

# property auction

Registration closes promptly at  
12pm on **Wednesday 19 October**  
and you must be pre-registered  
before this time in order to bid

**Thursday 20 October 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 sixth sale in this our 2022 series of auctions, which as usual will start at 12 noon prompt!

Once again this will be live streamed with Auctioneer Andrew Binstock at the helm who has sold over £46m of property from nearly 400 lots in our previous five sales.

October looks like another cracking sale with a 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 67** 321 Aigburth Road/2a Kildonan Road, Liverpool L17 0BU  
COMMERCIAL INVESTMENT **Guide price £200,000+\***

**Lot 74** Flat 8 Woolton Court, 27–37 Woodvale Road, Woolton L25 8RY  
VACANT RESIDENTIAL **Guide price £40,000+\***

**Lot 19** 12 Newark Street, Liverpool L4 3RP  
VACANT RESIDENTIAL **Guide price £60,000+\***

**Lot 11** Garage at 3 Rossett Avenue, Liverpool L17 2AP  
VACANT COMMERCIAL **Guide price £20,000+\***

**Lot 44** 35 Cheapside, Liverpool L2 2DY  
RESIDENTIAL INVESTMENT **Guide price £375,000+\***

**Lot 18** 19 Dovercliffe Road, Liverpool L13 5YB  
VACANT RESIDENTIAL **Guide price £110,000+\***

**Lot 1** 34 Selwyn Street, Liverpool L4 3TW  
VACANT RESIDENTIAL **Guide price £55,000+\***

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**

**102** lots available

**50+**  
vacant  
residential

**30+**  
residential  
investment

**4**  
vacant  
commercial

**1**  
development  
opportunities

**7**  
mixed  
use

**3**  
land

**3**  
commercial  
investment

## Highlights



321 Aigburth Road/2a Kildonan Road, Liverpool L17 0BU



Flat 8 Woolton Court, 27–37 Woodvale Road, Woolton L25 8RY



12 Newark Street, Liverpool L4 3RP



Garage at 3 Rossett Avenue, Liverpool L17 2AP

# 2022 – our year in numbers

## YEAR TO DATE

**392** lots sold  
**£46.1m** raised  
**86%** 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

**73** lots sold  
**£8.4m** raised  
**84%** success

SEPT

OCT

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.



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

0161 823 7993





# Order of sale **Thursday 20 October 2022**

For sale by public auction unless sold prior or withdrawn

|    |   |              |
|----|---|--------------|
| 1  | 34 Selwyn Street, Liverpool L4 3TW                              | £55,000+*    |
| 2  | 79 Silverdale Avenue, Liverpool L13 7EZ                         | £70,000+*    |
| 3  | 33 Webster Road, Liverpool L7 6NY                               | £50,000+*    |
| 4  | 87/87a County Road, Walton, Liverpool L4 3QD                    | £100,000+*   |
| 5  | 59d Ruskin Street, Liverpool L4 3SJ                             | £65,000+*    |
| 6  | 5 Millvale Street, Liverpool L6 6BB                             | £50,000+*    |
| 7  | 73 Andrew Street, Liverpool L4 4DS                              | £45,000+*    |
| 8  | Basement, Sundene Lodge, The Esplanade, Liverpool L22 5RN       | £35,000+*    |
| 9  | 75b Woolton Road, Garston, Liverpool L19 5ND                    | £50,000+*    |
| 10 | Flat 37 Brindley House, 1 Elmira Way, Salford M5 3DA            | £125,000+*   |
| 11 | Garage at 3 Rossett Avenue, Liverpool L17 2AP                   | £20,000+*    |
| 12 | 3 Stonehill Street, Liverpool L4 2QA                            | £55,000+*    |
| 13 | 28 Chester Road East, Shotton, Deeside, Clwyd CH5 1QA           | £90,000+*    |
| 14 | Unit 107 Stanley Court, 19-23 Stanley Street, Liverpool L1 6AE  | £35,000+*    |
| 15 | 453 Queens Drive, Stoneycroft, Liverpool L13 0AQ                | £135,000+*   |
| 16 | 13 Tees Street, Chopwell, Newcastle upon Tyne NE17 7BT          | £35,000+*    |
| 17 | 9 Talbotville Road, Liverpool L13 4BH                           | £175,000+*   |
| 18 | 19 Dovercliffe Road, Liverpool L13 5YB                          | £110,000+*   |
| 19 | 12 Newark Street, Liverpool L4 3RP                              | £60,000+*    |
| 20 | 57/59 Westfield Road, Runcorn, Cheshire WA7 4DR                 | £125,000+*   |
| 21 | 23 The Marian Way, Bootle, Merseyside L30 3TB                   | £70,000+*    |
| 22 | 8 Penyrallt Avenue, Bridgend, Mid Glamorgan CF31 1QG            | £90,000+*    |
| 23 | 15 Walton Vale, Liverpool L9 4RE                                | £135,000+*   |
| 24 | 159 Rice Lane, Liverpool L9 1AF                                 | £75,000+*    |
| 25 | 21 Churchfield Road, Belle Vale, Liverpool L25 3SD              | £90,000+*    |
| 26 | 46 Gilroy Road, Liverpool L6 6BQ                                | £85,000+*    |
| 27 | 49 Scorton Street, Liverpool L6 4AS                             | £50,000+*    |
| 28 | 1a Dorset Avenue, Liverpool L15 2JA                             | £50,000+*    |
| 29 | 4 Stockbridge Place, Liverpool L5 6PD                           | £50,000+*    |
| 30 | 56 Galloway Street, Liverpool L7 6PD                            | £50,000+*    |
| 31 | 121 Webster Road, Liverpool L7 4LG                              | £50,000+*    |
| 32 | 15 Andrew Street, Liverpool L4 4DS                              | £50,000+*    |
| 33 | 15 Kellit Road, Wavertree, Liverpool L15 0ER                    | £75,000+*    |
| 34 | 25 Hall Lane, Kensington, Liverpool L7 8TD                      | £125,000+*   |
| 35 | 195 Rathbone Road, Wavertree, Liverpool L13 1BB                 | £80,000+*    |
| 36 | Land south of Grane Road, Haslingden, Lancashire BB4 4BH        | NIL RESERVE* |
| 37 | 3 Tabley Road, Liverpool L15 0HJ                                | £90,000+*    |
| 38 | 27 Dewsbury Road, Liverpool L4 2XE                              | £60,000+*    |
| 39 | 36 Stalmine Road, Liverpool L9 1BZ                              | £65,000+*    |
| 40 | Flat 18 Willow Rise, Roughwood Drive, Liverpool L33 8WZ         | £20,000+*    |
| 41 | 45 Ampulla Road, Liverpool L11 4RJ                              | £65,000+*    |
| 42 | The Queen Victoria Public House, 57 Rice Lane, Liverpool L9 1AD | £125,000+*   |
| 43 | 53 Balfour Street, St. Helens, Merseyside WA10 4BG              | £55,000+*    |
| 44 | 35 Cheapside, Liverpool L2 2DY                                  | £375,000+*   |
| 45 | 15 Romer Road, Liverpool L6 6DH                                 | £100,000+*   |
| 46 | 32 Wendell Street, Liverpool L8 0RQ                             | £50,000+*    |
| 47 | Flat 5, 10 Derwent Square, Liverpool L13 6QT                    | £40,000+*    |
| 48 | 4 Sefton Road, Wirral, Merseyside CH62 5AT                      | £275,000+*   |
| 49 | 118-120 Breck Road, Anfield, Liverpool L4 2RD                   | £150,000+*   |
| 50 | 37 Lily Road, Litherland, Liverpool L21 6NX                     | £65,000+*    |
| 51 | 40 Russian Drive, Liverpool L13 7BT                             | £125,000+*   |
| 52 | Apartment 7, 3 Regent Street, Sheffield S1 4DA                  | £135,000+*   |
| 53 | 7 Vicar Road, Liverpool L6 0BW                                  | £60,000+*    |
| 54 | 136 Dodds Lane, Maghull, Liverpool L31 9AD                      | £120,000+*   |
| 55 | 79 Morecambe Street, Liverpool L6 4AU                           | £55,000+*    |

|     |  |                    |
|-----|--|--------------------|
| 56  | 16 Boswell Street, Bootle, Merseyside L20 4RP                        | £60,000+*          |
| 57  | 29 Hartwell Street, Liverpool L21 8JN                                | £55,000+*          |
| 58  | 5a Molyneux Road, Kensington, Liverpool L6 9AG                       | £38,000+*          |
| 59  | 31 Bibbys Lane, Bootle, Merseyside L20 4JJ                           | £65,000+*          |
| 60  | 93 Ennismore Road, Old Swan, Liverpool L13 2AS                       | £90,000+*          |
| 61  | 372 Ormskirk Road, Skelmersdale, Lancashire WN8 9AL                  | £75,000+*          |
| 62  | 6 Birstall Road, Liverpool L6 9AH                                    | £75,000+*          |
| 63  | Flat 4, 9 Bairstow Street, Preston PR1 3TN                           | £60,000–£65,000*   |
| 64  | 46 Cedar Street, Bootle, Merseyside L20 3HF                          | £60,000+*          |
| 65  | 99b Webster Road, Liverpool L7 4LG                                   | £40,000+*          |
| 66  | 32 Bardsay Road, Liverpool L4 5SG                                    | £75,000+*          |
| 67  | 321 Aigburth Road/2a Kildonan Road, Liverpool L17 0BU                | £200,000+*         |
| 68  | 545 Southport Road, Bootle, Merseyside L20 0DE                       | £90,000+*          |
| 69  | Flat 1–3, 9 Claremont Road, Seaforth, Liverpool L21 1HS              | £135,000+*         |
| 70  | Unit 4, 15 Hatton Garden, Liverpool L3 2FE                           | £200,000+*         |
| 71  | 78 July Road, Liverpool L6 4BT                                       | £55,000+*          |
| 72  | 6 Elm Place, Ormskirk, Lancashire L39 4TS                            | £155,000+*         |
| 73  | 215 Lower House Lane, Liverpool L11 2SF                              | £70,000+*          |
| 74  | Flat 8 Woolton Court, 27–37 Woodvale Road, Woolton L25 8RY           | £40,000+*          |
| 75  | 36 Riddock Road, Liverpool L21 8HT                                   | £55,000+*          |
| 76  | Apt 219, St Cyprians Student Hall, 90 Durning Road, Liverpool L7 5NH | £38,000+*          |
| 77  | 180 Walton Village, Liverpool L4 6TW                                 | £135,000+*         |
| 78  | 475/475a West Derby Road, Liverpool L6 4BN                           | £150,000+*         |
| 79  | Land at Conisbrough Denby Line, Garden Lane, Cadeby DN5 7SN          | NIL RESERVE*       |
| 80  | 21 Riddock Road, Litheland, Liverpool L21 8HS                        | £60,000+*          |
| 81  | 50 The Woodlands, Birkenhead, Merseyside CH41 2SJ                    | £170,000+*         |
| 82  | 9 Radnor Place, Prenton, Merseyside CH43 4XH                         | £210,000+*         |
| 83  | 179 Rice Lane, Liverpool L9 1AF                                      | £75,000+*          |
| 84  | Hill Tor, 3 Greenbank, Meneage Road, Helston, Cornwall TR13 8JA      | £225,000+*         |
| 85  | 21 Hanover Road, Exeter EX1 2SY                                      | £195,000+*         |
| 86  | 52 Harvey Street, Torpoint, Cornwall PL11 2BU                        | £70,000+*          |
| 87  | Flat C2 Eleanor House, George Place, Plymouth PL1 3NZ                | £37,000 *          |
| 88  | 19 York Road, Paignton, Devon TQ4 5NN                                | £165,000+*         |
| 89  | Pearl Assurance House & 101–107 Union Street, Torquay TQ1 3DW        | £750,000+*         |
| 90  | Suncrest, Barbican Hill, Looe, Cornwall PL13 1BQ                     | £300,000+*         |
| 91  | Cottage 2, Porthpean, St. Austell, Cornwall PL26 6AY                 | £295,000+*         |
| 92  | 100 Victoria Road, Dartmouth, Devon TQ6 9EF                          | £275,000+*         |
| 93  | Treleague Barns, St. Keverne, Helston, Cornwall TR12 6PQ             | £225,000–£250,000* |
| 94  | Highfield, Combe Raleigh, Honiton, Devon EX14 4TH                    | £295,000+*         |
| 95  | Old School House, Twelveheads, Truro, Cornwall TR4 8SL               | £195,000+*         |
| 96  | 2 Collingwood, Braddons Hill Road East, Torquay TQ1 1AJ              | £150,000+*         |
| 97  | 11 Collingwood, 38 Braddons Hill Road East, Torquay TQ1 1AJ          | £135,000+*         |
| 98  | 14 Curate Road, Liverpool L6 0BZ                                     | SOLD PRIOR         |
| 99  | 130/130a Boaler Street, Liverpool L6 6AD                             | SOLD PRIOR         |
| 100 | 229–235 Knowsley Road, Bootle, Merseyside L20 5DD                    | £250,000+*         |
| 101 | 87 Higher Bore Street, Bodmin, Cornwall PL31 1JT                     | £70,000+*          |
| 102 | 25 Mercroft Avenue, Wallasey, Merseyside CH44 4BJ                    | £75,000+*          |

