

property auction

Registration closes promptly at
12pm on **Wednesday 6 April**
and you must be pre-registered
before this time in order to bid

Thursday 7 April 2022
12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

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Countrywide
Property Auctions

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 21st January
Friday 11th March
Friday 29th April
Friday 17th June
Friday 12th August
Friday 23rd September
Friday 11th November

0151 207 6315
auctions@suttonkersh.co.uk

Welcome



A very warm welcome to our second auction of 2022 which as usual will start at 12 noon prompt!

Live streamed with Auctioneer Andrew Binstock at the helm this sale promises to surpass the great results we saw at our February sale where we realised in excess of £10.4m for our clients.

So on to our April auction, which as you can see is a bumper sale with in excess of 120 properties to go under the hammer and a great variety of lots to suit all tastes and budgets.

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

LOT 65 15 Quarry Street, Woolton,
Liverpool L25 6EZ VACANT RESIDENTIAL
Guide price £175,000+*

LOT 101 21 Three Tuns Lane, Formby,
Liverpool L37 4AG VACANT RESIDENTIAL
Guide price £185,000+*

LOT 69 Former Bank, 209–11 Hoylake Road,
Wirral, CH46 0SW VACANT COMMERCIAL
Guide price £135,000+*

LOTS 41, 47, 56, 58 Acresgate Court, Gateacre,
Liverpool L25 4UF RESIDENTIAL INVESTMENTS
Guide price £65,000+* (each)

LOT 66 Flat 1, 2 Alpass Road, Liverpool L17 7BB
VACANT RESIDENTIAL
Guide price £125,000+*

LOT 10 545 Southport Road, Bootle, L20 0DE
VACANT RESIDENTIAL
Guide price £90,000+*

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

129

 lots available

60+

vacant
residential

5

vacant
commercial

5

mixed
use

1

ground
rents

40+

residential
investment

5

development
opportunities

2

land

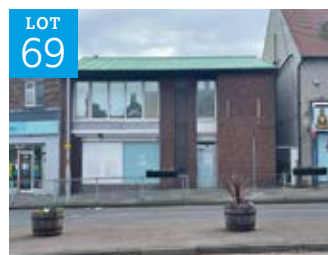
Highlights



15 Quarry Street, Woolton,
Liverpool L25 6EZ



21 Three Tuns Lane, Formby,
Liverpool L37 4AG



Former Bank, 209–11 Hoylake
Road, Wirral, CH46 0SW



Acresgate Court, Gateacre,
Liverpool L25 4UF

2022 – our year in numbers

2021 AUCTION TOTALS

696 lots sold
£80.6m raised
89% success

JAN

FEB

80 lots sold
£10.4m raised
80% success

MAR

APR

Thursday 26 May
Closing Friday 29 April

MAY

JUN

Thursday 14 July
Closing Friday 17 June

JUL

AUG

Thursday 8 September
Closing Friday 12 August

SEPT

OCT

Thursday 20 October
Closing Friday 23 September

NOV

DEC

Thursday 8 December
Closing Friday 11 November

Remote bidding guide for live streamed closed door auction

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

We offer three ways to bid at our auction:

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

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

1. **Create an account** Creating an account makes it the easiest way to register and bid at our auction.
2. **Complete identity check** We will require you to pass our verification process and will automatically send you a link to our partners Credas in order for you to complete the check via their app on your phone or tablet. See our Anti-Money Laundering Regulations guide 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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0161 823 7993



Order of sale **Thursday 7 April 2022**

For sale by public auction unless sold prior or withdrawn

1	66 Hebden Road, Liverpool L11 9AL	£70,000+*
2	4 Imrie Street, Liverpool L4 5RS	£45,000+*
3	38 Wenlock Road, Liverpool L4 2UU	£60,000+*
4	223 Hawthorne Road, Bootle, Merseyside L20 3AN	£175,000+*
5	Land lying to the south west of Wood Lane, Liverpool L27 4YE	£36,000+*
6	41 Bardsay Road, Liverpool L4 5SG	£40,000+*
7	145 Outer Forum, Liverpool L11 5BD	£80,000+*
8	39 Stanley Road, Bootle, Merseyside L20 7BY	£85,000+*
9	48 Sandstone Road East, Liverpool L13 6QZ	£100,000+*
10	545 Southport Road, Bootle, Merseyside L20 0DE	£90,000+*
11	375 Edge Lane, Fairfield, Liverpool L7 9LQ	£135,000+*
12	32 Mansell Road, Liverpool L6 6AZ	£60,000+*
13	Apt 101, St Cyprians Student Hall, 90 Durning Road, Liverpool L7 5NH	£38,000+*
14	27 Norton Grove, Maghull, Liverpool L31 5JX	£90,000+*
15	91 Parr Stocks Road, St. Helens, Merseyside WA9 1NY	£90,000+*
16	145 Walton Village, Liverpool L4 6TG	£25,000+*
17	48/48a Maiden Lane, Liverpool L13 9AW	£85,000+*
18	107 Moorhey Road, Lydiate, Liverpool L31 5JZ	£150,000+*
19	322 Rice Lane, Liverpool L9 2BL	£140,000+*
20	Flat 1, 10 Hamilton Square, Birkenhead, Merseyside CH41 6AU	£70,000+*
21	15 Odsey Street, Liverpool L7 0EB	£70,000+*
22	143 Brighton Street, Wallasey, Merseyside CH44 8DT	£125,000+*
23	46 Galloway Street, Liverpool L7 6PD	£50,000+*
24	Flat 1, 10 North Drive, Wavertree, Liverpool L15 8JG	£60,000+*
25	17 Wenlock Road, Liverpool L4 2UU	£60,000+*
26	30 Holbeck Street, Liverpool L4 2UT	£55,000+*
27	2 The Arches, Clive Street, Bolton BL1 1ES	£55,000+*
28	50 Skipton Road, Anfield, Liverpool L4 2UZ	£70,000+*
29	138 Hinderton Road, Birkenhead, Merseyside CH41 9AF	£70,000+*
30	132 Grosvenor Road, Wavertree, Liverpool L15 0HB	£60,000+*
31	32 Ettington Road, Liverpool L4 2SX	£75,000+*
32	79 Bardsay Road, Liverpool L4 5SQ	£50,000+*
33	89 Manningham Road, Liverpool L4 2UQ	£60,000+*
34	Flat 1-3, 15 Onslow Road, Liverpool L6 3BA	£125,000+*
35	38 Lind Street, Liverpool L4 4EQ	£50,000+*
36	Flat 12, Lawrence Court, Highfield South, Birkenhead CH42 4NA	£40,000+*
37	71 Dewsbury Road, Liverpool L4 2XF	£55,000+*
38	15 Wenlock Road, Liverpool L4 2UU	£60,000+*
39	40 Franchise Street, Wednesbury, West Midlands WS10 9TU	£60,000+*
40	Garage at 3 Rossett Avenue, Liverpool L15 3JR	£25,000+*
41	59 Acresgate Court, Gateacre, Liverpool L25 4UF	£65,000+*
42	8 Ladysmith Road, Grimsby, South Humberside DN32 9EF	£45,000+*
43	1 Cambridge Road, Bamber Bridge, Preston PR5 6LR	£80,000+*
44	Flat 1-3, 37 Kremlin Drive, Liverpool L13 7BU	£125,000+*
45	87 Princes Gardens, Highfield Street, Liverpool L3 6LH	£70,000+*
46	44 Horrocks Avenue, Garston Village, Liverpool L19 5NZ	£100,000+*
47	23 Acresgate Court, Gateacre, Liverpool L25 4UF	£65,000+*
48	49 Julian Street, Grimsby, South Humberside DN32 8BH	£45,000+*
49	41 July Road, Liverpool L6 4BS	£50,000+*
50	Flat 2, 53 Derby Lane, Liverpool L13 6QE	£40,000+*
51	17 Poulevara House, West Oakhill Park, Liverpool L13 4BW	£50,000+*
52	57 Orwell Road, Liverpool L4 1RG	£65,000+*
53	50 Hamilton Square, Birkenhead, Merseyside CH41 5AS	£225,000+*
54	Flat 67, Birchen House, 1 Canning Street, Birkenhead CH41 1ND	£50,000+*
55	16b Grampian Court, Grampian Road, Liverpool L7 0JX	£75,000+*
56	60 Acresgate Court, Gateacre, Liverpool L25 4UF	£65,000+*
57	2 Tancred Road, Anfield, Liverpool L4 0RT	£250,000+*
58	53 Acresgate Court, Gateacre, Liverpool L25 4UF	£65,000+*
59	25 Ling Street, Liverpool L7 2QE	£90,000+*
60	19a William Henry Street, Liverpool L3 8BB	£150,000+*
61	126 Oakfield Road, Walton, Liverpool L4 0UQ	£110,000+*
62	120 Anfield Road, Liverpool L4 0TF	£130,000+*
63	Apt 2, 11 Archbrook Mews, Liverpool L13 7GA	£100,000+*

64	Sunnyside, Cowley Hill Lane, St. Helens, Merseyside WA10 2AR	£300,000+*
65	15 Quarry Street, Woolton, Liverpool L25 6EZ	£175,000+*
66	Flat 1, 2 Alpass Road, Liverpool L17 7BB	£125,000+*
67	26 Vanbrugh Crescent, Liverpool L4 7TZ	£80,000+*
68	1 Buckingham Avenue, Sefton Park, Liverpool L17 3BA	£400,000+*
69	Former Bank, 209–211 Hoylake Road, Wirral, Merseyside CH46 0SW	£135,000+*
70	52 Gordon Drive, Knotty Ash, Liverpool L14 7PY	£135,000+*
71	The Bungalow, 32–34 Wellington Road, Wallasey CH45 2NG	£135,000+*
72	91 Breckside Park, Liverpool L6 4DJ	£65,000+*
73	Apt 3, Redcliffe, 32–34 Wellington Road, Wallasey CH45 2NG	£110,000+*
74	Apt 5a, Redcliffe, 32–34 Wellington Road, Wallasey CH45 2NG	£80,000+*
75	Ground Rent Investments 45 Parkfield Road, Aigburth, Liverpool L17 8UQ	£10,000+*
76	16 Seaford Close, Liverpool L31 2JS	£90,000+*
77	6 Banner Street, Liverpool L15 0HQ	£60,000+*
78	36 Grantham Street, Liverpool L6 6BX	£60,000+*
79	177 Twickenham Drive, Wirral, Merseyside CH46 2QE	£105,000+*
80	12 Adamson Street, Liverpool L7 9LR	£70,000+*
81	7 Greenwich Road, Liverpool L9 0HR	£40,000+*
82	22 Scorton Street, Liverpool L6 4AT	SOLD PRIOR
83	15 Buckingham Road, Tuebrook, Liverpool L13 8AY	£150,000+*
84	91 Southgate Road, Liverpool L13 5XZ	£50,000+*
85	33 Ruskin Street, Liverpool L4 3SH	£60,000+*
86	8 Sherwood Road, Killamars, Sheffield S21 2EG	£90,000+*
87	53 Percy Street, Bootle, Merseyside L20 4PG	SOLD PRIOR
88	76 Margaret Road, Walton, Liverpool L4 3RY	£75,000+*
89	19 Jermyn Street, Liverpool L8 2XA	£70,000+*
90	19 Feltwell Road, Liverpool L4 2TE	£65,000+*
91	17 Skipton Road, Anfield, Liverpool L4 2UY	£70,000+*
92	5 Whalley Road, Birkenhead, Merseyside CH42 0HL	£55,000+*
93	Former Bingo Hall/Cinema, 446 Park Road, Liverpool L8 9RF	£75,000+*
94	18 Rock Park, Birkenhead, Merseyside CH42 1PJ	£100,000+*
95	44 Church Road, Stanley, Liverpool L13 2BA	£225,000+*
96	328 Granville Road, Sheffield, Yorkshire S2 2RT	£220,000+*
97	519 West Derby Road, Liverpool L13 8AA	£85,000+*
98	Squirrel Hall Farm, Staincliffe Road, Dewsbury, W. Yorks. WF13 4RD	£200,000+*
99	42 Regina Road, Liverpool L9 2DA	£70,000+*
100	33 Bardsay Road, Liverpool L4 5SG	£50,000+*
101	21 Three Tuns Lane, Formby, Liverpool L37 4AG	£185,000+*
102	10/10a Lower Breck Road, Liverpool L6 4BY	£200,000+*
103	19 Alt Road, Bootle, Merseyside L20 5ES	£70,000+*
104	87 Morecambe Street, Liverpool L6 4AU	£50,000+*
105	Section of Land, Conisbrough Denby Line, Garden Lane, Cadeby DN5 7SN	NIL RESERVE*
106	Flat 27 Birchen House, Canning Street, Birkenhead CH41 1ND	£50,000+*
107	19 Warbreck Moor, Liverpool L9 4RN	SOLD PRIOR
108	22 Rockfield Road, Liverpool L4 0SF	£75,000+*
109	37 Leopold Road, Kensington, Liverpool L7 8SP	£100,000+*
110	13 Beech Street, Liverpool L7 0EU	£275,000+*
111	8 Lee Close, Rainhill, Prescot, Merseyside L35 0QT	£65,000+*
112	6 Hilddrop Terrace, Market Street, Torquay TQ1 3AP	£145,000+*
113	8 North Grange, Clyst Heath, Exeter EX2 7EY	£150,000+*
114	Trebarwith, Chapel Ground, Looe, Cornwall PL13 2BJ	£175,000+*
115	23 Winner Hill Road, Paignton, Devon TQ3 3BT	£180,000+*
116	70 Normandy Way, Plymouth PL5 1SR	£145,000+*
117	14a West End, Redruth, Cornwall TR15 2SA	SOLD PRIOR
118	2 Tre-pol-pen, Street-an-pol, St. Ives, Cornwall TR26 2DS	£350,000+*
119	21 Gladstone Place, Newton Abbot, Devon TQ12 2AW	SOLD PRIOR
120	130 Withycombe Village Road, Exmouth, Devon EX8 3AN	£350,000+*
121	4 Keason Estate, St. Ive, Liskeard, Cornwall PL14 3NF	£150,000–£175,000*
122	17 Merlin Haven, Wotton-under-edge, Gloucestershire GL12 7BA	£380,000+*
123	34–35 Nancherrow Terrace, St. Just, Penzance, Cornwall TR19 7LA	£450,000+*
124	8 Lescudjack Heights, Pendennis Place, Penzance, TR18 2FA	£100,000–£125,000*
125	Flats 1, 2, 3 & 4, 7 Victoria Road, Exmouth, Devon EX8 1DL	£250,000+*
126	5 Millard Close, Basingstoke, Hampshire RG21 5TT	£220,000+*
127	12 St. Pauls Road, Paignton, Devon TQ3 2DE	£50,000–£75,000*
128	14 Bethel Road, St. Austell, Cornwall PL25 3HA	£185,000+*
129	15 Coinagehall Street, Helston, Cornwall TR13 8ER	£400,000+*

