

# property auction

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

**Thursday 8 April 2021**  
12 noon prompt

Please note this auction will be streamed live online only

**SuttonKersh**

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



**blundells**  
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# Merseyside's leading auction team...



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for free advice or to arrange a free valuation

## 2021 Auction Dates

### Auction

Thursday 18 February

Thursday 8 April

Thursday 20 May

Thursday 15 July

Wednesday 8 September

Thursday 21 October

Thursday 9 December

### Closing

Friday 22 January

Friday 12 March

Friday 23 April

Friday 18 June

Friday 13 August

Friday 24 September

Friday 12 November

# 0151 207 6315

## auctions@suttonkersh.co.uk

# Welcome



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

The sale will be live streamed once again with the ever vibrant auctioneer Andrew Binstock gracing our screens to conduct proceedings.

We kicked off this year's auction programme in fantastic style with our February sale being our most successful ever in terms of amount raised and % sold, generating £13.5m for our clients at a 95% success level – a truly outstanding result!

With the stamp duty holiday extended and the Mortgage Guarantee Scheme recently announced these are certainly interesting times for those looking for an owner occupier opportunity at auction.

So with 2021 getting off to a fantastic start we are delighted to present another packed catalogue for April with in excess of 120 lots on offer.

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

- Lot 16** 11 Rockfield Road, Liverpool L4 0SE
- Lot 58** 27–29 Townsend Lane, Anfield, Liverpool L6 0AX
- Lot 63** 161 Ford Road, Wirral, Merseyside CH49 0TH
- Lot 73** 34 Church Road West, Liverpool L4 5UF
- Lot 61** Land at 4 Ferry Road, Wirral, Merseyside CH62 0AJ
- Lot 110** The Paddock, Harts Lane, Exeter EX1 3RE

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 and best wishes for the forthcoming year.

**Cathy Holt MNAEA MNAVA**  
**Associate Director**

# 132

 lots available

# 60+

vacant residential

# 50+

residential investment

# 4

commercial investment

# 2

vacant commercial

# 3

development opportunities

# 1 1

mixed use garages

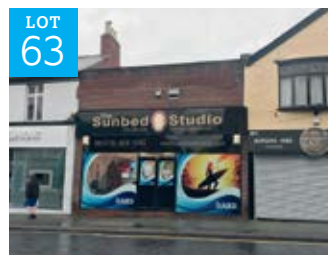
## Highlights



11 Rockfield Road, Liverpool L4 0SE



27–29 Townsend Lane, Anfield, Liverpool L6 0AX



161 Ford Road, Wirral, Merseyside CH49 0TH



34 Church Road West, Liverpool L4 5UF

## Viewings

We are following Government Guidelines to allow viewings to take place on vacant lots. Where possible, we will upload 360° tours or video tours and internal pictures of lots on our website and we advise that you view these before booking a viewing. We would respectfully remind all parties that strict social distancing will be applied to viewings and facemasks must be worn. You must attend alone, and wear a facemask. We do ask for your patience, it may not always be possible to accommodate everyone, but we assure you our team is working hard to keep the property market open.

# 2021 – our year in numbers

## YEAR TO DATE

**112** lots sold  
**£13.5m** raised  
**95%** success

JAN

FEB

**112** lots sold  
**£13.5m** raised  
**95%** success

MAR

APR

**Thursday 20 May**  
Closing Friday 23 April

MAY

JUN

**Thursday 15 July**  
Closing Friday 18 June

JUL

AUG

**Wednesday 8 September**  
Closing Friday 13 August

SEPT

OCT

**Thursday 21 October**  
Closing Friday 24 September

NOV

DEC

**Thursday 9 December**  
Closing Friday 12 November

# Absentee bidding guide for live streamed closed door auction

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Due to Covid-19, our auction will be live streamed with a live auctioneer. All bidders will need to register for remote bidding. There will be no in room bidding. The link to the live stream will be released on our website on the morning of the auction

We offer 3 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.

