double glazing, central heating and gardens to the side, front and rear. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

Situated

Off Peplow Road which in turn is off Houlston Road in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 1 mile to Kirkby Shopping Centre.

Ground Floor

Hall, Kitchen, Living Room.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Gardens to the front, side and rear

Note

Prospective purchasers should make their own enquiries as well as checking the legal pack and the addendum.



LOT
31

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

GUIDE PRICE £65,000+*

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. Please note the property is a cash buy only.

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.

Note

Sutton Kersh have not inspected the property internally.

EPC Rating

D



LOT
32

43/43a St. Marys Road, Garston, Liverpool L19 2NJ

GUIDE PRICE **£50,000+***

COMMERCIAL INVESTMENT

Description

A two storey middle terraced property comprising a ground floor retail until together with a one bed self contained flat above which is accessed via a separate rear entrance. The ground floor is currently trading as Liverpool Blinds is let by way of a Full Repairing and Insuring Lease for a term of five years from 1st November 2019 with a break option of 31st October 2022, producing a rental income of £5040.00 per annum. The first floor flat is vacant with a potential rental being in excess of £4800.00 per annum.

Situated

Fronting St Mary's Road, off Aigburth Road (A561) in a popular location close to local amenities and transport links.

Ground Floor

Shop Floor Space, WC, Kitchenette.

EPC Rating

Shop – D. Flat – TBC.

First Floor

Flat Accessed by a separate rear entrance. Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Steel Staircase providing access to the flat and also a shared yard.

Note

Liverpool City Council have issued the flat with a Section 20 Prohibition Order details will be provided within the legal documents and purchasers should make their own further enquiries.



LOT
33

436 Stanley Road, Bootle, Merseyside L20 5AE

GUIDE PRICE **£110,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property converted to provide three self-contained flats. At the time of our inspection one flat was let producing a rental income of £5,160 per annum. Following a scheme of refurbishment works on the other two flats and when fully let there is potential to generate £15,000 per annum. The property benefits from majority double glazing and central heating.

Situated

Fronting Stanley Road overlooking North Park close to local amenities, Bootle Strand shopping centre and is approximately 6 miles from Liverpool city centre.

Ground Floor

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

EPC Rating

Flat 1 – E. Flat 2 – D. Flat 3 – D.

First Floor

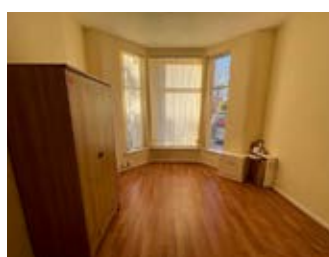
Flat 2 Lounge, Kitchen, two Bedrooms, Bathroom/WC

Second Floor

Flat 3 Lounge, Kitchen, Bedroom, Shower Room/WC

Outside

Yard to rear



LOT
34

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

GUIDE PRICE **£75,000+***

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

EPC Rating

C.



LOT
35

30 Bowles Street, Bootle, Merseyside L20 4QF

GUIDE PRICE **£50,000–£60,000***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,680 per annum.

Situated

Off Knowsley Road in a popular and well established residential area close to local amenities and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms

Outside

Yard to Rear

EPC Rating

D

Note

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



LOT
36

Flat 108, 53 Burlington Street, Liverpool L3 6LG

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroomed first 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

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

EPC Rating

C



LOT
37

6 Attwood Street, Liverpool L4 0RJ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom mid terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5940 per annum.

Situated

Off Sleepers Hill in an established residential location within close proximity to Liverpool Football Club and approximately 2 miles from Liverpool city centre.

Ground Floor

Lounge/Diner, Kitchen,
Bathroom/WC

First Floor

Two Bedrooms.

Outside

Yard To Rear.

EPC Rating

C.



LOT
38

1st Floor Apt, 84 Hallows Park Road, Bradford BD13 5AR

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A first floor two bedroomed apartment which is accessed via its own separate front entrance. The property benefits from double glazing, central heating and allocated parking. Following modernisation the property would be suitable for occupation, resale or investment purposes. This property comes with a lease term of 999 years from the 25/04/2008, Ground Rent at £50.00 and Insurance rent

Situated

Off Cullingworth Road within close proximity to local amenities, schooling and transport links. Approximately 8 miles from Bradford city centre.

Ground Floor

Hallway to First Floor.

EPC Rating

C

First Floor

Flat Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom.

Outside

Allocated Parking Space.

Note

Sutton Kersh have not inspected the property internally. Please note there is a 14 day completion with this property.



LOT
39

44 Buckingham Road, Tuebrook, Liverpool L13 8AZ

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £7,800 per annum.

Situated

Between Ellerslie Road and West Derby Road (A5049) in a popular and well established location within close proximity to local shopping amenities, Newsham Park, schooling, transport links and approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.



LOT
40

35 Warton Street, Bootle, Merseyside L20 4PX

GUIDE PRICE **£50,000–£60,000***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end of terrace house benefiting from central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,100 per annum. We are advised by the vendor that new windows and a front door are on order and will be fitted prior to the auction date.

Situated

Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

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

Note

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

First Floor

Two Bedrooms

Outside

Yard to Rear

EPC Rating

E



LOT
41

11a Birkett Road, West Kirby, Wirral, Merseyside CH48 5HT

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Greenbank Road in a popular and well established residential location close to local amenities, schooling and transport links and West Kirby Football Club.

Ground Floor

Entrance Hall, Lounge, Kitchen,
Bathroom/WC

First Floor

Two Bedrooms, WC

Outside

Front and Rear Gardens



LOT
42

42 Bank Road, Bootle, Merseyside L20 4AU

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A three storey end terrace property converted to provide two self contained flats (one × one bed and one × two bed) benefiting from double glazing, central heating and a shared rear garden. The property is currently fully let producing a rental income of £8984.00 per annum.