Order of sale by type

Development opportunities

- 64 Sunnyside, Cowley Hill Lane, St. Helens, Merseyside WA10 2AR
- 79 177 Twickenham Drive, Wirral, Merseyside CH46 2QE
- 94 18 Rock Park, Birkenhead, Merseyside CH42 1PJ
- 98 Squirrel Hall Farm, Staincliffe Road, Dewsbury, W. Yorks. WF13 4RD
- 129 15 Coinagehall Street, Helston, Cornwall TR13 8ER

Ground rents

- 75 Ground Rent Investments 45 Parkfield Road, Aigburth, Liverpool L17 8UQ

Land

- 5 Land lying to the south west of Wood Lane, Liverpool L27 4YE
- 105 Section of Land, Conisbrough Denby Line, Garden Lane, Cadeby DN5 7SN

Mixed use

- 8 39 Stanley Road, Bootle, Merseyside L20 7BY
- 17 48/48a Maiden Lane, Liverpool L13 9AW
- 97 519 West Derby Road, Liverpool L13 8AA
- 107 19 Warbreck Moor, Liverpool L9 4RN
- 118 2 Tre-pol-pen, Street-an-pol, St. Ives, Cornwall TR26 2DS

Residential investment

- 2 4 Imrie Street, Liverpool L4 5RS
- 11 375 Edge Lane, Fairfield, Liverpool L7 9LQ
- 14 27 Norton Grove, Maghull, Liverpool L31 5JX
- 20 Flat 1, 10 Hamilton Square, Birkenhead, Merseyside CH41 6AU
- 22 143 Brighton Street, Wallasey, Merseyside CH44 8DT
- 25 17 Wenlock Road, Liverpool L4 2UU
- 26 30 Holbeck Street, Liverpool L4 2UT
- 27 2 The Arches, Clive Street, Bolton BL1 1ES
- 28 50 Skipton Road, Anfield, Liverpool L4 2UZ
- 29 138 Hinderton Road, Birkenhead, Merseyside CH41 9AF
- 30 132 Grosvenor Road, Wavertree, Liverpool L15 0HB
- 31 32 Ettington Road, Liverpool L4 2SX
- 32 79 Bardsay Road, Liverpool L4 5SQ
- 33 89 Manningham Road, Liverpool L4 2UQ
- 34 Flat 1-3, 15 Onslow Road, Liverpool L6 3BA
- 35 38 Lind Street, Liverpool L4 4EQ
- 36 Flat 12, Lawrence Court, Highfield South, Birkenhead CH42 4NA
- 38 15 Wenlock Road, Liverpool L4 2UU
- 39 40 Franchise Street, Wednesbury, West Midlands WS10 9TU
- 41 59 Acresgate Court, Gateacre, Liverpool L25 4UF
- 42 8 Ladysmith Road, Grimsby, South Humberside DN32 9EF
- 43 1 Cambridge Road, Bamber Bridge, Preston PR5 6LR
- 44 Flat 1-3, 37 Kremlin Drive, Liverpool L13 7BU
- 45 87 Princes Gardens, Highfield Street, Liverpool L3 6LH
- 47 23 Acresgate Court, Gateacre, Liverpool L25 4UF
- 49 41 July Road, Liverpool L6 4BS
- 50 Flat 2, 53 Derby Lane, Liverpool L13 6QE
- 54 Flat 67, Birchen House, 1 Canning Street, Birkenhead CH41 1ND

- 56 60 Acresgate Court, Gateacre, Liverpool L25 4UF
- 58 53 Acresgate Court, Gateacre, Liverpool L25 4UF
- 59 25 Ling Street, Liverpool L7 2QE
- 60 19a William Henry Street, Liverpool L3 8BB
- 61 126 Oakfield Road, Walton, Liverpool L4 0UQ
- 62 120 Anfield Road, Liverpool L4 0TF
- 63 Apt 2, 11 Archbrook Mews, Liverpool L13 7GA
- 73 Apt 3, Redcliffe, 32-34 Wellington Road, Wallasey CH45 2NG
- 74 Apt 5a, Redcliffe, 32-34 Wellington Road, Wallasey CH45 2NG
- 76 16 Seaford Close, Liverpool L31 2JS
- 84 91 Southgate Road, Liverpool L13 5XZ
- 90 19 Feltwell Road, Liverpool L4 2TE
- 91 17 Skipton Road, Anfield, Liverpool L4 2UY
- 92 5 Whalley Road, Birkenhead, Merseyside CH42 0HL
- 100 33 Bardsay Road, Liverpool L4 5SG
- 102 10/10a Lower Breck Road, Liverpool L6 4BY
- 116 70 Normandy Way, Plymouth PL5 1SR
- 117 14a West End, Redruth, Cornwall TR15 2SA
- 125 Flats 1, 2, 3 & 4, 7 Victoria Road, Exmouth, Devon EX8 1DL

Vacant commercial

- 15 91 Parr Stocks Road, St. Helens, Merseyside WA9 1NY
- 40 Garage at 3 Rossett Avenue, Liverpool L15 3JR
- 53 50 Hamilton Square, Birkenhead, Merseyside CH41 5AS
- 69 Former Bank, 209-211 Hoylake Road, Wirral, Merseyside CH46 0SW
- 93 Former Bingo Hall/Cinema, 446 Park Road, Liverpool L8 9RF

Vacant residential

- 1 66 Hebden Road, Liverpool L11 9AL
- 3 38 Wenlock Road, Liverpool L4 2UU
- 4 223 Hawthorne Road, Bootle, Merseyside L20 3AN
- 6 41 Bardsay Road, Liverpool L4 5SG
- 7 145 Outer Forum, Liverpool L11 5BD
- 9 48 Sandstone Road East, Liverpool L13 6QZ
- 10 545 Southport Road, Bootle, Merseyside L20 0DE
- 12 32 Mansell Road, Liverpool L6 6AZ
- 13 Apt 101, St Cyprians Student Hall, 90 Durning Road, Liverpool L7 5NH
- 16 145 Walton Village, Liverpool L4 6TG
- 18 107 Moorhey Road, Lydiate, Liverpool L31 5JZ
- 19 322 Rice Lane, Liverpool L9 2BL
- 21 15 Odsey Street, Liverpool L7 0EB
- 23 46 Galloway Street, Liverpool L7 6PD
- 24 Flat 1, 10 North Drive, Wavertree, Liverpool L15 8JG
- 37 71 Dewsbury Road, Liverpool L4 2XF
- 46 44 Horrocks Avenue, Garston Village, Liverpool L19 5NZ
- 48 49 Julian Street, Grimsby, South Humberside DN32 8BH
- 51 17 Poulevara House, West Oakhill Park, Liverpool L13 4BW
- 52 57 Orwell Road, Liverpool L4 1RG
- 55 16b Grampian Court, Grampian Road, Liverpool L7 0JX

- 57 2 Tancred Road, Anfield, Liverpool L4 0RT
- 65 15 Quarry Street, Woolton, Liverpool L25 6EZ
- 66 Flat 1, 2 Alpass Road, Liverpool L17 7BB
- 67 26 Vanbrugh Crescent, Liverpool L4 7TZ
- 68 1 Buckingham Avenue, Sefton Park, Liverpool L17 3BA
- 70 52 Gordon Drive, Knotty Ash, Liverpool L14 7PY
- 71 The Bungalow, 32-34 Wellington Road, Wallasey CH45 2NG
- 72 91 Brecksides Park, Liverpool L6 4DJ
- 77 6 Banner Street, Liverpool L15 0HQ
- 78 36 Grantham Street, Liverpool L6 6BX
- 80 12 Adamson Street, Liverpool L7 9LR
- 81 7 Greenwich Road, Liverpool L9 0HR
- 82 22 Scorton Street, Liverpool L6 4AT
- 83 15 Buckingham Road, Tuebrook, Liverpool L13 8AY
- 85 33 Ruskin Street, Liverpool L4 3SH
- 86 8 Sherwood Road, Killamarsh, Sheffield S21 2EG
- 87 53 Percy Street, Bootle, Merseyside L20 4PG
- 88 76 Margaret Road, Walton, Liverpool L4 3RY
- 89 19 Jermyn Street, Liverpool L8 2XA
- 95 44 Church Road, Stanley, Liverpool L13 2BA
- 96 328 Granville Road, Sheffield, Yorkshire S2 2RT
- 99 42 Regina Road, Liverpool L9 2DA
- 101 21 Three Tuns Lane, Formby, Liverpool L37 4AG
- 103 19 Alt Road, Bootle, Merseyside L20 5ES
- 104 87 Morecambe Street, Liverpool L6 4AU
- 106 Flat 27 Birchen House, Canning Street, Birkenhead CH41 1ND
- 108 22 Rockfield Road, Liverpool L4 0SF
- 109 37 Leopold Road, Kensington, Liverpool L7 8SP
- 110 13 Beech Street, Liverpool L7 0EU
- 111 8 Lee Close, Rainhill, Prescot, Merseyside L35 0QT
- 112 6 Hildrop Terrace, Market Street, Torquay TQ1 3AP
- 113 8 North Grange, Clyst Heath, Exeter EX2 7EY
- 114 Trebarwith, Chapel Ground, Looe, Cornwall PL13 2BJ
- 115 23 Winner Hill Road, Paignton, Devon TQ3 3BT
- 119 21 Gladstone Place, Newton Abbot, Devon TQ12 2AW
- 120 130 Withycombe Village Road, Exmouth, Devon EX8 3AN
- 121 4 Keason Estate, St. Ive, Liskeard, Cornwall PL14 3NF
- 122 17 Merlin Haven, Wotton-under-edge, Gloucestershire GL12 7BA
- 123 34-35 Nancherrow Terrace, St. Just, Penzance, Cornwall TR19 7LA
- 124 8 Lescudjack Heights, Pendennis Place, Penzance, TR18 2FA
- 126 5 Millard Close, Basingstoke, Hampshire RG21 5TT
- 127 12 St. Pauls Road, Paignton, Devon TQ3 2DE
- 128 14 Bethel Road, St. Austell, Cornwall PL25 3HA

LOT

1

66 Hebden Road, Liverpool L11 9AL

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen, WC

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens and Driveway.

EPC Rating

E.



LOT

2

4 Imrie Street, Liverpool L4 5RS

GUIDE PRICE £45,000+*

RESIDENTIAL INVESTMENT

Description

A two bedroom terraced property benefitting from double glazing and central heating. The property is let by the way of a regulated tenancy producing a rental income of £4883.00 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Astor Street in a popular residential location, close to local amenities, schooling and transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Hall, Two Reception Rooms, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

EPC Rating

D

Note

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



LOT

3

38 Wenlock Road, Liverpool L4 2UU

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing. Following a full upgrade and scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £8,100.00 per annum.

Situated

Off Priory Road in a popular and well established residential location within walking distance to local amenities, transport links and Liverpool Football Club and approximately 2.5 miles away from Liverpool city centre.

Ground Floor

Hall, Through Lounge, Kitchen, Bathroom/WC

First Floor

Three bedrooms.

Outside

Yard to the rear.

EPC Rating

D



LOT

4

223 Hawthorne Road, Bootle, Merseyside L20 3AN

GUIDE PRICE £175,000+*

VACANT RESIDENTIAL

Description

A three-storey plus basement middle town house property converted to provide three x two bedroomed self-contained flats benefiting from partial double glazing, partial central heating and good sized gardens. Following an upgrade and refurbishment scheme, the property would be suitable for occupation, re-sale or investment purposes. There is potential to convert the basement to provide a 4th apartment or alternatively back to one house, providing a spacious family home or a HMO investment opportunity, subject to any consents. There is also potential to provide carparking to the rear.

Situated

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

Basement

Potential to convert into a fourth apartment, subject to any necessary consents.

Ground Floor

Main Entrance Hallway
Flat 1 Hall, Lounge, Kitchen/
Breakfast Diner, two Bedrooms,
Bathroom/WC.

First Floor

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

Second Floor

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

Outside

Front and Rear Gardens, two
Garages.

**Joint Agent**

Entwistle Green



LOT

5

Land lying to the south west of Wood Lane, Liverpool L27 4YE

GUIDE PRICE £36,000+*

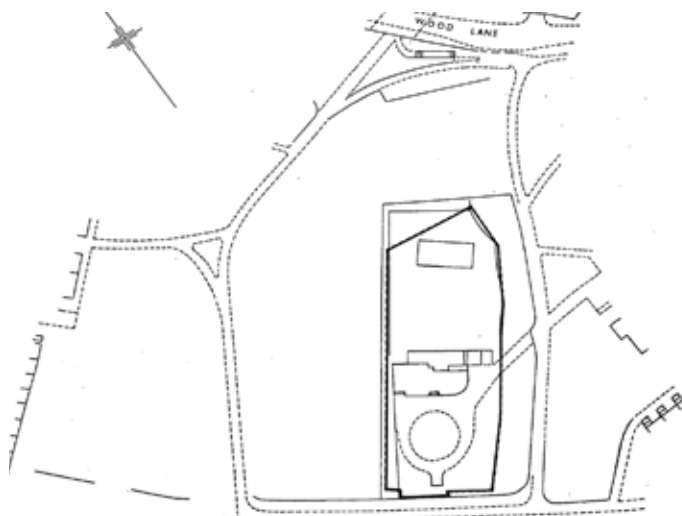
LAND

Description

A site with potential for redevelopment subject to any gaining relevant consents. The site extends to approximately 0.44 Hectares (1.09 Acres) We assume all services are available, however potential purchasers should make their own enquiries.

