

# property auction

Registration closes promptly at  
12pm on **Wednesday 7 September**  
and you must be pre-registered  
before this time in order to bid

**Thursday 8 September 2022**  
12 noon prompt

Please note this auction will be streamed live online only

**SuttonKersh**

**suttonkersh.co.uk**

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



Welcome to our fifth sale in this our 2022 series of auctions, which as usual will start at 12 noon prompt!

As we have all become accustomed to, this sale will yet again be live streamed with Auctioneer Andrew Binstock at the helm who has this year sold close to £40m of property in our previous four sales.

September looks like continuing this run of success with another full and varied catalogue for you to look over with lots to suit all tastes and budgets. Here are just a few from the sale that we are confident will generate significant interest:

**Lot 6** 38 Clare Road, Bootle, Merseyside L20 9NA  
VACANT RESIDENTIAL **Guide price £65,000+\***

**Lot 4** Bank Street Unitarian Chapel, 12 Crown Street, Bolton BL1 2RU DEVELOPMENT OPPORTUNITIES  
**Guide price £250,000+\***

**Lot 14** 17 West Albert Road, Sefton Park, Liverpool L17 8TJ VACANT RESIDENTIAL  
**Guide price £350,000+\***

**Lot 24** 74 Hannan Road, Liverpool L6 6DB VACANT RESIDENTIAL **Guide price £70,000+\***

**Lot 38** Flats 1 & 2, 100 Jacob Street, Liverpool L8 4TQ VACANT RESIDENTIAL **Guide price £75,000+\***

**Lot 1** 53 Belmont Drive, Newsham Park, Liverpool L6 7UP RESIDENTIAL INVESTMENT  
**Guide price £100,000+\***

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**

**116** lots available

**50+**

vacant  
residential

**30+**

residential  
investment

**2**

vacant  
commercial

**8**

development  
opportunities

**7**

mixed  
use

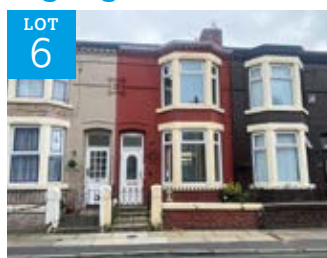
**4**

land

**7**

commercial  
investment

## Highlights



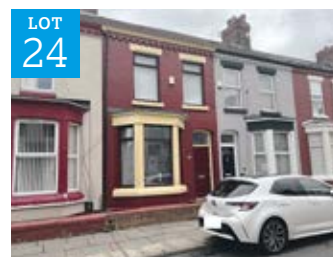
38 Clare Road, Bootle,  
Merseyside L20 9NA



Bank Street Unitarian Chapel, 12  
Crown Street, Bolton BL1 2RU



17 West Albert Road, Sefton  
Park, Liverpool L17 8TJ



74 Hannan Road, Liverpool  
L6 6DB

# 2022 – our year in numbers

## YEAR TO DATE

**319** lots sold  
**£37.7m** raised  
**87%** success

JAN

FEB

**80** lots sold  
**£10.4m** raised  
**80%** success

MAR

APR

**91** lots sold  
**£9.7m** raised  
**86%** success

**74** lots sold  
**£8.3m** raised  
**88%** success

MAY

JUN

**74** lots sold  
**£8.3m** raised  
**93%** success

JUL

AUG

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

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

We offer three ways to bid at our auction:

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

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

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

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

You will also pay a Buyer's Administration Charge, to the auctioneers of 1.2% of the purchase price subject to a minimum fee of £1,800 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 £1,800 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.  
  
A separate proxy, telephone or internet bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
4. Any alteration to the proxy, telephone or internet bid or withdrawal must be in writing and be received in writing by the auctioneer prior to commencement of the auction.
5. The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
6. The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
7. The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone or internet bid, or any delays in the postal system if a proxy bidding form is sent through the post.
8. Prospective bidders should check our website by 10am on the day of the auction and prior to bidding at the auction to ensure there are no changes to the published terms and conditions and to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
9. In the case of unsuccessful bidders' deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
10. Should the property be knocked down to the proxy, telephone or internet bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
11. Should the telephone or internet bid exceed the bidding price stated on the form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitors' client account cheque, or by debit card. We do not accept personal cheques or cash.
12. Proxy, telephone or internet bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the auctioneers pre-sale announcements and are aware of any additional costs and fees payable by the buyer detailed therein.
13. Proxy, telephone or internet bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy, telephone or internet bidders are advised to telephone the Auctioneer's offices or check the auctioneers website before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
14. The proxy, telephone or internet bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
15. Please note we must hold 2 forms of certified ID prior to auction, typically this will be: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser, we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by Credas Technologies Ltd.
16. Proxy, telephone or internet bidding forms should be sent to [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk). Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website [www.countrywide.co.uk/notices/PrivacyNotice.pdf](http://www.countrywide.co.uk/notices/PrivacyNotice.pdf). Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at [privacy@countrywide.co.uk](mailto:privacy@countrywide.co.uk).

# Auctioneer's pre-sale announcements

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

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

1. The auctioneer will offer all lots in the order as shown in the catalogue.
2. An addendum to the catalogue and Conditions of Sale are available on our website and legal pack portal.
3. This addendum is an important document providing updates and corrections to the auction catalogue.
4. Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
5. Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
6. Prospective purchasers are deemed to have read the addendum whether they have done so or not.
7. You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
8. The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
9. You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
10. If you have a query in respect of any of the lots within the catalogue please email your enquiry to [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk) or call 0151 207 6315 prior to submitting your bid and we will endeavour to answer your query.
11. Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
12. The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
13. Please bid clearly if bidding by telephone and do not delay.
14. At the fall of the hammer the successful bidder will be in a binding contract of sale. We will then sign the Memorandum or Contract of Sale on your behalf and a 10% deposit subject to a minimum of £3,000 whichever is the greater will become payable and taken from the funds supplied. Should your telephone/internet bid exceed this amount, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitor's client account cheque or by debit card. We do not accept personal cheques or cash.
15. A successful purchaser will also be required to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
16. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
17. 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.
18. Unless otherwise stated all property is sold subject to a reserve price whether declared or not (see definition of Reserve Prices below).
19. 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.
20. Sutton Kersh hold regular property auctions throughout the year.
21. 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 £1,800 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.



MS LENDING GROUP

MS Lending Group are on hand before, during, and after the auction to help you with your finance.

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No minimum loan size.



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No minimum Bridge term.



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Desktop valuation available upto £1m.



Funds agreed same day.

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

0161 823 7993





# Order of sale **Thursday 8 September 2022**

For sale by public auction unless sold prior or withdrawn

1	53 Belmont Drive, Newsham Park, Liverpool L6 7UP	£100,000+*
2	17 Linacre Road, Liverpool L21 8NJ	£60,000+*
3	22 Lilford Avenue, Liverpool L9 3AT	£75,000+*
4	Bank Street Unitarian Chapel, 12 Crown Street, Bolton BL1 2RU	£250,000+*
5	63 Scorton Street, Liverpool L6 4AS	£55,000+*
6	38 Clare Road, Bootle, Merseyside L20 9NA	£65,000+*
7	290/290a Smithdown Road, Liverpool L15 5AJ	WITHDRAWN
8	130/130a Boaler Street, Liverpool L6 6AD	£80,000+*
9	27 Altcar Avenue, Liverpool L15 2JD	£55,000+*
10	13 Melling Road, Bootle, Merseyside L20 5BD	£75,000+*
11	3 Dee View Road, Connah's Quay, Deeside, Clwyd CH5 4AY	£60,000+*
12	59 Alderson Road, Wavertree, Liverpool L15 2HL	£95,000+*
13	Flat 18, Hornby Court, Wirral, Merseyside CH62 2EJ	£45,000+*
14	17 West Albert Road, Sefton Park, Liverpool L17 8TJ	£300,000+*
15	Former Livingstone Public House, Livingstone Street CH41 4HE	£15,000+*
16	11, 13, 15 & 17 Dacre Street, Birkenhead, Merseyside CH41 6LZ	£118,000+*
17	Land at 30 Conway Street, Birkenhead, Merseyside CH41 6JD	£50,000+*
18	55 Derby Road, Huyton, Liverpool L36 9UQ	£300,000+*
19	Land at 89-91 Old Chester Road, Birkenhead, Merseyside CH41 9AT	£140,000+*
20	85 Mollington Avenue, Liverpool L11 3BQ	£87,500+*
21	Glen Brook, 46 Fulwood Row, Fulwood, Preston PR2 5RW	WITHDRAWN
22	1 Cotswold Avenue, Chapeltown, Sheffield S35 2ED	£180,000+*
23	5 Bowley Road, Liverpool L13 6RR	£95,000+*
24	74 Hannan Road, Liverpool L6 6DB	£70,000+*
25	81 Connaught Road, Liverpool L7 8RW	£240,000+*
26	399 Poulton Road, Wallasey, Merseyside CH44 4DF	£60,000+*
27	Apartment 27, 37 Park Road, Toxteth, Liverpool L8 6RF	£40,000+*
28	542-546 Prescott Road, Old Swan, Liverpool L13 3DB	SOLD PRIOR
29	Flat 78 Willow Rise, Roughwood Drive, Liverpool L33 8WZ	£30,000+*
30	278 Bridle Road, Eastham, Wirral, Merseyside CH62 8BX	£135,000+*
31	36 City Road, Liverpool L4 5TE	£57,000+*
32	56 Antrim Street, Liverpool L13 8DF	£65,000+*
33	15 Chelsea Road, Litherland, Liverpool L21 8HH	£55,000+*
34	241-243 Walton Road, Liverpool L4 4AR	£145,000+*
35	22 Monash Road, Liverpool L11 8NT	£80,000+*
36	147 Molyneux Road, Kensington, Liverpool L6 6AJ	£135,000+*
37	51/51a Victoria Road, Widnes, Cheshire WA8 7RP	£55,000+*
38	Flats 1 & 2, 100 Jacob Street, Liverpool L8 4TQ	£75,000+*
39	177 Twickenham Drive, Wirral, Merseyside CH46 2QE	£80,000+*
40	Flat 45 Willow Rise, Roughwood Drive, Liverpool L33 8WZ	£35,000+*
41	25 Priory Road, Liverpool L4 2RT	£160,000+*
42	85 Outer Forum, Liverpool L11 5BB	£80,000+*
43	70 Nimrod Street, Liverpool L4 4DX	£50,000+*
44	57/59 Westfield Road, Runcorn, Cheshire WA7 4DR	£135,000+*
45	74 Henry Street, Liverpool L1 5BU	WITHDRAWN
46	921 The Studios, 25 Plaza Boulevard, Liverpool L8 5ST	£45,000+*
47	86 Derby Lane, Liverpool L13 3DN	£60,000+*
48	59 Rocky Lane, Anfield, Liverpool L6 4BB	£95,000+*
49	110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG	£135,000+*
50	3 Ethel Cottages, London Road, Gisleham, Lowestoft NR33 7PG	£128,000+*
51	10 Newark Street, Liverpool L4 3RP	£55,000+*
52	31 Dalton Road, Askam-in-Furness, Cumbria LA16 7AP	£75,000+*
53	32 Hartington Road, West Derby, Liverpool L12 8QW	£300,000+*
54	158 Prescott Road/1 Holland Street, Fairfield, Liverpool L7 0JD	£175,000+*
55	14 Curate Road, Liverpool L6 0BZ	£45,000+*
56	102-104 Queens Drive, West Derby, Liverpool L13 0AJ	£75,000+*

57	6 Gorst Street, Liverpool L4 0SB	£55,000+*
58	442 Mill Street, Liverpool L8 4RG	£50,000+*
59	8 Brookdale Road, Liverpool L15 3JE	£125,000+*
60	78 Outer Forum, Liverpool L11 5BE	£80,000+*
61	15 Romer Road, Liverpool L6 6DH	£110,000+*
62	151 Walton Village, Liverpool L4 6TG	£50,000+*
63	8 Allendale Avenue, Liverpool L9 0JX	£75,000+*
64	1 Adamson Street, Liverpool L7 9LR	£85,000+*
65	15 Birstall Road, Liverpool L6 9AH	£135,000+*
66	138 Beatrice Street, Bootle, Merseyside L20 2EH	£55,000+*
67	23 Ingrow Road, Liverpool L6 9AJ	£135,000+*
68	160b Peel Road, Bootle, Merseyside L20 4LH	£25,000+*
69	48 Egerton Road, Wavertree, Liverpool L15 2HW	£140,000+*
70	41 Lister Grove, Heysham, Morecambe, Lancashire LA3 2DG	£155,000+*
71	24 Lydia Walk, Liverpool L10 4YA	£70,000+*
72	1–3 Lionel Street, St. Helens, Merseyside WA9 4JN	£160,000+*
73	Former Stanley Public House, Prescot Road, Old Swan L13 3AN	£100,000+*
74	113 Sunbeam Road, Liverpool L13 5XT	£65,000+*
75	73 Watford Road, Liverpool L4 2TP	£85,000+*
76	174–176 Townsend Lane, Clubmoor, Liverpool L13 9DN	£65,000+*
77	540 Prescot Road, Old Swan, Liverpool L13 3DB	£60,000+*
78	56 Redstart Close, New Addington, Croydon CR0 0EU	£350,000+*
79	67 Dewsbury Road, Liverpool L4 2XF	£55,000+*
80	81 Cranwell Road, Belle Vale, Liverpool L25 1NU	£110,000+*
81	179 Ince Avenue, Anfield, Liverpool L4 7UU	£80,000+*
82	27 Cypress Road, Huyton, Liverpool L36 5UN	SOLD PRIOR
83	114 North Hill Street, Liverpool L8 8BS	£80,000+*
84	Flat 6, 10 Derwent Square, Liverpool L13 6QT	£55,000+*
85	171 Molyneux Road, Kensington, Liverpool L6 6AL	£135,000+*
86	285 Knowsley Road, Bootle, Merseyside L20 5DE	£75,000+*
87	Flat 5, 10 Derwent Square, Liverpool L13 6QT	£50,000+*
88	29 Rocky Lane, Anfield, Liverpool L6 4BA	£150,000+*
89	5 Liscard Road, Liverpool L15 0HH	£80,000+*
90	Flat 32 Church Road, Walton, Liverpool L4 5TX	£45,000+*
91	30 Alstonfield Road, Liverpool L14 0PJ	£85,000+*
92	2a Suffield Road, Liverpool L4 1UL	£65,000+*
93	13 Victoria Road, Tuebrook, Liverpool L13 8AL	£165,000+*
94	Apartment 6, 43 Croxteth Road, Liverpool L8 3SF	£100,000+*
95	17 Marldon Road, Paignton, Devon TQ3 3QZ	£165,000+*
96	19 Smallack Drive, Plymouth PL6 5EA	£125,000+*
97	Old School House, Twelveheads, Truro, Cornwall TR4 8SL	£225,000–£250,000*
98	Flat 1, 23 Marine Parade, Dawlish, Devon EX7 9DL	£75,000+*
99	First Floor Flat, 29 Sydney Street, Plymouth PL1 5AE	£80,000+*
100	Land at New Road, St. Hilary, Penzance, Cornwall TR20 9EA	£75,000+*
101	17 Mayors Avenue, Dartmouth, Devon TQ6 9NG	£325,000+*
102	52 Harvey Street, Torpoint, Cornwall PL11 2BU	£80,000+*
103	Barns at Trehunsey, Quethiock, Liskeard, Cornwall PL14 3SG	£365,000+*
104	Flat C2 Eleanor House, George Place, Plymouth PL1 3NZ	£45,000+*
105	Pearl Assurance House & 101–107 Union Street, Torquay TQ1 3DW	£750,000+*
106	Former Baptist Chapel, East View, Feniton, Honiton, EX14 3DE	£150,000–£175,000*
107	Land adj 1 Polventon Parc, St. Keverne, Helston, Cornwall TR12 6PB	£25,000+*
108	3 St. Nicholas Street, Bodmin, Cornwall PL31 1AB	£160,000+*
109	Flat 2, 12a The Walk, Launceston, Cornwall PL15 8BP	£60,000+*
110	82 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	£75,000+*
111	7 Elmhurst Court, Hermosa Road, Teignmouth, Devon TQ14 9LF	WITHDRAWN
112	21 Hannan Road, Liverpool L6 6DA	SOLD PRIOR
113	17 Rutland Street, Bootle, Merseyside L20 9BA	SOLD PRIOR
114	145 Walton Village, Liverpool L4 6TG	SOLD PRIOR
115	46 Elm Vale, Fairfield, Liverpool L6 8NZ	SOLD PRIOR
116	99b Webster Road, Liverpool L7 4LG	£50,000+*