You will be required to complete the following before you can bid

1. **Bidding Form** Please complete the relevant bidding form and return it to us by email [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk) at least 48 hours before the start of the auction. We will require a separate bidding form for each property you want to bid on.
2. **Money Laundering ID Check** We will require you to pass our verification process, details of which can be found in the money laundering section of this guide.
3. **Proof of Funds** We will contact you for your debit card details or for you to transfer 10% of your maximum bid plus the buyer's admin fee to our client account at least 24 hours before the start of the auction.

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.

# Attention Landlords!

Whether you are a new landlord with a single property or an experienced landlord with an extensive portfolio, we have nearly 40 years experience in finding tenants quickly and managing their on-going needs.

- Let only or fully managed service
- Service charge blocks
- Thorough tenant referencing
- Comprehensive inventory\*
- Rent warranty\*
- ARLA registered

**YOU BUY THE PROPERTY –  
LET US DO ALL THE WORK!**

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FOR PORTFOLIO LANDLORDS!**

**TALK TO COLIN WOODS, LETTINGS  
MANAGER TODAY AT THE LETTINGS DESK**

For more information on our range of landlord services or to arrange a FREE property valuation visit our Lettings Desk today, or:

**T: 0151 482 2594 E: [lettings@suttonkersh.co.uk](mailto:lettings@suttonkersh.co.uk)**



\*Available at an additional cost

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# Terms & conditions for proxy, telephone or internet bidders

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

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

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

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

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

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

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

# Auctioneer's pre-sale announcements

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

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

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

## Guide Prices, Reserve Prices and Buyer's Fees

### Guide Price

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

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

### Reserve Price

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

### Buyer's Fees

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



# Money Laundering Regulations

Due to the new changes 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 with no exceptions.

## ID CAN BE APPROVED AS FOLLOWS

1. Via our real time online app, our team can invite you to complete the process via your PC, tablet or smartphone
2. The Post Office can verify up to 3 × forms of ID for a small charge.
3. Solicitors, the bank, an accountant or other professional body can certify the relevant ID.

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

1. In the case of an **individual bidding at auction**, we require 2 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 2 forms of certified ID, one photographic and one proof of residence **from both parties** – a list of acceptable documents can be found below.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are **unable to attend in person** or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 6 years 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, Lexis Nexis OR ETSOS 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. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
6. Pre registration to bid remotely will need to be in place 48 hours before the date of the auction. **In all cases we will require proof of funds.**

### List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

### List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including – Electricity bill (with MPAN number – as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number – as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number – as verifiable. (Dated within the last 12 months).	

All certified ID can be sent to us at [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk).

IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 0151 207 6315.

Thank you for your understanding and helping us comply with these regulations.

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

\*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only.  
\*\*On loans up to £500,000 for residential properties only.