Situated

The land lies to the south west side of Wood Lane in a popular and well established residential location close to Netherley Park, local amenities and transport links. Liverpool city centre is approximately 8 miles away.



LOT

6

41 Bardsay Road, Liverpool L4 5SG

GUIDE PRICE £40,000+*

VACANT RESIDENTIAL

Description

A one bedroomed middle-terraced property benefitting from central heating and partial double glazing. Following a scheme of refurbishment and modernisation, this property would be suitable for occupation, resale or investment purposes. There is potential to extend to the ground floor to convert to provide a 2 bed house, subject to planning approval.

Situated

Off Walton Lane within close proximity to local amenities, local transport links and walking distance to Everton Football Club. Approximately 2.5 miles from Liverpool city centre.

Ground Floor

Lounge, Dining Room, Kitchen

Joint Agent

Entwistle Green

First Floor

Bedroom, Shower/WC

**Outside**

Yard to rear

EPC Rating

E



LOT

7

145 Outer Forum, Liverpool L11 5BD

GUIDE PRICE £80,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle town house benefitting from partial double glazing, central heating, front and rear gardens and a driveway. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation, resale or investment purposes.

Situated

Off Sedgemoor Road which is in turn off Utting Avenue East in a popular and well established residential area close to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Kitchen/Diner

Joint Agent

Entwistle Green

First Floor

Shower Room/WC, three Bedrooms

**Outside**

Front and Rear Gardens, Driveway

EPC Rating

D



LOT

8

39 Stanley Road, Bootle, Merseyside L20 7BY

GUIDE PRICE £85,000+*

MIXED USE

Description

A three-storey plus cellar middle terraced property comprising a ground floor retail unit together with two x one bedroom self-contained flats accessed via a separate front entrance. The property benefits from double glazing, central heating and electric shutters. The shop is currently occupied via 'Lush Beauty Haven' by way of a 2 year lease at a rental of £3,600 per annum. We are advised from 1st August 2022 that the rent will be increased to £4,200 per annum. There is no 'break clause' until the lease expires on the 31st of July 2023. The flats are in need of a scheme of refurbishment and following which would be suitable for investment purposes with the potential rental income being £12,000 per annum. Therefore, when fully let the potential rental income being approximately £16,200 per annum.

Situated

Fronting Stanley Road in a popular location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

Cellar

Not inspected.

First Floor

Flat 1 Hall, Lounge, Kitchen, Bedroom, Shower Room/WC

Ground Floor

Shop Main Sales Area, Kitchen, Rear room, WC.

Second Floor

Flat 2 Hall, Lounge, Kitchen, Bedroom, Shower Room/WC

Outside

Rear Yard with access for both flats.

EPC Rating

Flat 1 – C

Flat 2 – D

Retail Unit – D



LOT

9

48 Sandstone Road East, Liverpool L13 6QZ

GUIDE PRICE £100,000+*

VACANT RESIDENTIAL

Description

A two bedroom semi detached property benefitting from majority double glazing, central heating, gardens and off-road parking for 2 cars. Following an upgrade and scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes.

Situated

Off Derby Lane in a Conservation Area, close to local amenities, Old Swan shopping facilities and transport links. Approximately 4 miles from Liverpool city centre.

Cellar

Not internally inspected.

Joint Agent

Entwistle Green

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen, WC, Lean to.

**First Floor**

Two bedrooms, Wet room/WC

Outside

Gardens, Driveway

EPC Rating

D.



LOT

10

545 Southport Road, Bootle, Merseyside L20 0DE

GUIDE PRICE £90,000+*

VACANT RESIDENTIAL

Description

A vacant three bedroom town house benefitting from double glazing, central heating, a driveway, front and rear gardens. The property has previously been let to 4 individual tenants at a rental income of £14,400 per annum, it would be suitable for occupation or investment purposes.

Situated

Fronting Southport Road at its junction with Linacre Lane in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Letting Room, Kitchen,
Communal Living Room.

First Floor

Three Letting Rooms, Bathroom/
WC

Outside

Front and rear gardens and a
driveway.

EPC Rating

D.



LOT
11

375 Edge Lane, Fairfield, Liverpool L7 9LQ

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property converted to provide three × one bedroomed self contained flats benefitting from double glazing and central heating. The vendor advises that the flats were renovated four years ago to include new double glazing, central heating, kitchens and bathrooms. All three flats are currently let producing a total rental income of £18,840 per annum.

Situated

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

Ground Floor

Communal Hall
Flat 1 Hall, Living Room,
Bathroom/WC, Kitchen,
Bedroom

First Floor

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

Second Floor

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

Outside

Communal Garden

EPC Rating

Flat 1 – C
Flat 2 – B
Flat 3 – C



LOT
12

32 Mansell Road, Liverpool L6 6AZ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from majority double glazing and central heating. Following minor cosmetic works the property would be suitable for investment purposes with the potential rental income being £6,300 per annum.

Situated

Off Molyneux Road, which in turn is off Sheil Road in a popular and well-established residential location, close to local amenities and schooling. Liverpool city centre is approximately 3 miles away.

Ground Floor

Hall, Through Lounge/Dining
Room, Kitchen.

First Floor

Two bedrooms, Bathroom/WC.

Outside

Yard to rear.

EPC Rating

E



LOT
13

Apt 101, St Cyprians Student Hall, 90 Durning Road, Liverpool L7 5NH

GUIDE PRICE **£38,000+***

VACANT RESIDENTIAL

Description

A vacant first floor student studio flat within a converted former church benefitting from double glazing, electric heating, intercom system, common room, laundry, lift access and 24 hour CCTV. The property would be suitable for investment purposes and we have been advised the flat has previously been let producing £7,395 per annum.

Situated

Fronting Durning Road close to its junction with Edge Lane (A5047) 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

Communal Entrance, Hall,
Common Room, Laundrette

First Floor

Flat Open Plan Bedroom/Study
Area/Kitchen/Living Room,
Shower Room/WC.



LOT
14

27 Norton Grove, Maghull, Liverpool L31 5JX

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi detached property currently let by way of a successor to a Regulated Tenancy at a rental of £4092.00 per annum. The property is in good order throughout and benefits from double glazing, central heating, driveway and gardens to the front and rear. Internal photographs are available upon request.

Situated

Off Woodley Road within close proximity to Northway, Maghull, local amenities, schooling and transport links. Liverpool city centre is approximately 8 miles away.

Ground Floor

Hall, Lounge, Kitchen.

First Floor

Three bedrooms, Bathroom/WC

Outside

Front and rear gardens, Driveway

Note

This property is sold with protected tenants in situ which means they have right to remain in the property for life. The vendor has requested that the tenants are not disturbed in any way.



LOT
15

91 Parr Stocks Road, St. Helens, Merseyside WA9 1NY

GUIDE PRICE **£90,000+***

VACANT COMMERCIAL

Description

A two storey detached commercial premises with a single storey extension comprising a ground floor retail unit together offices above. The property would be suitable for a number of uses, to include potential residential conversion, subject to gaining any necessary consents.

Situated

On Parr Stocks Road (A572) a busy thoroughfare in a predominantly residential area which is approximately 1 miles from St Helens.

Ground Floor

Hall, Main Sales Area, Office Room, Cupboard, Stock Room

First Floor

Four Office Rooms, WC/ Cloakroom

Outside

Yard to rear

EPC Rating

D



LOT
16

145 Walton Village, Liverpool L4 6TG

GUIDE PRICE **£25,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle-terraced property benefitting from partial double glazing and central heating. The property has suffered from fire damage and following an upgrade and refurbishment scheme, it would be suitable for investment purposes.

Situated

Fronting Walton Village which is in turn off Walton Lane in a popular residential area close to local amenities, schooling and transport links. The property is approximately 1.5 miles from Liverpool Football Club and 5 miles from Liverpool city centre.

Ground Floor

Living Room, Dining Room/ Kitchen

Joint Agent

Entwistle Green



First Floor

Two bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

D



LOT
17

48/48a Maiden Lane, Liverpool L13 9AW

GUIDE PRICE **£85,000+***

MIXED USE

Description

A two-storey end of terrace property comprising a ground floor retail unit together with a two bedroomed flat, accessed via separate side entrance. The property benefits from double glazing, central heating and electric roller shutters. The flat is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum with a long term tenant in place since 2008. The shop has until recently been trading as a Beauty Parlour (same tenant for 10 years) and is suitable for a number of uses, subject to any consents. The potential rent when fully let is approximately £11,000 per annum.

Situated

Fronting Maiden Lane in a popular and well-established location within easy reach to local amenities and schooling. Approximately 4 miles to Liverpool city centre.

Ground Floor

Shop Main sales area (5m × 4m), Beauty room (2.5m × 2.2m), Kitchen/Dining room (5m × 2.8m) WC.

EPC Rating

48 – C
48a – D

First Floor

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

Outside

Yard/Access to Flat.



LOT
18

107 Moorhey Road, Lydiate, Liverpool L31 5JZ

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A fantastic opportunity to acquire an extended freehold three bedroom semi detached property benefitting from double glazing, central heating, a driveway and front and rear gardens. The property would be suitable for occupation to provide a good sized family home or alternatively investment purposes with a potential rental income of £900pcm/£10,800per annum. Viewing is recommended.

Situated

In a sought after location in Maghull just off Grosvenor Road which in turn is off Northway close to local amenities, schooling and transport links. Maghull town centre is approximately 1.5 miles away.

Ground Floor

Porch Entrance, Hallway, Large Lounge, Separate Dining Room, Kitchen, Cloakroom, WC

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens, front and rear driveway.

EPC Rating

C



LOT
19

322 Rice Lane, Liverpool L9 2BL

GUIDE PRICE **£140,000+***

VACANT RESIDENTIAL

Description

A six bedroomed HMO investment opportunity which has been fully refurbished and is in excellent condition ready for immediate occupation. The property benefits from double glazing, central heating, new fire alarms, heat and smoke detectors, fully fitted kitchen with integrated appliances, rear garden and garage. When fully let the potential rental income is approximately £30,000 per annum. Viewing is highly recommended.

Situated

Fronting Rice Lane in a popular and well established residential location to local amenities and within walking distance to Rice Lane Train Station. Approximately 5 miles from Liverpool city centre.

Basement

Not internally inspected by
Sutton Kersh

Outside

Rear Garden, Garage

Ground Floor

Hall, Living Room, Kitchen/
Dining Room

First Floor

Six Double Bedrooms,
Bathroom/WC

EPC Rating

E



LOT
20

Flat 1, 10 Hamilton Square, Birkenhead, Merseyside CH41 6AU

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A bright, quality converted lower ground floor apartment in exclusive Grade I Listed Hamilton Square. Town centre location, conveniently placed for access to local shops, restaurants and regular bus/train services. The property benefits from double glazing, central heating, intercom and its own private entrance. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,900 per annum.

Situated

Situated in the historical Hamilton Square within walking distance to Birkenhead town centre amenities and transport links such as Birkenhead train station which is just a 1 minute walk away and goes directly to Liverpool city centre in around 4 minutes.

Lower Ground Floor

Apartment

Flat (Accessed via own entrance)
Hall, Open Plan Living Room/
Dining Room, separate Kitchen
with integrated appliances,
Two Double Bedrooms, Shower
Room/WC.

EPC Rating

C

Note

Please note the internal
photographs are provided by the
vendor and are before the tenant
moved in. Please refer to the
internet for previous sold prices
in the same building.

Outside

Private front and rear court
yards.



LOT
21

15 Odsey Street, Liverpool L7 0EB

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

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

Situated

Off Needham Road which in turn is just off Holt Road in a popular and well-established residential location, close to local amenities and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Two bedrooms, Bathroom/WC.

Outside

Yard to rear.

EPC Rating

G



LOT
22

143 Brighton Street, Wallasey, Merseyside CH44 8DT

GUIDE PRICE £125,000+*

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property which has recently been converted to provide three x one bed self contained flats and is in good condition throughout. The property is currently fully let producing £15,180 per annum. The property benefits from double glazing, electric heating, newly fitted kitchens and bathrooms and a rear yard.

Situated

Fronting Brighton street (A554) within close proximity to local amenities and schooling. Approximately 2.5 miles from Birkenhead town centre.

Ground Floor

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

Outside

Garden to the rear

EPC Rating

Flat A – E

Flat B – D

Flat C – D

First Floor

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

Second Floor

Flat C Open Plan Lounge/
Kitchen, Bedroom. Stairs to Attic
Room/Office, Bathroom/WC



LOT
23

46 Galloway Street, Liverpool L7 6PD

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

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

First Floor

Two bedrooms.

Outside

Yard to rear.

EPC Rating

E



LOT
24

Flat 1, 10 North Drive, Wavertree, Liverpool L15 8JG

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A good sized one bedroomed ground floor flat within a converted Victorian three-storey semi-detached property benefiting from central heating, allocated parking and communal gardens. Following minor cosmetic works, the property would be suitable for occupation or investment purposes with the potential rental income of £7200 per annum.

Situated

Off Mill Lane in a very popular and well established Conservation area within close proximity to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre

Ground Floor

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

Outside

Communal Gardens, Allocated
Parking.

EPC Rating

D



LOT
25

17 Wenlock Road, Liverpool L4 2UU

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 producing a rental income of £6,000 per annum.

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

C



LOT
26

30 Holbeck Street, Liverpool L4 2UT

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end of terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,500 per annum.

Situated

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

Ground Floor

Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

E

Note

Sutton Kersh have not inspected this property internally and details have been provided by the seller. Interested parties are advised to make their own enquiries.