# Order of sale by type

## Commercial investment

- 7 290/290a Smithdown Road, Liverpool L15 5AJ
- 16 11, 13, 15 & 17 Dacre Street, Birkenhead, Merseyside CH41 6LZ
- 18 55 Derby Road, Huyton, Liverpool L36 9UQ
- 28 542-546 Prescot Road, Old Swan, Liverpool L13 3DB
- 34 241-243 Walton Road, Liverpool L4 4AR
- 47 86 Derby Lane, Liverpool L13 3DN
- 77 540 Prescot Road, Old Swan, Liverpool L13 3DB

## Development opportunities

- 4 Bank Street Unitarian Chapel, 12 Crown Street, Bolton BL1 2RU
- 39 177 Twickenham Drive, Wirral, Merseyside CH46 2QE
- 73 Former Stanley Public House, Prescot Road, Old Swan L13 3AN
- 103 Barns at Trehunsey, Quethiock, Liskeard, Cornwall PL14 3SG
- 105 Pearl Assurance House & 101-107 Union Street, Torquay TQ1 3DW
- 106 Former Baptist Chapel, East View, Feniton, Honiton, EX14 3DE
- 107 Land adj 1 Polventon Parc, St. Keverne, Helston, Cornwall TR12 6PB
- 108 3 St. Nicholas Street, Bodmin, Cornwall PL31 1AB

## Land

- 15 Former Livingstone Public House, Livingstone Street CH41 4HE
- 17 Land at 30 Conway Street, Birkenhead, Merseyside CH41 6JD
- 19 Land at 89-91 Old Chester Road, Birkenhead, Merseyside CH41 9AT
- 100 Land at New Road, St. Hilary, Penzance, Cornwall TR20 9EA

## Mixed use

- 8 130/130a Boaler Street, Liverpool L6 6AD
- 26 399 Poulton Road, Wallasey, Merseyside CH44 4DF
- 37 51/51a Victoria Road, Widnes, Cheshire WA8 7RP
- 49 110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG
- 54 158 Prescot Road/1 Holland Street, Fairfield, Liverpool L7 0JD
- 56 102-104 Queens Drive, West Derby, Liverpool L13 0AJ
- 76 174-176 Townsend Lane, Clubmoor, Liverpool L13 9DN

## Residential investment

- 1 53 Belmont Drive, Newsham Park, Liverpool L6 7UP
- 3 22 Lilford Avenue, Liverpool L9 3AT
- 5 63 Scorton Street, Liverpool L6 4AS
- 9 27 Altcar Avenue, Liverpool L15 2JD
- 10 13 Melling Road, Bootle, Merseyside L20 5BD
- 12 59 Alderson Road, Wavertree, Liverpool L15 2HL
- 20 85 Mollington Avenue, Liverpool L11 3BQ

- 25 81 Connaught Road, Liverpool L7 8RW
- 29 Flat 78 Willow Rise, Roughwood Drive, Liverpool L33 8WZ
- 31 36 City Road, Liverpool L4 5TE
- 40 Flat 45 Willow Rise, Roughwood Drive, Liverpool L33 8WZ
- 41 25 Priory Road, Liverpool L4 2RT
- 42 85 Outer Forum, Liverpool L11 5BB
- 43 70 Nimrod Street, Liverpool L4 4DX
- 45 74 Henry Street, Liverpool L1 5BU
- 46 921 The Studios, 25 Plaza Boulevard, Liverpool L8 5ST
- 48 59 Rocky Lane, Anfield, Liverpool L6 4BB
- 53 32 Hartington Road, West Derby, Liverpool L12 8QW
- 55 14 Curate Road, Liverpool L6 0BZ
- 57 6 Gorst Street, Liverpool L4 0SB
- 59 8 Brookdale Road, Liverpool L15 3JE
- 60 78 Outer Forum, Liverpool L11 5BE
- 61 15 Romer Road, Liverpool L6 6DH
- 63 8 Allendale Avenue, Liverpool L9 0JX
- 64 1 Adamson Street, Liverpool L7 9LR
- 65 15 Birstall Road, Liverpool L6 9AH
- 66 138 Beatrice Street, Bootle, Merseyside L20 2EH
- 71 24 Lydia Walk, Liverpool L10 4YA
- 72 1-3 Lionel Street, St. Helens, Merseyside WA9 4JN
- 75 73 Watford Road, Liverpool L4 2TP
- 84 Flat 6, 10 Derwent Square, Liverpool L13 6QT
- 87 Flat 5, 10 Derwent Square, Liverpool L13 6QT
- 92 2a Suffield Road, Liverpool L4 1UL
- 93 13 Victoria Road, Tuebrook, Liverpool L13 8AL
- 104 Flat C2 Eleanor House, George Place, Plymouth PL1 3NZ
- 110 82 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL

## Vacant commercial

- 58 442 Mill Street, Liverpool L8 4RG
- 116 99b Webster Road, Liverpool L7 4LG

## Vacant residential

- 2 17 Linacre Road, Liverpool L21 8NJ
- 6 38 Clare Road, Bootle, Merseyside L20 9NA
- 11 3 Dee View Road, Connah's Quay, Deeside, Clwyd CH5 4AY
- 13 Flat 18, Hornby Court, Wirral, Merseyside CH62 2EJ
- 14 17 West Albert Road, Sefton Park, Liverpool L17 8TJ
- 21 Glen Brook, 46 Fulwood Row, Fulwood, Preston PR2 5RW
- 22 1 Cotswold Avenue, Chapeltown, Sheffield S35 2ED
- 23 5 Bowley Road, Liverpool L13 6RR
- 24 74 Hannan Road, Liverpool L6 6DB
- 27 Apartment 27, 37 Park Road, Toxteth, Liverpool L8 6RF
- 30 278 Bridle Road, Eastham, Wirral, Merseyside CH62 8BX
- 32 56 Antrim Street, Liverpool L13 8DF
- 33 15 Chelsea Road, Litherland, Liverpool L21 8HH

- 35 22 Monash Road, Liverpool L11 8NT
- 36 147 Molyneux Road, Kensington, Liverpool L6 6AJ
- 38 Flats 1 & 2, 100 Jacob Street, Liverpool L8 4TQ
- 44 57/59 Westfield Road, Runcorn, Cheshire WA7 4DR
- 50 3 Ethel Cottages, London Road, Gisleham, Lowestoft NR33 7PG
- 51 10 Newark Street, Liverpool L4 3RP
- 52 31 Dalton Road, Askam-in-Furness, Cumbria LA16 7AP
- 62 151 Walton Village, Liverpool L4 6TG
- 67 23 Ingrow Road, Liverpool L6 9AJ
- 68 160b Peel Road, Bootle, Merseyside L20 4LH
- 69 48 Egerton Road, Wavertree, Liverpool L15 2HW
- 70 41 Lister Grove, Heysham, Morecambe, Lancashire LA3 2DG
- 74 113 Sunbeam Road, Liverpool L13 5XT
- 78 56 Redstart Close, New Addington, Croydon CR0 0EU
- 79 67 Dewsbury Road, Liverpool L4 2XF
- 80 81 Cranwell Road, Belle Vale, Liverpool L25 1NU
- 81 179 Ince Avenue, Anfield, Liverpool L4 7UU
- 82 27 Cypress Road, Huyton, Liverpool L36 5UN
- 83 114 North Hill Street, Liverpool L8 8BS
- 85 171 Molyneux Road, Kensington, Liverpool L6 6AL
- 86 285 Knowsley Road, Bootle, Merseyside L20 5DE
- 88 29 Rocky Lane, Anfield, Liverpool L6 4BA
- 89 5 Liscard Road, Liverpool L15 0HH
- 90 Flat 32 Church Road, Walton, Liverpool L4 5TX
- 91 30 Alstonfield Road, Liverpool L14 0PJ
- 94 Apartment 6, 43 Croxteth Road, Liverpool L8 3SF
- 95 17 Marlton Road, Paignton, Devon TQ3 3QZ
- 96 19 Smallock Drive, Plymouth PL6 5EA
- 97 Old School House, Twelveheads, Truro, Cornwall TR4 8SL
- 98 Flat 1, 23 Marine Parade, Dawlish, Devon EX7 9DL
- 99 First Floor Flat, 29 Sydney Street, Plymouth PL1 5AE
- 101 17 Mayors Avenue, Dartmouth, Devon TQ6 9NG
- 102 52 Harvey Street, Torpoint, Cornwall PL11 2BU
- 109 Flat 2, 12a The Walk, Launceston, Cornwall PL15 8BP
- 111 7 Elmhurst Court, Hermosa Road, Teignmouth, Devon TQ14 9LF
- 112 21 Hannan Road, Liverpool L6 6DA
- 113 17 Rutland Street, Bootle, Merseyside L20 9BA
- 114 145 Walton Village, Liverpool L4 6TG
- 115 46 Elm Vale, Fairfield, Liverpool L6 8NZ



LOT

1

## 53 Belmont Drive, Newsham Park, Liverpool L6 7UP

GUIDE PRICE £100,000+\*

RESIDENTIAL INVESTMENT

**Description**

A substantial three storey semi-detached property comprising five self-contained flats, three × one bed and two studio apartments. Three are currently let by way of rolling contracts producing a rental income of approximately £13,520 per annum. When fully let the potential income is £20,000 per annum however there is potential for an increase once refurbished. The property benefits from partial double glazing, new insulation and communal gardens. The property is sold subject to a long leasehold interest for a term of 99 years with 24 years remaining. Potential purchasers should make their own enquiries with Liverpool City Council to extend the lease or purchase the freehold. The property will only sell to cash buyers.

**Situated**

Off Newsham Drive in a popular and well-established residential location within walking distance to Tuebrook amenities, Newsham Park, schooling and transport links. Approximately 4 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway  
**Flat 5** Open Plan Lounge/  
 Kitchen, Bedroom, Shower  
 room/WC.  
**Flat 6** Lounge/Bedroom,  
 Kitchen, Bathroom/WC

**First Floor**

**Flat 4** Lounge/Bedroom,  
 Kitchen, Bathroom/WC  
**Flat 3** Open Plan Lounge/  
 Kitchen, Bedroom, Shower  
 room/WC.

**Second Floor**

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

**Outside**

Front and Rear Gardens.  
 Driveway

**EPC Rating**

**Flat 1 E Flat 3 D Flat 4 E Flat 5  
 C Flat 6 C**

**Council Tax Band**

**Flats 1–6 All Band A**



LOT

2

## 17 Linacre Road, Liverpool L21 8NJ

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

**Description**

A two bedroom end of terraced house benefiting from double glazing and central heating. Following modernisation and refurbishment, the property would be suitable for occupation or investment purposes. There is also potential to convert the property into a three bedroomed house subject to any necessary consents.

**Situated**

Fronting Linacre Road in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Hall, Living Room,  
 Kitchen/Diner.

**First Floor**

Two Bedrooms, Bathroom/WC.

**Outside**

Yard to rear.

**EPC Rating**

TBC

**Council Tax Band**

A.



LOT

3

## 22 Lilford Avenue, Liverpool L9 3AT

GUIDE PRICE £75,000+\*

RESIDENTIAL INVESTMENT

**Description**

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

**Situated**

Off Moss Lane on the corner of Haddon Avenue in a popular and well-established residential location within close proximity to Walton Vale amenities, Orrell Park and Rice Lane Railway stations, schooling and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Note**

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

**Outside**

Yard to the rear.

**EPC Rating**

D

**Council Tax Band**

A

LOT

4

## Bank Street Unitarian Chapel, 12 Crown Street, Bolton BL1 2RU

GUIDE PRICE £250,000+\*

DEVELOPMENT OPPORTUNITIES

**Description**

A vacant freehold Church suitable for a variety of use subject to the necessary planning consents. The property comprises an imposing Sandstone Victorian Church together with car parking for approximately 20 cars. In addition to the main Church, there are two vestiaires, meeting room, kitchen, WCs and a large basement area. The gross site area is 0.12ha (0.38 acres).

**Situated**

The Church occupies a prominent position between Crown Street and Bank Street within Bolton town centre. There are a number of nearby strategic town centre regeneration projects including Church Warf and Victoria Square.

**Basement Room**

Workshop/Storage, WC, Separate Boiler. 159.61m<sup>2</sup>

**Outside**

Car Park Parking for approximately 20 cars.

**Ground Floor**

Kitchen 16.81m<sup>2</sup>. Meeting Room 1 96.11m<sup>2</sup>. Meeting Room 2 29.53m<sup>2</sup>. Main Chapel 157m<sup>2</sup>. Vestuary 28.26m<sup>2</sup>. Male and Female Disabled WCs.

**Joint Agent**

Entwistle Green

**First Floor**

Balcony





LOT

5

## 63 Scorton Street, Liverpool L6 4AS

GUIDE PRICE £55,000+\*

RESIDENTIAL INVESTMENT

**Description**

A two 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 £6,000 per annum.

**Situated**

Off Rocky Lane and Lower Breck Road in a popular and well-established location within close proximity to local amenities, Tuebrook shopping facilities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Lounge, Open Plan Kitchen/  
Diner, Bathroom/WC

**First Floor**

Two Bedrooms

**Outside**

Yard to rear

**EPC Rating**

D

**Council Tax Band**

A



LOT

6

## 38 Clare Road, Bootle, Merseyside L20 9NA

GUIDE PRICE £65,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £7,800 per annum.

**Situated**

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

**Ground Floor**

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

**Joint Agent**

Clive Watkin

**Clive Watkin**  
PARTNERSHIP

**First Floor**

Three Bedrooms, Shower Room/  
WC

**Outside**

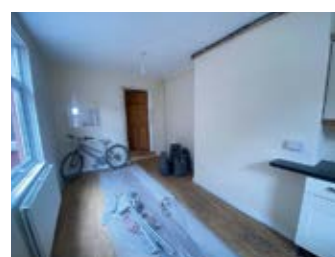
Rear Yard

**EPC Rating**

D

**Council Tax Band**

A





### Description

A substantial three storey mixed-use investment opportunity currently fully let producing £27,600 per annum. The property comprises a ground-floor retail unit currently let by way of a 5 year Lease from August 2022 at a rental income of £800pcm. Split over three floors and accessed via a separate entrance on Russell Road there are four/five letting rooms which are fully let by way of Assured Shorthold Tenancies producing £1500pcm. The property benefits from double glazing, electric roller shutters and central heating. The property is fully let producing a rental income of £27,600 per annum.