# Order of sale Thursday 8 April 2021

## For sale by public auction unless sold prior or withdrawn

1	11 Rockfield Road, Liverpool L4 OSE	£15,000+*
2	10 Faraday Street, Liverpool L5 6PL	£40,000+*
3	15 Whitland Road, Liverpool L6 8NP	£85,000+*
4	40 & 40a High Street, Mosborough, Sheffield S20 5AE	£100,000+*
5	20 Greengate Street, Barrow-in-Furness, Cumbria LA14 1HB	£30,000+*
6	21 Modred Street, Liverpool L8 8HX	£65,000+*
7	18/20 Albert Drive, Liverpool L9 8BQ	£550,000+*
8	4 Norgate Street, Liverpool L4 0RH	£60,000+*
9	Apt 22, Caber House, 10–12 Pall Mall, Liverpool L3 6AL	£35,000+*
10	Apt At1, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ	£40,000+*
11	37 Gidlow Road, Liverpool L13 2AN	£65,000+*
12	22 Buckingham Road, Tuebrook, Liverpool L13 8AZ	SOLD PRIOR
13	24 Dyson Street, Liverpool L4 5UX	£65,000+*
14	43 Hammond Street, St. Helens, Merseyside WA9 1PZ	£60,000+*
15	73 Balmoral Court, New Road, Tuebrook, Liverpool L13 7HX	£25,000+*
16	8 Rockfield Road, Liverpool L4 OSF	£125,000+*
17	Suite 89, Artesian Studios, Jamaica Street, Liverpool L1 0AF	£35,000+*
18	104 Gaskell Street, St. Helens, Merseyside WA9 1PY	£60,000+*
19	13 Harrow Road, Liverpool L4 2TH	£50,000+*
20	1a Windsor Road, Crosby, Liverpool L23 7TR	£95,000+*
21	221 Lisburn Lane, Tuebrook, Liverpool L13 9AQ	£75,000+*
22	Ozanam Hall, Alvanley Place, Prenton, Merseyside CH43 4XA	£115,000+*
23	32 Jacqueline Drive, Liverpool L36 1TU	£80,000+*
24	34 Ince Avenue, Anfield, Liverpool L4 7UX	£65,000+*
25	32 Dinorwic Road, Liverpool L4 0UB	£55,000+*
26	18 Westdale Road, Liverpool L15 4HS	£80,000+*
27	44 Hawkins Street, Liverpool L6 6BZ	SOLD PRIOR
28	30 Libertas Studios, 48 St. James Street, Liverpool L1 0AB	£35,000+*
29	37 Frodsham Street, Liverpool L4 5XA	£45,000+*
30	154 Walton Village, Liverpool L4 6TN	SOLD PRIOR
31	145 Whitehedge Road, Liverpool L19 7NA	£350,000+*
32	12 Grafton Grove, Liverpool L8 6RW	£60,000+*
33	3 St. Michaels Church Road, Liverpool L17 7BD	£165,000+*
34	35 Romley Street, Liverpool L4 5TD	£20,000+*
35	Flat 4, 14a Walton Park, Liverpool L9 1EZ	£25,000+*
36	67 Esher Road, Liverpool L6 6DE	£75,000+*
37	26 Aigburth Hall Road, Liverpool L19 9EE	£135,000+*
38	11 Chester Road, Anfield, Liverpool L6 4DY	£90,000+*
39	Apt 9, National Bank Building, 24 Fenwick Street, Liverpool L2 7NE	£70,000+*
40	55 Derby Road, Huyton, Liverpool L36 9UQ	£600,000+*
41	3 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX	£185,000+*
42	78 Sutcliffe Street, Liverpool L6 6AT	£55,000+*
43	52 Strathcona Road, Liverpool L15 1ED	£65,000+*
44	2 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX	£185,000+*
45	12 Espin Street, Liverpool L4 5XE	£45,000+*
46	76 Southgate Road, Liverpool L13 5YA	£65,000+*
47	25 Belfast Road, Liverpool L13 5SR	£65,000+*
48	18 Harrowby Road, Birkenhead, Merseyside CH42 7HU	£50,000+*
49	33–37 Hawthorne Road, Bootle, Merseyside L20 2DQ	£250,000+*
50	35 Newcombe Street, Liverpool L6 5AN	£65,000+*
51	45 Sutcliffe Street, Liverpool L6 6AS	£55,000+*
52	14 Glengariff Street, Liverpool L13 8DN	£65,000+*
53	63 Ridyard Street, Wigan, Lancashire WN5 9QD	SOLD PRIOR
54	Apt 28, 35 Bridport Street, Liverpool L3 5QF	£55,000+*
55	Apt 23, 35 Bridport Street, Liverpool L3 5QF	£70,000+*
56	120 North Hill Street, Liverpool L8 8AG	£85,000+*
57	12 Stockbridge Street, Liverpool L5 6PB	£55,000+*
58	27–29 Townsend Lane, Anfield, Liverpool L6 0AX	£85,000+*
59	280 Anfield Road, Liverpool L4 0TJ	£110,000+*
60	9 Ince Avenue, Litherland, Liverpool L21 6NL	£45,000+*
61	Land at 4 Ferry Road, Wirral, Merseyside CH62 0AJ	£150,000+*
62	76 September Road, Liverpool L6 4DQ	£70,000+*
63	161 Ford Road, Wirral, Merseyside CH49 0TH	£78,000+*
64	11 Romley Street, Liverpool L4 5TD	£45,000+*