LOT
27

2 The Arches, Clive Street, Bolton BL1 1ES

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed first floor flat within a purpose built block benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum.

Situated

Fronting Clive Street in a popular and well established residential location within walking distance to town centre amenities and transport links

Ground Floor

Entrance Hall

First Floor

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

EPC Rating

C

Note

Sutton Kersh have not inspected this property internally and details have been provided by the seller. Interested parties are advised to make their own enquiries.



LOT
28

50 Skipton Road, Anfield, Liverpool L4 2UZ

GUIDE PRICE **£70,000+***

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 a rental income of £6,900 per annum.

Situated

Off Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor

Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

E

Note

Sutton Kersh have not inspected this property internally and details have been provided by the seller. Interested parties are advised to make their own enquiries.



LOT
29

138 Hinderton Road, Birkenhead, Merseyside CH41 9AF

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

Off Argyle Street South in a popular and well-established residential area within close proximity to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

First Floor

Three bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

TBC



LOT
30

132 Grosvenor Road, Wavertree, Liverpool L15 0HB

GUIDE PRICE **£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 to a long standing tenant who has been in situ since 2015 producing a rental income of £5,100 per annum.

Situated

Off Plumer Street which in turn is off Picton Road within close proximity to local amenities and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Living Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

Yard to the rear.

EPC Rating

D



LOT
31

32 Ettington Road, Liverpool L4 2SX

GUIDE PRICE **£75,000+***

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 a rental income of £7,200 per annum.

Situated

Off Clapham Road which in turn is off Priory Road in a popular and well established residential location within easy access to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

E



LOT
32

79 Bardsay Road, Liverpool L4 5SQ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy and the tenant has been in situ for approximately 4 years producing a rental income of £4,800 per annum.

Situated

Off Walton Lane within close proximity to local amenities, local transport links and walking distance to Everton Football Club. Approximately 2.5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms

Outside

Yard to the rear.

EPC Rating

C



LOT
33

89 Manningham Road, Liverpool L4 2UQ

GUIDE PRICE **£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 a rental income of £4,500 per annum.

Situated

Off Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen

First Floor

Bathroom/WC, Two Bedrooms

Outside

Yard to the rear.

EPC Rating

D



LOT
34

Flat 1-3, 15 Onslow Road, Liverpool L6 3BA

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A three storey dormer style mid terraced property converted to provide three self contained flats (one x one, one x two and one x three bed). The property benefits from double glazing, central heating and gardens. The property is currently fully let producing a rental income of £14,100 per annum.

Situated

Off Prescott Road (A57) in a popular and well established residential location within close proximity to local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Flat 1 Lounge, Kitchen,
Bathroom/WC, Two Bedrooms

First Floor

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

Second Floor

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

Outside

Gardens.

Note

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



LOT
35

38 Lind Street, Liverpool L4 4EQ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,700 per annum.

Situated

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

Ground Floor

Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

D

Note

Sutton Kersh have not inspected this property internally and details have been provided by the seller. Interested parties are advised to make their own enquiries.



LOT
36

Flat 12, Lawrence Court, Highfield South, Birkenhead CH42 4NA

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed purpose built ground floor apartment benefiting from double glazing, central heating, secure entry intercom system, communal gardens and parking. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of approximately £5940 per annum.

Situated

Fronting Highfield South which in turn is off Rock Lane West in a popular and well established residential area within close proximity to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway

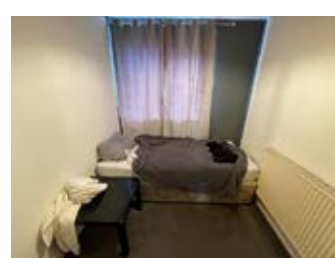
Flat Open plan lounge/Kitchen, two Bedrooms, Bathroom/WC

Outside

Communal Gardens and parking

EPC Rating

C



LOT
37

71 Dewsbury Road, Liverpool L4 2XF

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off 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

Vestibule, Through Living Room/
Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC
(which is accessed via the second
bedroom)

Outside

Yard to the rear.

EPC Rating

E



LOT
38

15 Wenlock Road, Liverpool L4 2UU

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 producing a rental income of £5,400 per annum.

Situated

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

Ground Floor

Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

D

Note

Sutton Kersh have not inspected this property internally and details have been provided by the seller. Interested parties are advised to make their own enquiries.



LOT
39

40 Franchise Street, Wednesbury, West Midlands WS10 9TU

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A second floor two bedroomed flat benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,300 per annum.

Situated

Fronting Franchise Street close to its junction with The Furlong in a popular and well established residential location close to local amenities and transport links.

Ground Floor

Entrance Hall

Second Floor

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

EPC Rating

C

Note

Sutton Kersh have not inspected this property internally and details have been provided by the seller. Interested parties are advised to make their own enquiries.



LOT
40

Garage at 3 Rossett Avenue, Liverpool L15 3JR

GUIDE PRICE **£25,000+***

VACANT COMMERCIAL

Description

A two storey former warehouse suitable for a number of uses, subject to any consents. The property is only suitable for cash buyers.

Situated

Set back behind number 1 Rossett Avenue which in turn is off Smithdown Road in a popular and well-established residential and commercial location, close to local shops, restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

Ground Floor

Entrance, two Rooms

First Floor

Stairs to Mezzanine floor

EPC Rating

TBC

Note

Please note the plan is for illustration purposes only and all potential buyers should refer to the title plan for exact boundaries.



LOT
41

59 Acresgate Court, Gateacre, Liverpool L25 4UF

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed second floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £6,900 per annum. The property benefits from double glazing, central heating, secure intercom system, communal gardens and parking. The property is being offered fully furnished including all white goods.

Situated

Off Grange Lane in a popular and well established residential location within close proximity to local amenities, Gateacre shopping, bars and restaurants, schooling and transport links.

Ground Floor

Main Entrance Hallway.

Second Floor

Flat Hall, Lounge, Kitchen, two Bedrooms (one with balcony), Bathroom/WC

Outside

Communal Gardens and Parking

EPC Rating

D



LOT
42

8 Ladysmith Road, Grimsby, South Humberside DN32 9EF

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

Fronting Ladysmith Road in a popular and well established location within close proximity to local amenities, Grant Thorold Park and transport links.

Ground Floor

Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D

Note

Sutton Kersh have not inspected this property internally and details have been provided by the seller. Interested parties are advised to make their own enquiries.



LOT
43

1 Cambridge Road, Bamber Bridge, Preston PR5 6LR

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

Off Brown Street in a popular and well established residential location close to local amenities and transport links such as Bamber Bridge train station.

Ground Floor

Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear yard, garage, garden (across the road)

EPC Rating

E

Note

Sutton Kersh have not inspected this property internally and details have been provided by the seller. Interested parties are advised to make their own enquiries.



LOT
44

Flat 1-3, 37 Kremlin Drive, Liverpool L13 7BU

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A substantial three storey end of terrace property converted to provide three self contained flats (two x one bed and one x two bed). The property benefits from double glazing, central heating and gardens. The property is currently let producing a rental income of £14,700 per annum. There is potential to increase the rental income.

Situated

Off Queens Drive (A5058) in a popular and well established residential location, close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Flat 1 Lounge, Kitchen, Bathroom/WC, Two Bedrooms

First Floor

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

Second Floor

Flat 3 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

Flat 1 – E

Flat 2 – E

Flat 3 – E

Note

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



LOT
45

87 Princes Gardens, Highfield Street, Liverpool L3 6LH

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed ground floor apartment within a purpose built block benefiting from double glazing, electric heating, secured gated access, a designated parking space along with visitor bays and communal gardens. The property is currently let by way of an Assured Shorthold Tenancy to a long standing tenant of 6 years producing a rental income of £5,700 per annum.

Situated

Fronting Highfield Street which in turn is off Pall Mall in a popular and well established residential location in Liverpool city centre, close to local amenities, Universities and transport links.

Ground Floor

Main entrance Hallway
Apt Hall, Lounge, Kitchen,
Bedroom, Bathroom/WC

Outside

Secured gated access, a designated parking space along with visitor bays and communal gardens.

EPC Rating

C



LOT
46

44 Horrocks Avenue, Garston Village, Liverpool L19 5NZ

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A two bedroomed semi detached benefiting from double glazing, central heating, gardens to the front and rear and driveway. There is potential to convert the property back into a three bed. Following repair and modernisation the property would be suitable for resale, occupation or investment purposes.

Situated

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

Ground Floor

Hall, Living Room, Dining Room,
Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Driveway, Front and Rear
Gardens.

EPC Rating

E.



LOT
47

23 Acresgate Court, Gateacre, Liverpool L25 4UF

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed second floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £6,900 per annum. The property is in good order throughout and benefits from double glazing, central heating, secure intercom system, communal gardens and parking. The property is being offered fully furnished including all white goods.

Situated

Off Grange Lane in a popular and well established residential location within close proximity to local amenities, Gateacre shopping, bars and restaurants, schooling and transport links.

Ground Floor

Main Entrance Hallway.

Second Floor

Flat Hall, Lounge, Kitchen, two Bedrooms (one with Balcony)
Shower room/WC

Outside

Communal Gardens and Parking

EPC Rating

C



LOT
48

49 Julian Street, Grimsby, South Humberside DN32 8BH

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Ladysmith Road in a popular and well established residential location close to local amenities, transport links and Grant Thorold Park

Ground Floor

Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Note

Sutton Kersh have not inspected this property internally and details have been provided by the seller. Interested parties are advised to make their own enquiries.

EPC Rating

C



LOT
49

41 July Road, Liverpool L6 4BS

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

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

Ground Floor

Hall, two Recreational Rooms, Kitchen.

First Floor

Landing, two Bedrooms, Bathroom/WC.

Outside

Yard to rear

Note

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



LOT
50

Flat 2, 53 Derby Lane, Liverpool L13 6QE

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroom ground floor garden flat benefiting from a private basement, double glazing, central heating, communal parking and gardens. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5,520 per annum.

Situated

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

Ground Floor

Entrance Hallway

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

Note

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

Outside

Communal Parking and Gardens.

EPC Rating

C.



LOT
51

17 Poulevara House, West Oakhill Park, Liverpool L13 4BW

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

Description

A top floor studio apartment benefitting from double glazing, electric heating, communal gardens, parking and a Garage. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6000 per annum.

Situated

Poulevara House is situated on the popular West Oakhill Park development, within the residential area of Old Swan. The property is ideally situated for easy access to local amenities and local schools. The property also benefits from being close to major road networks including the M62 and public transport routes to surrounding areas.

Ground Floor

Main Entrance Hallway.

Joint Agent

Entwistle Green

Top Floor

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



Outside

Communal Gardens and Parking

EPC Rating

E.



LOT
52

57 Orwell Road, Liverpool L4 1RG

GUIDE PRICE £65,000+*

VACANT RESIDENTIAL

Description

A three bed mid terrace property benefitting from double glazing and central heating. The property has recently been decorated and is ready for immediate investment purposes with a potential rental income of £7800.00 per annum.

Situated

Off Melrose Road A5038, close to local amenities and approximately 2 miles from Liverpool city centre

Ground Floor

Hall, through Living Room/ Dining Room, Kitchen, Utility Room, WC

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

TBC



LOT
53

50 Hamilton Square, Birkenhead, Merseyside CH41 5AS

GUIDE PRICE **£225,000+***

VACANT COMMERCIAL

Description

A substantial Grade I listed double fronted former bank building with residential accommodation to the upper floors. The top floor comprises a flat with its own access from the rear producing a peppercorn ground rent. There is a secondary means of access to the upper floors from an enclosed staircase fronting Hamilton Street. The property would be suitable for a number of uses to include residential conversion, subject to obtaining the necessary consents. Planning permission was granted in March 2020 for an Apart Hotel to the ground, first and second floors. (Planning Ref. APP/19/01689).

Situated

On the corner of Hamilton Square and Hamilton Street in a prominent position in the main commercial centre of the town and overlooking Hamilton Square Gardens, close to Queensway Tunnel which provides easy access to Liverpool city centre. The immediate surrounding area provides a wide mix of residential houses and apartments, industrial workspace and retail premises.

Lower Ground Floor

Three Rooms and stores.

First Floor

Kitchen, Offices, WCs (No fittings)

Ground Floor

Banking Hall, Office, Rear room with dumbwaiter to the lower ground floor.

Second Floor

Two Offices, Kitchen, WCs (No fittings)



Joint Agent

S Vance & Co



LOT
54

Flat 67, Birchen House, 1 Canning Street, Birkenhead CH41 1ND

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor one bedroomed flat within a purpose built block benefiting from double glazing, electric heating and intercom system. The flat is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum.

Situated

On the corner of Canning Street and Bridge Street within walking distance to Birkenhead town centre, amenities and transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Flat Open Plan Living Room/ Kitchen/Diner, Bedroom with Ensuite Shower Room/WC.

EPC Rating

E.



LOT
55

16b Grampian Court, Grampian Road, Liverpool L7 0JX

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroomed purpose built top floor flat benefiting from double glazing, central heating, secure intercom system, communal gardens and parking. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes. The potential rental income is approximately £7,500 per annum. Alternatively If let to 3 individuals there is potential to achieve a rental income of £12,500 per annum

Situated

Set back off Grampian Road which in turn is off Edge Lane the main arterial route into the city centre in a popular and well-established residential location within walking distance to Liverpool Shopping park and within close proximity to local schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway

EPC Rating

E

Second Floor

Hallway, Lounge, Kitchen, three Bedrooms, Bathroom/WC, Storage room.

Joint Agent

Entwistle Green



Outside

Communal Gardens and Parking.



LOT
56

60 Acresgate Court, Gateacre, Liverpool L25 4UF

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed second floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £7,740 per annum. The property benefits from double glazing, central heating, secure intercom system, communal gardens and parking. The property is being offered fully furnished including all white goods.

Situated

Off Grange Lane in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

Ground Floor

Main Entrance Hallway.