### Situated

Fronting Smithdown Road on the corner of Russell Road in very well established and popular residential and commercial location, close to local shops, The Mystery Park, Allerton Road Bars and restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

### Ground Floor

**Shop** Main Sales Area, Kitchen, W.C

### Outside

Yard to Rear

### EPC Rating

**Shop D. Flat TBC**

**Flat** (accessed via Russell Road) Communal Kitchen

### Council Tax Band

**Flat A**

### First Floor

**Flat** Communal Bathroom/WC, Two Letting Rooms

### Second Floor

Three Further Letting Rooms



LOT

8

## 130/130a Boaler Street, Liverpool L6 6AD

GUIDE PRICE £80,000+\*

MIXED USE

**Description**

A two-storey plus basement mixed use corner property comprising a ground floor retail unit which was until recently trading as a takeaway. To the rear ground and first floor there is a three bed dwelling benefiting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes with the potential rental income when fully let being approximately £12,000 per annum. However, there is potential to convert the property to provide two self-contained flats, subject to gaining the necessary consents. We have been advised by the vendor that a new Ideal Boiler was installed at the property in May 2022.

**Situated**

Fronting Boaler Street and on the corner of Cambria Street North in a popular and well-established location close to local amenities and schooling. Approximately 2 miles from Liverpool city centre.

**Basement**

Not inspected

**Ground Floor**

**Shop** Takeaway area and access to the basement

**House** Kitchen, two Reception Rooms.

**First Floor**

Three Bedrooms, Shower room/ WC.

**Outside**

Yard to the Rear

**EPC Rating**

130 TBC 130A C

**Council Tax Band**

A



LOT

9

## 27 Altcar Avenue, Liverpool L15 2JD

GUIDE PRICE £55,000+\*

RESIDENTIAL INVESTMENT

**Description**

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

**Situated**

Off Cranbourne Road which in turn is off Smithdown Road close to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

**Ground Floor**

Lounge, Dining Room, Kitchen.

**First Floor**

Two bedrooms, Bathroom/WC.

**Note**

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

**Outside**

Yard to rear.

**EPC Rating**

D

**Council Tax Band**

A



LOT  
10

## 13 Melling Road, Bootle, Merseyside L20 5BD

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 £6,300 per annum.

### Situated

Off Stanley Road (A567) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Living Room, 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

Rear Yard.

### EPC Rating

D

### Council Tax Band

A



LOT  
11

## 3 Dee View Road, Connah's Quay, Deeside, Clwyd CH5 4AY

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

Off Church Road which is in turn off Church Street (the B5129) in a popular and well established residential location within close proximity to local amenities and transport links.

### Ground Floor

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

### First Floor

Three bedrooms, WC.

### Outside

Front Forecourt and Rear Yard.

### EPC Rating

G.

### Council Tax Band

C.





LOT  
12

## 59 Alderson Road, Wavertree, Liverpool L15 2HL

GUIDE PRICE **£95,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let to 4 individuals producing £9,600 per annum.

### Situated

Off Picton Road and Smithdown Road in a popular and well-established residential location within close proximity to local amenities, schooling, transport links and approximately 3 miles from Liverpool city centre.

### Ground Floor

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

### Note

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

### First Floor

Three Bedrooms.

### Outside

Yard to the rear

### EPC Rating

D

### Council Tax Band

A



LOT  
13

ON BEHALF OF A HOUSING ASSOCIATION

## Flat 18, Hornby Court, Wirral, Merseyside CH62 2EJ

GUIDE PRICE **£45,000+\***

VACANT RESIDENTIAL

### Description

A one bedroomed top floor flat within a purpose-built block. The property benefits from double glazing, electric heating, intercom system, communal gardens, garage and parking. Following refurbishment, the flat would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum.

### Situated

Off Croft Avenue which in turn is off Spital Road (B5137) in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 5 miles from Birkenhead town centre.

### Ground Floor

Communal Entrance Hall

### Council Tax Band

A

### Second Floor

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

### Note

Leasehold for a term of 999 years (less 10 days) from 30th August 1985

### Outside

Communal Gardens, Parking, Garage

### EPC Rating

E







### Description

A freehold substantial three storey plus basement five bedroomed semi-detached house in need of a full upgrade and refurbishment scheme. Following refurbishment, the property would be suitable for continued use as a fantastic family home or alternatively conversion to provide several self-contained flats or a HMO Investment opportunity, subject to any necessary consents. The property benefits from front and rear gardens. The property will only sell to a cash buyer!

### Situated

In a Conservation Area just off Ullet Road in a very popular and well-established residential location within close proximity to local shopping amenities, schooling, Sefton Park and Princes Park and approximately 3 miles from Liverpool city centre.

### Basement

One large room, WC, Utility room (no fittings) with its own separate rear entrance. (Works have commenced to convert to provide a kitchen/diner)

### Ground Floor

Porch Entrance, Hallway, two Rooms, Utility Room/WC

### First Floor

Two bedrooms, Shower Room/WC.

### Second Floor

Four Rooms (one of which was previously a bathroom)

### Outside

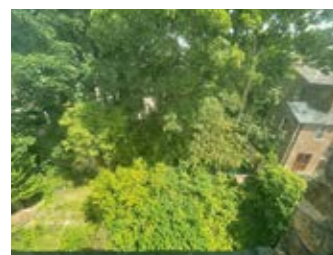
Front and Rear Gardens.

### EPC Rating

E

### Council Tax Band

C





LOT  
15

ON BEHALF OF LPA RECEIVERS

## Former Livingstone Public House, Livingstone Street CH41 4HE

GUIDE PRICE **£15,000+\***

LAND

### Description

A vacant site extending to 675sqm suitable for a variety of uses subject to the necessary planning consents.

### Situated

At the corner of Livingstone Street and St Anne Street close to Birkenhead town centre within a mixed residential and commercial area.



LOT  
16

ON BEHALF OF LPA RECEIVERS

## 11, 13, 15 & 17 Dacre Street, Birkenhead, Merseyside CH41 6LZ

GUIDE PRICE **£118,000+\***

COMMERCIAL INVESTMENT

### Description

A commercial investment comprising a three storey warehouse building currently let as a gym producing £6,000 per annum.

### Situated

Fronting Dacre Street within Birkenhead town centre, close to shopping amenities and transport links.

### Ground Floor

Warehouse 194 sqm

24 months from the beginning of the lease.

### First Floor

Warehouse 201 sqm

### Note

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

### Second Floor

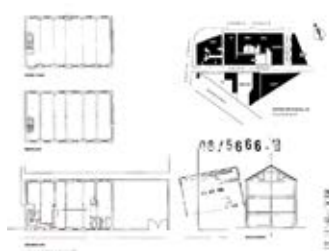
Warehouse 201 sqm (All measurements taken from VOA, we have not measured the property internally)

### EPC Rating

**11-15 Dacre Street E**  
**17 Dacre Street TBC**

### Tenancy

The property is let for a term on 6 years and 9 months from 5th June 2021 and is subject to a rent review in June 2025 and 3 yearly thereafter, on the anniversary of the term. The current rent is £6000 per annum however the tenant has a rent free period of



LOT  
17

## Land at 30 Conway Street, Birkenhead, Merseyside CH41 6JD

GUIDE PRICE **£50,000+\***

LAND

### Description

A cleared freehold site which was formerly a nightclub of approximately 0.12 acres which is currently let on an ongoing lease from 1st May 2021 at a rental income of £6,600 per annum. The land has development potential, subject to gaining the necessary consents. It is believed that the site benefits from mains services however interested parties are advised to make their own enquiries.

### Situated

Fronting Conway Street (the A553) in a popular and well-established location within walking distance to Birkenhead town centre amenities and transport links. Liverpool city centre is approximately 2.5 miles away.



LOT  
18

## 55 Derby Road, Huyton, Liverpool L36 9UQ

GUIDE PRICE **£300,000+\***

COMMERCIAL INVESTMENT

### Description

A commercial Investment opportunity currently let to Bank of Scotland PLC by way of a 5-year FRI lease from December 2021 producing £27,000 per annum with a break clause at year 3. The property comprises a two storey terraced property providing Retail Banking on the ground floor together with offices and staff welfare and plant room on the first floor.

### Situated

In the centre of Huyton village in a popular location within walking distance to local amenities and transport links.

### Ground Floor

Retail banking area, Two offices, Counter Facility (188.54 sqm)

### VAT

May be payable on this lot unless the buyer opts to tax.

### First Floor

Three offices, Staff Welfare facilities, WC facilities, Plant room (111.25 sqm)

### EPC Rating

C

### Outside

Communal rear service yard.

### Note

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



LOT  
19

## Land at 89–91 Old Chester Road, Birkenhead, Merseyside CH41 9AT

GUIDE PRICE **£140,000+**\*

LAND

### Description

A cleared site offered with the benefit of full planning permission to erect four × three bedroom semi-detached houses with associated parking. Groundwork has commenced to include footings and we are advised all main services are fully available and the drains have been passed by the council. Planning Application No: APP/22/00406

### Situated

Fronting Old Chester Road in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 1 mile from Birkenhead city centre and 5 miles from Liverpool city centre.

### Accommodation

Architect drawings are available for inspection at the auctioneers' offices.



LOT  
20

## 85 Mollington Avenue, Liverpool L11 3BQ

GUIDE PRICE **£87,500+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating and gardens to the front, side and rear. The property is currently let by way of an Assured Shorthold Tenancy holding over producing a rental income of £7,176 per annum.

### Situated

Off Scargreen Avenue which is in turn off Utting Avenue East in a popular and well-established residential location close to local amenities and transport links. Liverpool city centre is approximately 5.5 miles away.

### Ground Floor

Hall, Lounge, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens to the front, side and rear. Off road parking

### EPC Rating

TBC

### Council Tax Band

A





LOT  
21

ON BEHALF OF LPA RECEIVERS

Glen Brook, 46 Fulwood Row, Fulwood, Preston PR2 5RW

GUIDE PRICE £225,000+\*

VACANT RESIDENTIAL

#### Description

A good sized three bedroomed detached house in need of refurbishment and modernisation suitable for occupation as a family home, resale or investment purposes. The property benefits from central heating (new boiler) and is set on a large plot with gardens to the front and rear and would be suitable for extension or development, subject to gaining the necessary consents.

#### Situated

Off Walling Street Road in a quiet and well established residential location close to schooling and local amenities. Preston city centre is approximately 2.5 miles away.

#### Ground Floor

Hall, Living Room, Dining Room, Kitchen/Diner, Kitchen Store, Lean To with external WC and garden store

#### EPC Rating

F

#### Council Tax Band

E

#### First Floor

Three Bedrooms, Bathroom, Separate WC

#### Joint Agent

Farrell Heyworth



#### Outside

Gardens to the front and rear, driveway

WITHDRAWN



LOT  
22

1 Cotswold Avenue, Chapeltown, Sheffield S35 2ED

GUIDE PRICE £180,000+\*

VACANT RESIDENTIAL

#### Description

A three bedroomed semi-detached property benefitting from double glazing, central heating, an en-suite, front and rear gardens and a driveway. Following some cosmetic works the property would be suitable for occupation or investment purposes.

#### Situated

Off Blackburn Drive which in turn is off Burncross Road in the popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1.5 miles from Chapeltown.

#### Ground Floor

Entrance Hall, Lounge, Kitchen/Diner, Study Room

#### Council Tax Band

B

#### First Floor

Three bedrooms (one with en-suite), Bathroom/WC

#### Note

Sutton Kersh have not inspected the property and details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.

#### Outside

Front and Rear Gardens, Driveway

#### EPC Rating

C





LOT  
**23**

## 5 Bowley Road, Liverpool L13 6RR

GUIDE PRICE **£95,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential rental income of £750 per calendar month.

### Situated

Off Moscow Drive which is in turn off Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Two Reception Rooms,  
Kitchen

### First Floor

Three Bedrooms, Wetroom/WC

### Outside

Yard to the rear.

### Council Tax Band

A

### EPC Rating

D



LOT  
**24**

## 74 Hannan Road, Liverpool L6 6DB

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

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

### First Floor

Three bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

D

### Council Tax Band

A



LOT  
**25**

## 81 Connaught Road, Liverpool L7 8RW

GUIDE PRICE **£240,000+\***

RESIDENTIAL INVESTMENT

### Description

A three storey plus basement six bedroomed end of terraced house benefitting from double glazing and central heating. The property is in good order throughout and is a well-established and fully licensed HMO with 6 students signed up for the 2022/2023 academic year producing a rental income of £27,170 per annum.

### Situated

Off of Jubilee Drive which in turn is off of Edge Lane in a popular and well established residential area within close proximity of local amenities, schooling and public transport. The property is approximately 2.5 miles from Liverpool city centre.

### Basement

Letting Room

### Outside

Yard to rear

### Ground Floor

Vestibule, Hall, Letting Room,  
Communal Kitchen/Diner, two ×  
Communal Shower Rooms/WC

### EPC Rating

E

### Council Tax Band

A

### First Floor

Three Letting Rooms

### Second Floor

Further Letting Room,  
Communal WC



LOT  
**26**

## 399 Poulton Road, Wallasey, Merseyside CH44 4DF

GUIDE PRICE **£60,000+\***

MIXED USE

### Description

A three storey mixed use property comprising a ground floor retail unit together with a three bedroom flat split over three floors. The property benefits from partial double glazing, central heating and roller shutters. Following a scheme of refurbishment and modernisation it would be suitable for continued use as a mixed use or potential HMO conversion, subject to any necessary consents.

### Situated

Fronting Poulton Road (B5145) in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Birkenhead town centre and 5 miles from Liverpool city centre.

### Ground Floor

Shop Retail Unit,  
Rear Room Flat Hall, Kitchen,  
Dining Room

### EPC Rating

Shop TBC  
Flat TBC

### Council Tax Band

A

### First Floor

Flat Two Bedrooms, Bathroom/  
WC, Living Room

### Second Floor

Third Bedroom

### Outside

Rear Garden





LOT  
**27**

Apartment 27, 37 Park Road, Toxteth, Liverpool L8 6RF

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

#### Description

A fourth floor studio apartment benefitting from double glazing and electric heating. The property would be suitable for occupation or investment purposes. Please note the property may be a cash buy only.

#### Situated

Fronting Park Road in a popular and well established residential areas within walking distance to The Baltic Triangle and The Liverpool Waterfront. The property is close to local amenities and transport links and is approximately 1.5 miles from Liverpool city centre.

#### Ground Floor

Communal Entrance Hall

#### Fourth Floor

**Studio Apartment** Open  
Plan Living/Dining/Kitchen/  
Bedroom, Shower Room/WC

#### Note

Lease is 125 years from and including 1st January 2017 to and including 31st December 2141.

#### Outside

On Street Parking

#### EPC Rating

E

#### Council Tax Band

A



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### Description

A mixed used investment opportunity currently partially let producing a combined rental income of £28,480 per annum. A substantial three-storey corner property comprising two ground floor retail units together with 4 self-contained flats above (two x three bed, one x two bed, one x one bed) accessed via a separate side entrance. The ground and first floors of 542 have been sold off on a long lease. 'Gyros Grill' occupies one of the ground floor retail units by way of a 5-year lease commencing January 2019 at a rental of £7,000 per annum. The second retail unit is currently vacant but was previously let producing a rental income of £4,800 per annum. The flats are all currently let by way of Assured Shorthold Tenancies producing £21,480 per annum. Flat 1 – £390pcm, Flat 2 – £350pcm, Flat 3 – £550pcm, Flat 4 – £500pcm. The potential rental income when fully let would be approximately £33,000 per annum. The property is in good condition and benefits from double glazing, central heating and steel roller shutters.