65	89 Breeze Hill, Liverpool L9 1DZ	£100,000+
66	228 Chapel Road, Chapeltown, Sheffield S35 1QH	£135,000+
67	9 Selina Road, Liverpool L4 5RD	£40,000+
68	136 Carr Lane East, Liverpool L11 4SL	£185,000+
69	Apt As7, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ	£37,000+
70	11 Barkbeth Road, Liverpool L36 3TT	£70,000+
71	6 Swanston Avenue, Liverpool L4 5TA	£65,000+
72	29 Holly Road, Fairfield, Liverpool L7 0LH	£325,000+
73	34 Church Road West, Liverpool L4 5UF	£45,000+
74	Flat 64, 21 Jamaica Street, Liverpool L1 0AA	£35,000+
75	4c Fulwood Park, Cressington, Liverpool L17 5AG	£175,000+
76	42 Acheson Road, Liverpool L13 9AB	£110,000+
77	174 Cranborne Road and 36 Cardigan Street, Liverpool L15 2HZ	£210,000+
78	Apartment 2, 40 Sandown Lane, Liverpool L15 4HU	£60,000+
79	14 Queens Court, Everton, Liverpool L6 2AU	£60,000+
80	3 Weldon Street, Liverpool L4 5QA	£60,000+
81	11 June Road, Liverpool L6 4DB	SOLD PRIOR
82	9 Maxwell Road, Liverpool L13 0BX	£100,000+
83	55 Wadham Road, Bootle, Merseyside L20 7DQ	£75,000+
84	81 Chesterton Street, Liverpool L19 8LD	£60,000+
85	Apt As2, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ	£37,000+
86	Flat 68 Reeds Road, Liverpool L36 7SW	£20,000–£25,000*
87	Flat 60a Reeds Road, Liverpool L36 7SW	£20,000–£25,000*
88	Flat 60 Reeds Road, Liverpool L36 7SW	£18,000+
89	42 Gorsedale Road, Liverpool L18 5EZ	£150,000+
90	8 Stainburn Avenue, Liverpool L11 3DE	£60,000+
91	207 Longmoor Lane, Liverpool L9 0ED	£30,000+
92	Apartment 83 The Reach, 39 Leeds Street, Liverpool L3 2DB	£85,000+
93	31 Princes Avenue, Crosby, Liverpool L23 5RR	£225,000+
94	Garages and land to the west of Ross Street, Widnes WA8 6JX	£30,000+
95	111 Makin Street, Liverpool L4 5QF	£40,000+
96	Albany House, 129 Albany Road, Redruth, Cornwall TR15 2JB	£200,000+
97	49 High Street, Falmouth, Cornwall TR11 2AF	£395,000+
98	Flats 2 & 3, 6 Kings Road, Penzance, Cornwall TR18 4LG	£450,000+
99	76 West Hill Road, Plymouth PL4 7LG	£295,000+