Second Floor

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

Outside

Communal Gardens and Parking

EPC Rating

D

Note

The garage is not included in the sale



LOT
57

2 Tancred Road, Anfield, Liverpool L4 0RT

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A substantial three storey double fronted end of terrace house converted to provide a fully licensed six bedroom HMO benefiting from double glazing and central heating. The property is in good order and will be sold fully furnished, including white goods ready for immediate occupation. When fully let the potential rental income would be approximately £30,000 per annum. We are advised by the vendor that the property has previously been used as short stay accommodation such as 'Airbnb' with it being within walking distance to Liverpool Football Club. There is potential to achieve in excess of £45,000 per annum if let using this rental model.

Situated

Off Anfield Road in a popular location close to local amenities, schooling, a stone's throw from Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Communal Lounge/
Kitchen/Diner, 1 Letting room.

Second Floor

Three Letting rooms, Shower
room/WC.

First Floor

Two Lettings rooms one with
En-suite shower/WC, Bathroom/
WC

Outside

Yard to the Rear.

EPC Rating

E



LOT
58

53 Acresgate Court, Gateacre, Liverpool L25 4UF

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed second floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £6,600 per annum. The property benefits from double glazing, central heating, secure intercom system, communal gardens and parking. The property is being offered fully furnished including all white goods.

Situated

Off Grange Lane in a popular and well established residential location within close proximity to local amenities, Gateacre shopping, bars and restaurants, schooling and transport links.

Ground Floor

Main Entrance Hallway.

Second Floor

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

Outside

Communal Gardens and Parking

EPC Rating

C

Note

The garage is not included in the
sale



LOT
59

25 Ling Street, Liverpool L7 2QE

GUIDE PRICE **£90,000+***

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 £6,286.60 per annum

Situated

Off Holt Road in an established and popular residential location within walking distance to local amenities and schooling and within close proximity to Liverpool football Club. Liverpool city centre is approximately 2 miles away.

Ground Floor

Hall, Lounge, Dining room, Kitchen.

Note

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

First Floor

Three bedrooms, Bathroom/WC.

Outside

Yard to rear.

EPC Rating

TBC



LOT
60

19a William Henry Street, Liverpool L3 8BB

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed mews house benefiting from double glazing, central heating, garage, driveway and rear garden. The property is currently let by way of an Assured Shorthold tenancy producing £7,800 per annum.

Situated

Fronting William Henry Street off Soho Street which in turn is off Islington within walking distance to the Liverpool Royal Hospital, Universities and Liverpool city centre.

Ground Floor

Porch, Hall, Kitchen, WC, Garage.

Note

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

First Floor

Lounge, Bedroom, Bathroom/WC.

Second Floor

Two Further Bedrooms, Jack and Jill Shower room/WC.

Outside

Garage, Driveway and Rear Garden.

EPC Rating

C



LOT
61

126 Oakfield Road, Walton, Liverpool L4 0UQ

GUIDE PRICE **£110,000+***

RESIDENTIAL INVESTMENT

Description

A three-story five bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £7,500 per annum.

Situated

Fronting Oakfield Road in a popular location, close to local amenities, walking distance to Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, two Reception rooms, Kitchen.

Note

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

First Floor

Three bedrooms, Bathroom/WC.

Second Floor

Two Further Bedrooms.

Outside

Yard to rear.

EPC Rating

E



LOT
62

120 Anfield Road, Liverpool L4 0TF

GUIDE PRICE **£130,000+***

RESIDENTIAL INVESTMENT

Description

A substantial three storey plus basement six bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £7,200 per annum.

Situated

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

Basement

Cellar

Note

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

Ground Floor

Hall, two Reception Rooms, Kitchen/Dining Room.

First Floor

Four Bedrooms, Bathroom/WC.

Second Floor

Two Further Bedrooms

Outside

Yard to rear

EPC Rating

D



LOT
63

Apt 2, 11 Archbrook Mews, Liverpool L13 7GA

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed first floor purpose built apartment benefiting from double glazing, central heating and communal parking. The property is currently let by way of an Assured Shorthold tenancy producing £7,140 per annum.

Situated

Set back off Green Lane close to Tuebrook, Old Swan and West Derby amenities. There are numerous shops, bars and restaurants on nearby West Derby Road. Liverpool city centre is approximately 3.5 miles away with regular public transport links close by.

Ground Floor

Main Entrance Hallway.

First Floor

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

Note

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



Outside

Communal Parking.

EPC Rating

C

LOT
64

Sunnyside, Cowley Hill Lane, St. Helens, Merseyside WA10 2AR

GUIDE PRICE **£300,000+***

DEVELOPMENT OPPORTUNITIES

Description

A redevelopment opportunity comprising a two storey detached period home benefitting from front and rear gardens. The property is in need of a full scheme of refurbishment works or alternatively has the benefit of full planning permission to replace the existing dwelling to provide two x four bedroom semi detached houses with gardens and off-road parking. Drawings are available for inspection at the Auctioneer's Offices. Planning Ref: P/2020/0708/FUL

Situated

Fronting Cowley Hill Lane in a popular and well established residential location close to local amenities, schooling, Victoria Park and transport links. Approximately 1 mile from St Helens town centre.

Ground Floor

Vestibule, Hallway, Living Room,
Kitchen, Dining Room, Morning
Room, WC

EPC Rating

E.

First Floor

Four Bedrooms, Family
Bathroom, Separate Shower
Room with WC.

Outside

Front and Rear Gardens, Garage



LOT
65

15 Quarry Street, Woolton, Liverpool L25 6EZ

GUIDE PRICE **£175,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end of terraced property offering a wealth of character and charm and within a sought after location. The property benefits from central heating, double glazing, front garden and some original features are retained. The property would be suitable for occupation or investment purposes following modernisation.

Situated

Fronting Quarry Street in the popular leafy and affluent south Liverpool suburb of Woolton Village offering a wealth of amenities and within close proximity to schooling, transport links and Hunts Cross and Halewood train stations.

Ground Floor

Vestibule with parquet flooring,
Living Room with decorative
picture rail and solid wood
flooring, Kitchen, Shower Room/
WC

First Floor

Two Bedrooms.

Outside

Front Garden

EPC Rating

D.



LOT
66

Flat 1, 2 Alpass Road, Liverpool L17 7BB

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A first floor duplex apartment within a grade II listed villa located within a leafy and established suburb. The property benefits from central heating. The flat would be suitable for occupation, resale or investment purposes with a potential rental income of up to £12,000 per annum.

Situated

Off St Michael's Road which is in turn off Aigburth Road (the A561) in the popular and sought after area of St Michael's in The Hamlet which is served by a wealth of amenities. Liverpool city centre is approximately 3 miles away.

Ground Floor

Communal Entrance Hall

First Floor

Flat Hall, Lounge, Kitchen/Diner,
Four Piece Bathroom/WC

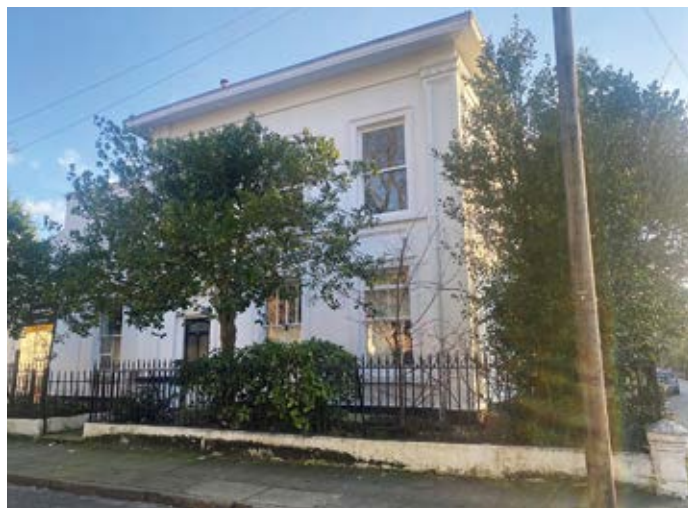
Second Floor

Flat Three Bedrooms

lease. Currently there are 56 years remaining (from 19th December 1979) and it is being extended for an additional 90 years bringing the total length to 146 years. The vendor advises us that the lease extension has been paid for and he is just awaiting land registry to be updated.

Note

The property has recently undergone a full schedule of works to the roof. The existing owner is currently in the throes of extending the length of the



Description

A three bedroomed semi-detached property benefitting from double glazing, central heating and front and back gardens with off-road parking. Following some modernisation, the property would be suitable for occupation or investment purposes with the potential rental income of approximately £8,100. This property is suitable for cash purchases only.

Situated

Off Townsend Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

First Floor

Three bedrooms, Bathroom, Separate WC

Outside

Front and rear gardens, off-road parking

EPC Rating

TBC



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Kind regards,

Michael Le Brocq (Director)

Atlas Estate Agents



Description

A rare opportunity to acquire a substantial Freehold, Grade II listed former Vicarage comprising a two-story Victorian property built circa 1952, displaying fine architectural flair. The property benefits from central heating and most of its original features to include detailed joinery work, delightful coved ceilings, and beautiful windows. St. Agnes and St. Pancreas Church was constructed by H. Douglas Horesefall and this beautiful building was commissioned for use by his parents. The property would be suitable for a number of uses to include a single dwelling, converted offices or conversion to provide flats, subject to any consents. There is shared access to the front of the property with the church and the garage is not included in the sale. The large building/hall to the rear is also not included in the sale which has access to the front and along the rear/side boundary.



Situated

Within the desirable Sefton Park conservation area, just off Ullet Road in a popular and well-established residential location within close proximity to local shopping amenities, schooling, transport links, Sefton Park, Princes Park and Greenbank Park. Approximately 3 miles from Liverpool city centre.

Basement

Not Inspected

Ground Floor

Open Storm Porch, Vestibule, Reception Hall, Lounge, Dining Room, Study, Kitchen/Diner, three Utility Rooms, WC.

First Floor

Five Bedrooms, Bathroom/WC, Separate WC. Accessed via a separate staircase three Further Bedrooms, Additional Lounge, Bathroom/WC.

Outside

Shared Driveway, Enclosed Rear Courtyard.

EPC Rating

E

LOT
69

Former Bank, 209–211 Hoylake Road, Wirral, Merseyside CH46 0SW

GUIDE PRICE **£135,000+***

VACANT COMMERCIAL

Description

A two storey commercial property which was a former bank in a prominent town centre location. The property benefits from double glazing, suspending ceilings, air-conditioning and electric heating. The property would be suitable for a number of uses, subject to any consents. Total floor area 2110 sq ft. The potential income would be in excess of £18,000 per annum.

Situated

Fronting Hoylake Road (A553) within a 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

Main Banking Hall with cashier's desk, three meeting rooms, Office

First Floor

Kitchen/Staff room, Offices and Ladies and Gents WCs.

Outside

Yard to the Rear

EPC Rating

E.



LOT
70

52 Gordon Drive, Knotty Ash, Liverpool L14 7PY

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing and gardens to the front and rear. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation to provide, re-sale or investment purposes. There is also potential to extend to the rear and to also provide a loft conversion, subject to any consents.

Situated

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

Ground Floor

Lounge, Extended Kitchen, Bathroom/WC.

First Floor

Three bedrooms.

Outside

Front & Rear Gardens.

EPC Rating

G



LOT
71

ON BEHALF OF 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

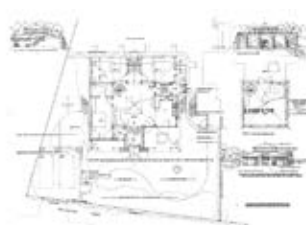
Large Open Plan Lounge/Kitchen (no fittings) with Mezzanine Floor with balcony, Utility room, three bedrooms with En-suite (No Fittings), Bathroom/WC (No Fittings)

Outside

Gardens, Parking, Balcony leading to Terrace area.

EPC Rating

G



LOT
72

91 Breckside Park, Liverpool L6 4DJ

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A purpose built modern two bedroom second floor apartment benefitting from double glazing, central heating and secure entry system. There are communal gardens and off-road parking. The property is in good order throughout and sold fully furnished. The property would be suitable for occupation or investment purposes with a potential rental income being in excess of £7,800 per annum.

Situated

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

Ground Floor

Main Entrance Hallway

Joint Agent

Entwistle Green

Second Floor

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



Outside

Communal Gardens, Parking



LOT
73

ON BEHALF OF RECEIVERS

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

GUIDE PRICE **£110,000+***

RESIDENTIAL INVESTMENT

Description

A well-presented two bedroomed first floor duplex apartment within the stunning Grade II listed Redcliffe development, dating back to 1845. The property benefits from double glazing, central heating and communal gardens with stunning views over the promenade. We are advised that the property is occupied however, we do not have access to any details regarding the tenancy agreement or rental income.

Situated

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

Ground Floor

Communal Entrance.
Flat Hall, Stairway to First Floor.

Outside

Communal Gardens and parking.

First Floor

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

EPC Rating

C



LOT
74

ON BEHALF OF RECEIVERS

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

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A well-presented one bedroom first floor apartment within the stunning Grade II listed Redcliffe Development, dating back to 1845. The property benefits from double glazing, central heating and communal gardens with stunning views over the Promenade. We are advised that the property is occupied however, we do not have access to any details regarding the tenancy agreement or rental income.

Situated

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

Ground Floor

Communal Entrance.
Flat Hall, Stairway to First Floor.

First Floor

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

Outside

Communal Gardens and parking.

EPC Rating

D



LOT
75

Ground Rent Investments 45 Parkfield Road, Aigburth, Liverpool L17 8UQ

GUIDE PRICE **£10,000+***

GROUND RENTS

Description

A freehold ground rent investment secured on six self contained flats within a three storey town house. Each flat has been sold off on Leases for a term of 250 years from January 2020 with a 10 year rent review and produce a total ground rent of £1,050 per annum.

Situated

The property is situated off Aigburth Road in a very popular and well established residential location close to local amenities. Lark Lane, Sefton Park and approximately 5 miles from Liverpool city centre.