Situated

Off Strand Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

Ground Floor

Main Entrance Hall

Flat 1 Hall, Lounge, Kitchen/
Breakfast Room, Bathroom/WC

First Floor

Flat 2 Lounge, Kitchen/Breakfast
Room, Bedroom.

Second Floor

Further Bedroom, Bathroom/WC

Outside

Shared Rear Garden.

EPC Rating

D.



LOT
43

ON BEHALF OF JOINT ADMINISTRATORS

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

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

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

EPC Rating

G



LOT
44

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

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

Main Entrance Hallway.

First Floor

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

Outside

An Allocated Parking Space,
Balcony.



LOT
45

Flat 10, 165 Roxburgh Street, Bootle, Merseyside L20 9NH

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

Description

A top floor two bedroomed self contained flat within a purpose built block benefiting from double glazing, central heating, an allocated parking space and a balcony. The flat has recently been refurbished throughout and would be suitable for investment purposes with a potential rental income of approximately £6,120.00 per annum.

Situated

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

Ground Floor

Main Entrance Hallway.

Top Floor

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

Outside

An allocated parking space,
balcony.

EPC Rating

C.



LOT
46

ON BEHALF OF LPA RECEIVERS

267 Kensington, Liverpool L7 2RG

GUIDE PRICE **£150,000+***

COMMERCIAL INVESTMENT

Description

A mixed use premises comprising a ground floor retail unit currently trading as 'Kensington Stock Clearance' with two × one bedroomed self contained flats above benefiting from central heating and partial double glazing. We understand one of the flats is let however we can not confirm the rental income. The shop produces a rental income of £6,000 per annum

Situated

Fronting Kensington (A57) in a popular and well established residential location close to local amenities, Jubilee Sports Bank and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchenette, WC

Outside

Yard to rear

First Floor

Flat 1 Hall, LR/Kitchen, Separate WC, Bedroom with En Suite Bathroom/WC

Note

At the time of print we do not have details of the occupational tenancies but will endeavour to provide these prior to the auction. Prospective purchasers should check the legal pack and addendum

Second Floor

Flat 2 Sutton Kersh have not internally inspected the property and can not confirm the details of the accommodation.



LOT
47

37 Halkyn Avenue, Aigburth, Liverpool L17 2AH

GUIDE PRICE **£350,000+***

RESIDENTIAL INVESTMENT

Description

A double fronted middle terraced house converted to provide five × 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.

Second Floor

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

Outside

Rear Yard.

First Floor

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

EPC Rating

Flats 1-4 – C. Flat 5 – B.

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



LOT
48

4 Marlpool Drive, Buxton Avenue, Heanor, Derbyshire DE75 7BY

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, garage and gardens. The property does require a scheme of modernisation and following which it would be suitable for occupation, re-sale or investment purposes.

Situated

Off Buxton Avenue within close proximity to local amenities, Shipley Country Park and less than 2 miles from Langley Mill Train station.

Ground Floor

Hall, two Reception rooms, Kitchen.

First Floor

Three Bedrooms, Wet room/WC.

Outside

WC, Garage, Front and Rear Gardens.

EPC Rating

D



LOT
49

ON BEHALF OF JOINT ADMINISTRATORS

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

GUIDE PRICE **£75,000+***

VACANT COMMERCIAL

Description

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

Situated

On the corner of Park Road and Dingle Lane in a prominent corner position approximately 2 miles from Liverpool city centre. Nearby occupiers include Tesco Superstore, Co-Op and McDonalds.

Basement

Storage (not measured)

Ground Floor

Entrance Foyer, Auditorium & Bar
904.08m² (9,732sq ft)

First Floor

Balcony, Offices and ancillary accommodation.
261.41m² (2,814 sq ft)

Second Floor

Office, Storage
38.04m² (409sq ft)



Third Floor

Office, Storage
54.67m² (588sq ft)

Fourth Floor

Plant Rooms (not measured)

Total Area 1,258.20m²
(13,543sq ft)



LOT
50

20 Ridley Road, Liverpool L6 6DN

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A fantastic five bedroom investment property, situated in a popular student location in Liverpool. The terraced dwelling has undergone significant works to incorporate five bedrooms, along with an ensuite bathroom for each bedroom. Early viewings are recommended to avoid disappointment and to take advantage of this fantastic opportunity! The property benefits from a HMO Licence for 5 tenants and double glazing and energy efficient radiators in each room and an immersion heater for the hot water. Following some refurbishment work, the property would be suitable for occupation. The potential rental income when fully let is approximately £25,000 per annum.

Situated

Off Sheil Road in a popular and well established residential location within close proximity to local and city centre amenities, schooling and local transportation, The Royal Liverpool University Hospital and Liverpool Universities and is approximately 3 miles from Liverpool city centre.

Ground Floor

Entrance Hallway, Living Room, Kitchen/Dining Room, one Bedroom with an en-suite bathroom

Second Floor

One Bedroom with an en-suite bathroom

Outside

Yard to the rear

First Floor

Three Bedrooms each with an en-suite bathroom



LOT
51

5 Monastery Road, Liverpool L6 0BH

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

Hall, Through Living Room/Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the Rear



LOT
52

Unit 94 Phoenix Place, 11 Iliad Street, Liverpool L5 3LU

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

Description

A third floor studio pod benefiting from double glazing, electric heating, secure key fob entry system and lift facility. The property is currently vacant and if let has the potential to chieve approximately £4145.00 per annum.

Situated

Fronting Iliad Street in a popilar and well established location close to local amenities, Universities and Liverpool city centre.