# Next auction

## Thursday 8 December 2022

We're now taking entries for this auction.

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



# Order of sale by type

## Commercial investment

- 4 87/87a County Road, Walton, Liverpool L4 3QD
- 67 321 Aigburth Road/2a Kildonan Road, Liverpool L17 0BU
- 70 Unit 4, 15 Hatton Garden, Liverpool L3 2FE

## Development opportunities

- 89 Pearl Assurance House & 101–107 Union Street, Torquay TQ1 3DW

## Land

- 36 Land south of Grane Road, Haslingden, Lancashire BB4 4BH
- 79 Land at Conisbrough Denby Line, Garden Lane, Cadeby DN5 7SN
- 93 Treleague Barns, St. Keverne, Helston, Cornwall TR12 6PQ

## Mixed use

- 13 28 Chester Road East, Shotton, Deeside, Clwyd CH5 1QA
- 23 15 Walton Vale, Liverpool L9 4RE
- 24 159 Rice Lane, Liverpool L9 1AF
- 78 475/475a West Derby Road, Liverpool L6 4BN
- 83 179 Rice Lane, Liverpool L9 1AF
- 99 130/130a Boaler Street, Liverpool L6 6AD
- 100 229–235 Knowsley Road, Bootle, Merseyside L20 5DD

## Residential investment

- 2 79 Silverdale Avenue, Liverpool L13 7EZ
- 10 Flat 37 Brindley House, 1 Elmira Way, Salford M5 3DA
- 12 3 Stonehill Street, Liverpool L4 2QA
- 14 Unit 107 Stanley Court, 19–23 Stanley Street, Liverpool L1 6AE
- 27 49 Scorton Street, Liverpool L6 4AS
- 28 1a Dorset Avenue, Liverpool L15 2JA
- 29 4 Stockbridge Place, Liverpool L5 6PD
- 31 121 Webster Road, Liverpool L7 4LG
- 32 15 Andrew Street, Liverpool L4 4DS
- 33 15 Kellit Road, Wavertree, Liverpool L15 0ER
- 34 25 Hall Lane, Kensington, Liverpool L7 8TD
- 35 195 Rathbone Road, Wavertree, Liverpool L13 1BB
- 38 27 Dewsbury Road, Liverpool L4 2XE
- 40 Flat 18 Willow Rise, Roughwood Drive, Liverpool L33 8WZ
- 41 45 Ampulla Road, Liverpool L11 4RJ
- 44 35 Cheapside, Liverpool L2 2DY
- 45 15 Romer Road, Liverpool L6 6DH
- 47 Flat 5, 10 Derwent Square, Liverpool L13 6QT
- 56 16 Boswell Street, Bootle, Merseyside L20 4RP
- 57 29 Hartwell Street, Liverpool L21 8JN
- 64 46 Cedar Street, Bootle, Merseyside L20 3HF
- 66 32 Bardsay Road, Liverpool L4 5SG
- 68 545 Southport Road, Bootle, Merseyside L20 0DE
- 69 Flat 1–3, 9 Claremont Road, Seaforth, Liverpool L21 1HS
- 71 78 July Road, Liverpool L6 4BT

- 75 36 Riddock Road, Liverpool L21 8HT
- 76 Apt 219, St Cyprians Student Hall, 90 Durning Road, Liverpool L7 5NH
- 81 50 The Woodlands, Birkenhead, Merseyside CH41 2SJ
- 82 9 Radnor Place, Prenton, Merseyside CH43 4XH
- 87 Flat C2 Eleanor House, George Place, Plymouth PL1 3NZ
- 91 Cottage 2, Porthpean, St. Austell, Cornwall PL26 6AY
- 98 14 Curate Road, Liverpool L6 0BZ
- 102 25 Merecroft Avenue, Wallasey, Merseyside CH44 4BJ

## Vacant commercial

- 11 Garage at 3 Rossett Avenue, Liverpool L17 2AP
- 42 The Queen Victoria Public House, 57 Rice Lane, Liverpool L9 1AD
- 49 118–120 Breck Road, Anfield, Liverpool L4 2RD
- 65 99b Webster Road, Liverpool L7 4LG

## Vacant residential

- 1 34 Selwyn Street, Liverpool L4 3TW
- 3 33 Webster Road, Liverpool L7 6NY
- 5 59d Ruskin Street, Liverpool L4 3SJ
- 6 5 Millvale Street, Liverpool L6 6BB
- 7 73 Andrew Street, Liverpool L4 4DS
- 8 Basement, Sundene Lodge, The Esplanade, Liverpool L22 5RN
- 9 75b Woolton Road, Garston, Liverpool L19 5ND
- 15 453 Queens Drive, Stoneycroft, Liverpool L13 0AQ
- 16 13 Tees Street, Chopwell, Newcastle upon Tyne NE17 7BT
- 17 9 Talbotville Road, Liverpool L13 4BH
- 18 19 Dovercliffe Road, Liverpool L13 5YB
- 19 12 Newark Street, Liverpool L4 3RP
- 20 57/59 Westfield Road, Runcorn, Cheshire WA7 4DR
- 21 23 The Marian Way, Bootle, Merseyside L30 3TB
- 22 8 Penyrallt Avenue, Bridgend, Mid Glamorgan CF31 1QG
- 25 21 Churchfield Road, Belle Vale, Liverpool L25 3SD
- 26 46 Gilroy Road, Liverpool L6 6BQ
- 30 56 Galloway Street, Liverpool L7 6PD
- 37 3 Tabley Road, Liverpool L15 0HJ
- 39 36 Stalmine Road, Liverpool L9 1BZ
- 43 53 Balfour Street, St. Helens, Merseyside WA10 4BG
- 46 32 Wendell Street, Liverpool L8 0RQ
- 48 4 Sefton Road, Wirral, Merseyside CH62 5AT
- 50 37 Lily Road, Litherland, Liverpool L21 6NX
- 51 40 Russian Drive, Liverpool L13 7BT
- 52 Apartment 7, 3 Regent Street, Sheffield S1 4DA
- 53 7 Vicar Road, Liverpool L6 0BW
- 54 136 Dodds Lane, Maghull, Liverpool L31 9AD
- 55 79 Morecambe Street, Liverpool L6 4AU

- 58 5a Molyneux Road, Kensington, Liverpool L6 9AG
- 59 31 Bibbys Lane, Bootle, Merseyside L20 4JJ
- 60 93 Ennismore Road, Old Swan, Liverpool L13 2AS
- 61 372 Ormskirk Road, Skelmersdale, Lancashire WN8 9AL
- 62 6 Birstall Road, Liverpool L6 9AH
- 63 Flat 4, 9 Bairstow Street, Preston PR1 3TN
- 72 6 Elm Place, Ormskirk, Lancashire L39 4TS
- 73 215 Lower House Lane, Liverpool L11 2SF
- 74 Flat 8 Woolton Court, 27–37 Woodvale Road, Woolton L25 8RY
- 77 180 Walton Village, Liverpool L4 6TW
- 80 21 Riddock Road, Litheland, Liverpool L21 8HS
- 84 Hill Tor, 3 Greenbank, Meneage Road, Helston, Cornwall TR13 8JA
- 85 21 Hanover Road, Exeter EX1 2SY
- 86 52 Harvey Street, Torpoint, Cornwall PL11 2BU
- 88 19 York Road, Paignton, Devon TQ4 5NN
- 90 Suncrest, Barbican Hill, Looe, Cornwall PL13 1BQ
- 92 100 Victoria Road, Dartmouth, Devon TQ6 9EF
- 94 Highfield, Combe Raleigh, Honiton, Devon EX14 4TH
- 95 Old School House, Twelveheads, Truro, Cornwall TR4 8SL
- 96 2 Collingwood, Braddons Hill Road East, Torquay TQ1 1AJ
- 97 11 Collingwood, 38 Braddons Hill Road East, Torquay TQ1 1AJ
- 101 87 Higher Bore Street, Bodmin, Cornwall PL31 1JT

LOT  
1

ON BEHALF OF A HOUSING ASSOCIATION

34 Selwyn Street, Liverpool L4 3TW

GUIDE PRICE £55,000+\*

VACANT RESIDENTIAL

### Description

A two bedroom semi-detached property benefitting from double glazing and central heating. Following some modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum.

### Situated

Off Brewster Street in a popular residential location, within close proximity to County Road amenities, schooling and approximately 2 miles from Liverpool city centre.

### Basement

Not Inspected

### Note

Please note there will be an extended completion period of 7 weeks for this property.

### Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Front Forecourt, Rear Garden

### EPC Rating

D

### Council Tax Band

A



LOT  
2

79 Silverdale Avenue, Liverpool L13 7EZ

GUIDE PRICE £70,000+\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property let by way of a Regulated Tenancy producing a rental income of £5,148.00 per annum. The property benefits from double glazing, central heating and a new roof.

### Situated

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

### Ground Floor

Hall, Three Reception Rooms, Kitchen

### Note

Sutton Kersh have not inspected the property internally 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

Yard to the rear

### EPC Rating

TBC.

### Council Tax Band

A





LOT

3

ON BEHALF OF A HOUSING ASSOCIATION

33 Webster Road, Liverpool L7 6NY

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

**Description**

A two bedroomed middle-terraced property benefitting from double glazing and central heating. Following a full upgrade and refurbishment scheme, the property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

**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**

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

**Note**

There is an extended 7 week completion period with this property.

**First Floor**

Two Bedrooms

**Outside**

Yard to Rear

**EPC Rating**

D

**Council Tax Band**

A



LOT

4

87/87a County Road, Walton, Liverpool L4 3QD

GUIDE PRICE £100,000+\*

COMMERCIAL INVESTMENT

**Description**

A three storey middle-terraced mixed use premises comprising a ground floor retail unit currently let as a domestic appliances shop until 2023, producing a rental income of £4,200 per annum. The upper floors comprise a two bedroomed flat currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £4,800 per annum. The property benefits from roller shutters, partial double glazing and electric heating.