Note

S5(b) Notices have been served under the Landlord & tenant Act 1987 and the Leaseholders have not reserved their rights.



LOT
76

16 Seaford Close, Liverpool L31 2JS

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle town house benefitting from central heating, double glazing and gardens to the front and rear of the property. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,800 per annum. The property is only suitable for cash buyers.

Situated

Off Southport Road (A5147) in the popular and well established residential area of Lydiate within close proximity to local amenities, schooling and transport links. The property is approximately 11.5 miles from Liverpool city centre.

Ground Floor

Hall, WC, Kitchen, Dining Area, Living Room

First Floor

Bathroom/WC, three Bedrooms

Outside

Gardens to the Front and Rear, Shed

EPC Rating

D



LOT
77

6 Banner Street, Liverpool L15 0HQ

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of £6300.00 per annum.

Situated

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

Ground Floor

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

Joint Agent

Entwistle Green



First Floor

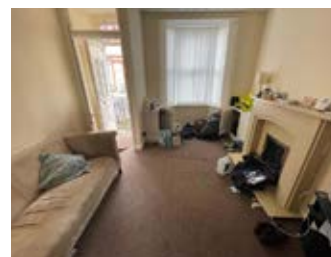
Two Bedrooms.

Outside

Yard to rear

EPC Rating

D.



LOT
78

36 Grantham Street, Liverpool L6 6BX

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

Description

A two bedroom terraced house 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 £6300 per annum.

Situated

Off Molyneux Road and Kensington High Street in a popular and well established residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Through Lounge/Dining Room, Kitchen, Bathroom/WC

Joint Agent

Entwistle Green



First Floor

Two Bedrooms.

Outside

Yard to rear.

EPC Rating

F.



LOT
79

177 Twickenham Drive, Wirral, Merseyside CH46 2QE

GUIDE PRICE **£105,000+***

DEVELOPMENT OPPORTUNITIES

Description

A redevelopment opportunity comprising a first floor six bedroom flat above a ground floor shop benefitting from double glazing and planning permission to convert into six x self-contained studio flats. The property is in need of a full scheme of refurbishment works and once converted would be suitable for investment with a potential rental income in excess of £28,800 per annum. Please note the ground floor is not included in the sale. Planning Ref: APP/17/00941

Situated

Fronting Twickenham Drive in a popular and well established residential location close to local amenities, schooling, Leasowe Leisure Centre and transport links. Approximately 4 miles from Birkenhead town centre.

Ground Floor

Stairs, Retail Unit (not included in sale)

First Floor

Hall, WC/Sink, Hall, Kitchen, Cupboard, WC, Bathroom, six Rooms



LOT
80

12 Adamson Street, Liverpool L7 9LR

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroom end terraced property benefitting from partial double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, re sale or investment purposes.

Situated

Just off Southbank Road which in turn is off Edge Lane in a popular residential location close to local amenities, within walking distance to Liverpool Shopping Park and approximately 3.5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen (No Fittings)

First Floor

Two Bedrooms, Bathroom/WC

Joint Agent

Entwistle Green



Outside

Yard to rear

EPC Rating

E.



LOT
81

7 Greenwich Road, Liverpool L9 0HR

GUIDE PRICE £40,000+*

VACANT RESIDENTIAL

Description

A three bedroom end terraced property benefitting from majority double glazing. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation, re sale or investment purposes. Cash buyers only.

Situated

Off Longmoor Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen, Lean To Shower Room/WC

Joint Agent

Entwistle Green



First Floor

Three Bedrooms

Outside

Yard to rear

EPC Rating

TBC



LOT
82

22 Scorton Street, Liverpool L6 4AT

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

Description

A two bedroom mid terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes.

Situated

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

Ground Floor

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

Joint Agent

Entwistle Green



First Floor

Two Bedrooms.

Outside

Yard to rear.

EPC Rating

D



LOT
83

15 Buckingham Road, Tuebrook, Liverpool L13 8AY

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A large double fronted two-storey plus basement middle terrace house converted to provide 3 self-contained flats (one × two bed and two × one bed) benefiting from double glazing, central heating and gardens. If the property was fully let the potential rental income is in excess of £18,000 per annum. Alternatively the property would be suitable for a number of uses, subject to obtaining the necessary consents.

Situated

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

Basement

Used for storage and individual meters – Not Inspected.

Flat 3 Hall, Lounge, Kitchen/Diner (No Fittings), Bedroom, Bathroom/WC

Ground Floor

Main Entrance Hall.

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

Outside

Front and Rear Gardens.

Tenure

Freehold.

First Floor

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

EPC Rating

D, C & D



LOT
84

91 Southgate Road, Liverpool L13 5XZ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house let by way of a Regulated Tenancy producing a rental income of £4,394 per annum. The property benefits from double glazing. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

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

Ground Floor

Living Room, Dining Room, Kitchen

Note

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

First Floor

Two bedrooms, Shower Room/WC

Outside

Yard to the rear.

EPC Rating

C



LOT
85

33 Ruskin Street, Liverpool L4 3SH

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefitting from double glazing and central heating. Following some minor cosmetic works, the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £6600.00 per annum.

Situated

Just off County Road in a popular and well established residential location within close proximity to local shopping amenities, Liverpool and Everton Football Club, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Through Living Room/Dining Room, Kitchen

Joint Agent

Entwistle Green



First Floor

Two bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

D



LOT
86

8 Sherwood Road, Killamarsh, Sheffield S21 2EG

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi detached house in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for occupation or investment purposes. Please note the property is a cash buy only.

Situated

Off Rotherham Road (the A618) in a popular and well established residential location close to local amenities, transport links and schooling.

Ground Floor

Entrance Hall, Lounge, Dining/Kitchen

Joint Agent

Blundells



First Floor

Three Bedrooms, Bathroom/WC (no fittings)

Outside

Gardens to the front and rear, outhouse

EPC Rating

D



LOT
87

53 Percy Street, Bootle, Merseyside L20 4PG

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terrace property which has recently been fully refurbished and benefits from double glazing, new central heating system and boiler, a new roof, new kitchen, newly fitted bathroom fittings, laminate flooring to the ground floor and carpeting. If the property was let to 3 tenants at £85pppw the potential rental income is approximately £13,260 per annum. The property would be suitable for immediate occupation, resale or investment purposes.

Situated

Off Knowsley Road (A566) in a popular and well established residential location within close proximity of local amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor

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

First Floor

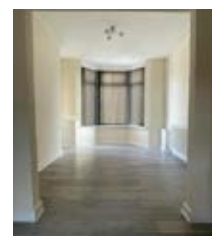
Three bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

D



SOLD PRIOR

LOT
88

76 Margaret Road, Walton, Liverpool L4 3RY

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid town house benefiting from double glazing, central heating and a rear garden. The property would be suitable for occupation, resale or investment purposes with the potential rental income being £7,800 per annum.

Situated

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

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Three bedrooms, Bathroom/WC.

Outside

Rear Garden.

EPC Rating

TBC



LOT
89

19 Jermyn Street, Liverpool L8 2XA

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A five bedrooomed extended three storey middle terraced house in a derelict state of repair and in need of a full upgrade and scheme of refurbishment works. Once upgraded the property would be suitable for occupation, resale or investment purposes. Alternatively, there is potential for the property to be converted to provide three x self-contained flats, subject to the necessary consents, with the potential rental income being £18,000 per annum.

Situated

Between Granby Street and Princes Avenue within close proximity to local amenities, schooling, transport links, Princes Park and Sefton Park. Approximately 2 miles from Liverpool city centre.

Presumed Accommodation Ground Floor

Hallway, three Reception Rooms, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Second Floor

Two Further Bedrooms.

Outside

Yard to rear

EPC Rating

TBC

Note

The property is in a derelict state of repair therefore, the layout details are assumed as neither the vendor or Sutton Kersh have carried out an internal inspection.



Council Tax

We are advised that the property does not have a council tax band due to its current condition. Therefore, council tax is not payable at present.

LOT
90

19 Feltwell Road, Liverpool L4 2TE

GUIDE PRICE £65,000+*

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 a rental income of £5,700 per annum.

Situated

Off Priory Road in a popular residential location within walking distance to Liverpool Football Club, local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Note

Sutton Kersh have not inspected this property internally and details have been provided by the seller. Interested parties are advised to make their own enquiries.



EPC Rating

D

LOT
91

17 Skipton Road, Anfield, Liverpool L4 2UY

GUIDE PRICE **£70,000+***

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 a rental income of £7,200 per annum.

Situated

Off Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Open Plan Living Room/
Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D



LOT
92

5 Whalley Road, Birkenhead, Merseyside CH42 0HL

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of approximately £5,940 per annum.

Situated

Off Raffles Road which in turn is off Borough Road within close proximity to local amenities, schooling and transport links. The property is approximately 5.5 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge, Dining
Room, Kitchen

First Floor

Two bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

TBC



LOT
93

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 approx. 2 miles from Liverpool city centre. Nearby occupiers include Tesco Superstore, Co-Op and McDonalds.

Basement

Storage (not measured)

Second Floor

Office, Storage
38,04 sq m (409 sq ft)

Ground Floor

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

Third Floor

Office, Storage
54,67 sq m (588 sq ft)

First Floor

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

Fourth Floor

Plant Rooms (not measured)

**Total area 1,258.20 sq m
(13,543 sq ft)**



EPC Rating

E

	Term
Roof Masts (sold off separately)	40yrs from 26th April 2013 (Title Number MS602226)
Advertising Hoarding (sold off separately)	125yrs from 29th April 2013 (Title Number MS602332)

LOT
94

18 Rock Park, Birkenhead, Merseyside CH42 1PJ

GUIDE PRICE **£100,000+***

DEVELOPMENT OPPORTUNITIES

Description

A substantial Georgian Style Grade II detached property set back in its own grounds with views over the estuary and within a designated conservation area. The premises is in poor condition and has suffered from severe fire damage throughout and would be suitable for a variety of uses. The property comes with the benefit of planning permission for restoration of the existing building and conversion into six x two bedroomed flats. Planning Ref: APP/20/01322

Situated

The property forms part of a Private Residential Park situated on the west bank of the River Mersey. Birkenhead town centre is approximately 2.5 miles away.

Basement

Various Rooms

Note

Sutton Kersh have not inspected the property internally and interested parties are advised to rely on their own enquiries.

Ground Floor

Various Rooms

First Floor

Various Rooms

Outside

Front & Rear Gardens and
Parking for approximately 9-10 cars.



LOT
95

44 Church Road, Stanley, Liverpool L13 2BA

GUIDE PRICE **£225,000+***

VACANT RESIDENTIAL

Description

A fantastic opportunity to acquire a four bedroom double fronted semi detached period property with vast living quarters throughout. The property benefits from double glazing, central heating, gardens and off-road parking. The property is in good order throughout and would make an excellent family home. Alternatively it could be let as individual rooms, subject to any consents. The living space on offer is fabulous, with every room big and grand in look and size. Externally, the property boasts off-road parking for multiple vehicles, a big expanse of garden to the back of the property and an out house building, ideal for a games or a party room. Viewing is highly recommended to appreciate the grandeur of the property.

Situated

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

Ground Floor

Wide Entrance Hall, Living Room, Study Room, Family Room, Modern Kitchen/Diner, Dining Room, Wrap around Conservatory

Outside

Gardens to the front and rear and Driveway.

EPC Rating

D.

Joint Agent

Entwistle Green



First Floor

Four Double Bedrooms, Family 4 piece Bathroom/WC

LOT
96

328 Granville Road, Sheffield, Yorkshire S2 2RT

GUIDE PRICE **£220,000+***

VACANT RESIDENTIAL

Description

A substantial four bedroom end of terrace house benefiting from central heating. The property also comes with the benefit of an adjacent piece of land and outbuilding having development potential subject to any consents.

Situated

Off City Road in a popular location close to local amenities, schooling, the University, College, public transport and is approximately 1 mile away from Sheffield city centre.

Ground Floor

Entrance Hall, Lounge, Dining Room and Kitchen

Joint Agent

Blundells



blundells
Property Auctions

First Floor

Two Double Bedrooms, Shower Room WC, Separate WC

Second Floor

Two Bedrooms

Outside

Yard to rear and side plot with large outbuilding



LOT
97

519 West Derby Road, Liverpool L13 8AA

GUIDE PRICE £85,000+*

MIXED USE

Description

A three storey mixed use mid terrace property comprising a ground floor retail unit together with a two bedroomed self contained flat across the first and second floors. The property benefits from double glazing, central heating and electric roller shutters. The ground floor retail unit is currently let by way of a rolling contract producing a rental income of approximately £6,000 per annum. Following some minor cosmetic work, the flat would be suitable for letting purposes with a potential rental income of approximately £6000 per annum.

Situated

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

Ground Floor

Shop Main Sales Area, Kitchen, WC

Outside

Yard, Access to Flat

First Floor

Flat Hall, Bathroom/WC, Kitchen, Lounge

Cellar

Sutton Kersh have not inspected the cellar

Second Floor

Two bedrooms

EPC Rating

Shop – D

Flat – G



LOT
98

Squirrel Hall Farm, Staincliffe Road, Dewsbury, W. Yorks. WF13 4RD

GUIDE PRICE £200,000+*

DEVELOPMENT OPPORTUNITIES

Description

Derelict farm with various outbuildings set on a 0.4 acre plot of land. The property would be suitable for a number of uses to include potential development, subject to gaining the necessary consents.

Situated

Off Staincliffe Road in a popular residential location within close proximity to local amenities, transport links and Dewsbury and District Hospital.

Ground Floor

Derelict Farm Building

First Floor

Derelict Farm Building

Outside

Set on a 0.4 acre of land, Outbuildings

Note

Sutton Kersh have not inspected the property or site and purchasers should rely on their own enquiries.



LOT
99

42 Regina Road, Liverpool L9 2DA

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Walton Vale in a popular and well established residential location within walking distance to Walton Vale amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear

EPC Rating

G.



LOT
100

33 Bardsay Road, Liverpool L4 5SG

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,500 per annum.