### Situated

Fronting Prescot Road (A57) on the corner of Batley Street, one of the main arterial routes linking the city centre to the M62 motorway within close proximity to local shopping amenities, Edge Lane and approximately 4 miles from Liverpool city centre.

### Ground Floor

**Shop** Gyros Grill Main Sales area, Rear kitchen, Prep room, WC. (701sq.ft)

**Shop** Main Sales area, Rear room, Kitchen, WC. (538sq.ft)

### First Floor

**Flat 1** Open plan Lounge/Kitchen, two bedrooms, Bathroom/WC. (512sq.ft)

**Flat 2** Lounge, Kitchen,

Bedroom, Bathroom/WC. (405sq.ft)

### Second Floor

**Flat 3** Open plan Lounge/Kitchen, three bedrooms, Bathroom/WC. (656sq.ft)

**Flat 4** Open plan Lounge/Kitchen, three bedrooms, Bathroom/WC. (816sq.ft)

### Outside

Yard to the rear

### EPC Rating

**544 Retail E. 546 Retail D. Flat 1 G. Flat 2 F. Flat 3 G. Flat 4 G**

### Council Tax Band

TBA



LOT  
29

## Flat 78 Willow Rise, Roughwood Drive, Liverpool L33 8WZ

GUIDE PRICE **£30,000+**\*

RESIDENTIAL INVESTMENT

### Description

A one bedroom apartment benefiting from double glazing, electric heating and a secure intercom system. There is a lift service to all floors and a gym on the ground floor. The property is currently let by way of Assured Shorthold Tenancy producing a rental income of £5155.97 per annum.

### Situated

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

### Ground Floor

Entrance Hall, Lift Access

### Fourteenth Floor

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

### Note

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



### EPC Rating

C.

### Council Tax Band

A.

LOT  
30

## 278 Bridle Road, Eastham, Wirral, Merseyside CH62 8BX

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A good sized three bedroomed semi-detached house benefiting from double glazing, central heating, gardens to the front and rear and off-road parking. There is potential to provide a single storey extension to the rear, subject to any consents and it also benefits from planning permission for a loft conversion and works have commenced to include a staircase and joists. Following a scheme of modernisation, the property would be suitable to provide a fantastic family home, re-sale or investment purposes.

### Situated

Fronting Bridle Road, Off New Chester Road (B5136) in a popular and well-established location off Eastham Village, within easy reach of local amenities and transport links. Approximately 6 miles from Birkenhead town centre and 9 miles from Liverpool city centre..

### Ground Floor

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

### EPC Rating

E

### First Floor

Three bedrooms, Bathroom/WC, Stairs to loft room.

### Council Tax Band

B

### Outside

Good sized gardens to the Front and Rear, Driveway





LOT  
31

## 36 City Road, Liverpool L4 5TE

GUIDE PRICE **£57,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two storey corner property comprising ground floor offices together with a first floor one bedroom flat with its own separate entrance. The property is Freehold and is split over two titles and benefits from double glazing and central heating. The ground floor would be suitable for a number of uses, to include conversion to provide a one bed flat subject to any consents. The first floor flat is currently let on a 6 month Assured Shorthold Tenancy producing £4,800 per annum. Once fully let the potential income is approximately £12,000 per annum.

### Situated

On the corner of City Road and Bardsay Road in a popular and well-established residential location close to local amenities, Goodison Park and transport links. Approximately 5 miles from Liverpool city centre.

### Ground Floor

36 Kitchen, WC, three Rooms

### First Floor

36A Flat Hall, WC, Lounge, Kitchen, one bedroom

### EPC Rating

36 C. 36a D

### Council Tax Band

A



LOT  
32

## 56 Antrim Street, Liverpool L13 8DF

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom middle terraced house benefiting from double glazing and electric heating. Following refurbishment and modernisation, the property would be suitable for occupation or investment purposes.

### Situated

Off Craigs Road which in turn is off Lisburn Lane in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen

### First Floor

Three bedrooms, Bathroom/WC

### Outside

Rear Yard

### EPC Rating

E

### Council Tax Band

A



LOT  
33

15 Chelsea Road, Litherland, Liverpool L21 8HH

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

#### Description

A three bed middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of £7200.00 per annum.

#### Situated

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

#### Ground Floor

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

#### First Floor

Three Bedrooms.

#### Outside

Yard to rear.

#### EPC Rating

E.

#### Council Tax Band

A.



LOT  
34

ON BEHALF OF THE RECEIVERS

241-243 Walton Road, Liverpool L4 4AR

GUIDE PRICE **£145,000+**\*

COMMERCIAL INVESTMENT

#### Description

A mixed use investment opportunity producing £10,400 per annum. A three storey plus basement double fronted middle terraced mixed-use property comprising ground retail unit, we believe the first and second floors comprise eight x self-contained studios. The property benefits from double glazing and roller shutters. The whole building currently let by way of a 5-year lease from May 2021 producing a rental income of £10,400 per annum. Please note the receivers do not have a copy of the lease and we cannot confirm the accommodation to the upper two floors.

#### Situated

Fronting Walton Road one of the main arteries into Liverpool city centre in a popular and well established location approximately 3 miles from Liverpool city centre.

#### Lower Ground Floor

Basement

#### Ground Floor

**Retail Unit** Reception Area, Various Rooms, Kitchenette, WC

#### First Floor

Believed to be four en suite studios Studios 1, 2, 5, 6: Open Plan Living/Kitchen/Bedrooms, Shower Room/WC

#### Second Floor

Believed to be four en suite studios Studios 3, 4, 7, 8: Open Plan Living/Kitchen/Bedrooms, Shower Room/WC

#### Outside

Yard to the rear.



#### Note

Sutton Kersh have not inspected the property internally, we cannot confirm the layout or configuration of the accommodation and details have been provided by the vendor. Interested parties should reply on their own enquiries.

#### EPC Rating

D

#### Council Tax Band

TBA



LOT  
35

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

22 Monash Road, Liverpool L11 8NT

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

#### Description

A three bedroomed end town house benefiting from central heating, front garden and large rear garden. There is also potential to extend to the rear and to provide a loft conversion, subject to any consents. Following a full upgrade and refurbishment scheme the property would be suitable for resale, occupation or investment purposes.

#### Situated

Off Queens Drive (A5058) in a popular residential location within close proximity to local amenities, schooling and Liverpool Football Club. Approximately 4 miles from Liverpool city centre.

#### Ground Floor

Hallway, Lounge, Kitchen, WC.

#### First Floor

Three bedrooms, Bathroom/WC.

#### Outside

Front and Rear Gardens.

#### EPC Rating

D

#### Council Tax Band

A



LOT  
36

ON BEHALF OF THE RECEIVERS

147 Molyneux Road, Kensington, Liverpool L6 6AJ

GUIDE PRICE £135,000+\*

VACANT RESIDENTIAL

#### Description

A middle terraced property believed to comprise a fully licensed five bedroomed HMO investment opportunity with a potential rental income of approximately £22,100 per annum. The property has recently been refurbished and requires further minor works to complete. It benefits from double glazing and central heating.

#### Situated

Fronting Molyneux Road off Sheil Road in a popular residential area close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

#### Ground Floor

Letting Room, Open Plan  
Kitchen/Diner, Shower Room/  
WC

#### EPC Rating

D

#### Council Tax Band

A

#### First Floor

Three Letting Rooms

#### Second Floor

Further Letting Room, Shower  
Room/WC, Store.

#### Outside

Yard to the rear.





LOT  
37

51/51a Victoria Road, Widnes, Cheshire WA8 7RP

GUIDE PRICE £55,000+\*

MIXED USE

### Description

A two-storey mixed use middle terraced property comprising a ground floor retail unit together with a one bedroomed flat above, accessed via a separate rear entrance. The flat benefits from double glazing and central heating. Following a scheme of refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

### Situated

Fronting Victoria Road in a popular location with transport links to Runcorn via the New Mersey Gateway and Liverpool city centre. The property is also within close proximity to local amenities to include The Hive Leisure Park, Widnes Shopping Park and Widnes town centre is a short walk away.

### Ground Floor

Shop Vestibule, Main Office, Kitchenette, two × Store Room, WC, Rear room.

### EPC Rating

Flat D. Retail Unit TBC

### Council Tax Band

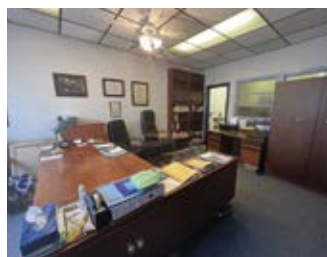
Flat A

### First Floor

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

### Outside

Yard to the rear.



LOT  
38

ON BEHALF OF A HOUSING ASSOCIATION

Flats 1 & 2, 100 Jacob Street, Liverpool L8 4TQ

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

### Description

A two storey end of terrace property converted to provide two × two bedroomed self-contained flats. The property benefits from double glazing and central heating and would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

### Situated

Off Grace Street which in turn is off Park Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Flat 1 Vestibule, Hall, Living Room, Kitchen, two bedrooms, Bathroom/WC

### Council Tax Band

A

### First Floor

Flat 2 Hall, Living Room, Kitchen, two bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

Flat 1 D. Flat 2 E



LOT  
39

## 177 Twickenham Drive, Wirral, Merseyside CH46 2QE

GUIDE PRICE **£80,000+\***

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

### EPC Rating

G



LOT  
40

## Flat 45 Willow Rise, Roughwood Drive, Liverpool L33 8WZ

GUIDE PRICE **£35,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroom duplex apartment benefiting from double glazing, electric heating, balcony access and a secure intercom system. There is a lift service to all floors and a gym on the ground floor. The property is currently let by way of Assured Shorthold Tenancy producing a rental income of £6480.00 per annum.

### Situated

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

### Ground Floor

Entrance Hall, Lift Access

### Ninth Floor

Flat Open plan Lounge/Kitchen/Diner, WC.

### Tenth Floor

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

### EPC Rating

C

### Note

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

### Council Tax Band

A





LOT  
41

ON BEHALF OF THE RECEIVERS

## 25 Priory Road, Liverpool L4 2RT

GUIDE PRICE **£160,000+**\*

RESIDENTIAL INVESTMENT

### Description

An end of terraced property believed to comprise a six bedroomed fully licensed HMO benefiting from double glazing and central heating. We understand that two out of the six rooms are currently let but we do not have the rental figures.

### Situated

Fronting Priory Road within close proximity to local amenities, Liverpool and Everton Football Club, within walking distance to Stanley Park and approximately 2.5 miles from Liverpool city centre.

### Lower Ground Floor

Basement

### Council Tax Band

B

### Ground Floor

Vestibule, Hall, Three Letting Rooms, Communal Kitchen, Shower Room/WC

### Note

Sutton Kersh have not inspected the property internally, we cannot confirm the layout or configuration of the accommodation and all details including that of the HMO have been provided by the vendor. Interested parties should reply on their own enquiries.

### First Floor

Three Bedrooms, Communal Living Space, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

D



LOT  
42

## 85 Outer Forum, Liverpool L11 5BB

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle town house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy holding over producing £6,600 per annum. We are advised that the tenants are due to sign a new agreement with the rent being increased to £7,200 per annum.

### 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, Through Lounge/Dining Room, Kitchen.

### Council Tax Band

A

### First Floor

Three bedrooms, Bathroom/WC.

### Note

Sutton Kersh have not carried out an internal inspection of this property and all details have been provided by the vendor.

### Outside

Front and Rear Gardens, Driveway

### EPC Rating

D





LOT  
43

70 Nimrod Street, Liverpool L4 4DX

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A two 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 £5,400 per annum.

#### Situated

Off County Road (A59) in a popular and well-established residential location close to local amenities, Goodison Park and transport links. Approximately 4 miles from Liverpool city centre.

#### Ground Floor

Vestibule, Living Room, Kitchen, Bathroom/WC

#### First Floor

Two Bedrooms

#### Outside

Yard to rear

#### EPC Rating

C

#### Council Tax Band

A



LOT  
44

57/59 Westfield Road, Runcorn, Cheshire WA7 4DR

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

#### Description

A substantial four bedroomed semidetached house benefiting from partial double glazing, central heating and gardens and front and rear. Following an upgrade and refurbishment scheme the property would be suitable for resale, occupation or investment purposes.

#### Situated

Set back from Westfield Road which is off Weston Point Expressway (A557) in a popular and well established location within close proximity to all local amenities, transport links and approximately 2 miles from Runcorn town centre.

#### Ground Floor

Hall, Three Reception Rooms, Kitchen/Diner (No Fittings), Utility/Store Room

#### Council Tax Band

C

#### First Floor

Four Bedrooms, Bathroom/WC, Shower Room/WC

#### Outside

Front & Rear Gardens.

#### EPC Rating

D



LOT  
45

74 Henry Street, Liverpool L1 5BU

GUIDE PRICE £70,000+\*

RESIDENTIAL INVESTMENT

#### Description

A one bedroom ground floor apartment within a purpose-built block benefiting from double glazing, electric heating and a private gated entrance. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £6,000 per annum. Some lenders may not lend on the property however the vendor advised us he secured a mortgage in 2020. Interested parties are advised to make their own enquiries.

#### Situated

Off Kent Street, which in turn is off Old Hall Street, a popular and well established area close to local amenities and within walking distance to Liverpool city centre and transport links including a 4 minute walk to Liverpool One Bus Station.

#### Ground Floor

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

#### EPC Rating

D

#### Council Tax Band

B

#### Note

Please note that the building is currently undergoing remedial works for the exterior cladding and is covered by the government funding scheme. The internal photos were taken before the tenant moved in



#### Tenure

Leasehold for a term of 999 years from 31st July 2006. Ground rent is £100 per annum and the service charge is approximately £1,000 per annum.



LOT  
46

921 The Studios, 25 Plaza Boulevard, Liverpool L8 5ST

GUIDE PRICE £45,000+\*

RESIDENTIAL INVESTMENT

#### Description

A 9th floor modern city centre studio apartment benefitting from double glazing, electric heating, secure access, onsite gym and cinema room. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing £7,383.96 per annum (inc bills). Please note this is a cash buy only.

#### Situated

Off Stanhope Street which in turn is off Sefton Street in a popular and well established residential location, close to local amenities, transport links and is approximately a 7 minute walk to Liverpool city centre.

#### Ground Floor

Entrance Hall, Onsite Gym,  
Cinema Room

#### Ninth Floor

Studio Open Plan Living Room/  
Bedroom/Kitchen, Shower  
Room/WC

#### EPC Rating

C

#### Council Tax Band

A

#### Note

Please note internal images were taken prior to the tenancy commencing.





LOT  
47

## 86 Derby Lane, Liverpool L13 3DN

GUIDE PRICE **£60,000+**\*

COMMERCIAL INVESTMENT

### Description

A ground floor retail unit within a middle terraced two-storey building benefiting from steel roller shutters and double glazing. The property is currently trading as Joes Café and let by way of a renewed 5-year lease commencing July 2022 producing £6,600 per annum. We are advised that the current tenant has been in situ approximately 7 years. The flat upstairs is not included in the sale and has been sold off separately!

### Situated

Fronting Derby Lane in a mixed commercial/residential location within walking distance to the popular Old Swan Amenities.

### Ground Floor

Cafe with 20 covers, Rear kitchen, Store and WC.

### Outside

Yard to rear.

### EPC Rating

D.



LOT  
48

## 59 Rocky Lane, Anfield, Liverpool L6 4BB

GUIDE PRICE **£95,000+**\*

RESIDENTIAL INVESTMENT

### Description

A substantial three storey plus basement 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 £11,400 per annum.