Ground Floor

Main Entrance Hallway

Third Floor

Studio pod Lounge/Bedroom,
Shower room/WC
Shared kitchen/lounge



LOT
53

155 Brighton Street, Wallasey, Merseyside CH44 8DU

GUIDE PRICE **£200,000+***

RESIDENTIAL INVESTMENT

Description

A six bed HMO investment opportunity fully let producing £30,684 per annum. The property comprises a three storey mid terrace house converted to provide a fully licensed six bedroom HMO, all Bedrooms have en-suite bathrooms; fully renovated to a very high standard, benefiting from double glazing, central heating and will be sold fully furnished. The property is fully let by way of Assured Shorthold Tenancies producing £30,684. Includes Full Planning permission, Building Regs certification, New build Warranty for CML, EPC, New Electrical & Gas Certification, Emergency lighting & Fire alarm Certification, Damp & Wood Warranty.

Situated

Fronting Brighton Street in a popular location close to local amenities, schooling and the Kingsway Tunnel connection to Liverpool city centre.

Ground Floor

Main Entrance, Kitchen, Lounge/
Dining room, one Ensuite Letting
room with Kitchenette area.

Outside

Yard to the rear

First Floor

Three En-suite Letting Rooms

Second Floor

Two En-suite Letting Rooms



LOT
54

31 Chepstow Street, Liverpool L4 3RE

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A four bedroom mid terrace property benefiting from double glazing. Works have been started and once completed the property would be suitable for occupation, resale or investment purposes.

Situated

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

Ground Floor

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

First Floor

Four Bedrooms.

Outside

Rear Yard

EPC Rating

G



LOT
55

Studio 231 City Point, Great Homer Street L5 3LE

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

Description

A second floor studio pod benefiting from double glazing, electric heating, secure key fob entry system, Laundry room, Gym and lift facility. The property is currently vacant and if let has the potential to achieve approximately £4145.00 per annum.

Situated

Within walking distance to Liverpool city centre amenities including shops, bars, restaurants and Liverpool Universities.

Ground Floor

Main entrance hallway. Lift to all floors.

Second Floor

Studio pod Open Plan Lounge/
Bedroom, Shower room/WC
Shared Kitchen facilities.



LOT
56

13 July Street, Bootle, Merseyside L20 5AT

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,240 per annum.

Situated

Off Litherland Road which in turn is off Linacre Lane (A566) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Through Lounge/
Dining room, Kitchen,
Bathroom/WC.

Note

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

First Floor

Three Bedrooms.

Outside

Yard

EPC Rating

E



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Description

A commercial investment opportunity comprising a prominent parade of four retail units together with a motor repair shop, which are occupied by four tenants at present currently producing a collective income of £48,000 per annum.

Situated

Fronting Crookes Road with Turner Lane to the Rear which in turn is off A57 in a popular location close to local amenities, central hospitals, schooling and transport links.

2 Crookes Road Ground Floor

Approximately 73 sq.m

First Floor

Lounge, Kitchen and Bathroom

Second Floor

Two Further rooms

Let by way of a 10 year lease commencing 2018 producing £16,000 per annum R.V. £8,500

4 Crookes Road Ground Floor

Approximately 34 sq.m

First Floor

Number of rooms

Second Floor

Attic rooms

Let by way of a 7 year lease commencing 2012 producing £13,500 per annum R.V. £8,000

6 and 8 Crookes Road

Fontage Hair & Beauty Ground Floor Approximately 88 sq.m

Let by way of a 6 year lease commencing 2013 producing £12,000 per annum R.V. £12,500

Garage premises at Turners Lane

Ground Floor

Approximately 83 sq.m



First Floor

Approximately 66 sq.m

Hard Standing

Approximately 170 sq.m

Let by way of a 10 year lease commencing 2007 producing £6,500 per annum

EPC Rating

No.2 – TBC.
No.4 – TBC
No.6-8 – C

Joint Agent

Blundells

B
blundells
Property Auctions

LOT
58

ON BEHALF OF LPA RECEIVERS

112 Breck Road, Anfield, Liverpool L4 2RD

GUIDE PRICE £80,000+*

COMMERCIAL INVESTMENT

Description

A mixed use premises comprising a ground floor retail unit currently used as 'Alexander King Estate Agents' with two flats above.

Situated

Fronting Breck Road which in turn is off Oakfield Road (A5089) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Sutton Kersh have not inspected the property internally and can not confirm the details of the accommodation

Note

Sutton Kersh have not inspected the property internally and can not confirm the details of the accommodation. At the time of print we do not have details of the occupational tenancies but will endeavour to provide these prior to the auction. Prospective purchasers should check the legal pack and addendum

First Floor & Second Floor

Two Flats. Sutton Kersh have not inspected the property internally and can not confirm the details of the accommodation



LOT
59

Apt 10 The Egerton, 49-51 Egerton Park, Birkenhead CH42 4RA

GUIDE PRICE £45,000+*

RESIDENTIAL INVESTMENT

Description

A second floor one bedroom flat benefiting from double glazing and central heating. The property is currently tenanted on an Assured Shorthold Tenancy producing £4,800 per annum.

Situated

Off Bebington Road (B5148) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Pyramids Shopping Centre.

Ground Floor

Entrance Hall

Second Floor

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

Outside

Communal parking and gardens

EPC Rating

C.

Note

Please note Sutton Kersh have not internally inspected the property



LOT
60

Apt 7 The Egerton, 49–51 Egerton Park, Birkenhead CH42 4RA

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A first floor one bedroom flat benefiting from double glazing and central heating. The property is currently tenanted on an Assured Shorthold Tenancy producing £4,920 per annum.

Situated

Off Bebington Road (B5148) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Pyramids Shopping Centre.

Ground Floor

Entrance Hall

First Floor

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

Outside

Communal parking and gardens.

EPC Rating

C.

Note

Please note Sutton Kersh have not internally inspected the property.



LOT
61

10 Mersey Road, Widnes, Cheshire WA8 0DG

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroomed terraced house benefiting from double glazing and central heating. The property is in good condition and would be suitable for immediate investment purposes with the potential rental income being approximately £6,600 per annum.