Situated

Off Walton Lane within close proximity to local amenities, local transport links and walking distance to Everton Football Club. Approximately 2.5 miles from Liverpool city centre.

Ground Floor

Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D

Note

Sutton Kersh have not inspected the property or site and purchasers should rely on their own enquiries.



LOT
101

21 Three Tuns Lane, Formby, Liverpool L37 4AG

GUIDE PRICE **£185,000+***

VACANT RESIDENTIAL

Description

A fantastic opportunity to acquire an extended three bedroomed semi-detached property benefitting from double glazing, central heating, paved front driveway for 2/3 cars and large rear garden with a wooden outhouse with electricity. The property has bags of potential to include a loft conversion or a conservatory, subject to any consents. Once modernised the property would be suitable for occupation to provide a family home, resale or investment purposes. Viewing is highly recommended!

Situated

Fronting Three Tuns Lane at the junction with Duke Street in a very popular and well-established residential area in the heart of Formby Village and all its amenities, local bus routes, Formby Train Station and schooling and transport links and approximately 3 miles from Formby Beach.

Ground Floor

Porch Entrance, Hallway,
Lounge, Dining Room, Kitchen
(with French Doors), Store Room

EPC Rating

TBC

First Floor

Three bedrooms, Wet room/WC

Outside

Large Rear Garden, Wooden
Shed, Paved Driveway for several
cars



LOT
102

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 x one bedroom self contained flats. Three of the flats are currently let by way of Assured Shorthold Tenancies producing £10,539 per annum. The property benefits from double glazing and central heating. When fully let the potential rental income is approximately £32,400 per annum.

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
103

19 Alt Road, Bootle, Merseyside L20 5ES

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is in good condition throughout and would be suitable for occupation or investment purposes with a potential income in excess of £6,600 per annum.

Situated

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

Ground Floor

Hall, Lounge, Dining room, Kitchen.

First Floor

Three bedrooms, Bathroom/WC

Outside

Rear yard.

Note

The property has not been internally inspected by Sutton Kersh.

EPC Rating

D.



LOT
104

87 Morecambe Street, Liverpool L6 4AU

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

Lounge/Diner, Kitchen.

First Floor

Two bedrooms, Bathroom/WC

Outside

Yard to rear.

EPC Rating

D.



LOT
105

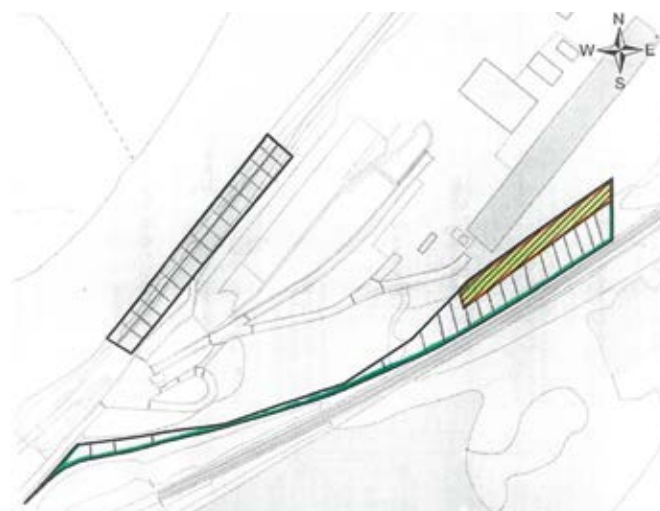
Section of Land, Conisbrough Denby Line, Garden Lane, Cadeby DN5 7SN

GUIDE PRICE **NIL RESERVE***

LAND

Description

A mainly rectangular section of land (as shown highlighted in yellow and edged in red on the plan), which is being sold subject to an encroachment and trespass. The land may however be suitable for a variety of different future uses subject to any new buyer obtaining possible vacant possession and with all prior necessary consents being obtained. Buyers must rely on their own investigations only as to the possibility of obtaining vacant possession and the land is being sold without any title guarantee and as the buyer so finds it on completion. The area shown lined in green on the plan depicts where a right of way (which is to allow access by foot at all times day or night) will lead down towards Garden Lane itself. Please note that the quoted postcode applies to the seller's larger land site and is not therefore specific to this section of land.



Note

Completion will be 24 days from the date of exchange. The buyer will be liable to make a contribution towards the vendors selling costs and legal fees, please refer to the legal pack for further information.

LOT
106

Flat 27 Birchen House, Canning Street, Birkenhead CH41 1ND

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A vacant one bedroomed second floor flat within a purpose built block benefiting from double glazing, electric heating, lift access and intercom system. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £6,900 per annum. The property is in good order throughout and includes the furniture.

Situated

On the corner of Canning Street and Bridge Street within walking distance to Birkenhead town centre, amenities and transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Communal Entrance Hall

Second Floor

Flat Hall, Open Plan Living Room/Kitchen, Shower Room/WC, Store Cupboard, Bedroom

EPC Rating

C



LOT
107

19 Warbreck Moor, Liverpool L9 4RN

GUIDE PRICE **£135,000+***

MIXED USE

Description

A three storey middle terraced property comprising a ground floor retail unit which previously traded as an Estate Agents, together with two floors of accommodation above. The shop would be suitable for a number of uses, subject to any necessary consents. The potential rental income is approximately £7500 per annum. To the upper floors there is a flat which is currently let to 2 tenants, 1 on each floor producing £11,400 per annum. The property benefits from double glazing, roller shutters and electric heating. When fully let the potential rental income is approximately £18,500 per annum.

Situated

Fronting Warbreck Moor and on the corner of Sydney Street in a popular and well established residential location close to local amenities, Walton Vale shopping facilities, transport links and approximately 5 miles from Liverpool city centre.



Ground Floor

Shop main sales area, rear office, kitchen and W/C

Second Floor

Open plan lounge/kitchen, shower/WC and two bedrooms.

First Floor

Open plan Living room/kitchen, utility room, shower/WC and bedroom.

Outside

Yard

LOT
108

22 Rockfield Road, Liverpool L4 0SF

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A mid terraced property converted to provide three self contained flats (1 x 1 and 2 x 2 bed). The property benefits from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £18,000 per annum.

Situated

Off Anfield Road in a popular location close to local amenities, Liverpool Football Club, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

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

EPC Rating

E

First Floor

Flat 2 Hall, open plan Lounge, Kitchen, two Bedrooms, Bathroom/WC

Second Floor

Flat 3 Hall, open plan Lounge, Kitchen, two Bedrooms, Bathroom/WC



LOT
109

37 Leopold Road, Kensington, Liverpool L7 8SP

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

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

Situated

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, Lounge/Dining Room,
Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

E



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



LOT
110

13 Beech Street, Liverpool L7 0EU

GUIDE PRICE **£275,000+***

VACANT RESIDENTIAL

Description

A substantial semi-detached property arranged over four floors comprising a 10 bedrooomed fully compliant HMO investment opportunity with a potential rental income of approximately £44,200 per annum. The property has recently been refurbished throughout and benefits from double glazing, central heating, a driveway and rear garden. The property will be sold fully furnished and is ready for immediate investment purposes. Viewing highly recommended.

Situated

Between Kensington High Street and Edge Lane in a popular location close to local amenities, Liverpool Football Club, Liverpool's Universities and approximately 2 miles from Liverpool city centre.

Lower Ground Floor

Shower Room/WC, Store Room, Communal Lounge, Kitchen, Utility Room.

Second Floor

Shower Room/WC, three Letting Rooms.

Ground Floor

Vestibule, Hall, Kitchen/Laundry Room, three Letting Rooms.

Outside

Driveway, Large Rear Garden.

EPC Rating

D

First Floor

Four Letting Rooms, Shower Room, Separate WC.



LOT
111

8 Lee Close, Rainhill, Prescot, Merseyside L35 0QT

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A vacant two bedrooomed first floor apartment within a purpose built development benefiting from double glazing, central heating, communal gardens and a garage. The property is in good order throughout and would be suitable for occupation or investment purposes with a potential rental income of approximately £6,600 per annum.

Situated

Off Lincoln Way which is in turn off Mill Lane in a popular and well established residential location close to local amenities, transport links and schooling. Liverpool city centre is approximately 11.5 miles away.

Ground Floor

Communal Entrance Hall

First Floor

Flat Hall, Lounge, Kitchen, Two Bedrooms, Shower room/WC

Outside

Garage, Communal Gardens

EPC Rating

D



LOT
112

6 Hilldrop Terrace, Market Street, Torquay TQ1 3AP

GUIDE PRICE **£145,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terrace house currently let on an established rolling assured shorthold tenancy at a reduced rental income of £645pcm/£7,740pae, with a potential current market rental of circa £850pcm/£10,200pae post improvement works. The property has the benefit of a rear terraced garden and is within walking distance of Torquay town centre.

Situated

Hilldrop Terrace enjoys a pleasant setting within walking distance of Torquay town centre, local schools and educational facilities. Torquay offers a comprehensive range of shopping and leisure facilities, along with its sandy beaches and marina.

Ground Floor

Entrance hall, kitchen, lounge/diner.

First Floor

Landing, three bedrooms and bathroom.

Outside

Good sized terraced gardens to the rear of the property.

Viewings

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

EPC Rating

D



LOT
113

8 North Grange, Clyst Heath, Exeter EX2 7EY

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A one bedroom, end of terrace bungalow, situated in the sought after residential development of North Grange, in the popular residential area of Clyst Heath. The property has the benefit of an allocated parking space, use of the well kept communal gardens and the remainder of a 999 year lease from the original conversions taking place in 1995. Conveniently situated for local facilities and amenities, the M5/A30/A38 road networks and Exeter airport, the property is likely to appeal to those looking for a low maintenance home or a second home in proximity of the city centre, or as a residential lettings opportunity having previously generated an income of £750pcm/£9,000pae.

Situated

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

Ground Floor

Lounge/diner, kitchen, double bedroom and bathroom.

Outside

Allocated parking space, use of the communal gardens and visitors parking on an adhoc basis.

Viewings

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

EPC Rating

E



LOT
114

Trebarwith, Chapel Ground, Looe, Cornwall PL13 2BJ

GUIDE PRICE **£175,000+***

VACANT RESIDENTIAL

Description

A three bedroom, two reception room semi detached property enjoying an elevated position in West Looe being set just below The Downs. The property offers stunning views over the townscape of the harbour and out to sea and whilst in need of some modernisation offers tremendous potential as a family home, or as holiday/residential lettings venture in this favoured position.

Situated

Chapel Ground enjoys an elevated position in West Looe, located just below The Downs. The thriving seaside town of Looe offers a wide range of leisure and sporting facilities, with a working harbour, Banjo Pier and amusement arcades. The town has an excellent selection of bespoke shops, cafes and restaurants, with educational facilities for all age groups and a railway link to Liskeard.

Ground Floor

Entrance hall, sitting room with doors to seating area, dining room, kitchen, rear lobby, bathroom and utility room, WC.

front of the property and rear courtyard.

Auctioneer's Note

The property had a mundic block test in 2002 and was classified as Grade B at that time. No further mundic tests have been carried out on the property therefore we recommend that the property is suitable for cash purchasers only.

First Floor

Landing, three bedrooms..

Outside

Higher level seating area with views, lower level garden to the



Viewings

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

EPC Rating

TBC



LOT
115

23 Winner Hill Road, Paignton, Devon TQ3 3BT

GUIDE PRICE **£180,000+***

VACANT RESIDENTIAL

Description

A three bedroom, semi detached property requiring refurbishment and enjoying an elevated position in the seaside town of Paignton. The property has a good sized terraced rear garden offering panoramic sea views and the benefit of on drive parking.

Situated

Paignton is a traditional seaside town offering a selection of shopping, leisure and educational facilities, with sandy beaches and a recently regenerated marina and harbourside.

Ground Floor

Entrance porch with utility cupboard, kitchen, lounge/diner, sun room.

Viewings

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

First Floor

Landing, three bedrooms, bathroom and separate WC.

EPC Rating

D

Outside

On drive parking to the front of the property, patio and three areas of terraced garden to the rear.



LOT
116

70 Normandy Way, Plymouth PL5 1SR

GUIDE PRICE **£145,000+***

RESIDENTIAL INVESTMENT

Description

A sizeable three storey mid terrace property set in an established residential area in proximity of St Budueax shopping centre. The property is currently arranged as a ground floor one bedroom flat and a three bedroom maisonette on the upper floors, both currently let on ASTs and generating £1,115pcm/£13,380pae, with a walled frontage, rear courtyard and a garage accessed from the service lane.

Situated

St Budeaux offers a range of shopping and leisure facilities, primary schools, library, churches and public houses, with regular public transport by bus and rail to Plymouth city centre and being readily commutable to the A38.

Ground Floor

Communal entrance hall with stairs rising to the upper floors.

Top Floor

Two further bedrooms and bathroom.

Ground Floor Flat

Sitting room, kitchen, bedroom and bathroom.

Outside

Walled frontage, rear courtyard and garage accessed via the rear service lane.

Maisonette

First Floor

Landing, kitchen, sitting room, bedroom.

Viewings

Strictly by prior appointment with Fulfords St Budeaux 01752 362481. General enquiries



Countrywide Property Auctions
01395 275691.

EPC Rating

Ground Floor Flat – D
First Floor Flat – E



LOT
117

14a West End, Redruth, Cornwall TR15 2SA

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

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

Ground Floor

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

Viewings

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

First Floor

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



LOT
118

2 Tre-pol-pen, Street-an-pol, St. Ives, Cornwall TR26 2DS

GUIDE PRICE **£350,000+***

MIXED USE

Description

An interesting opportunity to acquire a sizeable, vacant double fronted mixed commercial/residential property situated in the heart of St Ives town centre, currently arranged as two lock up shop units and a rear studio/store with kitchenette to the ground floor, with a charming self contained first floor apartment accessed via an external staircase from the rear of the building. The property would lend itself as a multi faceted lettings venture, or as a charming live/work opportunity in this thriving seaside town with perhaps additional lettings income.