**Situated**

Fronting County Road on a busy main road position within walking distance to Liverpool and Everton Football Club and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Shop Main Sales Area, Kitchenette, WC, Access to Rear Yard Entrance Hall to Flat

**Outside**

Yard to Rear

**EPC Rating**

Shop TBC Flat E

**First Floor**

Flat Living Room/Dining Room, Kitchen/Diner, Shower Room/WC

**Council Tax Band**

A

**Second Floor**

Two Bedrooms





LOT

5

## 59d Ruskin Street, Liverpool L4 3SJ

GUIDE PRICE £65,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroomed end of terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £7,200 per annum.

**Situated**

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

**Ground Floor**

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

**First Floor**

Three Bedrooms

**Outside**

Yard to the rear

**EPC Rating**

TBC

**Council Tax Band**

A



LOT

6

## 5 Millvale Street, Liverpool L6 6BB

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

**Description**

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

**Situated**

Off Malvern Road which in turn is off Sheil Road in a popular and well established residential location within close proximity to Kensington shopping amenities, schooling and approximately 1 miles from Liverpool city centre.

**Ground Floor**

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

**Note**

Please note completion will be  
9 weeks or earlier if the buyers  
require.

**First Floor**

Two Bedrooms

**Outside**

Yard to the rear

**EPC Rating**

G

**Council Tax Band**

A



LOT

7

## 73 Andrew Street, Liverpool L4 4DS

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroomed middle-terraced house in need of an upgrade and refurbishment scheme. Once upgraded, the property would be suitable for investment purposes.

**Situated**

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

**Ground Floor**

Hall, Living Room/Dining Room,  
Kitchen, Bathroom/WC (Fittings  
Removed)

**Council Tax Band**

A

**First Floor**

Two Bedrooms

**Second Floor**

Further Bedroom

**Outside**

Yard to Rear

**EPC Rating**

G



LOT

8

## Basement, Sundene Lodge, The Esplanade, Liverpool L22 5RN

GUIDE PRICE £35,000+\*

VACANT RESIDENTIAL

**Description**

Basement space providing several rooms for personal storage within a modern purpose-built apartment block benefiting from gated access, secure intercom system and lift service to all floors. There are also 7 car parking spaces included in the sale which may be suitable for rental purposes. We are advised the total area of the basement is approximately 67sqm.

**Situated**

Fronting the Esplanade on the corner of Brunswick Parade which in turn is off Cambridge Road in a popular and well established residential location within close proximity to Waterloo and Crosby amenities. Schooling, and approximately 4 miles from Liverpool city centre.

**Ground Floor**

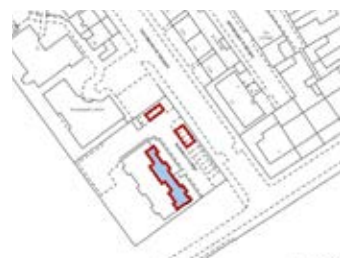
Main Entrance Hallway.

**Lower Ground Floor**

Five rooms

**Outside**

Communal Gardens, 7 Parking  
spaces.





LOT

9

## 75b Woolton Road, Garston, Liverpool L19 5ND

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroomed house benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme the property would be suitable for occupation or investment purposes. The shop is not included in the sale.

**Situated**

Fronting Woolton Road above shop premises via its own separate side entrance in a popular residential location within walking distance to Woolton Village Amenities and approximately 5 miles south from Liverpool city centre.

**Ground Floor**

Hall, Kitchen, Lounge/Diner, Conservatory.

**Council Tax Band**

A

**Joint Agent**

Atlas

**First Floor**

Three Bedrooms, Bathroom/WC.

**Second Floor**

Attic Room Above.

**Outside**

Rear Garden.

**EPC Rating**

TBC



LOT

10

## Flat 37 Brindley House, 1 Elmira Way, Salford M5 3DA

GUIDE PRICE £125,000+\*

RESIDENTIAL INVESTMENT

**Description**

A third floor two bedroomed flat within a purpose built block benefiting from double glazing, electric heating, balcony and a parking space. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £10,740 per annum. Please note the property is a cash buy only.

**Situated**

Off Trafford Road (the A5063) in a central location within walking distance of the Salford Quays, Media City and city centre amenities and transport links

**Ground Floor**

Communal Entrance Hall

**Note**

Sutton Kersh have not inspected the property internally and details have been provided by the vendor. Please note that the photographs were taken before the tenant moved in

**Third Floor**

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

**Outside**

Parking space

**EPC Rating**

C

**Council Tax Band**

B



LOT  
11

## Garage at 3 Rossett Avenue, Liverpool L17 2AP

GUIDE PRICE **£20,000+\***

VACANT COMMERCIAL

### Description

A former garage premises arranged over ground floor and mezzanine levels, with a gross internal area of 69sqm (742.7sqft) approx. The property is suitable for a variety of alternative commercial uses subject to the necessary consents. This property has suffered structural movement and is suitable for cash buyers only.

### Situated

Rossett Avenue runs directly off Smithdown Road within a mixed retail/residential area. The subject property is situated behind 5 Rossett Avenue and is approximately 3 miles from Liverpool city centre.

### Ground Floor

**Workshop** 60m<sup>2</sup> (646sqft)  
approx

### First Floor

**Mezzanine** 9m<sup>2</sup> (96.88sqft)  
approx

### EPC Rating

E

### Note

The property has suffered severe structural movement and is suitable for cash buyers only.



LOT  
12

## 3 Stonehill Street, Liverpool L4 2QA

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 £4,740 per annum. There is potential to increase the rental income to £6,600 per annum.

### Situated

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

### Ground Floor

Lounge, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Yard to the rear.

### EPC Rating

C

### Council Tax Band

A

### Note

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

### Joint Agent

J&D Estates





LOT  
13

## 28 Chester Road East, Shotton, Deeside, Clwyd CH5 1QA

GUIDE PRICE **£90,000+\***

MIXED USE

### Description

A two storey mixed use premises comprising a ground floor retail unit currently let by way of a renewed 5 year lease commencing July 2022 trading as 'Deeside Tackle' producing £6,600 per annum. There is a two bedroom self-contained flat to the first floor currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum. The property benefits from double glazing and central heating.

### Situated

Fronting Chester Road East in a prominent main road position close to local amenities and transport links.

### Ground Floor

**Shop** Main Sales Area, Store Room. Please note Sutton Kersh have not inspected internally

### Council Tax Band

**Flat A**

### First Floor

**Flat** Living Room, Separate WC, Shower Room, Kitchen, Two Bedrooms

### Outside

Yard to the rear.

### EPC Rating

**Commercial C Flat D**



LOT  
14

## Unit 107 Stanley Court, 19-23 Stanley Street, Liverpool L1 6AE

GUIDE PRICE **£35,000+\***

RESIDENTIAL INVESTMENT

### Description

An elevated ground floor modern studio apartment situated above street level benefitting from double glazing, electric heating, communal lounge, games room and gym. Property is currently let on an Assured Shorthold Tenancy producing a rental income of £6,256.80 per annum. Please note this is a cash buy only.

### Situated

Off dale street in a city centre location within a 5 minute walking distance to Liverpool One, 5 minutes to Moorstreet station and 10 minutes to Lime street station. Centre location to universities and all amenities.

### Ground Floor

Entrance Hallway, Communal Lounge, Gym, Games Room  
**Studio** Open Plan Living/ Kitchen/Bedroom Area, En-Suite Shower Room/WC

### Note

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

### EPC Rating

**C**

### Council Tax Band

**A**





LOT  
15

## 453 Queens Drive, Stoneycroft, Liverpool L13 0AQ

GUIDE PRICE **£135,000+\***

VACANT RESIDENTIAL

### Description

A good sized four bedroomed mid-town house benefiting from double glazing, central heating, a conservatory, front paved garden and large rear garden. Following modernisation the property would be suitable for occupation or investment purposes. Suitable for cash buyer's only

### Situated

In a Crescent off Queens Drive close to Derby Lane in a popular and well-established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Porch, Hallway, WC, Through Lounge/Dining Room, Kitchen, Conservatory

### Council Tax Band

B

### Joint Agent

Entwistle Green

### First Floor

Three Bedrooms, Bathroom/WC

### Second Floor

One Further Bedroom with WC

### Outside

Front and Rear Gardens

### EPC Rating

E



LOT  
16

## 13 Tees Street, Chopwell, Newcastle upon Tyne NE17 7BT

GUIDE PRICE **£35,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

Fronting Tees Street which in turn is off Wansbeck Street within close proximity to local amenities and schooling.

### Ground Floor

Living Room, Kitchen, Bathroom/WC

### Note

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

### First Floor

Bedroom

### Outside

Rear Yard

### EPC Rating

E

### Council Tax Band

A



LOT  
17

## 9 Talbotville Road, Liverpool L13 4BH

GUIDE PRICE **£175,000+**\*

VACANT RESIDENTIAL

### Description

A good sized four bedroom semi-detached period property benefitting from central heating and a large rear garden. The property has bags of potential and is a blank canvas to provide excellent family accommodation once refurbished. The property is suitable for Cash Purchase Only.

### Situated

Off Warnerville Road which in turn is off Queens Drive in a popular and well established residential location, close to local amenities, the new Retail Park, schooling and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Porch, Hall, Living Room,  
Dining Room, Morning Room,  
Breakfast/Kitchen, WC

### Council Tax Band

C

### Joint Agent

Entwistle Green



### First Floor

Four Bedrooms, Bathroom,  
Separate WC

### Outside

Large south facing garden to the rear. On street parking.

### EPC Rating

D



LOT  
18

## 19 Dovercliffe Road, Liverpool L13 5YB

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A newly refurbished three bedroomed mid-town-house property benefitting from double glazing, central heating, gardens and newly fitted carpets. The property is in excellent condition throughout and would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £10,200 per annum.

### Situated

Off Prescott Road in the Heart of Old Swan and within close proximity to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room,  
Kitchen, WC

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Garden to Rear

### EPC Rating

C

### Council Tax Band

B





LOT  
19

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

12 Newark Street, Liverpool L4 3RP

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

#### Description

A two bedroomed middle terraced house benefiting from double glazing. Following a full upgrade and scheme of refurbishment works the property would be suitable for re-sale, occupation or investment purposes. The potential rental income is approximately £7,800 per annum.

#### Situated

Off County Road in a popular and well-established residential area within close proximity to local amenities, schooling, Liverpool and Everton Football Clubs and transport links. The property is approximately 3.5 miles from Liverpool city centre.

#### Basement

Not inspected

#### EPC Rating

E

#### Ground Floor

Hall, Front Lounge, Rear Dining Room, Kitchen.

#### Council Tax Band

A

#### First Floor

Two Bedrooms, Bathroom, separate WC, Stairs to Loft room.

#### Outside

Rear yard and on street parking, with residents parking scheme in operation.



LOT  
20

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

GUIDE PRICE £125,000+\*

VACANT RESIDENTIAL

#### Description

A substantial four bedroomed semi-detached 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  
21

## 23 The Marian Way, Bootle, Merseyside L30 3TB

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid-town house benefiting from double glazing, partial central heating, and gardens front and rear. Following modernisation the property would be suitable for investment purposes with a potential rental income of £7,800.00 per annum. The property also benefits from right of way with street access to the back garden.

### Situated

Off St Benet's Way in a popular and well established residential location close to local amenities and approximately 8 miles from Liverpool city centre.

### Ground Floor

Porch, hall, Lounge/Dining Room, Kitchen/Diner.

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, Wet Room/WC

### Outside

Front and Rear Gardens. Right of way with street access.