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.

Basement

Not Inspected

Ground Floor

Hall, Lounge, Dining room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to Rear

EPC Rating

D



LOT
62

Land on the north side of Stewart Avenue, Sefton L20 9JD

GUIDE PRICE **£125,000+***

LAND

Description

A cleared site suitable for redevelopment subject to any relevant consents. The land previously had planning permission granted back March 2016 to erect 13 × one bedrooomed self-contained apartments with layout of a new access road and associated car parking, which has now expired. The site extends to 1,113m² (0.275acres) We assume all services are available, however potential purchasers should make their own enquiries. Planning Ref No: DC/2015/01679

Situated

Adjacent to St Monicas Parochial Club on Stewart Avenue, off Fernhill Road which in turn is off Southport Road and Aintree Road within a popular and established residential area.



LOT
63

5 Warton Street, Bootle, Merseyside L20 4PX

GUIDE PRICE **£50,000–£60,000***

VACANT RESIDENTIAL

Description

A two bedrooomed middle terraced house benefiting from double glazing and central heating. The property is in need of modernisation, following which the property would be suitable for investment purposes.

Situated

Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

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

Note

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

First Floor

Two Bedrooms

Outside

Yard to Rear

EPC Rating

D



LOT
64

93 Liscard Road, Wallasey, Merseyside CH44 9AE

GUIDE PRICE **£50,000+***

MIXED USE

Description

A three storey dormer style mid terraced property comprising a ground floor retail unit together with two floors of ancillary accommodation above. The property has traded as a bookmakers for over 40 years and would be suitable for a number of uses, subject to any consents. The upper floors would be suitable for conversion to provide residential accommodation subject to any consents. There is no access to the upper floors as the property is in poor condition and bricked up and there is no internal staircase.

Situated

Fronting Liscard Road in an established location close to local amenities and within walking distance to Central Park.

Ground Floor

Ladbrokes Main Sales Area,
Counter/Office, WC, Kitchenette.

EPC Rating

D.

First Floor

Ancillary Accommodation

Second Floor

Ancillary Accommodation

Outside

Yard to rear, WC.



LOT
65

ON BEHALF OF LPA RECEIVERS

2 Gorst Street, Liverpool L4 0SB

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating.

Situated

Off Blessington Road which in turn is off Walton Breck Road (A5089) in a popular and well established residential location close to local amenities, Liverpool Football Club and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Through Living Room, Kitchen,
Bathroom/WC

First Floor

Two Bedrooms.

Outside

Yard to the rear.

Note

Please note Sutton Kersh have not inspected the property internally and prospective purchasers should rely on their own enquiries.



LOT
66

41 Boswell Street, Liverpool L8 0RW

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A three storey, four bedroom semi detached property benefiting from double glazing and central heating. The property is in need of a full upgrade and scheme of refurbishment works. Once upgraded, the property would be suitable for occupation, resale or investment purposes.

Situated

Off Lodge Lane (B5173) in a popular and well established residential location close to local amenities, schooling, Sefton Park and transport links. Approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge, Kitchen/
Diner

First Floor

Three Bedrooms, Bathroom/WC

Second Floor

Further Bedroom

Outside

Yard to Rear



LOT
67

ON BEHALF OF A HOUSING ASSOCIATION

1 Stanton Crescent, Liverpool L32 0UA

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end terraced property benefiting from double glazing and front and rear gardens. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

Situated

Off Richard Hesketh Drive in a popular residential location close to local amenities, schooling, Kirkby town centre and approximately 9 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen (No
fittings)/Dining Room.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.



LOT
68

58 Bowles Street, Bootle, Merseyside L20 4QF

GUIDE PRICE **£50,000–£60,000***

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 £5,040 per annum.

Situated

Off Knowsley Road in a popular and well established residential area close to local amenities and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms

Outside

Yard to Rear

EPC Rating

TBC

Note

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



LOT
69

ON BEHALF OF LPA RECEIVERS

Land on the south west side of Auckland Road, Liverpool L18

GUIDE PRICE **£180,000+***

DEVELOPMENT OPPORTUNITIES

Description

A plot of land that would be suitable for a number of uses subject to gaining any necessary consents. We believe all main services are available however purchasers should make their own further enquiries. Site area 503m² (0.124acres) approx.

Situated

Auckland Road runs between Plattsville Road and Heathfield Road, Allerton within a popular residential area. Local amenities are provided along Allerton Road and Smithdown which is a short walk from the site.



LOT
70

11 Warton Street, Bootle, Merseyside L20 4PX

GUIDE PRICE **£50,000–£60,000***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,680 per annum.

Situated

Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

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

Note

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

First Floor

Two Bedrooms

Outside

Yard to Rear

EPC Rating

D



LOT
71

ON BEHALF OF LPA RECEIVERS

9 Fairthorn Walk, Liverpool L33 6UX

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed mid town house benefiting from double glazing, central heating and gardens to the front and rear. The property is let producing a rental income of £7,020 per annum.

Situated

Off Simonswood Lane close to local amenities, schooling and transport links and approximately 1 mile from Kirkby Shopping Centre.

Ground Floor

Living Room, Kitchen,
Conservatory

Note

Sutton Kersh have not inspected the property internally and can not confirm the accuracy of the accommodation. At the time of print we have not seen a copy of the AST, prospective purchasers should make their own enquiries as well as checking the legal pack and the addendum.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear



LOT
72

6 Hawthorne Terrace, New Brancepeth, Durham DH7 7HU

GUIDE PRICE £36,000+*

VACANT RESIDENTIAL

Description

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

Situated

Off Rock Terrace, near Crimdon Dene Holiday Park close to local amenities, local transport and schooling. Approximately 8 miles from Durham city centre.