Situated

Tre-Pol-Pen is situated in the heart of the vibrant town centre of St Ives, offering a wide range of art galleries, cafes, restaurants, boutique shops and high street brands. With five sandy beaches and stunning coastal paths, along with a working harbour St Ives continues to be one of the most popular tourist destinations within the UK.

Ground Floor

Entrance hall, room one, room two and room three with kitchenette, cloakroom, door to the rear courtyard area.

wet room off. Mezzanine level sleeping loft and outside patio seating area.

First Floor

An external staircase leads to the self contained apartment comprising a spacious open plan lounge/kitchen/diner, with

Viewings

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



EPC Rating
D



LOT
119

21 Gladstone Place, Newton Abbot, Devon TQ12 2AW

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A two bedroom, two reception room end of terrace character property situated at the end of a no through road in a popular town centre location. Being the largest property in Gladstone Place, the property offers feature fire places to the living room, dining room and master bedroom, a kitchen/breakfast room and door to the fully enclosed courtyard garden, bathroom with separate shower cubicle, secure gated parking for two cars and a paved courtyard area with useful brick built storage facility/utility area and raised flower beds.

Situated

The historic market town of Newton Abbot offers a fine selection of bespoke shops, supermarkets and retail parks nestled in the heart of the South Devon countryside. The town also boasts its own race course, leisure centre and sporting clubs, educational facilities catering for all age groups, a mainline railway station to London Paddington and is readily accessible to the A38/A380 road networks.

Ground Floor

Entrance hall, sitting room, dining room, kitchen/breakfast room.

Outside

Gated secure parking for two cars, walled courtyard garden with raised flower beds and a brick built storage facility/utility area.

First Floor

Split landing, two double bedrooms and family bathroom with separate shower cubicle.



SOLD PRIOR

Viewings

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





Description

A sizeable detached four/five bedroom property requiring modernisation in the sought after Withycombe Village Road area of Exmouth, offering the clear potential to create a second dwelling, subject to any requisite consents. The property currently has a double garage with ancillary accommodation over and additional on drive parking, for which planning permission was previously granted under application number 16/0520/FUL, on the 13th July 2016, for 'Conversion of garage to form separate dwelling' which has since lapsed. The plans allowed for a semi detached, two storey, two bedroom property with car parking, with the main dwelling becoming a three bedroom semi detached property with car parking to the side of the property. Interested parties must make and rely upon their own planning enquiries of East Devon District Council Planning Department.

Situated

The property is located a short distance from Withycombe Shopping Parade, offering a range of local shops, public houses, in proximity of educational facilities catering for all age groups. The nearby thriving seaside town centre of Exmouth offers a wide range of shopping, amenity and recreational facilities with its long sandy beaches, marina and a railway link to Exeter.

Existing Accommodation Ground Floor

Entrance hall, sitting room, dining room, kitchen.

First Floor

Landing, four bedrooms, study, living room and bathroom.

Outside

A walled front garden, attached double garage, on drive parking and rear garden.

Viewing

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

Auctioneer's Note

Please refer to the legal pack regarding the extended completion date. The property is sold as seen and may not be fully cleared. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

EPC
TBC



LOT
121

4 Keason Estate, St. Ive, Liskeard, Cornwall PL14 3NF

GUIDE PRICE **£150,000–£175,000***

VACANT RESIDENTIAL

Description

A recently refurbished three bedroom end of terrace cottage having the benefit of glorious open rural views from the front elevation and enjoying a good sized plot offering the potential, subject to any requisite consents, for further extension and/or development. The recent refurbishment includes a new roof, plumbing & electrical works, double glazed windows, bathroom and kitchen with integrated appliances and replastering works. The property also has shared car parking on an adhoc basis, garden shed with power and a utility room. Cash buyers only.

Situated

St Ive is a pretty Cornish village close to open moorland and surrounded by open countryside. Situated between the larger towns of Callington and Liskeard where a wide range of shops, educational and leisure facilities can be found, along with excellent road and railway links.

Ground Floor

Entrance porch, hallway, sitting room, dining room with utility room off, kitchen with integrated appliances, rear porch.

First Floor

Landing, three bedrooms and bathroom.

Outside

Good sized gardens to three sides being mainly laid to lawn with mature hedges and a garden shed.

Viewings

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561. General



enquiries Countrywide Property Auctions 01395 275691.

Auctioneer's Note

The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved. We understand that the property had a mundic block test in March

of 2021 and stage 2 testing was recommended at that point. Stage 2 testing has confirmed the Classification as Grade B.

EPC

E

LOT
122

17 Merlin Haven, Wotton-under-edge, Gloucestershire GL12 7BA

GUIDE PRICE **£380,000+***

VACANT RESIDENTIAL

Description

A four bedroom, three reception room detached period property requiring modernisation set in a favoured residential location and enjoying far reaching views. The property has the benefit of a large cellar, good sized gardens requiring formalisation and car parking, offering tremendous potential to create an enviable family home.

Situated

Merlin Haven is a favoured location in the historic market town of Wotton-Under-Edge, with a vibrant town centre offering a range of bespoke shops, restaurants and public houses, educational facilities catering for all age groups and leisure facilities. The town is readily commutable to both Bristol and Gloucester with easy access to the M5 and M4 motorways.

Ground Floor

Entrance hall, sitting room, dining room, third reception room, kitchen and cloakroom.

First Floor

Landing, four bedrooms and bathroom.

Outside

Good sized gardens requiring formalisation offering far reaching views and car parking.

Viewings

Strictly by prior appointment with R A Bennet 01453 542288. General enquiries Countrywide Property Auctions 01395 275691.

EPC

D





Description

A fabulous opportunity to acquire a substantial property situated on the rural fringes of St Just currently comprising a large currently three bedroom, three reception room end of terrace dwelling requiring modernisation, offering the clear potential for reconfiguration of the existing accommodation to provide further bedrooms and create a wonderful family home with a secure courtyard garden area, with glorious views across open countryside to the rear and some sea views from the upper floor. In addition to the main dwelling there is also a two storey garage, linking the main dwelling and a two storey barn, recently utilised as a gallery and artists studio but again both buildings with the graphic potential to create further units of accommodation, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Situated

Nancherrow Terrace is situated on the rural fringes of the Cornish village of St Just whilst being within walking distance of the main square, with its bespoke shops and public houses, primary and secondary schools.. The town also boasts a golf course, several sporting clubs and the nearby South Western coastal path.

Main Dwelling Ground Floor

Large entrance hall, lounge/diner, kitchen, second kitchen/utility area with doors to the garden and the garage.

First Floor

Split landing, bedroom one with en-suite WC, two further bedrooms and family bathroom.

Garage

Double height with windows to the rear, double doors to

the front and integral doors to both the studio and the main dwelling.

Former Studio and Artists Gallery Ground Floor

Double doors give access at ground floor level to the former gallery with two rooms beyond, door to the garage and stairs rising to the first floor.

First Floor

External and internal staircases



give access to the first floor being triple aspect with additional Velux windows creating a light and airy space.

Viewings

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

EPC Ratings

34 - F. 34-35. Studio - G



Note

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

LOT
124

8 Lescudjack Heights, Pendennis Place, Penzance, TR18 2FA

GUIDE PRICE **£100,000–£125,000***

VACANT RESIDENTIAL

Description

A vacant two bedroom ground floor apartment enjoying a tucked away location at the end of a no-through road and an elevated position in the popular seaside town of Penzance. The apartment has the benefit of a well equipped kitchen area with integrated appliances, a charming fully enclosed low maintenance patio style garden with greenhouse and seating area, along with an allocated parking space and additional visitors parking on an ad hoc basis. The property will doubtlessly appeal to the residential lettings fraternity and owner/occupiers alike with a 999 year lease which commenced in January 2011.

Situated

Lescudjack Heights is situated in an elevated position and at the end of a no-through road in the ever popular seaside town of Penzance which offers a comprehensive range of shopping, educational and leisure facilities, along with a glorious promenade and Lido, a working harbour and sandy beaches, along with a mainline railway station and being readily commutable to the A30.



Ground Floor

Entrance hall, open plan living accommodation with a well equipped kitchen and patio doors leading to its own private garden, two double bedrooms and a wet room.

Outside

A fully enclosed low maintenance courtyard style garden with greenhouse and seating area. Allocated parking space to the front of the building, along with visitors car parking on an ad hoc basis.

Viewings

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

EPC Rating

C

LOT
125

Flats 1, 2, 3 & 4, 7 Victoria Road, Exmouth, Devon EX8 1DL

GUIDE PRICE **£250,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity comprising a converted mid terrace property, arranged as a ground floor two bedroom flat, two × one bedroom first floor flats and a top floor studio flat. All of the flats are currently let and generating an income of £23,400pae with the potential for an uplift on the current rents passing to circa £26,500pae. The property is conveniently located for Exmouth town centre, the seafront and the railway station in this popular residential lettings area.

Situated

The thriving seaside town of Exmouth offers a wide range of shopping, educational and leisure facilities catering for all age groups, including its 3 miles of glorious sandy beaches and marina, with road and rail links to Exeter and in turn the A30/A38/M5 road networks.

Ground Floor

Entrance vestibule, communal hallway and stairs rising to all floors.

Flat 1 Entrance hall, sitting room, kitchen, two bedrooms, rear lean-to leading to the courtyard garden.

First Floor

Flat 2 Entrance hall, lounge/kitchen/diner, bedroom with

recessed shower cubicle, separate cloakroom.

Flat 3 Entrance hall, lounge/kitchen/diner, bedroom and shower room.

Second Floor

Flat 4 Open plan living/bedroom area and shower room

Outside

Walled frontage providing bin



storage facilities for all flats and a rear courtyard solely for the use of the ground floor flat.

Viewings

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

EPC Rating

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

LOT
126

5 Millard Close, Basingstoke, Hampshire RG21 5TT

GUIDE PRICE **£220,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

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

Outside

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

First Floor

Landing, three bedrooms and bathroom.



Viewings

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

EPC Rating

D



LOT
127

12 St. Pauls Road, Paignton, Devon TQ3 2DE

GUIDE PRICE **£50,000–£75,000***

VACANT RESIDENTIAL

Description

A vacant two double bedroom ground floor flat having the benefit of its own enclosed rear garden, car parking space and the freehold of the building. The property whilst in need of modernisation and repair, offers potential for reconfiguration of the existing layout, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council Planning Department. Cash buyers only.

Situated

St Pauls Road is situated in the favoured residential location of Preston, famed for its sandy beach, local shops and educational facilities, along with excellent public transport links to the popular seaside towns of Paignton and Torquay, both offering a wide range of shopping and leisure facilities, harbours and beaches, along with excellent access to the M5/A30/A38 road networks.

Ground Floor

Communal entrance porch and hallway. 12: Entrance hall, sitting room with doors to the enclosed rear garden, kitchen, two double bedrooms and bathroom.

parking for number 12 and walled front garden.

Auctioneer's Note

The property is in need of repair to the structure and is suitable for cash buyers only. Interested parties must carry out their own inspection of the property and/or surveys prior to bidding.

Outside

Enclosed rear garden with lawn, patio and garden shed. On drive



Viewings

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

EPC Rating

TBC



LOT
128

14 Bethel Road, St. Austell, Cornwall PL25 3HA

GUIDE PRICE **£185,000+***

VACANT RESIDENTIAL

Description

A two bedroom detached bungalow situated in the popular Bethel area of St Austell. This spacious property offers a lounge/diner with patio doors to the garden, kitchen, conservatory, two double bedrooms and bathroom, garage and additional on drive parking, outbuildings, BBQ area and has the potential for a loft conversion, subject to any requisite consents, with windows already installed.

Situated

The Bethel area of St Austell is well positioned for a range of amenities including local Spar shop, primary school rated outstanding by OFSTED as well as two play parks. Further afield, the historic market town of St Austell offers a wider range of educational and recreational facilities including a multi-million pound shopping centre, leisure centre, multi-screen cinema, mainline railway and a multitude of primary, secondary and tertiary schooling.

Ground Floor

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

Outside

Lawned and gravelled rear garden with BBQ area and useful outbuildings, garage and additional on drive parking.

Auctioneer's Note

We understand that the property is likely to be suitable for cash purchasers only. A copy of the mining report is available in the legal pack. Interested parties must make and rely upon their own enquiries and inspections.

Viewings

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

EPC Rating

D



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Description

A unique opportunity to acquire a substantial four storey Grade II Listed property, retaining a wealth of character features situated in the heart of Helston town centre, with additional two storey stone barn to the rear with an integral double garage, enclosed courtyard to the rear and car parking. The property has been partly renovated with some finishing works required and the benefit of a Grant of Conditional Planning Permission, under application number PA17/05435, on the 27th September 2017 for 'Proposed conversion of part of former wine bar and dwelling into 6 dwellings'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.



Situated

Coinagehall Street forms the main thoroughfare and shopping centre of Helston, with a wide range of shopping and leisure facilities, supermarkets and retail parks, along with educational facilities catering for all age groups. The harbour and beach at Porthleven are within a 10 minute drive, with the Cathedral city of Truro, Falmouth, Penzance and Hayle being readily commutable from Helston.

Existing Accommodation Lower Ground Floor

Having external and internal access points: Hallway, commercial kitchen, room one, room two.

Ground Floor

Main entrance hall, room two, room three, rear hallway with side access, bedroom, bathroom and two cloakrooms.

First Floor

Landing, bedroom one with part finished en-suite and dressing room, bedroom two, former bathroom.

Second Floor

Landing, three further bedrooms and a shower room.

Outside

Enclosed courtyard garden area,

attached two storey barn recently re-roofed and having an integral double garage, additional car parking.

Proposed Accommodation As Granted

Two × commercial units and WC, three × two bedroom flats and three × one bedroom flats with works having been commenced.

Viewings

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

EPC Rating

Exempt

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

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

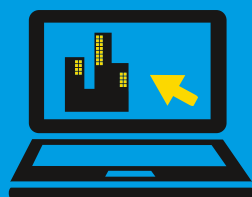
G30.3 Extra Auction Conduct Conditions

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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