### EPC Rating

TBC

### Council Tax Band

A.



LOT  
22

## 8 Penyrallt Avenue, Bridgend, Mid Glamorgan CF31 1QG

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed semi-detached bungalow benefiting from double glazing, central heating, front and rear gardens, a garage and driveway. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. Suitable for cash purchasers only.

### Situated

Off Garfield Avenue which in turn is off Litchard Hill in a popular and well-established residential area close to local amenities, schooling, transport links and the Princess of Wales Hospital.

### Ground Floor

Entrance Hallway, Lounge, Kitchen, two Bedrooms, Shower Room/WC

### 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.

### Outside

Front and Rear Gardens, Garage and Driveway

### EPC Rating

C

### Council Tax Band

C





LOT  
23

## 15 Walton Vale, Liverpool L9 4RE

GUIDE PRICE **£135,000+**\*

MIXED USE

### Description

A mixed use investment opportunity currently part let producing £17,040 per annum. The property comprises a large retail unit to the ground floor together with a two bedroom self-contained flat above, accessed via a rear entrance. The retail unit is currently let to two tenants separately on Rolling contracts, one side to "LycaMobile" and producing £7,200 per annum, the other side to "R.B.T" producing £9,568 per annum. Both rents include the water and electricity. The flat is currently vacant and benefits from double glazing and central heating, with the potential rental income being £6,000 per annum. To the rear of the property is a two storey storage unit which is currently let producing £120.00 per annum. When fully let the potential rental income is approximately £23,000 per annum

### Situated

Fronting Walton Vale (A59) in a popular and well established location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Sales Area, Office, Kitchenette, WC

### Outside

Rear Yard. Two storey Storage building.

### Joint Agent

Sid Vance



### First Floor

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

### EPC Rating

Flat E Shop TBC

### Council Tax Band

A



LOT  
24

## 159 Rice Lane, Liverpool L9 1AF

GUIDE PRICE **£75,000+**\*

MIXED USE

### Description

A mixed use investment opportunity currently fully let producing £8,160 per annum. The property comprises a two storey terraced property providing a ground floor retail until together with a two bed flat above, accessed via a separate front entrance. The property benefits from electric roller shutters, double glazing and central heating. The ground floor is let by way of a rolling contract producing £3,000 per annum. The flat is let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

### Situated

Fronting Rice Lane (A59) in a popular and well established location, close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Basement

Not internally inspected by Sutton Kersh

### EPC Rating

Flat E Shop C

### Council Tax Band

A

### Ground Floor

Shop Main Sales Area, two Rear Rooms, Storeroom, WC, Access to the basement

### Note

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

### Joint Agent

Sid Vance



### First Floor

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





LOT  
**25**

## 21 Churchfield Road, Belle Vale, Liverpool L25 3SD

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

### Description

A two bedroom semi-detached property benefitting from double glazing and central heating, front garden and large rear garden. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

### Situated

Off Lee Park Avenue just off Childwall Valley Road in a popular residential location close to local amenities, Belle Vale Shopping Centre, schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, WC, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Gardens front and rear.

### EPC Rating

D.

### Council Tax Band

A.



LOT  
**26**

## 46 Gilroy Road, Liverpool L6 6BQ

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes with the potential rental income of £700 per calendar month.

### Situated

Off Molyneux Road which in turn is off of Sheil Road in a popular residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

### Ground Floor

Hallway, Lounge, Dining Room, Kitchen.

### Note

Completion for this property will be on the 29th November.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to Rear.

### EPC Rating

D

### Council Tax Band

A



LOT  
27

## 49 Scorton Street, Liverpool L6 4AS

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property 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

Off Rocky Lane in a popular and well-established residential area within close proximity to local amenities, Tuebrook amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

Through Lounge, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Attic

One Further Bedroom.

### 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.

### Joint Agent

PME Estates



LOT  
28

## 1a Dorset Avenue, Liverpool L15 2JA

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed end of terrace house currently let by way of an Assured Shorthold tenancy at a rental income of £4,500 per annum. The property benefits from double glazing and central heating.

### Situated

On the corner of Webster Road which in turn is off Smithdown Road in a popular and well-established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Lounge, Dining room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Rear yard.

### EPC Rating

D

### Council Tax Band

A

### Joint Agent

PME Estates





LOT  
29

## 4 Stockbridge Place, Liverpool L5 6PD

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed end of terrace house benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,726.80 per annum

### Situated

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

### Ground Floor

Lounge, Kitchen, Bathroom/WC

### Joint Agent

PME Estates



### First Floor

Two Bedrooms

### Outside

Yard to the rear.

### EPC Rating

D

### Council Tax Band

A



LOT  
30

## 56 Galloway Street, Liverpool L7 6PD

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed end of terrace benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for investment purposes within the potential rental income being £6,000 per annum.

### Situated

Off Webster Road which in turn is off Picton Road and Lawrence Road in a popular and established location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

Lounge, Breakfast/Kitchen, Bathroom/WC

### Joint Agent

PME Estates



### First Floor

Two Bedrooms

### Outside

Yard to Rear.

### EPC Rating

E

### Council Tax Band

A



LOT  
31

## 121 Webster Road, Liverpool L7 4LG

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed mid terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,799.76 per annum.

### Situated

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

### Ground Floor

Open Plan Lounge/Kitchen, Bathroom/WC.

### Joint Agent

PME Estates



### First Floor

Two Bedrooms.

### Outside

Yard to the rear.

### EPC Rating

TBC

### Council Tax Band

A



LOT  
32

## 15 Andrew Street, Liverpool L4 4DS

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three-storey 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 £3,600 per annum. There is potential to increase the rental income.

### Situated

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

### Ground Floor

Hall, Through Living Room, Kitchen, Bathroom/WC

### Council Tax Band

A

### First Floor

Two Bedrooms.

### Note

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

### Second Floor

One Further room.

### Outside

Yard to the rear.

### EPC Rating

E

### Joint Agent

PME Estates





LOT  
**33**

## 15 Kellit Road, Wavertree, Liverpool L15 0ER

GUIDE PRICE **£75,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed end of terraced house currently let by way of an Assured Shorthold Tenancy at a rental of £4,786.60 per annum. The property benefits from double glazing and central heating.

### Situated

Off Lawrence Road which in turn is off Gainsborough Road in a popular and well established residential location within close proximity to Picton Road and Smithdown Road amenities. Liverpool city centre is approximately 3 miles.

### Ground Floor

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

### Joint Agent

PME Estates



### First Floor

Two Bedrooms.

### Outside

Rear Yard.

### EPC Rating

D

### Council Tax Band

A



LOT  
**34**

## 25 Hall Lane, Kensington, Liverpool L7 8TD

GUIDE PRICE **£125,000+\***

RESIDENTIAL INVESTMENT

### Description

A three-storey middle terraced property converted to provide three x one bedroomed self-contained flats benefiting from double glazing and central heating. Two of the flats are currently let by way of Assured Shorthold Tenancies producing a total of £9,513.40 per annum. Flat 2 is in need of refurbishment and modernisation, following which it would be suitable for investment purposes. When fully let the potential rental income is in excess of £16,000 per annum.

### Situated

In Kensington Fields in a student hotspot area very close to Liverpool University and the new Liverpool Royal Infirmary within walking distance to Liverpool city centre amenities.

### Ground Floor

Main entrance Hallway.

**Flat 1** Open Plan Lounge/  
Kitchen, Bedroom, Bathroom/  
WC, Utility room.

### Outside

Rear Yard.

### EPC Rating

**Flat 1** D. **Flat 2** D. **Flat 3** D

### First Floor

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

### Council Tax Band

**Flat 1** A. **Flat 2** A. **Flat 3** A

### Joint Agent

PME Estates



### Second Floor

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





LOT  
**35**

## 195 Rathbone Road, Wavertree, Liverpool L13 1BB

GUIDE PRICE **£80,000+\***

RESIDENTIAL INVESTMENT

### Description

A two-storey corner property comprising two × two bedroomed self-contained flats benefiting from double glazing and central heating and each with their own separate entrance. Both flats are currently let by way of Assured Shorthold Tenancies producing £9,886.60 per annum

### Situated

Fronting Rathbone Road on the corner of Oceanic Road in a popular and well-established location within walking distance to Edge Lane Retail Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

**Flat 1** Hall, Open Plan Kitchen/ Dining room, Lounge, two Bedrooms, Shower room/WC

### First Floor

**Flat 2** Hall, Lounge/Kitchen, two Bedrooms, Shower room/WC (Not Inspected)

### Outside

Yard to Rear.

### EPC Rating

**Flat 1** D. **Flat 2** D

### Council Tax Band

**Flat 1** A. **Flat 2** A

### Note

Sutton Kersh have only inspected Flat 1 and the details for flat 2 have been provided by the vendor.

### Joint Agent

PME Estates



LOT  
**36**

FRONTING HIGHFIELD PARK ROAD

## Land south of Grane Road, Haslingden, Lancashire BB4 4BH

GUIDE PRICE **NIL RESERVE\***

LAND

### Description

The lot consists of a very long section of freehold land situated just to the left as you enter the entrance road to the housing estate known as Highfield Park. The land will be sold subject to any rights, deeds rights or similar matters affecting the land which may or may not exist. The site has a very long frontage onto the pavement area and overlooking Highfield Park Road and extends almost up to the house and gardens known as 2 Highfield Park. Buyers are to rely on their own enquiries as to any potential future alternative uses. The plan edged in red is for illustrative purposes only and not to scale. Please refer to the plan included in the legal pack.

### Note

Completion will be 21 days from the date of exchange. The buyer will be liable to make a contribution towards the vendors legal fees, please refer the to the legal pack for further information.



LOT  
**37**

## 3 Tabley Road, Liverpool L15 0HJ

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### Joint Agent

PME Estates



### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to Rear.

### EPC Rating

E.

### Council Tax Band

A.



LOT  
**38**

## 27 Dewsbury Road, Liverpool L4 2XE

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Priory Road in an established and popular residential location within easy reach of local amenities, schooling, Liverpool Football Club 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 Rear

### EPC Rating

C

### Council Tax Band

A





LOT  
39

## 36 Stalmine Road, Liverpool L9 1BZ

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A good sized four bedroom mid terraced property in need of a full upgrade and scheme of refurbishment works. The property benefits from double glazing. Following modernisation the property would make an excellent family dwelling, or alternatively there is also potential to convert to provide a six bed HMO investment opportunity, subject to any consents and with a potential rental income of approximately £25,000 per annum. There are a few houses on the road that have been converted to 6 bed HMO's. The property will only sell to cash buyers.

### Situated

off Rice Lane in a popular and well established residential location within close proximity to local amenities schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, two Reception Rooms,  
Kitchen/diner (no fittings),  
Utility Room

### EPC Rating

G.

### Council Tax Band

A.

### First Floor

Four Bedrooms, Bathroom/WC.

### Outside

Yard To Rear.



LOT  
40

## Flat 18 Willow Rise, Roughwood Drive, Liverpool L33 8WZ

GUIDE PRICE **£20,000+\***

RESIDENTIAL INVESTMENT

### Description

A one bedroomed third floor 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 £4,800 per annum.

### Situated

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

### Ground Floor

Entrance Hall, Lift Access

### Note

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

### Third Floor

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

### Outside

Parking

### EPC Rating

D

### Council Tax Band

A





### Description

A three bedroomed mid-town house benefitting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum.