Ground Floor

Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to Rear

Note

Please note Sutton Kersh have not internally inspected the property.



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Description

A vacant site with Lapsed Planning Permission which was granted by Wirral Council on 8th Dec 2006 (planning ref OUT/2006/6897) for the erection of 12 units (maisonettes or flats) in a block facing Marine Parade and four town houses on Wellington Road. We believe all main services are available however purchasers should make their own further enquiries.

Situated

Fronting Marine Promenade in a popular and well established residential location close to local amenities and New Brighton train station.

Planning

Lapsed Planning Permission which was granted by Wirral Council on 8th Dec 2006 (planning ref OUT/2006/6897) for the erection of 12 units (maisonettes or flats) in a block facing Marine Parade and four town houses on Wellington Road. Interested parties should make their own enquiries directly with Wirral Council Planning Department.



LOT
74

46 Bowles Street, Bootle, Merseyside L20 4QF

GUIDE PRICE **£50,000–£60,000***

RESIDENTIAL INVESTMENT

Description

A three bedrooomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,680 per annum.

Situated

Off Knowsley Road in a popular and well established residential area close to local amenities and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms

Outside

Yard to Rear

EPC Rating

D

Note

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



LOT
75

41 Redbourn Street, Liverpool L6 0AP

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bedroom end terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £6000 per annum.

Situated

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

Ground Floor

Through Lounge/Dining Room,
Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

Outside

Yard To Rear.

EPC Rating

TBC



LOT
76

ON BEHALF OF LPA RECEIVERS

28 Canal Street & Land west of Berry Street, Bootle L20 8AH

GUIDE PRICE **£125,000+***

VACANT COMMERCIAL

Description

The property provides a prominent detached two storey Freehold building, which formerly served as a public house together with a plot of land extending to 114m². Internally the accommodation benefits from gas central heating, UPVC double glazing and electric roller security shutters. The property would be suitable for a number of uses, to include residential conversion subject to any necessary planning consents.

Situated

Off Millers Bridge (A5058) in a popular location close to local amenities, Bootle Town Hall and within walking distance to Bootle Oriel Road train station.

Basement

Storage Area

Outside

Plot of land which is on the west side of Berry Street 114m² (0.028 acres)

Ground Floor

Two Trade counters, Office, Storage, Kitchen and two WCs
Separate entrance to the first floor

Note

Sutton Kersh have not inspected the basement.

First Floor

Bathroom and Kitchen, Five Rooms Total Net Internal Office
Space: 166.8m² (1,795sq ft)



LOT
77

134 Cobden Road, Southport, Merseyside PR9 7TP

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Canning Road in a popular location within close reach to local amenities and approximately 2 miles from Southport town centre.

Ground Floor

Hall, Living Room, Kitchen, Utility Room.

Joint Agent

Core Property Management and Consultancy Limited

First Floor

Two Bedrooms, Bathroom/WC



Outside

Gardens front and rear.

EPC Rating

TBC



LOT
78

ON BEHALF OF LPA RECEIVERS

2 Ridley Road, Liverpool L6 6DN

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed end of terrace benefiting from double glazing and central heating. The property is currently let producing a rental income of £7,200 per annum.

Situated

Off Sheil Road (B5188) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, two Reception Rooms, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

Note

Please note Sutton Kersh have not inspected the property internally. At the time of print we have not seen a copy of the AST, prospective purchasers should make their own enquiries as well as checking the legal pack and the addendum.



LOT
79

Flats 1-5, 4 Merton Road, Bootle, Merseyside L20 3BN

GUIDE PRICE **£225,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity currently producing £23,400 per annum. A substantial three storey semi-detached property converted to provide five x one bed self-contained flats benefiting from double glazing and central heating, gardens and off road parking. Each flat is currently let by way of an Assured Shorthold Tenancy producing a total income of approximately £23,400 per annum.

Situated

Fronting Merton Road on the corner of Litherland Road in a popular and well established location within close proximity local amenities, Strand Shopping Centre, Hugh Baird College and approximately 5 miles from Liverpool city centre.

Basement

Not Inspected

Flat 4 Lounge, Kitchen, Bedroom, Bathroom/WC

Ground Floor

Main Entrance Hallway

Flat 1 Lounge, Kitchen Bedroom, Bathroom/WC

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat 5 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Gardens and Off road parking for several cars.

First Floor

Flat 3 Lounge Kitchen, Bedroom, Bathroom/WC

EPC Rating

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



Note

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

LOT
80

Flats 1–5, 6 Merton Road, Bootle, Merseyside L20 3BN

GUIDE PRICE **£225,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity currently producing £23,400 per annum. A substantial three storey semi-detached property converted to provide five × one bed self-contained flats benefiting from double glazing and central heating, gardens and driveway for several cars. Each flat is currently let by way of an Assured Shorthold Tenancy producing a total income of approximately £23,400 per annum.

Situated

Fronting Merton Road on the corner of Litherland Road in a popular and well established location within close proximity local amenities, Strand Shopping Centre, Hugh Baird College and approximately 5 miles from Liverpool city centre.

Basement

Not Inspected

Second Floor

Flat 5 Lounge, Kitchen, Bedroom, Bathroom/WC

Ground Floor

Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 2 Lounge, Kitchen, Bedroom Bathroom/WC

Outside

Parking to the front and Rear Garden.

First Floor

Flat 3 Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 4 Lounge, Kitchen, Bedroom, Bathroom/WC

EPC Rating

Flat 1 – D. Flat 2 – D. Flat 3 – TBC. Flat 4 – C. Flat 5 – C.



Note

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

LOT
81

8 Attwood Street, Liverpool L4 0RJ

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom end terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £7080 per annum.

Situated

Off Sleepers Hill in an established residential location within close proximity to Liverpool Football Club and approximately 2 miles from Liverpool city centre.

Cellar.

Not Inspected.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard and land to rear.