100	1 The Teeds, Woodbury, Exeter, Devon EX5 1LQ	£175,000+
101	48 East Pafford Avenue, Torquay TQ2 8DA	£100,000+
102	5b Providence Street, Plymouth PL4 8JG	£65,000+
103	23 Pearl Street, Bristol BS3 3DZ	£300,000+
104	Lanvean Cottage, Lanvean, St. Mawgan, Newquay TR8 4EY	£475,000+
105	5 Maxstoke Court, Middle Warberry Road, Torquay TQ1 1RP	£65,000+
106	Flats 8a, 8b, 8c, Commercial Square, Camborne, Cornwall TR14 8DZ	£215,000+
107	4 Dinham Road, Exeter EX4 4EE	£250,000–£300,000*
108	The Old Chapel, 2a Stanways Road, Newquay, Cornwall TR7 3HF	£250,000+
109	Parkavale, Parka Road, St Columb Road, Cornwall TR9 6PG	£250,000+
110	The Paddock, Harts Lane, Exeter EX1 3RE	£350,000+
111	3 Woodlands Court, Hulham Road, Exmouth, Devon EX8 4RA	£100,000–£125,000*
112	21 Loggans Road, Loggans, Hayle, Cornwall TR27 4PL	£150,000+
113	36 Kings Gardens, Kerslakes Court, Honiton, Devon EX14 1FL	£55,000+
114	1, Third Court, High Street, Dawlish, Devon EX7 9HG	£125,000+
115	1 Chapel Street, St. Ives, Cornwall TR26 2LS	£275,000*
116	24 Rector Road, Liverpool L6 0BY	£50,000+
117	40 Rector Road, Liverpool L6 0BY	£55,000+
118	177 Gloucester Road, Bootle, Merseyside L20 9AL	£65,000+
119	37 Wolfenden Avenue, Bootle, Merseyside L20 0AY	£85,000+
120	Flat 5 Willow Rise, Liverpool L33 8WZ	£25,000–£35,000*
121	Flat 35 Willow Rise, Liverpool L33 8WZ	£25,000–£35,000*
122	Land adjacent to 90 Penmann Crescent, Liverpool L26 0UG	£45,000+
123	Flats A & B, 26 Langdale Street, Bootle, Merseyside L20 3BX	£110,000+
124	2a & 2b Ireton Street, Liverpool L4 5TR	£60,000+
125	21 Kingfisher House, Pighue Lane, Liverpool L13 1DQ	£60,000+
126	75 Hinton Street, Fairfield, Liverpool L6 3AP	£68,000+
127	6 Brook Hey Drive, Kirkby, Liverpool L33 9TB	£48,000+
128	87 Bell Road, Wallasey, Merseyside CH44 8DP	£65,000+
129	11 Butterfield Street, Liverpool L4 4HT	£30,000+
130	165 Rice Lane, Liverpool L9 1AF	£120,000+
131	21 Brunel Street, Ferryhill, County Durham DL17 8NX	£13,500+
132	96 Old Woodlands Road, Plymouth PL5 3SX	SOLD PRIOR