### Situated

Fronting Rocky Lane in a popular and well-established residential location within close proximity to local amenities, Newsham Park and approximately 2 miles from Liverpool city centre.

### Basement

Cellar

### EPC Rating

C

### Ground Floor

Hall, two Reception Rooms, Kitchen/Dining Room.

### Council Tax Band

C

### First Floor

Four bedrooms, Bathroom/WC.

### Note

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

### Second Floor

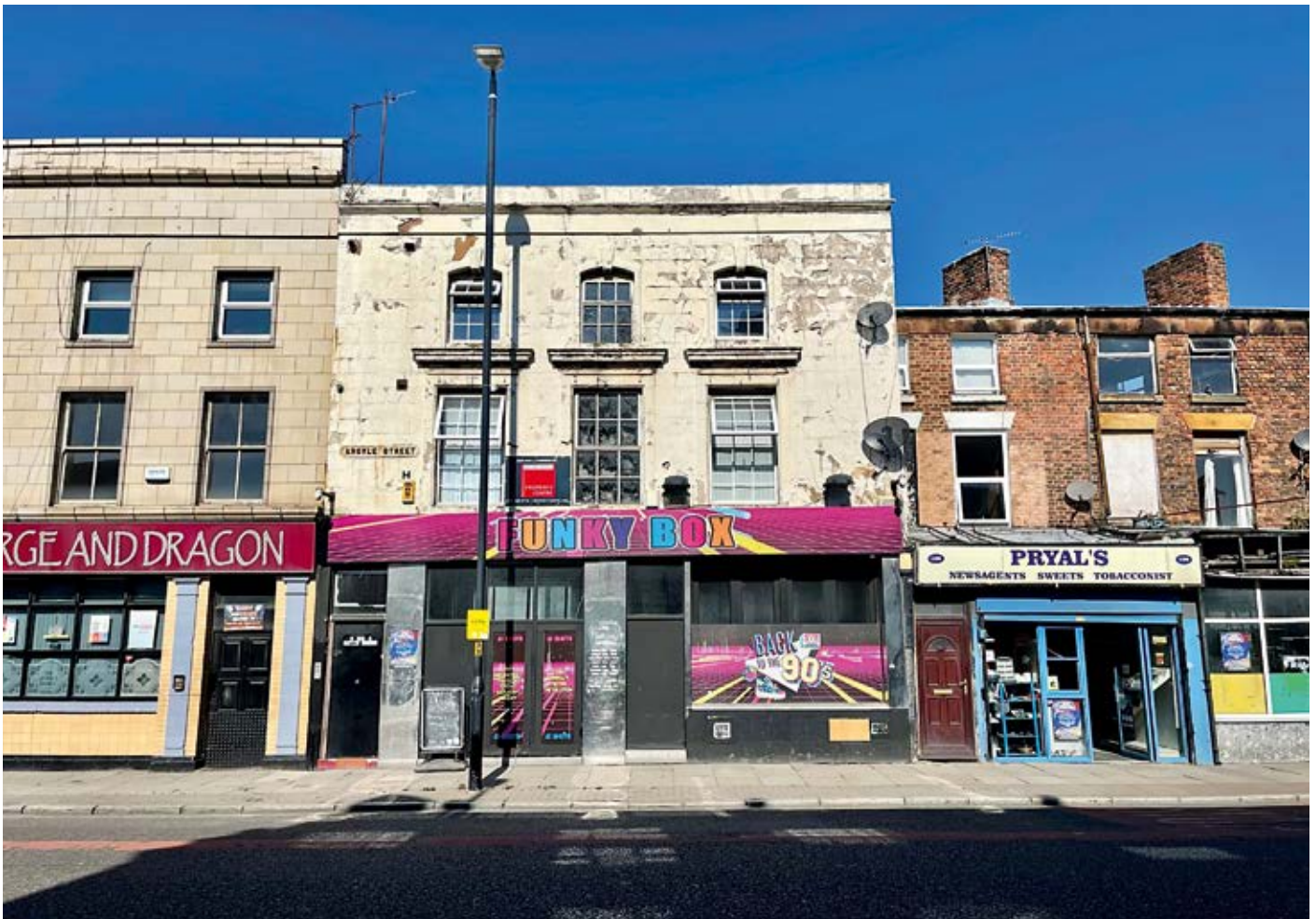
One further Bedroom

### Outside

Yard to the rear.







### Description

A three storey mixed property comprising two bars on the ground floor and basement together with two self-contained flats on the upper floors. (one x one bed and one x two/three bed), accessed via a separate front entrance. The property benefits from double glazing and central heating. The ground floor Bar is currently vacant but was recently trading as a Public House at a rental income of £10,000 per annum and is suitable for immediate trading. The two flats are currently let by way of Assured Shorthold Tenancies producing £11,400 per annum. Alternatively, the property would be suitable for conversion to provide a 15 Bed HMO investment property, subject to any necessary consents, and if let at £70pppw the potential income would be in excess of £54,000. The bars and the flats are currently on separate Titles.

### Situated

Fronting Argyle Street (A552) within close proximity to Birkenhead town centre amenities and Transport Links. Approximately 4 miles from Liverpool city centre.

### Basement

Bar area, Snug Room, Ladies & Gents WC, Store/Pump Room.

### Ground Floor

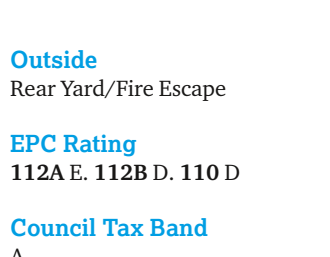
Bar area, WC, Private VIP area, Dance Floor, stairs to Ladies & Gents WCs

### First Floor

**Flat 112A** Bedroom, Lounge, Kitchen, Bathroom/WC

### Second Floor

**Flat 112B** Hall, two bedrooms, Office/Study, Living/Dining Room, Kitchen, Bathroom/WC



### Outside

Rear Yard/Fire Escape

### EPC Rating

112A E. 112B D. 110 D

### Council Tax Band

A

LOT  
50

## 3 Ethel Cottages, London Road, Gisleham, Lowestoft NR33 7PG

GUIDE PRICE **£128,000+\***

VACANT RESIDENTIAL

### Description

A two bedroom terraced house benefitting from partial double glazing, central heating, front and rear gardens. The property is in need of a full scheme of upgrades and refurbishment works and would be suitable for investment purposes or occupation.

### Situated

Fronting London Road (A12) in a popular and well established residential location, close to local amenities and within walking distance to Heathland Beach and Pontins.

### Ground Floor

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

### First Floor

Two bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens

### EPC Rating

E

### Council Tax Band

A

### Note

Sutton Kersh haven't inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.



LOT  
51

## 10 Newark Street, Liverpool L4 3RP

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

### Description

A good sized two bedroomed middle-terrace property benefitting from double glazing and central heating. Following minor refurbishment works, the property would be suitable for resale, occupation or investment purposes. The potential rental income is approximately £6900 per annum.

### Situated

Off County Road in a popular and well-established residential area within close proximity to local amenities, schooling, Liverpool Football Club and transport links. The property is approximately 4.5 miles from Liverpool city centre.

### Ground Floor

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

### Joint Agent

Select Homes



### First Floor

Two bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

D

### Council Tax Band

A





LOT  
52

## 31 Dalton Road, Askam-in-Furness, Cumbria LA16 7AP

GUIDE PRICE **£75,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,600 per annum.

### Situated

Fronting Dalton Road (the A595) in a popular and well established residential location close to Askam-in-Furness town centre amenities and transport links.

### Ground Floor

Living Room, Dining Room, Kitchen,

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

E

### Council Tax Band

A

### Note

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.



LOT  
53

## 32 Hartington Road, West Derby, Liverpool L12 8QW

GUIDE PRICE **£300,000+\***

RESIDENTIAL INVESTMENT

### Description

A substantial semi-detached property converted to provide two × one bedroomed flats and three × studios benefiting from double glazing and central heating. The property is fully let by way of Assured Shorthold Tenancies producing £24,000 per annum.

### Situated

Between Eaton Road and Town Row in a very popular and well-established residential location within close proximity to West Derby Village, local schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

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

**Flat 1A** Lounge/Kitchen/Bedroom, Shower room/WC

### First Floor

**Flat 2** Lounge/Bedroom, Kitchen, Shower room/WC

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

### Second Floor

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

### Outside

Rear Garden.

### Note

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

### EPC Rating

**Flat 1** TBC. **Flat 1a** F. **Flat 2** F. **Flat 3** E. **Flat 4** E.

### Council Tax Band

**Flat 1** A. **Flat 1a** A. **Flat 2** A. **Flat 3** A. **Flat 4** A.





LOT  
**54**

## 158 Prescott Road/1 Holland Street, Fairfield, Liverpool L7 0JD

GUIDE PRICE **£175,000+\***

MIXED USE

### Description

A vacant three storey plus basement end of terrace mixed use premises comprising ground floor retail unit with residential accommodation to the first and second floors. The property benefits from double glazing, central heating, electric roller shutters and new roof. The upper two floors have potential to be converted into two flats subject to gaining the necessary consents. Once reconfigured the potential rental income would be approximately £25,000.00 per annum.

### Situated

Fronting Prescott Road on the corner of Holland Street in a popular and well established location, close to local amenities and approximately 3 miles from Liverpool city centre.

### Basement

Not Inspected

### Second Floor

Four bedrooms

### Ground Floor

**Retail Unit** Main Room, Further Room, Office, WC, and Kitchenette.

### EPC Rating

TBC

### First Floor

Hall, Living Room, Kitchen, Bathroom/WC, Shower Room/WC, Bedroom.



LOT  
**55**

## 14 Curate Road, Liverpool L6 0BZ

GUIDE PRICE **£45,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,738.50 per annum.

### Situated

Off Townsend Lane 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

Lounge, Dining Room/Kitchen, Bathroom/WC.

### Joint Agent

Entwistle Green



### First Floor

Two bedrooms.

### Outside

Yard to rear.

### EPC Rating

E

### Council Tax Band

A



LOT  
**56**

## 102–104 Queens Drive, West Derby, Liverpool L13 0AJ

GUIDE PRICE **£75,000+\***

MIXED USE

### Description

A part let two storey middle terraced mixed use property comprising a ground floor retail unit together with a two bedroomed flat above, accessed via a separate front entrance. The flat is currently let by way of an Assured Shorthold Tenancy producing £5,040 per annum. The property benefits from double glazing, central heating and electric roller shutters. When fully let the potential rental income is approximately £10,000 per annum.

### Situated

Fronting Queens Drive in a popular and well-established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

**Shop** Main Sales area, three Rooms, WC.

### Council Tax Band

A

### First Floor

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

### Note

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

### Outside

Rear Yard.

### EPC Rating

**Shop** TBC. **Flat** TBC



LOT  
**57**

## 6 Gorst Street, Liverpool L4 0SB

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

### Description

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

### Situated

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

### Ground Floor

Through Living Room, Kitchen, Bathroom/WC.

### Note

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

### First Floor

Two bedrooms.

### Outside

Yard to the rear.

### EPC Rating

D

### Council Tax Band

A





LOT  
**58**

**442 Mill Street, Liverpool L8 4RG**

GUIDE PRICE **£50,000+\***

VACANT COMMERCIAL

### Description

A two storey corner property comprising ground floor retail unit together with rooms above. The property has traded as a Betting Shop for over 30 years and would be suitable for a number of uses, subject to any consents. There is also potential to convert the property to residential use or two self-contained flats, subject to consents. There is no access to the upper parts!

### Situated

Fronting Mill Street on the corner of Whalley Street in a popular residential location close to local amenities and approximately 2 miles from Liverpool city centre.

### Ground Floor

**Shop** Main Sales Area, Store Room, Counter/Rear Room, WC.

### First Floor

Not inspected boarded up with no access.

### Outside

Yard to rear.

### EPC Rating

TBC.



LOT  
**59**

**8 Brookdale Road, Liverpool L15 3JE**

GUIDE PRICE **£125,000+\***

RESIDENTIAL INVESTMENT

### Description

A four bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let to 4 individuals producing £12,480 per annum.

### Situated

Off Garmoyle Road which in turn is off Gainsborough Road in a popular and well-established residential location within close proximity to local amenities, schooling, universities, transport links and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Four bedrooms.

### Outside

Yard to the rear.

### EPC Rating

D

### Council Tax Band

A

### Note

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





LOT  
**60**

## 78 Outer Forum, Liverpool L11 5BE

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle town house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy holding over producing £6,600 per annum. We are advised that the tenants are due to sign a new agreement with the rent being increased to £7,200 per annum.

### 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, Through Lounge/Dining Room, Kitchen.

### Council Tax Band

A

### First Floor

Three bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens, Driveway.

### EPC Rating

TBC



LOT  
**61**

## 15 Romer Road, Liverpool L6 6DH

GUIDE PRICE **£110,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £8,100 per annum.

### Situated

Off Kensington (A57) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to rear.

### EPC Rating

D.

### Council Tax Band

A.



LOT  
**62**

## 151 Walton Village, Liverpool L4 6TG

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced property benefitting from double glazing and central heating (radiators removed). Following a scheme of refurbishment and modernisation works the property would be suitable for investment purposes.

### Situated

Fronting Walton Village which is off Walton Hall Avenue within close proximity to local amenities, schooling and transport links. Th property is approximately 5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Living Room/  
Dining Room, Kitchen

### First Floor

Two bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

TBC

### Council Tax Band

A



LOT  
**63**

## 8 Allendale Avenue, Liverpool L9 0JX

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 a 5 year lease to Serco commencing October 2019 producing £6,804 per annum.

### Situated

Off Wyresdale Road which in turn is off Warbreck Moor in a popular and well-established residential location close to local amenities, Walton Vale shopping facilities, transport links and approximately 5.5 miles from Liverpool city centre.

### Ground Floor

Hall, one Letting room, Kitchen/  
Diner.

### First Floor

Three Letting rooms, Bathroom/  
WC.

### Outside

Yard to the Rear.

### EPC Rating

D

### Council Tax Band

A

### Note

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



LOT  
**64**

## 1 Adamson Street, Liverpool L7 9LR

GUIDE PRICE **£85,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroom end terrace property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £7800 per annum.

### 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

Vestibule, Hall, Front Living Room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to rear.

### EPC Rating

E.

### Council Tax Band

A.



LOT  
**65**

## 15 Birstall Road, Liverpool L6 9AH

GUIDE PRICE **£135,000+\***

RESIDENTIAL INVESTMENT

### Description

A four bedroom HMO investment opportunity producing a rental income of £ 16,080.00 per annum. The property is fully HMO compliant with a licence. The property benefits from double glazing and central heating.

### Situated

Just off Kensington High Street in a popular residential location close to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hallway, one Letting Room, Communal Lounge (with French doors), Kitchen, WC.

### Council Tax Band

A.

### First Floor

Three Letting Rooms, Shower Room/WC.

### Second Floor

Attic Room with pull down stairs.

### Outside

Yard to rear.

### EPC Rating

D.





LOT  
**66**

## 138 Beatrice Street, Bootle, Merseyside L20 2EH

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Between Hawthorne Road and Stanley Road within close proximity to local amenities and 3 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living room, Kitchen, Bathroom/WC

### Note

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

### First Floor

Three bedrooms.

### Outside

Yard to the rear.

### EPC Rating

E

### Council Tax Band

A



LOT  
**67**

## 23 Ingrow Road, Liverpool L6 9AJ

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroom HMO investment opportunity with a potential rental income of approximately £18,000 per annum. The property benefits from double glazing and central heating.