EPC Rating

E.



LOT
82

13/13a Finchley Road, Liverpool L4 2TL

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A end terraced house which has been converted to provide 2 self contained flats (one × one bed and one × two bed) benefiting from double glazing and central heating. Each flat has their own separate front entrance. The property is currently let by way of Assured Shorthold tenancies producing £9240 per annum

Situated

Off Clapham Road which in turn is off Priory road in an established location within close proximity to Liverpool Football club and approximately 3 miles from Liverpool city centre.

Ground Floor

Flat 13 Cloak Room/Study, Lounge, Bedroom, Kitchen, Bathroom/WC

First Floor

Flat 13a Lounge, Two Bedrooms, Kitchen, Bathroom/WC

Outside

Yard to rear.



LOT
83

31 Utting Avenue East, Liverpool L11 5AA

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid town house benefitting from double glazing, central heating, gardens and a driveway. Following a scheme of refurbishment works the property would be suitable for occupation, re sale or investment purposes.

Situated

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

Ground Floor

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

First Floor

Three Bedrooms, Bathroom with separate WC

Outside

Gardens and Driveway.

EPC Rating

TBC.



LOT
84

40 Bowles Street, Bootle, Merseyside L20 4QF

GUIDE PRICE **£50,000–£60,000***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,680 per annum.

Situated

Off Knowsley Road in a popular and well established residential area close to local amenities and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms.

Outside

Yard to Rear

EPC Rating

E

Note

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



LOT
85

155 Townsend Lane, Anfield, Liverpool L6 0AZ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid town house benefitting from double glazing and front and rear gardens. The property is in need of a full scheme of refurbishment and once upgraded would be suitable for investment purposes with a potential income of £6,600pa.

Situated

Fronting Townsend Lane in a popular and well established residential location close to local amenities and transport links. Approximately 4 miles from Liverpool Lime Street.

Ground Floor

Two Reception Rooms, Kitchen

First Floor

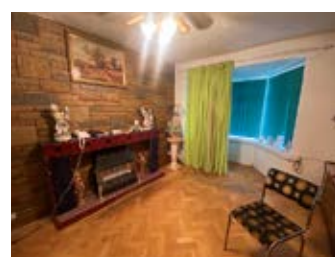
Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

E



LOT
86

59 Warrington Road, Prescot, Merseyside L34 5QY

GUIDE PRICE **£85,000+***

VACANT COMMERCIAL

Description

A middle terraced property comprising a ground floor retail unit along with ancillary accommodation to the first floor. The property could be converted back to residential accommodation subject to necessary consents.

Situated

Fronting Warrington Road in a popular and well established location, close to all local amenities and transport links.

Ground Floor

Hall, Two Rooms, Kitchen

First Floor

Three Rooms, WC.

Outside

Yard to rear.

EPC Rating

E



LOT
87

2 Wilton Road, Birkenhead, Merseyside CH42 1QZ

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three-storey middle terraced house which has recently been converted to provide five letting rooms. There is potential to convert the basement to provide a further two letting rooms subject to obtaining the necessary consents. We are advised that the property is fully HMO compliant although it does not currently have a licence in place. The property has been fully renovated throughout and benefits from double glazing and central heating, new kitchen, three bathrooms and new carpeting throughout. When fully let the potential rental income is approximately £25,000 per annum.

Situated

Off Rock Lane West in a popular location close to local amenities, schooling, Rock Ferry train station and less than 3 miles from the Queensway Tunnel connecting to Liverpool city centre.

Ground Floor

Main Entrance Hallway 2 Lettings rooms (one with En-suite shower room), Communal Kitchen.

Second Floor

One further letting room.

Outside

Yard to Rear.

First Floor

One Letting room with En-suite shower room, two Letting rooms, Bathroom/WC.





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.



Description

A Grade II listed detached former mortuary building comprising entrance hall with three linked rooms off. The building is situated on the site of the former Digby Hospital which has since been redeveloped to form the largely residential setting of North and South Grange. The building retains many original features including stained glass windows and has previously had planning permission approved under application number 17/1027/FUL & 17/1027/LBC, granted on the 9th October 2017, for 'Full refurbishment and change of use of existing mortuary building (C2) to therapeutic workshop (D1)' which has since lapsed. Interested parties must make and rely upon their own planning enquiries of Exeter City planning department with regards to either reinstating the planning previously granted or for alternative uses.

Situated

Clyst Heath is readily commutable to the city centre, the M5/A38/A30 road networks and Exeter airport, along with local retail and business parks, superstores, shopping and leisure facilities.

Ground Floor

Entrance hall with three linked rooms off.

Outside

On street parking.

Viewings

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





Description

A four bedroom mid terrace maisonette requiring updating set in the popular Chelston area of Torquay. The property is accessed at ground floor level with hallway, sitting room and kitchen/diner, first floor with three bedrooms and bathroom, plus an attic conversion providing bedroom four. The property is currently let on a rolling Assured Shorthold Tenancy generating a modest income of £650pcm/£7,800pae with notice served and the tenancy agreement scheduled to end on the 1st January 2022.

Situated

Sherwell Lane is conveniently situated within walking distance of a local bus route, parks and shops/amenities at Old Mill Road and Walnut Road, with Torquay town centre, mainline train station and seafront being readily accessible.

Ground Floor

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

First Floor

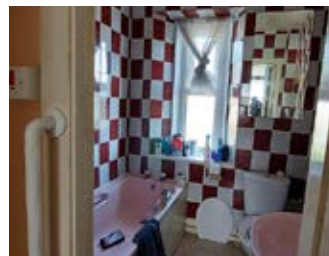
Landing, three bedrooms and bathroom. Staircase leading to the second floor.

Second Floor

Attic room/bedroom four.

Viewings

Strictly by prior appointment with Miller Countrywide Torquay 01803 291429. 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 Edgumbe 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.