### Situated

Off Croxteth Hall Lane in a popular and well established residential area close to local amenities, schooling and transport links. The property is approximately 7 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom, Separate WC

### Outside

Front and Rear Gardens and a Driveway

### EPC Rating

C

### Council Tax Band

A



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### Description

A substantial freehold three storey plus basement corner property comprising a public house together with two upper floors of accommodation. The property is currently vacant however benefits from an existing licence and would be suitable for a number of purposes to include continued use as a public house or potential conversion into flats or mixed use, subject to gaining the necessary consents

### Situated

Fronting Rice Lane (the A59) at its junction with York Street close to local amenities and transport links and approximately 5 miles from Liverpool city centre.

### Basement

Secure Pump Room, Storage  
Accommodation 834sq ft  
(77.48sq m)

### Ground Floor

Bar/Pool Room 1126sq ft  
(104.6sq m)

### First Floor

Three Bedrooms, Lounge,  
Kitchen, Bathroom/WC 1084sq ft  
(100.7sq m)

### Second Floor

(Attic space) Four Further Rooms  
1274sq ft (118.4sq m)

### Outside

Rear Beer Garden (access from  
York Street)

### EPC Rating

C

### Rateable Value

£7,800 Upper floors assessed as  
Council Tax Band A.

### Note

We have measured the property on a net internal floor area basis and calculate the areas to be as follows: – Basement: 834sq ft (77.48sq m) Ground Floor: 1126sq ft (104.6sq m) First Floor: 1084sq ft (100.7sq m) Second Floor (attic space): 1274sq ft (118.4sq m) Total: 4318sq ft (401.18sq m)

### Joint Agent

SK Real Estate





LOT  
43

53 Balfour Street, St. Helens, Merseyside WA10 4BG

GUIDE PRICE £55,000+\*

VACANT RESIDENTIAL

#### Description

A two 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 £7,200 per annum.

#### Situated

Off Constance Street which is in turn off Dunriding Lane in a popular and well established residential location close to local amenities and transport links and St Helens town centre is approximately 1 mile away.

#### Ground Floor

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

#### Joint Agent

Entwistle Green



#### First Floor

Two Bedrooms

#### Outside

Yard to the rear.

#### EPC Rating

E.

#### Council Tax Band

A.



LOT  
44

35 Cheapside, Liverpool L2 2DY

GUIDE PRICE £375,000+\*

RESIDENTIAL INVESTMENT

#### Description

A HMO Investment opportunity fully let producing £33,020.00 per annum. The property comprises a five bed mid-town house which has been fully refurbished throughout and is HMO-compliant fully let to 5 tenants. The property benefits from double glazing, central heating, two bathrooms and is sold fully furnished. A viewing is highly recommended.

#### Situated

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

#### Ground Floor

Main Entrance Hallway, open plan lounge/Kitchen, WC

#### First Floor

Two Letting Rooms, Bathroom/WC, Shower Room/WC

#### Second Floor

Three letting Rooms

#### EPC Rating

C.

#### Council Tax Band

B.





LOT  
45

## 15 Romer Road, Liverpool L6 6DH

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid terraced property benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £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  
46

ON BEHALF OF A HOUSING ASSOCIATION

## 32 Wendell Street, Liverpool L8 0RQ

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Off Smithdown Road (A562) 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

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

### First Floor

Two Bedrooms

### Outside

Yard to the Rear

### EPC Rating

C

### Council Tax Band

A



### 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 £5,700 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

D

### Council Tax Band

A



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*Paul Ansloos  
President & CEO ExpensePoint*





### Description

A three storey plus basement substantial seven bedroom family home arranged over four floors. The property would make excellent family accommodation once refurbished or alternatively an investment opportunity benefitting from full planning permission to redevelop and convert the existing dwelling into seven residential apartments with the addition of a three storey extension to the rear and side and conversion of the basement. Once fully let, the potential rental income will be in excess of £42,000 per annum. The property also benefits from double glazing, damp proofing, wood treated and 4KWp solar panels. Externally there is secure gated access leading to a driveway to the front and side of the house and a generous lawned garden to the rear. Planning Ref: APP/22/00627

### Situated

In a quiet cul-de-sac just Off New Chester Road (B5136) in a popular and well established residential location within easy reach of local amenities, schooling and transport links. Approximately 3.5 miles to Birkehead town centre and 7 miles to Liverpool city centre.



### Basement Ground Floor

Main Entrance Hallway, two Reception Rooms, WC, Breakfast/Kitchen, Utility Room.

### First Floor

Bathroom/WC, four Rooms (one with ensuite), Store Room

### Second Floor

Four Rooms, Store Room

### Outside

Gardens to the front and rear. Driveway.

### Council Tax Band

C

### EPC Rating

C





LOT  
**49**

## 118–120 Breck Road, Anfield, Liverpool L4 2RD

GUIDE PRICE **£150,000+\***

VACANT COMMERCIAL

### Description

A pair of three storey middle terraced inter connecting properties comprising a large open ground floor retail unit together with two floors above and a basement. The property benefits from double glazing to the frontage and electric roller shutters. The property is in need of a full upgrade, back to bear brick and would be suitable for a number of uses to include retail units with self-contained flats above or a HMO investment opportunity, subject to any consents.

### Situated

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

### Accommodation

#### Lower Ground Floor/Ground/ First/Second Floors

One large inter connecting room on each floor

### Outside

Yard to the rear

### EPC Rating

B



LOT  
**50**

## 37 Lily Road, Litherland, Liverpool L21 6NX

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property has recently been fully refurbished and is in excellent condition throughout ready for immediate occupation or investment purposes. The potential rental income being in excess of £7,800 per annum.

### Situated

Off Linacre Road (A567) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room /  
Dining Room, Kitchen

### First Floor

Bathroom/WC, two Bedrooms

### Outside

Rear Yard

### EPC Rating

C

### Council Tax Band

A



LOT  
51

## 40 Russian Drive, Liverpool L13 7BT

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A good sized four bedroom end of terrace property benefiting from double glazing and central heating. The property is in need of some upgrades and modernisation and would be suitable for investment purposes or occupation. The potential rental income is approximately £10,200 per annum.

### Situated

Off Green Lane (B5189) in a popular and well established location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen, Utility Room

### Joint Agent

Entwistle Green



### First Floor

Four Bedrooms, Bathroom/WC

### Outside

Rear Garden

### EPC Rating

D

### Council Tax Band

B



LOT  
52

## Apartment 7, 3 Regent Street, Sheffield S1 4DA

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed city centre third floor flat in need of refurbishment works and upgrades. It benefits from double glazing and electric heating.

### Situated

Off Glossop Road in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 0.5 miles from Sheffield city centre.

### Third Floor

Flat two Bedrooms (one with Ensuite), Bathroom/WC, Kitchen, Lounge, Balcony

### EPC Rating

B

### Council Tax Band

C

### Note

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





LOT  
53

## 7 Vicar Road, Liverpool L6 0BW

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Off Townsend Lane in a popular residential location within easy access to Breck Road Amenities, schooling and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Living Room, Dining Room,  
Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

D

### Council Tax Band

A



LOT  
54

## 136 Dodds Lane, Maghull, Liverpool L31 9AD

GUIDE PRICE **£120,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed end town house benefiting from front and rear gardens, driveway and majority double glazing. Following an upgrade and refurbishment scheme the property would be suitable for occupation, investment or resale purposes. Please note this is a cash buy only.

### Situated

Off Northway (the A59) in a popular and well established residential location within close proximity to local amenities, transport links and schooling. Liverpool city centre is approximately 9 miles away.

### Ground Floor

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

### First Floor

Three Bedrooms

### Outside

Front and Rear Gardens,  
Driveway

### EPC Rating

E

### Council Tax Band

C

### Joint Agent

Entwistle Green





LOT  
**55**

## 79 Morecambe Street, Liverpool L6 4AU

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed middle terrace property benefiting from majority 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 £6,900 per annum.

### Situated

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

### Ground Floor

Through Lounge/Dining room,  
Kitchen, Bathroom/WC

### First Floor

Two Bedrooms

### Outside

Yard to Rear.

### EPC Rating

E.

### Council Tax Band

A.



LOT  
**56**

## 16 Boswell Street, Bootle, Merseyside L20 4RP

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroom terraced property benefitting from double glazing and central heating. The property is let to a long standing tenant producing a rental income of £5,720.00 per annum.

### Situated

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

### Ground Floor

Hall, Two Reception Rooms,  
Kitchen/Dining Room.

### Note

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

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard To Rear.

### EPC Rating

D.

### Council Tax Band

A.



LOT  
57

29 Hartwell Street, Liverpool L21 8JN

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

#### Description

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

#### Situated

Off Linacre Road (A567) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 0.8 miles from Seaforth & Litherland train station and 6 miles from Liverpool city centre.

#### Ground Floor

Vestibule, Hall, Living Room,  
Dining Room, Kitchen

#### First Floor

Bathroom/WC, two Bedrooms

#### Outside

Yard to the Rear

#### EPC Rating

D

#### Council Tax Band

A



LOT  
58

5a Molyneux Road, Kensington, Liverpool L6 9AG

GUIDE PRICE **£38,000+\***

VACANT RESIDENTIAL

#### Description

A one bedroom purpose built first floor flat benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £5,400.00 per annum.

#### Situated

Fronting Molyneux Road just off Farnworth Street in a popular and well established location close to local amenities and approximately 2.5 miles from Liverpool city centre.

#### Ground Floor

Entrance Hallway.

#### First Floor

Hallway, Lounge, Kitchen,  
Bathroom/WC, Bedroom, Office/  
Dressing Room.

#### Outside

Private Rear Garden. Off Road  
parking

#### EPC Rating

C.

#### Council Tax Band

A.





LOT  
59

## 31 Bibbys Lane, Bootle, Merseyside L20 4JJ

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.

### EPC Rating

E

### Council Tax Band

A



LOT  
60

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

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced property benefitting from double glazing. The property would be suitable for investment purposes or occupation following a scheme of refurbishment works. The potential rental income is approximately £750pcm.

### Situated

Off Prescott Road (A57) in a popular and well established residential location close to local amenities, Old Swan and Tuebrook shopping, schooling and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Open Plan Dining Room/Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the Rear

### EPC Rating

D

### Council Tax Band

A





LOT  
61

372 Ormskirk Road, Skelmersdale, Lancashire WN8 9AL

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

#### Description

A three bedroom semi-detached house in derelict condition and in need of a full scheme of refurbishment works. The property has fire damage and will only be suitable for Cash Purchasers.

#### Situated

Off Tanhouse Road which in turn is off Grimshaw Road (B5312) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 1 mile from Concourse Shopping Centre.

#### Ground Floor

Two Reception Rooms, Kitchen, Bathroom/WC

#### Council Tax Band

A

#### First Floor

Three Bedrooms

#### Outside

Front and Rear Gardens

#### Note

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

#### EPC Rating

E



LOT  
62

6 Birstall Road, Liverpool L6 9AH

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

#### Description

A three bedroomed mid terrace property benefitting from central heating. The property is in need of repair and modernisation and would be suitable for occupation, resale or investment purposes.

#### Situated

Just off Kensington High Street in a popular residential location close to local amenities, schooling and approximately 1.5 miles from Liverpool city centre.

#### Ground Floor

Vestibule, Hallway, Lounge, Dining Room, Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

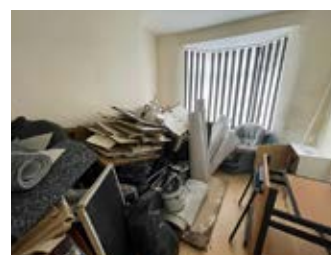
Yard to the Rear

#### EPC Rating

D

#### Council Tax Band

A



LOT  
63

## Flat 4, 9 Bairstow Street, Preston PR1 3TN

GUIDE PRICE £60,000–£65,000\*

VACANT RESIDENTIAL

### Description

A second floor, one bedroomed self-contained flat suitable for investment purposes. The property benefits from central heating, fire alarm and emergency lighting to the common areas. The potential rental income is approximately £550pcm.