### Situated

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

### Ground Floor

Main Entrance Hallway, one Letting Room, Communal Lounge, Kitchen.

### First Floor

Three Letting Rooms (2 en suite)

### Outside

Yard to rear.

### EPC Rating

E.

### Council Tax Band

A.



LOT  
**68**

## 160b Peel Road, Bootle, Merseyside L20 4LH

GUIDE PRICE **£25,000+\***

VACANT RESIDENTIAL

### Description

A one bedroom first floor flat benefitting from double glazing and central heating. Following minor refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £5400 per annum.

### Situated

On the corner of Southey Street and Peel Road in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

### First Floor

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

### EPC Rating

C

### Council Tax Band

A



LOT  
**69**

## 48 Egerton Road, Wavertree, Liverpool L15 2HW

GUIDE PRICE **£140,000+\***

VACANT RESIDENTIAL

### Description

A good sized four bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation, re-sale or investments purposes. We are advised the property was let out to 5 tenants back in 2014 however potential purchasers should make their own enquiries with regards to a possible HMO opportunity.

### Situated

Off Smithdown Road in a popular and well-established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Two Reception rooms,  
Dining Room, Kitchen.

### Council Tax Band

A

### First Floor

Four bedrooms, Bathroom/WC,  
Separate WC.

### Outside

Yard to the Rear.

### EPC Rating

D



LOT  
70

## 41 Lister Grove, Heysham, Morecambe, Lancashire LA3 2DG

GUIDE PRICE **£155,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Off Heysham Road in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. The property is approximately 2.5 miles from Morecambe town centre.

### Ground Floor

Hall, Living Room, Kitchen

### First Floor

Three bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens,  
Driveway, Garage

### EPC Rating

TBC

### Council Tax Band

B

### Note

Sutton Kersh have not inspected the property and details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.



LOT  
71

## 24 Lydia Walk, Liverpool L10 4YA

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Panton Way which in turn is off Elizabeth Road in a popular and well-established residential location. Approximately 7 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen.

### First Floor

Three bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens.

### EPC Rating

C

### Council Tax Band

A

### Note

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





LOT  
72

## 1-3 Lionel Street, St. Helens, Merseyside WA9 4JN

GUIDE PRICE **£160,000+**\*

RESIDENTIAL INVESTMENT

### Description

A freehold detached property converted to provide 4 × one bedroom self-contained flats, one of which is currently let by way of an Assured Shorthold Tenancy Agreement producing £5,400 per annum. The property has been recently renovated and following minor completion works, the total potential income when fully let would be approximately £21,600 per annum.

### Situated

Fronting Lionel Street which in turn is off Reginald Road (B5204) in a popular and well-established residential location close to local amenities, schooling and within walking distance to St. Helens Junction train station. Approximately 1 mile from St Helens town centre.

### Basement

Not Inspected

### Ground Floor

Communal Entrance

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

**Flat 3b** Hall, Bedroom, Living Room, Kitchen, Bathroom/WC (Not internally inspected by Sutton Kersh)

### First Floor

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

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

### Outside

Yard to the Rear

### EPC Rating

1A E. 3B D. 3A E. 1B D.



### Council Tax Band

A



LOT  
73

## Former Stanley Public House, Prescott Road, Old Swan L13 3AN

GUIDE PRICE **£100,000+**\*

DEVELOPMENT OPPORTUNITIES

### Description

A substantial three-storey plus basement detached former public house suitable for a variety of uses subject to any necessary planning consents. The property is in a derelict state of repair. There is an advertising hoarding currently producing £6,499.92 per annum.

### Situated

Fronting Prescott Road (A57) one of the main arterial routes linking the city centre to the M62 motorway within close proximity to local shopping amenities, Edge Lane and approximately 3.5 miles from Liverpool city centre.

### EPC Rating

TBC

### Note

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



LOT  
74

113 Sunbeam Road, Liverpool L13 5XT

GUIDE PRICE £65,000+\*

VACANT RESIDENTIAL

#### Description

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

#### Situated

Off Prescott Road in a popular and well-established residential location within walking distance to Old Swan amenities and transport links. Approximately 2 miles from Liverpool city centre.

#### Ground Floor

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

#### Joint Agent

Entwistle Green



#### First Floor

Two Bedrooms, Bathroom/WC

#### Outside

Yard to the Rear

#### EPC Rating

C

#### Council Tax Band

A



LOT  
75

73 Watford Road, Liverpool L4 2TP

GUIDE PRICE £85,000+\*

RESIDENTIAL INVESTMENT

#### Description

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

#### Situated

Off Priory Road in a popular and well-established residential area within walking distance to Anfield football stadium. Close to local amenities, schooling and transport links. The property is approximately 4.5 miles from Liverpool city centre.

#### Ground Floor

Hall, Through Living Room/  
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

D





LOT  
**76**

## 174–176 Townsend Lane, Clubmoor, Liverpool L13 9DN

GUIDE PRICE **£65,000+\***

MIXED USE

### Description

A three-storey mixed use middle terrace property comprising a ground floor retail unit together with a one bedroomed flat above, accessed via separate front entrance. The property benefits from double glazing and central heating. The ground floor would be suitable for a number of uses, subject to any consents. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes with the potential rental income being £12,000 per annum.

### Situated

Fronting Townsend 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 (176)

**Shop** Main Sales area, Large Rear room/Workshop area, Kitchen, WC.

### Outside

Yard to the Rear.

### EPC Rating

TBC

### First Floor (174)

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

### Council Tax Band

174 A

### Second Floor

One Bedroom.



LOT  
**77**

## 540 Prescott Road, Old Swan, Liverpool L13 3DB

GUIDE PRICE **£60,000+\***

COMMERCIAL INVESTMENT

### Description

A three-storey middle terraced property comprising a ground floor retail unit together with beauty rooms above benefiting from partial double glazing, electric heating and electric roller shutters. The whole property is currently let by way of a 5 year lease commencing August 2018 producing £5,200 per annum.

### Situated

Fronting Prescott Road (A57) one of the main arterial routes linking the city centre to the M62 motorway within close proximity to local shopping amenities, Edge Lane and approximately 4 miles from Liverpool city centre.

### Ground Floor

**Shop** Reception/Main Salon area, 2 Rear rooms, Kitchen area, WC. Former rear yard has been built over to provide office space/ additional beauty room giving access to a secure rear passage.

### EPC Rating

TBC

### First Floor

Three Beauty rooms, Kitchen, WC.

### Second Floor

Three Beauty rooms.





LOT  
78

## 56 Redstart Close, New Addington, Croydon CR0 0EU

GUIDE PRICE **£350,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom semi-detached house benefitting from double glazing, central heating and front and rear gardens. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes. The property is suitable for Cash Purchase Only.

### Situated

Off King Henry's Drive in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 1.5 miles from Addington Court Golf Club.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen

### Note

Sutton Kersh have not inspected the property and details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens

### EPC Rating

D

### Council Tax Band

C



LOT  
79

## 67 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. Following a scheme of refurbishment works, the property would be suitable for investment purposes with a potential rental income of approximately £6,000 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.

### Outside

Yard to the rear.

### EPC Rating

E

### Council Tax Band

A



LOT  
**80**

## 81 Cranwell Road, Belle Vale, Liverpool L25 1NU

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed end town house benefiting from double glazing, central heating, driveway and sat on a good-sized plot providing gardens to the front, side and rear. There is potential to provide a two-storey extension to the side and rear and to convert the loft, subject to any necessary planning consents. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with the potential rental income being £7,800 per annum.

### Situated

Between Hartsbourne Avenue and Childwall Valley Road within close proximity to local schooling and amenities to include Belle Vale Shopping Centre, Gateacre School and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen.

### Council Tax Band

A

### First Floor

Two bedrooms, Bathroom/WC.

### Outside

Driveway, Front and Rear Gardens. 2 Storage sheds.

### EPC Rating

C



LOT  
**81**

## 179 Ince Avenue, Anfield, Liverpool L4 7UU

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Off Utting Avenue in a popular residential location close to local amenities, Liverpool Football Club, schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hallway, Lounge, Open-plan Dining Room/Kitchen

### First Floor

Three bedrooms. Bathroom/WC

### Outside

Yard to rear

### EPC Rating

D

### Council Tax Band

A





LOT  
82

27 Cypress Road, Huyton, Liverpool L36 5UN

GUIDE PRICE **£130,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroomed semi-detached house benefiting from partial double glazing, central heating, front and rear gardens, off road parking and a detached garage. Following a full upgrade and refurbishment scheme the property would be suitable to provide excellent family accommodation, re-sale or investment purposes. There is potential to extend and to also provide a loft conversion subject to any consents.

#### Situated

Off Acacia Avenue in a popular and well established residential location close to Huyton Village amenities, schools and transport links. Approximately 7.5 miles from Liverpool city centre.

#### Ground Floor

Porch Entrance, Hallway, Through Lounge/Dining Room, Kitchen.

#### Council Tax Band

C

#### Joint Agent

Entwistle Green

#### First Floor

Three bedrooms, Bathroom/WC.



#### Outside

Front and Rear Gardens, Off Road Parking.

#### EPC Rating

F



**SOLD PRIOR**

LOT  
83

114 North Hill Street, Liverpool L8 8BS

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

#### Description

A three/four bedroomed end of terrace property benefitting from double glazing and central heating. Following modernisation property would be suitable for occupation, or investment purposes. The potential rental income is approximately £7,800 per annum. Alternatively it could be let to 3/4 tenants at a rental of £85pppw, subject to any consents.

#### Situated

Off North Hill Street in a popular and well established residential location within close proximity to Park Road shopping facilities and within walking distance to Liverpool city centre.

#### Cellar

Not Inspected

#### EPC Rating

TBC

#### Ground Floor

Hallway, Front Room with webrooms/WC, Middle Room, Breakfast/Kitchen

#### Council Tax Band

A

#### Note

Please note: the property is registered as 114 North Hill Street but the entrance is on the side of the property on 1 Teilo Street. The property is Leasehold for a term of 999 years from 25th March 1920 with a ground rent of £15 per annum.

#### First Floor

Three bedrooms, Bathroom/WC

#### Outside

Yard with Double Gates





LOT  
**84**

## Flat 6, 10 Derwent Square, Liverpool L13 6QT

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

### Description

A one bedroomed second floor self-contained flat within a three-storey town house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,400 per annum.

### Situated

Off Derwent Road West which in turn is off Green Lane in a popular and well-established residential location within close proximity to Tuebrook and Old Swan amenities approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

### Second Floor

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

### Note

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



### Outside

Communal Gardens

### EPC Rating

TBC

### Council Tax Band

A

LOT  
**85**

## 171 Molyneux Road, Kensington, Liverpool L6 6AL

GUIDE PRICE **£135,000+\***

VACANT RESIDENTIAL

### Description

A four bed HMO investment opportunity that is fully HMO compliant with a licence and is in good condition benefiting from double glazing and central heating. If let to 4 tenants at £85pppw the potential rental income is approximately £18,000 per annum.

### Situated

Fronting Molyneux Road off Sheil Road in a popular residential area close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Entrance, Hallway, one Letting Room, Communal Kitchen and Lounge

### First Floor

Three Letting Rooms

### Outside

Yard to rear

### EPC Rating

D

### Council Tax Band

A



LOT  
**86**

## 285 Knowsley Road, Bootle, Merseyside L20 5DE

GUIDE PRICE **£75,000+\***

VACANT RESIDENTIAL

### Description

A good sized three storey five bed roomed mid terraced property benefitting from double glazing. The property is in need of a full upgrade and scheme of refurbishment works following which would be suitable for occupation or investment purposes. The potential rental income is approximately £10,200 per annum, alternatively subject to any consents, the property could be let to 6 individual tenants with a potential rental income of approximately £26,500 per annum.

### Situated

Fronting Knowsley Road in a popular and well-established residential area close to local amenities, Bootle Strand Shopping Facilities and transport links. Approximately 6 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility Room.

### EPC Rating

TBC.

### Council Tax Band

A.

### First Floor

Three Rooms, Kitchen, Bathroom/WC (no fittings)

### Second Floor

Further Two Rooms.



LOT  
**87**

## Flat 5, 10 Derwent Square, Liverpool L13 6QT

GUIDE PRICE **£50,000+\***

RESIDENTIAL INVESTMENT

### Description

A one bedroomed second floor self-contained flat within a three-storey town house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,760 per annum.

### Situated

Off Derwent Road West which in turn is off Green Lane in a popular and well-established residential location within close proximity to Tuebrook and Old Swan amenities approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

### Note

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

### Second Floor

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

### Outside

Communal Gardens

### EPC Rating

D

### Council Tax Band

A





LOT  
**88**

## 29 Rocky Lane, Anfield, Liverpool L6 4BA

GUIDE PRICE **£150,000+\***

VACANT RESIDENTIAL

### Description

A three storey middle-terraced property converted to provide 3x1 self-contained flats. The property benefits from double glazing and electric heating and following minor refurbishment works, the property would be suitable for investment purposes. The potential rental income is approximately £18,000 per annum.

### Situated

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

### Cellar

Not Inspected

### Outside

Yard to rear

### Ground Floor

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

### EPC Rating

TBC

### Council Tax Band

C

### First Floor

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

### Second Floor

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



LOT  
**89**

## 5 Liscard Road, Liverpool L15 0HH

GUIDE PRICE **£80,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced property benefitting from double glazing and central heating. The property is in need of an upgrade and scheme of refurbishment works. Once refurbished the property would be suitable for occupation, resale or investment purposes.

### Situated

Off Lawrence Road in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### First Floor

Three bedrooms, Bathroom/WC

### Outside

Rear Yard

### EPC Rating

E

### Council Tax Band

A





LOT  
90

## Flat 32 Church Road, Walton, Liverpool L4 5TX

GUIDE PRICE **£45,000+\***

VACANT RESIDENTIAL

### Description

A modern two bedroomed second floor flat within a purpose-built block benefitting from double glazing, electric heating, intercom system, parking and communal gardens. The property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum.

### Situated

Fronting Church Road off Walton Lane 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

Communal Entrance Hall

### Council Tax Band

A

### Second Floor

Flat Hall, Two Bedrooms, Open Plan Living Room/Diner/Kitchen, Bathroom/WC, Juliet Balcony

### Tenure

Leasehold for a term of 125 years from 1st January 2013.

### Joint Agent

Entwistle Green

### Outside

Communal Gardens and Parking

### EPC Rating

TBC



LOT  
91

## 30 Alstonfield Road, Liverpool L14 0PJ

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

### Description

A three bed middle town house benefitting from double glazing, central heating and front and rear gardens. The property would be suitable for investment purposes with a potential rental income of approximately £7800.00 per annum.

### Situated

Off Shellingford Road which is in turn off East Prescot Road in a popular established residential location close to local amenities and approximately 7 miles from Liverpool city centre.

### Ground Floor

Vestibule, Living Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Gardens Front and Rear.

### EPC Rating

E.

### Council Tax Band

A.



LOT  
92

## 2a Suffield Road, Liverpool L4 1UL

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefitting 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 Melrose Road in a well-established and popular residential area within close proximity to local amenities, schooling and transport links. The property is approximately 2 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Three Bedrooms

### Outside

Yard to rear

### EPC Rating

E

### Council Tax Band

A

### Note

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

### Joint Agent

Entwistle Green



LOT  
93

## 13 Victoria Road, Tuebrook, Liverpool L13 8AL

GUIDE PRICE **£165,000+**\*

RESIDENTIAL INVESTMENT

### Description

A substantial three storey dormer style semi-detached property converted to provide three self-contained flats (two x one bed and one x two bed). The property benefits from double glazing and central heating. The property is currently let to 2 tenants by way of Assured Shorthold Tenancies producing an income of £12,000 per annum with a potential income when fully let of £18,000 per annum.