# Order of sale by type

## Commercial investment

- 40 55 Derby Road, Huyton, Liverpool L36 9UQ
- 49 33–37 Hawthorne Road, Bootle, Merseyside L20 2DQ
- 63 161 Ford Road, Wirral, Merseyside CH49 0TH
- 115 1 Chapel Street, St. Ives, Cornwall TR26 2LS

## Development opportunities

- 22 Ozanam Hall, Alvanley Place, Prenton, Merseyside CH43 4XA
- 61 Land at 4 Ferry Road, Wirral, Merseyside CH62 0AJ
- 122 Land adjacent to 90 Penmann Crescent, Liverpool L26 0UG

## Garages

- 94 Garages and land to the west of Ross Street, Widnes WA8 6JX

## Mixed use

- 97 49 High Street, Falmouth, Cornwall TR11 2AF

## Residential investment

- 4 40 & 40a High Street, Mosborough, Sheffield S20 5AE
- 7 18/20 Albert Drive, Liverpool L9 8BQ
- 10 Apt At1, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ
- 11 37 Gidlow Road, Liverpool L13 2AN
- 13 24 Dyson Street, Liverpool L4 5UX
- 14 43 Hammond Street, St. Helens, Merseyside WA9 1PZ
- 17 Suite 89, Artesian Studios, Jamaica Street, Liverpool L1 0AF
- 21 221 Lisburn Lane, Tuebrook, Liverpool L13 9AQ
- 24 34 Ince Avenue, Anfield, Liverpool L4 7UX
- 25 32 Dinorwic Road, Liverpool L4 0UB
- 26 18 Westdale Road, Liverpool L15 4HS
- 27 44 Hawkins Street, Liverpool L6 6BZ
- 28 30 Libertas Studios, 48 St. James Street, Liverpool L1 0AB
- 30 154 Walton Village, Liverpool L4 6TN
- 31 145 Whitehedge Road, Liverpool L19 7NA
- 39 Apt 9, National Bank Building, 24 Fenwick Street, Liverpool L2 7NE
- 44 2 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX
- 45 12 Espin Street, Liverpool L4 5XE
- 46 76 Southgate Road, Liverpool L13 5YA
- 47 25 Belfast Road, Liverpool L13 5SR
- 50 35 Newcombe Street, Liverpool L6 5AN
- 52 14 Glengariff Street, Liverpool L13 8DN
- 56 120 North Hill Street, Liverpool L8 8AG
- 64 11 Romley Street, Liverpool L4 5TD
- 65 89 Breeze Hill, Liverpool L9 1DZ
- 67 9 Selina Road, Liverpool L4 5RD
- 69 Apt As7, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ
- 71 6 Swanston Avenue, Liverpool L4 5TA
- 73 34 Church Road West, Liverpool L4 5UF
- 74 Flat 64, 21 Jamaica Street, Liverpool L1 0AA
- 77 174 Cranborne Road and 36 Cardigan Street, Liverpool L15 2HZ
- 78 Apartment 2, 40 Sandown Lane, Liverpool L15 4HU

- 81 11 June Road, Liverpool L6 4DB
- 85 Apt As2, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ
- 86 Flat 68 Reeds Road, Liverpool L36 7SW
- 89 42 Gorsedale Road, Liverpool L18 5EZ
- 90 8 Stainburn Avenue, Liverpool L11 3DE
- 98 Flats 2 & 3, 6 Kings Road, Penzance, Cornwall TR18 4LG
- 99 76 West Hill Road, Plymouth PL4 7LG
- 105 5 Maxstoke Court, Middle Warberry Road, Torquay TQ1 1RP
- 106 Flats 8a, 8b, 8c, Commercial Square, Camborne, Cornwall TR14 8DZ
- 111 3 Woodlands Court, Hulham Road, Exmouth, Devon EX8 4RA
- 112 21 Loggans Road, Loggans, Hayle, Cornwall TR27 4PL
- 116 24 Rector Road, Liverpool L6 0BY
- 117 40 Rector Road, Liverpool L6 0BY
- 119 37 Wolfenden Avenue, Bootle, Merseyside L20 0AY
- 120 Flat 5 Willow Rise, Liverpool L33 8WZ
- 121 Flat 35 Willow Rise, Liverpool L33 8WZ
- 123 Flats A & B, 26 Langdale Street, Bootle, Merseyside L20 3BX
- 124 2a & 2b Ireton Street, Liverpool L4 5TR
- 125 21 Kingfisher House, Pighue Lane, Liverpool L13 1DQ
- 127 6 Brook Hey Drive, Kirkby, Liverpool L33 9TB
- 130 165 Rice Lane, Liverpool L9 1AF

## Vacant commercial

- 58 27–29 Townsend Lane, Anfield, Liverpool L6 0AX
- 91 207 Longmoor Lane, Liverpool L9 0ED