### Situated

Off Avenham Lane in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 0.5 miles from Preston Station.

### Ground Floor

Main Entrance Hallway

### Second Floor

Flat Open Plan Kitchen / Living Room, Bathroom, Bedroom

### EPC Rating

D

### Council Tax Band

A



LOT  
64

## 46 Cedar Street, Bootle, Merseyside L20 3HF

GUIDE PRICE £60,000+\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Walton Vale in a popular residential area within walking distance to local amenities, schooling and transport links. The property is approximately 5.5 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room/Dining Room, Kitchen

### First Floor

Bathroom/WC, Two Bedrooms

### Outside

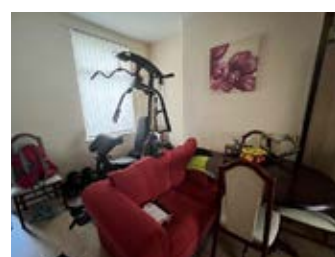
Rear Yard

### EPC Rating

E

### Council Tax Band

A





LOT  
**65**

## 99b Webster Road, Liverpool L7 4LG

GUIDE PRICE **£40,000+\***

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

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

### First Floor

Large Room with WC

### EPC Rating

G



LOT  
**66**

## 32 Bardsay Road, Liverpool L4 5SG

GUIDE PRICE **£75,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroom terraced property benefitting from double glazing. The property is currently let producing £6,480.00 per annum.

### Situated

Off Walton Lane (A580) 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

Vestibule, Open Plan Living Room/Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Second Floor

One Further Bedroom

### Outside

Yard to the rear

### Council Tax Band

A





LOT  
67

## 321 Aigburth Road/2a Kildonan Road, Liverpool L17 0BU

GUIDE PRICE **£200,000+**\*

COMMERCIAL INVESTMENT

### Description

A substantial three storey end of terraced property comprising a ground floor retail unit together with a three bedroomed self-contained duplex flat above, accessed via a separate side entrance. The shop has been let to a long term tenant and is currently holding over producing £6,000 per annum. There is potential to increase the rental income. The flat is vacant and benefits from central heating and partial double glazing. Following refurbishment works it would be suitable for occupation or investment purposes and possible conversion into three/four letting rooms, subject to gaining the necessary consents. If let to 3 tenants at £95pppw the potential rental income is approximately £15,000 per annum.

### Situated

On the corner of Aigburth Road and Kildonan Road in a well-established and popular location within walking distance to Aigburth Vale amenities, Sefton Park, schooling and transport links. Liverpool city centre is approximately 4.5 miles away

### Ground Floor

**Shop** Main Sales Area, Rear Room, Kitchen/WC

### First Floor

**Flat** Bathroom/WC, Kitchen/Breakfast Room, Lounge

### Second Floor

**Flat** Three Bedrooms

### Outside

Yard to the rear

### Note

Please note that Sutton Kersh have not seen sight of the lease for the shop. Interested parties are advised to make their own enquiries.

### EPC Rating

Shop C. Flat D

### Council Tax Band

Flat A

### Joint Agent

Sellect Homes



LOT  
68

## 545 Southport Road, Bootle, Merseyside L20 0DE

GUIDE PRICE **£90,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed mid-town house property benefitting from double glazing, central heating, a driveway, front and rear gardens. The property is in good condition throughout. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £9,000 per annum.

### Situated

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

### Ground Floor

Hall, Lounge, Dining Room, Kitchen

### Council Tax Band

A

### First Floor

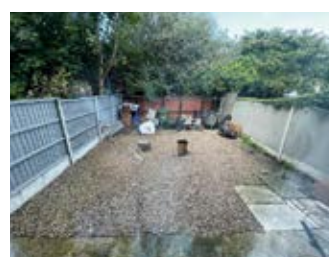
Three Bedrooms, Bathroom/WC

### Outside

Front and rear gardens and a driveway

### EPC Rating

D



LOT  
69

## Flat 1–3, 9 Claremont Road, Seaforth, Liverpool L21 1HS

GUIDE PRICE **£135,000+\***

RESIDENTIAL INVESTMENT

### Description

A three storey middle terraced house converted to provide three self-contained flats benefiting from double glazing and central heating. All flats are currently let by way of Assured Shorthold Tenancies producing a total of £18,300 per annum.

### Situated

Situated between Crosby Road South and Sandy Road in a popular and well-established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

### Ground Floor

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

### EPC Rating

**Flat 1** D. **Flat 2** D. **Flat 3** TBC

### Council Tax Band

A

### First Floor

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

### Note

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

### Second Floor

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

### Outside

Front Garden, Rear Yard.



LOT  
70

## Unit 4, 15 Hatton Garden, Liverpool L3 2FE

GUIDE PRICE **£200,000+\***

COMMERCIAL INVESTMENT

### Description

An investment opportunity comprising a large ground floor commercial unit with ancillary kitchen and customer/staff toilets to the rear, together with a mezzanine office unit accessed via a separate communal ground floor entrance and a basement car parking space. The ground floor unit is currently being used as a café and is let at £15,200 per annum with an unexpired term of 5 years. The basement car parking space is currently demised to the ground floor tenant. The first floor office space is currently vacant and suitable for letting purposes.

### Situated

Fronting Hatton Garden (A5038) within the main business and leisure district of Liverpool city centre close to Victoria Street. The property is located in close proximity to the Met Quarter shopping and leisure complex and within walking distance to Liverpool One mixed use development.

### Basement

Car Parking Space

### First Floor

Mezzanine Office Unit  
(107.77sq m)

### Ground Floor

**Retail Unit** (83.92sq m),  
Ancillary Kitchen and Customer/  
Staff WCs, Access to the  
Mezzanine Office Unit

### EPC Rating

TBC

### Note

Please note the property is elected for VAT.



### Joint Agent

SK Real Estate

**SK REAL ESTATE**  
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS





LOT  
71

## 78 July Road, Liverpool L6 4BT

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed end of terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,900 per annum.

### Situated

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

### Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC.

### Note

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

### First Floor

Two Bedrooms.

### Outside

Rear Yard.

### EPC Rating

E

### Council Tax Band

A



LOT  
72

## 6 Elm Place, Ormskirk, Lancashire L39 4TS

GUIDE PRICE **£155,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefitting from double glazing, central heating and a good sized rear garden. Following modernisation the property would be suitable for occupation or investment purposes.

### Situated

Off Ravenscroft Avenue which is in turn off Bridge Street, in a popular and well established residential location close to Ormskirk town centre amenities, transport links and Edge Hill University.

### Ground Floor

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

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Garden to the rear.

### EPC Rating

D.

### Council Tax Band

B.





LOT  
73

## 215 Lower House Lane, Liverpool L11 2SF

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed mid-town house benefiting from double glazing, central heating and front and rear gardens. Following a scheme of refurbishment works, the property would be suitable for investment purposes. The potential rental income is approximately £8,400 per annum.

### Situated

Fronting Lower House Lane in a popular and well-established residential location within close proximity to local amenities, schooling and approximately 7 miles from Liverpool city centre.

### Ground Floor

Vestibule, Living Room, Kitchen

### First Floor

Three Bedrooms, Bathroom,  
Separate WC

### Outside

Front and Rear Gardens.

### EPC Rating

D

### Council Tax Band

A



LOT  
74

## Flat 8 Woolton Court, 27-37 Woodvale Road, Woolton L25 8RY

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

### Description

A first floor two bedroomed flat within a purpose built block benefiting from intercom system, communal gardens and electric heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes with a potential rental income of approximately £6,600 per annum.

### Situated

Off Halewood Drive in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 8.5 miles away.

### Ground Floor

Communal Entrance Hall

### Council Tax Band

A

### First Floor

Flat Hall, Open Plan Living  
Room/Kitchen with Juliet  
Balcony, Two Bedrooms, Shower  
Room/WC

### Outside

Communal Gardens, Parking

### EPC Rating

TBC



Lot  
**75**

## 36 Riddock Road, Liverpool L21 8HT

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroom middle terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £4,800.00 per annum.

### Situated

Off Stanley Road 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, Living Room/Dining Room, Kitchen.

### First Floor

Two bedrooms, bathroom/WC

### Outside

Yard To Rear.

### EPC Rating

D.

### Council Tax Band

A.



LOT  
**76**

## Apt 219, St Cyprians Student Hall, 90 Durning Road, Liverpool L7 5NH

GUIDE PRICE **£38,000+\***

RESIDENTIAL INVESTMENT

### Description

A second floor student studio flat within a converted former church benefitting from double glazing, electric heating, intercom system, common room, laundry, lift access and 24 hour CCTV. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,150 Per annum.

### Situated

Fronting Durning Road close to its junction with Edge Lane (A5047) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre.

### Ground Floor

Communal Entrance, Hall, Common Room, Laundrette

### Second Floor

Flat Open Plan Bedroom/Study Area/Kitchen/Living Room, Shower Room/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  
77

## 180 Walton Village, Liverpool L4 6TW

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A three-storey middle terrace property converted to provide three self-contained flats (two × one bed and one × two bed). The property is in good condition and benefits from double glazing, central heating and would be suitable for immediate investment purposes with the potential rental income being £16,800 per annum.

### Situated

Fronting Walton Village which in turn is off Walton Hall Avenue (A580) within close proximity to local amenities, Liverpool and Everton Football Club, transport links and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

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

### EPC Rating

**Flat 1** D. **Flat 2** C. **Flat 3** TBC

### Council Tax Band

A

### First Floor

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

### Joint Agent

Entwistle Green

### Second Floor

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



### Outside

Yard to Rear.



LOT  
78

## 475/475a West Derby Road, Liverpool L6 4BN

GUIDE PRICE **£150,000+**\*

MIXED USE

### Description

A three storey plus basement mixed-use investment opportunity producing a total rental income of £23,500 per annum. The property comprises a ground floor retail unit let on a 7 year lease from March 2022 producing a rental income of £4,800 per annum together with 4 letting rooms above accessed via a separate front entrance. The letting rooms are fully let producing a rental income of £18,720 per annum. The property benefits from a double glazing and central heating.

### Situated

Fronting West Derby Road in a popular location within walking distance to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Basement

Not Inspected

### Second Floor

Communal Bathroom/WC, two Further Letting Rooms

### Ground Floor

**Shop** Main Sales Area, Treatment Room, WC, Further Treatment Room

### Outside

Rear Yard

### First Floor

**Flat** Entrance Hall, Communal Kitchen, Letting Room 1, Letting Room 2

### EPC Rating

**Shop** C. **Flat** E

### Council Tax Band

**Flat** A





LOT  
**79**

## Land at Conisbrough Denby Line, Garden Lane, Cadeby DN5 7SN

GUIDE PRICE **NIL RESERVE\***

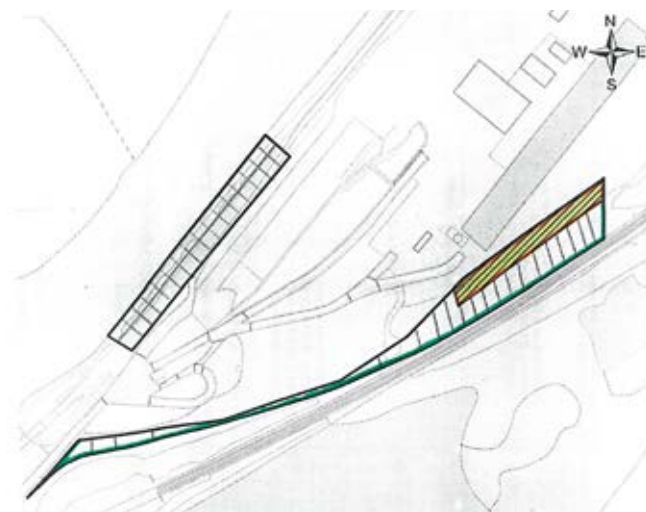
LAND

### Description

Two sections of Freehold land as shown highlighted in yellow on the display plan with part of the land being very close to the junction with Garden Lane. The land may be suitable for a variety of uses, subject to obtaining all necessary consents. The land is sold subject to a right of way by foot located on the southern border. Buyers are to rely on their own enquiries as to any potential future alternative uses of any part of the property. Please note the plan is for illustrative purposes only and the lot is sold subject to the plan included in the legal pack.