### Situated

Off West Derby Road in a popular and well established residential location close to local amenities, Newsham Park, transport links, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

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

### Second Floor

**Flat 3** Hall, Lounge, Bathroom/WC, Kitchen. Stairs to two further bedrooms.

### Outside

Yard to rear.

### EPC Rating

**Flat 1 C. Flat 2 C. Flat 3 C.**

### Council Tax Band

A.





LOT  
94

## Apartment 6, 43 Croxteth Road, Liverpool L8 3SF

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom penthouse apartment benefitting from sash windows and central heating. The property would be suitable for occupation or investment purposes with a potential rental income of up to £9,600 per annum.

### Situated

Fronting Croxteth Road close to Princes Avenue and Princes Road in a popular and well-established residential location within close proximity to local shopping amenities, Lark Lane, Sefton Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

Communal hallway.

### Third Floor

**Flat** Hallway, Lounge, Kitchen/Diner, Bathroom/WC, Two Bedrooms.

### Outside

Resident Parking.

### EPC Rating

E.

### Council Tax Band

A.



LOT  
95

## 17 Marldon Road, Paignton, Devon TQ3 3QZ

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

### Description

A vacant three bedroom, two reception room, mid terrace property in this popular and established residential area having the benefit of front and rear gardens along with two car parking spaces. Whilst in need of modernisation the property offers tremendous potential for a post works onwards resale opportunity, residential lettings, or for owner occupation.

### Situated

Marldon Road is a popular residential area within walking distance of the town centre of Paignton, with its wide selection of shopping, educational and leisure facilities, harbour and sandy beaches linked by coastal paths, with bus and rail links to the neighbouring towns in Torbay.

### Ground Floor

Entrance porch, hallway, sitting room with doors through to the dining room, kitchen.

### First Floor

Landing, three bedrooms, bathroom and separate WC.

### Outside

Low maintenance walled front garden with rear lawned garden and useful outbuilding, car parking for two cars.

### Viewings

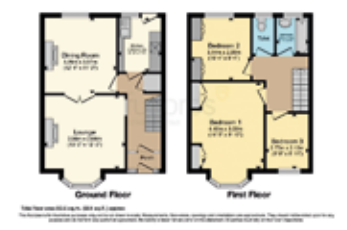
Strictly by prior appointment with Fulfords Paignton 01803 527523. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

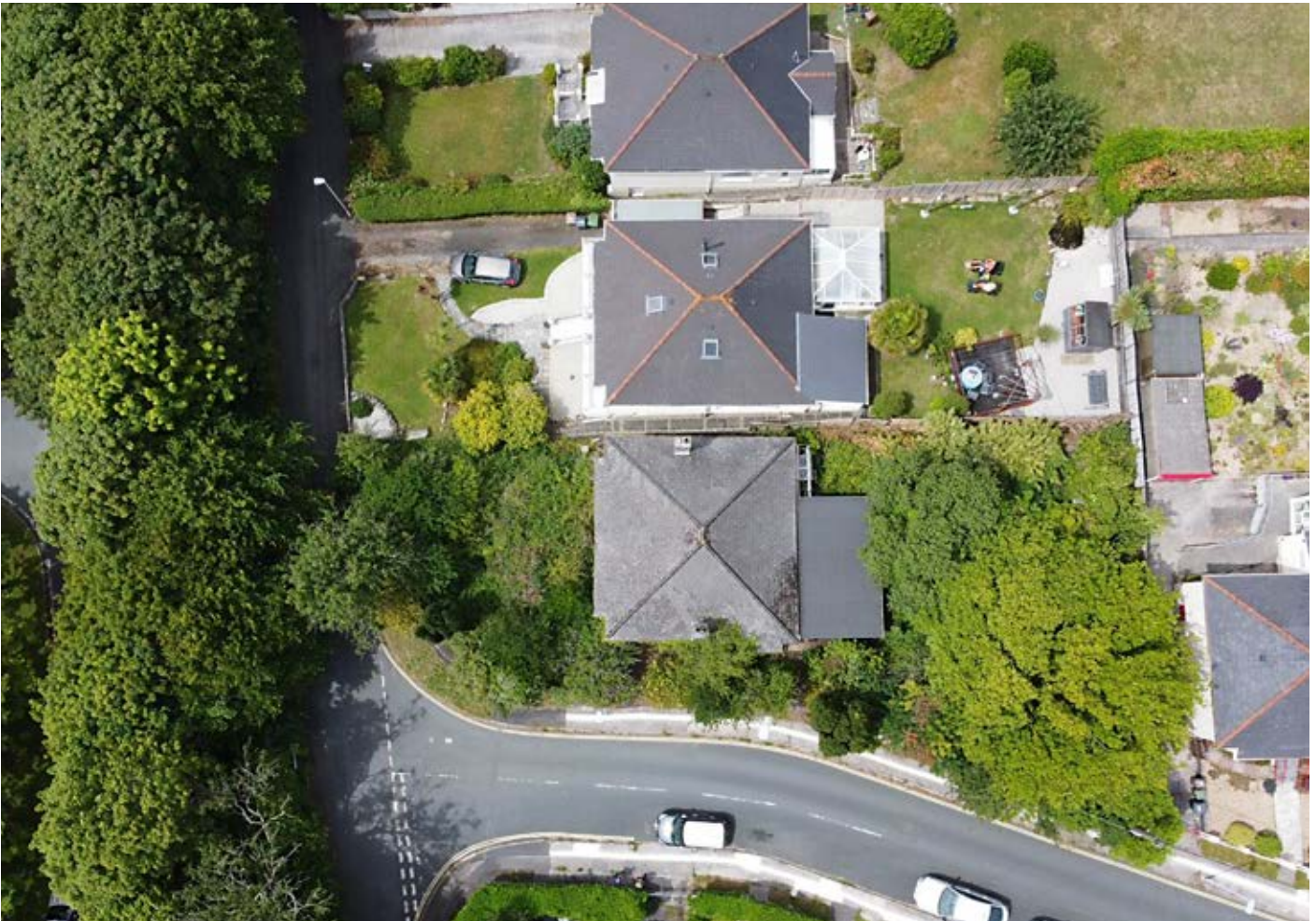
D

### Council Tax Band

B







### Description

A three bedroom detached bungalow enjoying a corner plot of 0.16 acres and requiring refurbishment throughout, set in the highly popular Crownhill area of Plymouth and in proximity of Derriford Hospital. The bungalow offers tremendous potential for conversion into a dormer bungalow and possibly for incorporation of the lower level garage/workshop to provide further accommodation, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Plymouth City Council.

### Situated

Crownhill is a popular residential area on the outskirts of the city, with its own shopping centre catering for day to day needs and readily accessible to the A386 and the A38 road networks. Smallack Drive itself enjoys a cul-de-sac location and is in close proximity of Derriford Hospital and local business and retail parks.

### Ground Floor

Entrance porch, hallway, lounge/diner, kitchen, two bedrooms, rear lobby giving access to bedroom three, family bathroom and sun porch.

### Lower Ground Floor

Garage with workshop off currently accessed externally from the main dwelling.

### Outside

Gardens with a plot size of 0.16 acres requiring formalisation.

### Viewings

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



### Auctioneer's Note

Measurements have been taken using the Promap Mapping Facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved. The property is sold as seen and will not be cleared.

Access to the kitchen area is prohibited but both doorways are open to enable a visual inspection.

### EPC Rating

To be confirmed

### Council Tax Band

D





### Description

A Grade II Listed former Methodist chapel previously utilised as a Fine Art studio and the adjoining former schoolhouse, now a two bedroom bungalow requiring refurbishment throughout. Dating back to 1842 and being offered for sale for the first time in over half a century, the properties offer tremendous potential for refurbishment and sympathetic conversion, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

### Situated

The properties enjoy a charming rural setting on the fringes of the hamlet of Twelveheads, in the parish of Chacewater. Lying to the East of St Day, being readily commutable to both the Cathedral city of Truro and Redruth.

### Bethel Chapel

Open plan ground floor space with wooden staircase leading up to a mezzanine level and a former studio/reception room.

### Old School House

Entrance porch, kitchen with pantry off, sitting room with access to the garden, inner lobby, two bedrooms and bathroom.

### Outside

Small garden area to the front of both properties.

### Auctioneer's Note

We understand that the adjoining land belonging to the Lord Falmouth Estate has been leased to the property for the duration of our vendors ownership. The rental amount is currently £240 per annum, paid in instalments of £120 every six months. Interested parties must



make and rely upon their own enquiries as to if this land can continue to be rented upon the sale of the property, or if it would be possible to purchase the land and former ruins adjoining the Chapel from the Estate.

### Viewings

Strictly by prior appointment with Stratton Creber Truro

01872 275376. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

Exempt

### Council Tax Band

B



LOT  
98

## Flat 1, 23 Marine Parade, Dawlish, Devon EX7 9DL

GUIDE PRICE **£75,000+\***

VACANT RESIDENTIAL

### Description

A two bedroom garden floor flat having the benefit of its own patio seating area, an allocated parking space and the remainder of a 999-year lease from the 25th March 1985. The property has its own entrance porch, with linked sitting room, dining area and kitchen, master bedroom with en-suite shower room, second double bedroom and a wet room.

### Situated

Marine Parade is situated directly opposite the sandy beach of Dawlish and in proximity of the mainline railway station and Dawlish town centre, with a wide range of bespoke shops, high street brands, educational, recreational and leisure facilities in this popular seaside town.

### Garden Floor

Entrance porch, linked sitting room, dining area and kitchen with store room off, master bedroom with en-suite shower room, double bedroom two and a wet room.

### Viewings

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

### EPC Rating

C

### Council Tax Band

B

### Outside

Patio seating area and an allocated parking space.



General view of building



LOT  
99

## First Floor Flat, 29 Sydney Street, Plymouth PL1 5AE

GUIDE PRICE **£80,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom first floor flat set in the popular residential area of Sydney Street. The property has the benefit of gas central heating and double glazing and is within proximity of Plymouth University, Central Park and the city centre, with excellent public transport links including a mainline railway station.

### Situated

The thriving city centre of Plymouth offers a fabulous selection of shopping, educational and leisure facilities including the historic Barbican with antique shops and cafes, Plymouth Aquarium, the Theatre Royal and The Hoe.

### First Floor

Lounge/diner, kitchen, three bedrooms and bathroom.

### Viewings

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

### EPC Rating

E

### Council Tax Band

A

General view of building



### Description

An interesting and rare opportunity to acquire a parcel of land measuring circa 1.3 acres in the highly sought-after village of St Hilary. The land has the benefit of a gated access directly from New Road, with circa 90 square metres of hardstanding to facilitate the parking of vehicles. We are informed by the vendor that there is also a mains water supply, BT connection and electricity on site, interested parties must rely upon their own investigations with regards to the supplies being in situ. The land will be likely to appeal to those with equestrian/horticultural interests, or for occasional recreational camping and caravanning in Cornwall, with perhaps hope value for development potential in the future, upon which interested parties must make and rely upon their own enquiries of Cornwall Council Planning Department.

### Situated

St Hilary is set deep in the heart of the Cornish countryside, in proximity of Goldsithney, Godolphin Cross, Hayle, Mounts Bay and the South West Coastal path. The village offers a church, primary school and an active community, with further facilities at Goldsithney and in turn Penzance.

### Viewings

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Miller Countrywide Penzance 01736 364260 or Countrywide Property Auctions 01395 275691.

### Auctioneer's Note

Measurements have been taken using the Promap mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and

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*Paul Ansloos  
President & CEO ExpensePoint*





### Description

An end of terrace, three storey, versatile three/four bedroom property requiring refurbishment but offering tremendous potential to create an enviable family home or lettings venture in the highly sought-after riverside town of Dartmouth. The property is situated within a level walk of the town centre and enjoys views over the River Dart from the upper floors, with the potential for a loft conversion, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of South Hams District Council.

### Situated

The vibrant waterside town of Dartmouth is both a popular tourist destination and a highly desirable place to live, with a wide range bespoke shops, boutiques and art galleries, restaurants and cafes, along with a strong sailing community and of course the annual Dartmouth Regatta.

### Ground Floor

Entrance hall, sitting/dining room, kitchen with door to the rear courtyard, shower room.

### First Floor

Landing, sitting room/bedroom 4 with a bay window, fireplace and river view, bedroom two.

### Second Floor

Landing, bedroom one with river view, bedroom three, bathroom and separate WC.

### Outside

Walled frontage and a rear courtyard.

### Auctioneer's Note

There is a dedicated car park, directly opposite the property and adjacent to the public car



park, to provide parking for the residents of Mayors Avenue. We understand that this is permit parking only.

### Viewings

Strictly by prior appointment with Fulfords Dartmouth 01803 640298. General Enquiries

Countrywide Property Auctions  
01395 275691.

**EPC Rating**  
TBC

**Council Tax Band**  
D

### Description

A vacant two bedroom upper floors maisonette requiring modernisation. The property enjoys a town centre location in proximity of the Torpoint Ferry, communal gardens, a lock up storage facility and residents parking. The property is likely to appeal to both owner occupiers and the residential lettings fraternity.

### Situated

Torpoint is set on the Rame peninsular, with regular ferry crossings across the River Tamar to Plymouth. The town offers a selection of bespoke shops, supermarket and educational facilities catering for all age groups.

### Apartment 52

Entrance hall, lounge/diner, kitchen.

### Top Floor

Landing, two bedrooms and bathroom.

### Outside

Storage unit, communal gardens and residents parking.

### Viewings

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

### EPC Rating

E

### Council Tax Band

A



General view of building



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*Kind regards,*

*Michael Le Brocq (Director)*

*Atlas Estate Agents*





### Description

An interesting opportunity to acquire a range of three stone barns with planning permission already in place, along with a certificate of lawful use and development, to create two semi-detached properties. The larger property comprising a six bedroom property with 4 en-suites and a family bathroom to the first floor. Entrance hall, cloakroom, WC, utility room, lounge, dining room and kitchen to the ground floor. The second property is a reverse level with three bedrooms and bathroom to the ground floor and an open plan living area at first floor level. Both properties having their own large private gardens and associated parking/garage, with the entire site measuring circa 0.75 acres and over 500 square metres of accommodation, with the option to purchase additional land if required. The barns have the benefit of an electricity supply, a shared septic tank and a shared borehole water supply, with telephone and FTTP broadband available on site but not currently connected.

### Situated

Trehunsey is a small rural hamlet situated in a secluded valley in proximity of the village of Quethiock, a rural village with a primary school, church and parish hall, circa 5 miles east of Liskeard offering a wide range of shopping and leisure activities.

### Planning

A Grant of Conditional Planning Permission was issued by Cornwall Council under application number PA15/00566, on the 18th March 2015, for 'Proposed conversion of barns A, B and C into two dwellings'.

A Certificate of Lawfulness for Existing Use or Development was issued by Cornwall Council under application number PA22/03565, on the 7th June 2022. Interested parties must make and rely upon their own

planning enquiries of Cornwall Council Planning Department.

### Viewings

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

enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

Exempt

### Council Tax Band

Exempt



### Description

A one bedroom flat set in the Stonehouse area of Plymouth and having the benefit of its own private access. The property offers a lounge, kitchen, double bedroom and bathroom. The property is currently let at a modest income of £450 pcm/£5,400 pae on a rolling assured shorthold tenancy with the potential to increase on the current rental income.