EPC Rating

D





Description

A two bedroom semi detached property requiring modernisation. The property is set in an established and sought after residential area and has the benefit of on drive parking and front and rear gardens.

Situated

Trengrouse Avenue is situated in a popular residential area within Torpoint. The town centre offers a range of leisure, shopping and educational facilities, with a ferry crossing to Plymouth city centre and a wide range of local sandy beaches and popular tourist destinations.

Ground Floor

Entrance hall, sitting room, kitchen/diner.

First Floor

Landing, two bedrooms and bathroom.

Outside

Front and rear gardens, garage with pedestrian door to the rear.

Viewings

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





Description

A level and easily accessible residential building plot with full planning permission in place for a three bedroom, two bathroom detached property with garden and off road parking, set in an established residential village location on the Bere Peninsular in the Tamar Valley.

Situated

Bere Alston is a popular village set on the Bere Peninsular in the picturesque Tamar Valley. The village has a primary school, church, local shops and supermarket, with further facilities and amenities available at nearby Tavistock and Gunnislake, along with a railway link to Plymouth.

Proposed Accommodation Ground Floor

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

First Floor

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

Outside

Garden and on drive parking.

Planning

A Reserved Matters Application was granted by West Devon Borough Council, under

application number 1684/19/ARM on the 13th July 2019 for 'Application for approval of reserved matters following outline application 4043/17/OPA for erection of one dwelling'. A Building Notice Acceptance under reference 21/03424/TELBN/W29 for 'Drainage run to commence planning' was issued by Devon Building Control Partnership on the 28th June 2021. We understand that this extends the planning for another three years from the date of issue and that the full drainage report has been passed. Interested



parties must make and rely upon their own planning enquiries of West Devon Borough Council planning department.

616121/Countrywide Property Auctions 01395 275691.

Viewings

At any reasonable time during daylight hours and at the viewers own risk. General information Fulfords Tavistock 01822



General view of building

Description

A vacant two bedroom garden floor apartment situated in a sought after established residential location and having the benefit of its own private entrance, a car parking space and a decked garden area. The property has the benefit of a 999 year lease which commenced in 1988 and an estimated rental value of circa £8,700pae.

Situated

Thurlow Road is a well established residential area situated in proximity to Torquay town centre, offering a comprehensive range of shopping, educational and leisure facilities, along with sandy beaches and marina.

Flat 3

Entrance porch, hallway, sitting room, kitchen, two bedrooms, bathroom and cloakroom.

Outside

Decked garden area and an allocated parking space.

Viewings

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



General view of building



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.