### Note

Completion will be 21 days from the date of exchange. The buyer will be liable to make a contribution towards the vendors legal fees, please refer the to the legal pack for further information.



LOT  
**80**

## 21 Riddock Road, Litheland, Liverpool L21 8HS

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

Off Stanley Road 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, Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/W.C

### Outside

Yard to Rear

### EPC Rating

C

### Council Tax Band

A



LOT  
81

## 50 The Woodlands, Birkenhead, Merseyside CH41 2SJ

GUIDE PRICE **£170,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey plus basement middle terraced property comprising a five bedroomed fully licenced HMO investment opportunity producing a rental income of £27,456 per annum. The property benefits from double glazing, central heating, CCTV, a rear garden and parking to the front. There is also a further room on the second floor of the property which could be converted into a further letting room, subject to gaining the necessary consents. The property is fully let producing a rental income of £27,456 per annum.

### Situated

Off Borough Road in a popular and well-established residential areas close to local amenities, schoolings and transport links. The property is approximately 1 mile from Birkenhead town centre.

### Basement

Not Inspected

### Ground Floor

Vestibule, Hall, Letting Room 1, Letting Room 2, Communal Kitchen/Diner, Utility Room with WC

### First Floor

Two Communal shower rooms/WC (one with a bath), Letting Room 3, Letting Room 4, Letting Room 5

### Second Floor

Two Further Rooms currently used as storage.



### Outside

Garden to the Rear, Driveway to the Front

### EPC Rating

D

### Council Tax Band

B

LOT  
82

## 9 Radnor Place, Prenton, Merseyside CH43 4XH

GUIDE PRICE **£210,000+**\*

RESIDENTIAL INVESTMENT

### Description

A semi-detached property comprising a five bedroomed fully licensed HMO plus a one bedroomed self-contained flat producing a rental income of £32,112 per annum. The property benefits from double glazing, central heating, CCTV, parking to the front and a rear garden and all letting rooms have en-suites. The property is HMO compliant and fully let producing a rental income of £32,112 per annum.

### Situated

Fronting Radnor Place on the corner of Grange Road West within close proximity to local amenities and approximately 1 mile from Birkenhead town centre.

### Ground Floor

Vestibule, Hall, Communal Kitchen, two Letting Rooms with En Suite Bathroom/WCs

### First Floor

Three Letting Rooms all with En Suite Bathroom/WCs

### Second Floor

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

### Outside

Parking to the Front, Garden to the Rear

### EPC Rating

E

### Council Tax Band

A





LOT  
83

## 179 Rice Lane, Liverpool L9 1AF

GUIDE PRICE £75,000+\*

MIXED USE

### Description

A three storey middle terraced mixed use property comprising a ground floor retail unit together with a two bedroomed self contained flat above, accessed via a separate front entrance. The property benefits from double glazing, central heating and electric roller shutters. The property would be suitable for a number of uses, subject to any consents with a potential rental income of approximately £12,000 per annum.

### Situated

Fronting Rice Lane close to its junction with Rawcliffe Road in an established residential location within close proximity to Walton Vale amenities, Rice Lane Train station, transport links and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Main Sales Area, Rear Room, Kitchen, WC

### EPC Rating

Shop TBC. Flat E

### First Floor

Flat Living Room, Kitchen, Bathroom/WC

### Council Tax Band

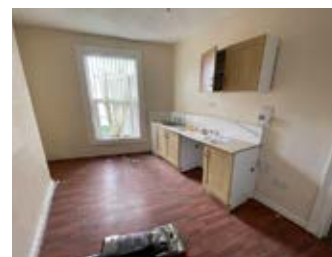
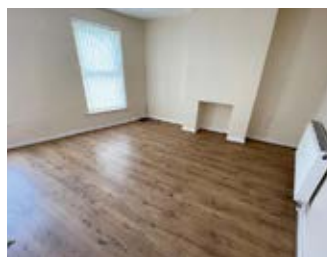
Flat A

### Second Floor

Flat Two Bedrooms

### Outside

Yard to the rear



LOT  
84

## Hill Tor, 3 Greenbank, Meneage Road, Helston, Cornwall TR13 8JA

GUIDE PRICE £225,000+\*

VACANT RESIDENTIAL

### Description

A double fronted three bedroom mid terrace property conveniently situated for Helston town centre. The property which offers a wealth of character features and vaulted ceilings to the first floor, with three reception rooms and a kitchen to the ground floor, three bedrooms and a family bathroom on the first floor, a walled front garden and a rear garden accessed via french doors from the kitchen with a storage shed and patio seating area.

### Situated

The Cornish town of Helston offers a range of shopping and leisure facilities, with retail parks and supermarkets, along with educational facilities catering for all age groups. The harbour and beach at Porthleven are within a 10 minute drive, with the Cathedral city of Truro, Falmouth, Penzance and Hayle being readily commutable.

### Ground Floor

Sitting room with open fire, lounge with woodburning stove, snug, kitchen with french doors to the rear garden and slate flooring.

### Outside

Walled gardens to the front of the property and a rear garden with patio seating area and storage shed.

### First Floor

Landing, three bedrooms and bathroom.

### Viewings

Strictly by prior appointment with Miller Countrywide Helston 01326 563411. General



enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

TBC

### Council Tax Band

C



LOT  
**85**

## 21 Hanover Road, Exeter EX1 2SY

GUIDE PRICE **£195,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom end of terrace property situated in a sought after and well established residential area of Heavitree. The property has had recent refurbishment works following tree root damage which has since been removed and enjoys low maintenance front and rear enclosed gardens. The property is likely to appeal to both owner/occupiers and the residential lettings fraternity given its proximity to both Exeter city centre and the RD&E hospital.

### Situated

Hanover Road enjoys a pleasant setting in the suburb of Heavitree, popular due to its proximity to the RD&E hospital, city centre and local shopping, leisure and educational facilities, being readily commutable to the M5/A38/A30 road networks, Exeter airport and mainline railway stations.

### Ground Floor

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

### First Floor

Landing, three bedrooms and bathroom.

### Outside

Enclosed front and rear low maintenance gardens and patio seating area.

### Viewings

Strictly by prior appointment with Fulfords Exeter 01392 255666. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

TBC

### Council Tax Band

C



LOT  
**86**

## 52 Harvey Street, Torpoint, Cornwall PL11 2BU

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### 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





LOT  
87

## Flat C2 Eleanor House, George Place, Plymouth PL1 3NZ

GUIDE PRICE **£37,000** \*

RESIDENTIAL INVESTMENT

### 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 £450pcm/£5,400pae 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.

### First Floor

**Flat C2** Entrance hall, sitting room, kitchen, bedroom and bathroom.

### Council Tax Band

A

### Tenure

Leasehold

### Viewings

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

### EPC Rating

D



LOT  
88

## 19 York Road, Paignton, Devon TQ4 5NN

GUIDE PRICE **£165,000+** \*

VACANT RESIDENTIAL

### Description

A three bedroom, two reception room mid terraced property having a useful attic room, front and rear enclosed low maintenance gardens, outbuilding with power and lighting and on street parking. Whilst in need of modest updating this spacious property is likely to appeal to both owner occupiers and residential lettings investors in this popular residential location.

### Situated

York Road is in a well-established residential area and conveniently situated for Paignton town centre and the beach. The ever popular seaside town of Paignton offers a wide selection of shopping, educational and leisure facilities, along with sandy beaches, working harbour and railway station.

### Ground Floor

Entrance porch, hallway, sitting room, dining room with door to the rear garden, kitchen/breakfast room.

### Outside

Low maintenance enclosed front garden, rear terraced garden with outbuilding having power and lighting, with a pedestrian gateway to the rear service lane.

### First Floor

Landing, three bedrooms and bathroom.

### Viewings

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

### Second Floor

Loft room with Velux window.



### EPC Rating

TBC

### Council Tax Band

B





### 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 £63,000 pae at full market rents, being sold along with the vacant upper floors having the benefit of Building Control Permission for conversion to 8 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 – 77.4 Square metres. Rent free period currently in place until the 31st December 2022 with £15,000 per annum thereafter. Unit 103: VOA Rating £12,250 – 62.2 Square metres. Rents Passing £12,000 per annum, paid monthly. Unit 105: VOA Rating £13,750 – 64.5 Square metres. Rents Passing £18,000 per annum, paid monthly. Unit 107: VOA Rating £14,000 – 66.2 Square metres. Rents Passing

currently at £15,000 per annum up until the 1st May 2023 and £18,000 per annum 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

A two bedroom semi-detached property situated on Barbican Hill and within close proximity of the sandy beach of Looe, Banjo Pier and the bustling harbourside of this ever popular seaside town. The property has the benefit of an off road parking space, terraced garden, two reception rooms and a balcony giving far reaching views over the townscape to the harbour.

### Situated

The ever popular seaside town of Looe offers a wide range of shopping and leisure facilities, bespoke shops and a thriving harbour. A branch railway line links to the mainline railway line at Liskeard and the town itself is readily commutable by road to Plymouth and the A38/A30/M5 road networks.

### Ground Floor

Entrance hall, sitting room with balcony off, dining room and kitchen.

### First Floor

Landing, two double bedrooms and bathroom.

### Second Floor

Drop down ladder giving access to the loft room with Velux window and under eaves storage.

### Outside

On drive parking and terraced garden.

### Viewings

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

### EPC Rating

E



### Council Tax Band

C



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*Michael Le Brocq (Director)*

*Atlas Estate Agents*





### Description

A charming two bedroom semi-detached cottage situated in the highly sought after hamlet of Higher Porthpean. The property has the benefit of sea views from the master bedroom and the level enclosed garden with lawn, patio seating area and two outside stores, along with a car parking space. The cottage has previously been a successful holiday lettings venture but is now being sold with an established rolling assured shorthold tenancy and generating an income of £680pcm/£8,160 pae.



### Situated

The property is located in the hamlet of Higher Porthpean on Porthpean Beach Road and enjoys far reaching sea and coastal views over St Austell bay. Porthpean meaning 'Little Cove' is a small village neighboured by Duporth and within easy reach of Charlestown either by car or a walk north east along the south west coast path. Porthpean is well known for its sailing club and sandy beach with some beautiful hidden coves only accessible by water. There is also a beach shop providing refreshments and food. The village is readily commutable to Truro, Bodmin and St. Austell, offering an extensive range of shopping and leisure facilities, along with educational facilities catering for all age groups.



### Ground Floor

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

### First Floor

Landing, two bedrooms and bathroom.

### Outside

Level enclosed garden with lawn, patio seating area, two outside stores and parking to the rear of the property.

### Auctioneer's Note

Please be advised that the neighbouring property has

a right of access across the pathways to the front and rear of the property, also that the property has a flying freehold over the adjacent property.