### Situated

Stonehouse is a popular residential lettings area conveniently situated for Devonport, Millbay, Stoke Village and in turn the city centre of Plymouth, all offering a wide range of both local shopping and leisure facilities.

### Flat C2

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

### Council Tax Band

A

### Viewings

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

### EPC Rating

D

General view of building



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*Regards*

*Gareth*





### Description

An opportunity to acquire the sizeable freehold building being the former Pearl Assurance House situated in the heart of Torquay town centre, comprising four commercial units on the ground floor, all with established tenants and generating a forecast income of £63,000pae at full market rents, being sold along with the vacant upper floors having the benefit of Building Control Permission for conversion to eight apartments, which was granted on the 8th April 2022 under application number 20.05611 and the potential for possible further upwards extension, subject to any requisite consents, upon which interested parties must make and rely upon their own building/planning enquiries of Torbay Council.

### Situated

Union Street is situated in the heart of Torquay town centre enjoying recent regeneration and a newly opened 13 screen cinema complex increasing footfall to the immediate area and offering a wide variety of bespoke shops, cafes, a shopping centre, and a host of High Street brands in this thriving seaside town. Famed for its warm climate, sandy beaches and marina, the town remains popular with both local residents and holiday makers visiting the English Riviera.

### Ground Floor

**Unit 101:** VOA Rating £13,750 – 77.4m<sup>2</sup>. Rent free period currently in place until the 31st December 2022 with £15,000pa thereafter.

**Unit 103:** VOA Rating £12,250 – 62.2m<sup>2</sup>. Rents Passing £12,00pa, paid monthly.

**Unit 105:** VOA Rating £13,750 – 64.5m<sup>2</sup>. Rents Passing £18,00pa, paid monthly.

**Unit 107:** VOA Rating £14,000 – 66.2m<sup>2</sup>. Rents Passing currently at £15,000pa up until the 1st

May 2023 and £18,000pa thereafter, paid monthly.

### Proposed Accommodation

Staircase rising from the ground floor entrance vestibule to all floors.

### First Floor

Four × one double bedroom apartments each having an entrance hall, open plan lounge/kitchen/diner and a bathroom.

### Second Floor

Four × one double bedroom apartments each having an entrance hall, open plan lounge/kitchen/diner and a bathroom.

### Third Floor

Open parapeted roof top terrace which may offer the potential for possible further upwards extension, subject to any requisite consents, upon which interested parties must make and rely upon their own planning



enquiries of Torbay Council planning department.

### Viewings

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

### EPC Ratings

**101 Union Street C. 103 Union Street D. 105 Union Street C. 107 Union Street B. Pearl Assurance House E.**





### Description

An interesting opportunity to acquire a former Baptist chapel conveniently situated in the heart of the popular East Devon village of Feniton. The planning permission in place allows for an entrance hall with WC and utility room off, lounge/diner, kitchen and orangery on the ground floor, with two bedrooms and bathroom on the first floor and an enclosed garden. The property has the benefit of mains gas, electricity, water and drainage, with works having been commenced. Interested parties must make and rely upon their own planning enquiries of East Devon District Council.

### Situated

The popular East Devon village of Feniton offers an Ofsted rated outstanding primary school with school buses to The Kings School and Colyton Grammar School, public house, convenience store and a main line railway station to Waterloo, with further facilities and amenities available at the market town of Honiton circa 3 miles.

### Proposed Accommodation Ground Floor

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

### First Floor

Landing, two bedrooms and bathroom..

### Outside

Enclosed garden requiring formalisation.

### Planning

A Grant of Conditional Planning Permission was granted by East Devon District Council on the 6th September 2012, under application number 12/1640/FUL for 'Conversion of former



chapel to a dwelling'. Interested parties must make and rely upon their own planning enquiries of East Devon District Council planning department.

### Viewings

Strictly by prior appointment with Fulfords Honiton 01404 44744. General enquiries

Countrywide Property Auctions 01395 275691.

### EPC Rating

Exempt

### Auctioneer's Note

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



### Description

A fabulous opportunity to acquire a residential building plot in the popular Cornish village of St Keverne, situated on the Lizard Peninsula and to build a property of your own design, subject to any requisite consents. A Grant of Conditional Outline Planning was approved by Cornwall Council, under application number PA20/05976 on the 20th October 2020 for 'Outline planning for 1 No. dwelling with all matters reserved except for access'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

### Situated

St Keverne caters for every day requirements with a village shop, two public houses, restaurant, health centre, butchers and a primary school, with further educational facilities, shopping and amenities available at Mullion and Helston.

### Viewings

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

### Council Tax Band

Not Applicable

### Auctioneer's Note

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### EPC Rating

Not Applicable.

## Legal packs

Legal packs are available to download via the website [www.suttonkersh.co.uk](http://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](mailto:auctions@suttonkersh.co.uk)

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





### Description

A sizeable and extremely versatile three storey Grade II Listed mid terrace property set in the heart of Bodmin town centre, formerly the George and Dragon public house, with a gated rear courtyard and former stables/outbuilding. The property has recently been re-roofed and currently has planning permission in place for both two dwellings and the previous planning approval for six self-contained apartments with works having commenced. The property would also lend itself to HMO use, with possibly further development potential in the former stables, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

### Situated

Bodmin town centre has enjoyed recent regeneration, with a range of bespoke shops, cafes and restaurants, supermarkets and retail/business parks with excellent access to the A30/A38 road networks and a mainline railway station at Bodmin Parkway.

### Proposed Accommodation

#### Plot 1

#### Ground Floor

Open plan lounge/diner, kitchen and utility room.

#### First Floor

Landing, three bedrooms, office/study, box room and bathroom

#### Second Floor

Landing, master bedroom with en-suite shower room and dressing area, bedroom two with en-suite shower room

#### Outside

Garage and communal courtyard.

#### Plot 2

#### Ground Floor

Kitchen and bathroom

#### First Floor

Lounge and decked amenity area

#### Second Floor

Bedroom with en-suite WC.

#### Planning

A Grant of Conditional Planning

Permission and Listed Building Consent were issued on the 18th May 2022, under application numbers PA22/01648 & PA22/01649 for 'Conversion of old public house (Use class C\$) into 2 dwellings (Use class C3). The previous application for 6 self-contained residential flats was issued under application number PA18/03654 on the 22nd June 2018 with works having commenced and extant.

#### Viewings

Strictly by prior appointment



with Stratton Creber Bodmin 01208 74422. General Enquiries Countrywide Property Auctions 01395 275691.

#### EPC Rating

Exempt – Grade II Listed.

#### VOA Rateable Value

£1,125



LOT  
**109**

## Flat 2, 12a The Walk, Launceston, Cornwall PL15 8BP

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A vacant one double bedroom first floor flat, being one of three flats in this converted Victorian town house, retaining a wealth of character features throughout and having been refurbished. The property offers a spacious open plan living room with far reaching views over the townscape to the countryside beyond, marble fireplace and woodburning stove with additional electric wall heaters in all rooms and the kitchen area having integrated cooker, hood, fridge and freezer. To the rear of the property is a communal garden area.

### Situated

The property is situated within easy walking distance of Launceston town centre and car parks, offering a comprehensive range of shops, cafes and public houses, educational and recreational facilities with supermarkets and retail parks on the outskirts of the town and excellent access to the A30.

### Ground Floor

Communal entrance hall with front and rear access, fuse box and metre cupboards, with stairs rising to all floors.

### Flat 2

Entrance hall, open plan lounge/kitchen/diner, bedroom with utility cupboard and further storage, shower room.

### Auctioneer's Note

We understand that the flat currently has 63 years remaining on the lease and is suitable for cash purchasers only at the present time. We are informed that the vendor is in the process of initiating a lease extension and that the right to complete the process will be assigned to the purchaser.



General view of building

### Viewings

Strictly by prior appointment with Fulfords Tavistock 01822 616121. General information Countrywide Property Auctions 01392 275691.

### Council Tax Band

A

### EPC Rating

D

LOT  
**110**

## 82 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom detached holiday home situated in the ever-popular Hengar Manor Country Park, which is open 50 weeks of the year and has excellent on-site facilities. Lodge 82 offers a lounge/diner, kitchen, bedroom and shower room on the ground floor, with the first floor having the master bedroom with balcony off, bedroom two and a family bathroom, set in 35 acres of parkland, woodland and grounds. The site is pet friendly and offers a wide range of recreational facilities and amenities, with entertainment during the peak seasons and a perfect base from which to explore Cornwall.

### Situated

Hengar Manor is set just outside of the Cornish village of St Tudy, readily commutable from the A30 and sits in 35 acres of parkland with fishing lakes, a golf course, tennis courts and play park. Hengar Manor also offers an indoor swimming/leisure/spa facilities, games room, mini mart shop, launderette and club house/restaurant, with entertainment provided during the peak seasons.

### Ground Floor

Lounge/diner and kitchen area, bedroom and shower room.

### First Floor

Landing, master bedroom with balcony off, bedroom three and family bathroom.

### Outside

Communal gardens and grounds, on site facilities, allocated parking space and visitors parking spaces.



### Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691. Please note that viewings can only take place during change over periods.

### EPC Rating

D

LOT  
111

7 Elmhurst Court, Hermosa Road, Teignmouth, Devon TQ14 9LF

GUIDE PRICE £150,000+\*

VACANT RESIDENTIAL

### Description

A vacant and recently refurbished two bedroom, top floor purpose-built apartment with an allocated parking space in the ever-popular seaside town of Teignmouth. The apartment offers an open plan lounge/diner with balcony off and views over the townscape of the estuary and countryside beyond, a fitted kitchen, two bedrooms and a bathroom.

### Situated

Teignmouth is a popular seaside town offering a wide range of shopping, leisure and educational facilities, located 12 miles south of Exeter and readily accessible from Exeter airport, mainline railway station and the A38/A101 networks.

### Ground Floor

Communal entrance hall and stairs rising to the first and second floors.

### The Apartment

Entrance porch, hallway, lounge/diner with balcony off, kitchen and two bedrooms.

### Outside

Allocated parking space and a visitors parking space on an ad hoc basis.

### Viewings

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

### EPC Rating

C

### Council Tax Band

B

General view of building



WITHDRAWN

LOT  
112

21 Hannan Road, Liverpool L6 6DA

GUIDE PRICE £85,000+\*

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to rear.

### EPC Rating

D.

### Council Tax Band

A.

John & Sarah  
Entwistle Green



SOLD PRIOR





LOT  
**113**

17 Rutland Street, Bootle, Merseyside L20 9BA

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

#### Description

A three bedroomed end-terrace property benefitting from double glazing. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £8700 per annum.

#### Situated

Off Hawthorne Road in a popular and well-established residential area within close proximity to local amenities, Bootle Strand Shopping facilities, schooling and transport links. The property is approximately 5 miles from the Liverpool city centre.

#### Ground Floor

Hall, Lounge, Dining Room, Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard to rear

#### EPC Rating

G

#### Council Tax Band

A

**SOLD PRIOR**



LOT  
**114**

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 5 miles from Liverpool Football Club and 5 miles from the Liverpool city centre.

#### Ground Floor

Living Room, Dining Room, Kitchen

#### First Floor

Two bedrooms, Bathroom/WC

#### Outside

Yard to rear

#### EPC Rating

D

#### Council Tax Band

A

**SOLD PRIOR**



LOT  
**115**

46 Elm Vale, Fairfield, Liverpool L6 8NZ

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

#### Description

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

#### Situated

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

#### Ground Floor

Hall, Lounge, Dining Room with storeroom, Kitchen.

#### First Floor

Three Bedrooms, Bathroom, Separate WC

#### Outside

Yard To Rear. Outhouse.

#### EPC Rating

D.

#### Council Tax Band

A

**SOLD PRIOR**



LOT  
**116**

99b Webster Road, Liverpool L7 4LG

GUIDE PRICE **£50,000+**\*

VACANT COMMERCIAL

#### Description

A freehold two storey commercial warehouse which is suitable for a number of uses, subject to gaining the necessary consents, to include a gymnasium, a fitness studio, commercial storage, workshop and is accessible via two separate entry points, one with two large double doors which is ideal for deliveries and loading goods.

#### Situated

Off Smithdown Road (A562) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre

#### Ground Floor

1 Large Room (Warehouse/ Workshop), Further room.

#### First Floor

Large Room with WC

#### EPC Rating

G

#### Tenure

Freehold





# Money Laundering Regulations

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

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

## ID can be approved as follows:

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

### Alternatively

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

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

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

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

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

## Acceptable Identification Documents

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

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

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

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

#### **List 1:**

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

**or**

#### **List 2:**

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

**and**

#### **List 3:**

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

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

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

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

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

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

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

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

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



# Our results speak for themselves!

**But here are just a few kind words from some of the satisfied vendors we have sold properties for in recent auctions.**



I have not only bought but also sold many properties with Sutton Kersh auctions. The whole process is always smooth and Cathy and the team do an amazing job at getting the best price for my properties. I highly recommend Sutton Kersh if you're looking to sell your property.

*Balraj Singh Bahia*



The service that Victoria and Paul gave to me whilst I was trying to sell the house, a process I had not gone through before, was second to none...

A superb service!

Thanks guys

*John M*



I would like to thank everyone at Sutton Kersh for their hard work in bringing my property to auction, and for achieving such a great price for me. The whole process was stress-free, they were very professional explaining the whole process from start to finish and answering any queries which I had. I would have no hesitation in recommending Sutton Kersh, an excellent service.

Many thanks

*Lynn Cullington*



Hi Victoria,

I recently sold two properties with Sutton Kersh Auctions, we achieved more than I would have using a traditional estate agent but even better than that was the stress-free 28 day sales completion process which with a conventional sale can take close to 6 months and be very stressful.

I would never go back to using a conventional estate agent when Sutton Kersh and the auction team can do it far better.

Many thanks

*Billy*

For a no obligation appraisal of your property's suitability to be included in our next auction, please email us at [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk) or call Cathy Holt or Victoria Kenyon on **0151 207 6315**



**Cathy Holt** MNAEA MNAVA  
Associate Director  
[cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)



**Victoria Kenyon** MNAVA  
Valuer/Business Development Manager  
[victoria.kenyon@suttonkersh.co.uk](mailto:victoria.kenyon@suttonkersh.co.uk)

# Common Auction Conditions

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

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

## Introduction

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

### Glossary

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

### Auction Conduct Conditions

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

### Sale Conditions

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

## Glossary

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

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

Wherever it makes sense:

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

### ACTUAL COMPLETION DATE

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

### ADDENDUM

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

### Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

### Approved Financial Institution

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

### ARREARS

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

### ARREARS Schedule

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

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### Catalogue

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

### COMPLETION

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

### Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

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

### CONTRACT DATE

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

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

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

### DOCUMENTS

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

### EXTRA GENERAL CONDITIONS

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

### Financial Charge

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

### General Conditions

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

### INTEREST RATE

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

### LOT

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

### Old ARREARS

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

### PARTICULARS

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

### PRACTITIONER

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

### PRICE

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

### Ready To Complete

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

### SALE CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT option

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

## Auction Conduct Conditions

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

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

### A1 Introduction

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

### A2 OUR role

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

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

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

### A3 Bidding and reserve PRICES

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

### A4 The PARTICULARS and other information

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

### A5 The CONTRACT

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

### A6 Extra Auction Conduct Conditions

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

## General Conditions of Sale

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

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

### G1 The LOT

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



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

### 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
  - (c) Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.

#### 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 £1,800 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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