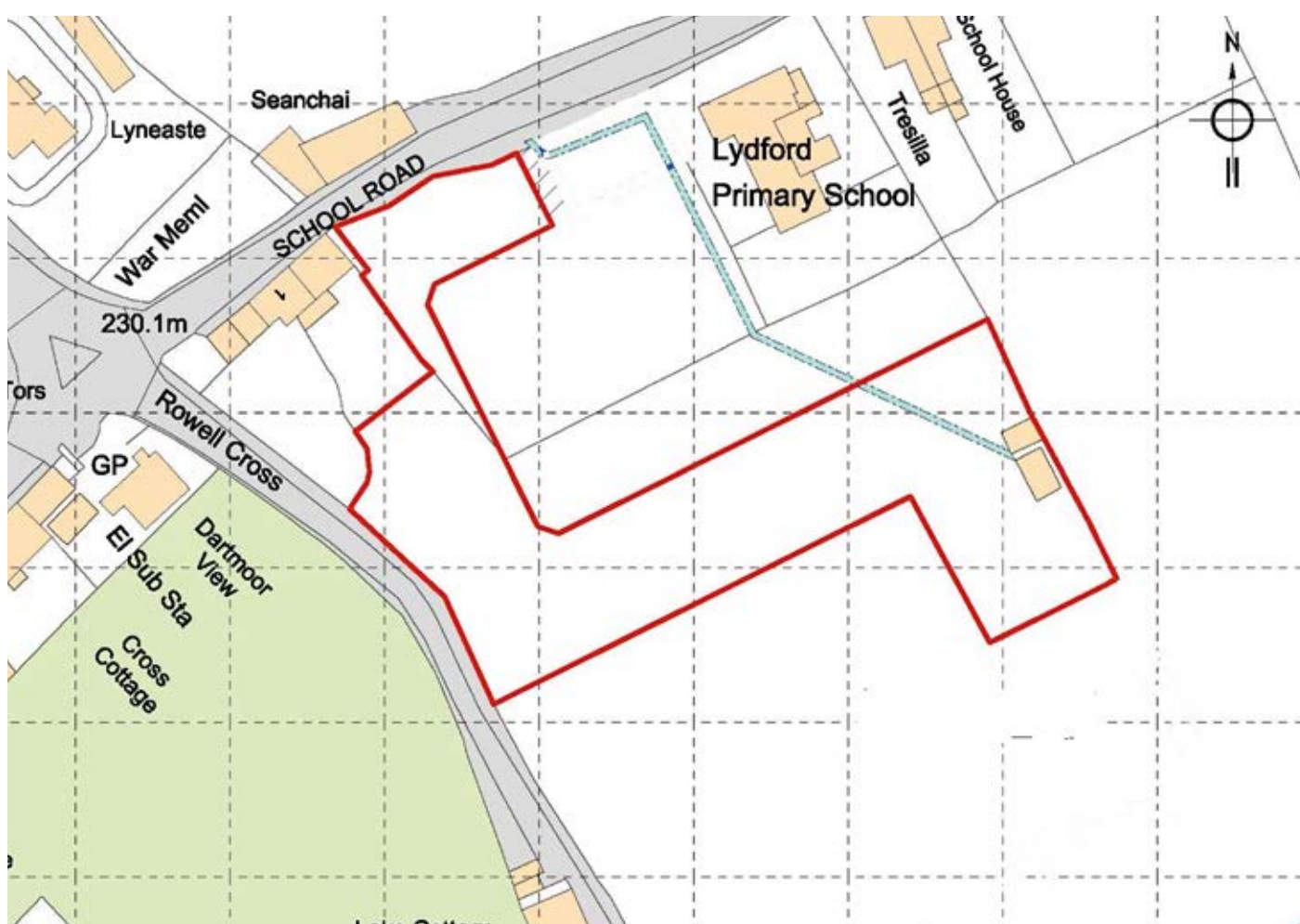
First Floor

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 fabulous opportunity to acquire a parcel of amenity/agricultural land measuring circa 0.96 acres set in the heart of the sought after village of Lydford, with road frontage to both School Road and Rowell Cross. The land already has the benefit of a mains water and electricity supply on site as shown in light blue on the site plan connecting to plot 1, along with two outbuildings for repair/replacement. The property would lend itself to a variety of uses, occasional recreational camping/caravanning being in proximity to the Granite Way cycle path and the river Lyd, with perhaps the possibility for future development potential, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Dartmoor National Park/West Devon Borough Council planning departments.

Situated

The land is situated in the heart of the highly sought after village of Lydford, boasting a primary school, two public houses, a village shop and two castles, along with the picturesque Lydford Gorge, with further education, recreational and shopping facilities available in the market town of Tavistock circa 7 miles and readily commutable to the A30. Set within Dartmoor National Park Lydford offers excellent access to Dartmoor itself and the surrounding woodlands offering excellent walking, cycling and horse riding facilities.

Note

The Promap shown is for approximate identification purposes and is not to scale. Crown Copyright Reserved. The plan shows highlights the water supply in pale blue leading up to

the outbuildings, with the land being sold identified on the plan as plot 1 and in red.

Viewings

At any reasonable time during daylight hours and at the viewers



own risk or by appointment with Fulfords Tavistock 01822 616121. General enquiries Countrywide Property Auctions 01395 275691.

LOT
97

Land adjacent to 61 Harebell Street, Liverpool L5 7RL

GUIDE PRICE **£25,000+***

LAND

Description

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

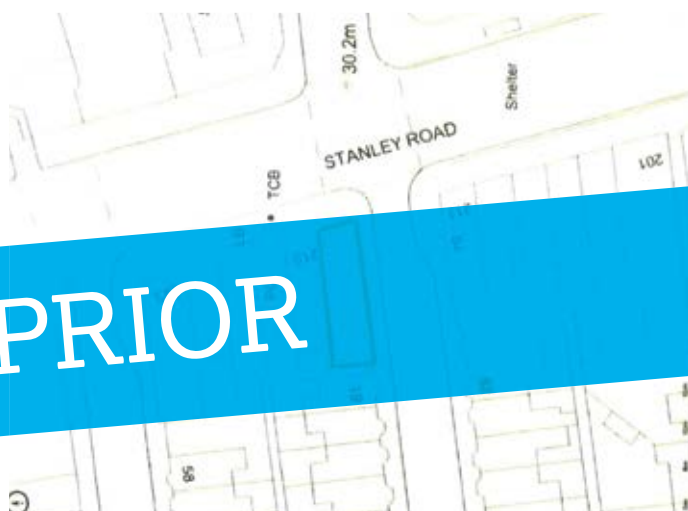
Situated

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.

SOLD PRIOR



LOT
98

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 258m² (2,777sq ft). The property has been stripped out and benefits from double glazing and car parking for two/three 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/17/00750. The potential income once converted would be in excess of £30,000.00 per annum.

Situated

Fronting Chadwick Street within a street 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, WCs and disabled WCs

First Floor

Various Offices, Kitchen, WCs.

EPC Rating

C

SOLD PRIOR



LOT
99

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.

EPC Rating

D.



Legal packs

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

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

suttonkersh.co.uk





Description

A two bedroom detached chalet style bungalow of non traditional construction situated in this glorious rural location, surrounded by National Trust land and in close proximity of the Cornish coastline. Whilst in need of a programme of refurbishment the property offers a wonderful opportunity to acquire property in this highly sought after village, perhaps offering the potential for replacement of the existing dwelling subject to any requisite consents upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Located in a designated Area of Outstanding Natural Beauty, the village of Zennor is set circa five miles west of St. Ives on the North coast. Zennor is a pretty village with the Tinnars Arms pub and St. Senara's Church, which is famous for the oak pew connected to the legend of the Mermaid of Zennor. The nearby coastline has secluded coves and dramatic cliffs looking out over the Atlantic.

Ground Floor

Front porch, entrance hall, sitting room, kitchen/diner, rear porch, two bedrooms and bathroom.

Outside

Mature gardens requiring formalisation and garage.

Viewings

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



Description

A substantial three storey five bed semi detached house benefiting from double glazing, central heating, Front and rear gardens, rear garage and off road parking. Following a full upgrade and scheme of refurbishment works the property would be suitable to provide a single dwelling or conversion to provide a six/seven bed HMO investment opportunity, subject to any consents.

Situated

Off Warbreck Moor (A59) in a popular residential location, close to local amenities, schooling and within walking distance to Orrell Park Train Station, Walton Vale amenities and approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hallway, Front Living Room, Rear Dining Room and Large Kitchen.

Outside

Gardens Front and Rear, Driveway and Garage to rear

First Floor

Three Bedrooms, Bathroom/WC, Bathroom/WC

Note

Please note the cellar has not been inspected by Sutton Kersh

Second Floor

Two Further Bedrooms



Next auction **Thursday 17 February 2022**

We're now taking entries for this auction.

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

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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

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



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Common Auction Conditions

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

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

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

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

A3 Bidding and reserve PRICES

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

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