### Viewings

Strictly by prior appointment with Stratton Creber St Austell

01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

E

### Council Tax Band

C



LOT  
92

100 Victoria Road, Dartmouth, Devon TQ6 9EF

GUIDE PRICE £275,000+\*

VACANT RESIDENTIAL

### Description

A versatile mid terrace three bedroom property in the ever popular town of Dartmouth, with accommodation set over four levels and having the benefit of on-drive parking for up to four cars, along with low maintenance front and rear gardens. Whilst in need of modernisation, the property will also lend itself to reconfiguration of the existing accommodation, in order to create an enviable family home or as a post works holiday/residential lettings opportunity.

### Situated

Dartmouth is a highly sought after town, situated on the banks of the River Dart and extremely popular with the sailing/yachting fraternity. The town offers an array of bespoke shops, restaurants and art galleries, with a vibrant year round local community.

### Ground Floor

Entrance hall with stairs to the lower ground floor and first floor, lounge, bedroom three.

### Lower Ground Floor

Kitchen/breakfast room, bathroom and utility room.

### First Floor

Landing, master bedroom with shower room, bedroom two.

### Second Floor

Attic room.

### Outside

Low maintenance front and rear gardens, on-drive parking for up to 4 cars.

### Viewings

Strictly by prior appointment with Fulfords Dartmouth 01803 527523. General enquiries



Countrywide Property Auctions  
01395 275691.

### EPC Rating

F

### Council Tax Band

C



These floor plans are for information only and do not constitute an offer of a specific property. The actual property may vary from the floor plans shown. The floor plans are subject to change without notice.

LOT  
93

Treleague Barns, St. Keverne, Helston, Cornwall TR12 6PQ

GUIDE PRICE £225,000–£250,000\*

LAND

### Description

An interesting opportunity to acquire a Grade II Listed former coach house and stable block, with a walled garden and paddock beyond, the whole amounting to circa 1.24 hectares/3.1 acres on the rural fringes of St Keverne. The property offers graphic potential for sympathetic conversion into an enviable family home, 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 rural village of St Keverne caters for day to day requirements, with local shop, two public houses, restaurant, health centre, butchers and a primary school, with further educational, shopping and recreational facilities available at both Mullion and Helston.

### Viewings

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

### EPC Rating

Exempt

### Council Tax Band

Not applicable.



LOT  
94

## Highfield, Combe Raleigh, Honiton, Devon EX14 4TH

GUIDE PRICE **£295,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom, two reception room detached property retaining a wealth of character features and having glorious rural views. The mature garden lies predominantly to the front and side of the property with lawn and patio seating areas, with a total plot size of circa 0.15 acres. Whilst in need of refurbishment to bring it back to its former glory, the property offers tremendous potential to create an enviable family home in this highly sought after village location.

### Situated

Combe Raleigh is a small village situated in the heart of the Blackdown Hills, an Area of Outstanding Natural Beauty and 1.5 miles from the thriving market town of Honiton. The village has a 14th century church, a village hall with regular social events and a play group.

### Ground Floor

Entrance hall, sitting room, study, kitchen/dining room, rear lobby, store room and WC.

### First Floor

Landing, three bedrooms and bathroom.

### Outside

Mature gardens with lawn and patio seating areas totalling 0.15 acres.

### Viewings

Strictly by prior appointment with Fulfords Honiton 01404 44744. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

G

### Council Tax Band

E



LOT  
95

## Old School House, Twelveheads, Truro, Cornwall TR4 8SL

GUIDE PRICE **£195,000+\***

VACANT RESIDENTIAL

### 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. We understand that Tregothnan Estates have indicated that they are willing to sell the land (please refer to the plan within the legal pack) and that they are open to negotiation.

### 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  
96

## 2 Collingwood, Braddons Hill Road East, Torquay TQ1 1AJ

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom vacant garden floor apartment situated in a converted Victorian Villa, with secure gated parking and large communal gardens. The apartment can be accessed from garden level, or from ground floor level through the main entrance hall and offers an entrance hall with steps leading down to the accommodation, sitting room with door to the garden and patio area, kitchen, two double bedrooms with master en-suite and bathroom.

### Situated

Braddons Hill Road East is conveniently situated for Torquay town centre, Lisburne Square and in turn the sandy beaches and marina. Torquay offers a comprehensive range of shopping, leisure and educational facilities catering for all age groups, being one of three coastal towns forming the sheltered Torbay/English Riviera famous for its warm climate and clear bathing waters.

### Ground Floor

Entrance hall with staircase leading down to sitting room, kitchen, two double bedrooms with master en-suite and bathroom.

### Outside

Secure gated residents parking

and communal gardens and grounds.

### Viewings

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



### EPC Rating

C

### Council Tax Band

C



LOT  
97

## 11 Collingwood, 38 Braddons Hill Road East, Torquay TQ1 1AJ

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A spacious two bedroom first floor apartment with master en-suite and sea views from the dual aspect lounge/diner, situated in a Grade II listed villa, within a secure gated complex and having the benefit of communal gardens, an allocated parking space and visitors parking on an ad hoc basis.

### Situated

Braddons Hill Road East is conveniently situated for Torquay town centre, Lisburne Square and in turn the sandy beaches and marina. Torquay offers a comprehensive range of shopping, leisure and educational facilities catering for all age groups, being one of the three coastal towns forming the sheltered Torbay/English Riviera famous for its warm climate and clear bathing waters.

### Apartment 11

Entrance hall, lounge/diner, kitchen, master bedroom with en-suite shower room, bedroom two and bathroom.

### Outside

Secure electronic gated access, allocated parking space and visitors parking area, communal gardens and grounds.

### Viewings

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

### EPC Rating

D

### Council Tax Band

D



LOT  
98

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.

#### First Floor

Two Bedrooms.

John & Jane Entwistle Green

Entwistle Green



SOLD PRIOR

#### Outside

Yard to Rear.

#### EPC Rating

E

#### Council Tax Band

A

LOT  
99

130/130a Boaler Street, Liverpool L6 6AD

GUIDE PRICE £85,000+\*

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 boiler was installed at the property in March 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 E 130A C



#### Council Tax Band

A



SOLD PRIOR





### Description

A substantial three storey corner property comprising four retail units with a seven bedroomed fully licensed HMO above. The property is currently part let producing a total income of £43,980 per annum. The ground floor comprises four retail units, two are let to Tres Beaux Beauty Salon on a new three year lease at a rental income of £7,200 per annum. One is used as storage and produces £4,800 per annum on a 3 year lease. The final unit is vacant and in need of a full upgrade and refurbishment scheme. The first floor comprises a seven bedroomed fully licensed HMO which is currently fully let producing £31,980 per annum. The second floor is derelict and would potentially be suitable for conversion, subject to gaining the necessary consents.

### Situated

On the corner of Knowsley Road close to its junction with Hornby Boulevard in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

### Ground Floor

**229/231 Shop** Main Room, Three Treatment Rooms, Kitchen, WC (Sutton Kersh have not inspected this unit)

**233** Main Room, Kitchenette, WC (Sutton Kersh have not inspected this unit)

**235a** Two Rooms, Lean To

**235** Entrance Hall with stairs to first floor

### First Floor

Hall, Seven Letting Rooms all with En Suite Shower Rooms/ WC, Communal Kitchen (Sutton Kersh have not inspected all rooms)

### Second Floor

Derelict – Not Inspected

### Outside

Yard to the rear

### EPC Rating

**Shop 231 D. 233 TBC. 235a TBC. 235 HMO F** (please note the property has an exemption certificate for this rating)

### Council Tax Rating

**HMO A**

LOT  
**101**

## 87 Higher Bore Street, Bodmin, Cornwall PL31 1JT

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom mid terrace property with accommodation set over three floors and in need of comprehensive refurbishment throughout. The property enjoys front and rear enclosed gardens, lounge/diner, kitchen/breakfast room with a disabled lift to the first floor rear bedroom, attic room/bedroom three, two wet rooms and a utility room.

### Situated

Higher Bore Street is set in proximity of the main shopping centre of Bodmin town centre, local schools and the community hospital. The town offers a wide selection of shopping and leisure facilities, along with retail parks and supermarkets, being readily commutable to the A30/A38 road networks and a mainline railway station at Bodmin Parkway.

### Ground Floor

Lounge/diner, kitchen/breakfast room, utility room, rear lobby and wet room.

### Outside

Walled frontage and enclosed rear garden.

### First Floor

Landing, bedroom one, bedroom two with lift and dressing room, wet room.

### Viewings

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

### Second Floor

Attic room/bedroom three.

### EPC Rating

E



### Council Tax Band

A



LOT  
**102**

## 25 Merecroft Avenue, Wallasey, Merseyside CH44 4BJ

GUIDE PRICE **£75,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroom semi detached property benefitting from double glazing, central heating and gardens to the front and rear. The property is currently let by the way of an assured shorthold tenancy producing a rental income of £6300.00 per annum.

### Situated

Between Hillcroft and Eastcroft Road in a popular and well established residential location close to local amenities and approximately 3 miles from Birkenhead town centre.

### Ground Floor

Hallway, Living Room, Kitchen.

### Outside

Gardens front and rear.

### EPC Rating

D.

### Council Tax Band

A.

### Note

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





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# Money Laundering Regulations

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

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

## ID can be approved as follows:

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

### Alternatively

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

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

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

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

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



## Acceptable Identification Documents

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

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

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

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

#### **List 1:**

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

**or**

#### **List 2:**

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

**and**

#### **List 3:**

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

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

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

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

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

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

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# 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**



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# Common Auction Conditions

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

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

## Introduction

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

### Glossary

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

### Auction Conduct Conditions

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

### Sale Conditions

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

## Glossary

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

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

Wherever it makes sense:

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

### ACTUAL COMPLETION DATE

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

### ADDENDUM

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

### Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

### Approved Financial Institution

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

### ARREARS

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

### ARREARS Schedule

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

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### Catalogue

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

### COMPLETION

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

### Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

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

### CONTRACT DATE

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

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

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

### DOCUMENTS

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

### EXTRA GENERAL CONDITIONS

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

### Financial Charge

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

### General Conditions

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

### INTEREST RATE

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

### LOT

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

### Old ARREARS

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

### PARTICULARS

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

### PRACTITIONER

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

### PRICE

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

### Ready To Complete

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

### SALE CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

## Auction Conduct Conditions

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

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

### A1 Introduction

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

### A2 OUR role

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

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

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

### A3 Bidding and reserve PRICES

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

### A4 The PARTICULARS and other information

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

### A5 The CONTRACT

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

### A6 Extra Auction Conduct Conditions

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

## General Conditions of Sale

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

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

### G1 The LOT

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

|      |   |      |   |                                       |   |
|------|---|------|---|---------------------------------------|---|
|      | CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.  |      | made to the Land Registry and of the DOCUMENTS accompanying that application;   |                                       | (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and  |
| G1.2 | The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.   |      | (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and   |                                       | (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).   |
| G1.3 | The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.  |      | (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.  | G9.5                                  | The BUYER must promptly   |
| G1.4 | The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:  |      | (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.   | G9.6                                  | (a) provide references and other relevant information; and  |
|      | (a) matters registered or capable of registration as local land charges;  | G4.3 | Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):   |                                       | (b) comply with the landlord's lawful requirements.   |
|      | (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;  |      | (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and  |                                       | If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9. |
|      | (c) notices, orders, demands, proposals and requirements of any competent authority;  |      | (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.  | G10                                   | <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.

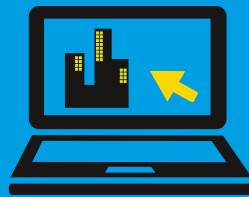
#### G30.3 Extra Auction Conduct Conditions

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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