## Vacant residential

- 1 11 Rockfield Road, Liverpool L4 0SE
- 2 10 Faraday Street, Liverpool L5 6PL
- 3 15 Whitland Road, Liverpool L6 8NP
- 5 20 Greengate Street, Barrow-in-Furness, Cumbria LA14 1HB
- 6 21 Modred Street, Liverpool L8 8HX
- 8 4 Norgate Street, Liverpool L4 0RH
- 9 Apt 22, Caber House, 10–12 Pall Mall, Liverpool L3 6AL
- 12 22 Buckingham Road, Tuebrook, Liverpool L13 8AZ
- 15 73 Balmoral Court, New Road, Tuebrook, Liverpool L13 7HX
- 16 8 Rockfield Road, Liverpool L4 0SF
- 18 104 Gaskell Street, St. Helens, Merseyside WA9 1PY
- 19 13 Harrow Road, Liverpool L4 2TH
- 20 1a Windsor Road, Crosby, Liverpool L23 7TR
- 23 32 Jacqueline Drive, Liverpool L36 1TU
- 29 37 Frodsham Street, Liverpool L4 5XA
- 32 12 Grafton Grove, Liverpool L8 6RW
- 33 3 St. Michaels Church Road, Liverpool L17 7BD
- 34 135 Romley Street, Liverpool L4 5TD
- 35 Flat 4, 14a Walton Park, Liverpool L9 1EZ
- 36 67 Esher Road, Liverpool L6 6DE
- 37 26 Aigburth Hall Road, Liverpool L19 9EE
- 38 11 Chester Road, Anfield, Liverpool L6 4DY
- 41 3 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX
- 42 78 Sutcliffe Street, Liverpool L6 6AT

- 43 52 Strathcona Road, Liverpool L15 1ED
- 48 18 Harrowby Road, Birkenhead, Merseyside CH42 7HU
- 51 45 Sutcliffe Street, Liverpool L6 6AS
- 53 63 Ridyard Street, Wigan, Lancashire WN5 9QD
- 54 Apt 28, 35 Bridport Street, Liverpool L3 5QF
- 55 Apt 23, 35 Bridport Street, Liverpool L3 5QF
- 57 12 Stockbridge Street, Liverpool L5 6PB
- 59 280 Anfield Road, Liverpool L4 0TJ
- 60 9 Ince Avenue, Litherland, Liverpool L21 6NL
- 62 76 September Road, Liverpool L6 4DQ
- 66 228 Chapel Road, Chapeltown, Sheffield S35 1QH
- 68 136 Carr Lane East, Liverpool L11 4SL
- 70 11 Barkbeth Road, Liverpool L36 3TT
- 72 29 Holly Road, Fairfield, Liverpool L7 0LH
- 75 4c Fulwood Park, Cressington, Liverpool L17 5AG
- 76 42 Acheson Road, Liverpool L13 9AB
- 79 14 Queens Court, Everton, Liverpool L6 2AU
- 80 3 Weldon Street, Liverpool L4 5QA
- 82 9 Maxwell Road, Liverpool L13 0BX
- 83 55 Wadham Road, Bootle, Merseyside L20 7DQ
- 84 81 Chesterton Street, Liverpool L19 8LD
- 87 Flat 60a Reeds Road, Liverpool L36 7SW
- 88 Flat 60 Reeds Road, Liverpool L36 7SW
- 92 Apartment 83 The Reach, 39 Leeds Street, Liverpool L3 2DB
- 93 31 Princes Avenue, Crosby, Liverpool L23 5RR
- 95 111 Makin Street, Liverpool L4 5QF
- 96 Albany House, 129 Albany Road, Redruth, Cornwall TR15 2JB
- 100 1 The Teeds, Woodbury, Exeter, Devon EX5 1LQ
- 101 48 East Pafford Avenue, Torquay TQ2 8DA
- 102 5b Providence Street, Plymouth PL4 8JG
- 103 23 Pearl Street, Bristol BS3 3DZ
- 104 Lanvean Cottage, Lanvean, St. Mawgan, Newquay TR8 4EY
- 107 4 Dinham Road, Exeter EX4 4EE
- 108 The Old Chapel, 2a Stanways Road, Newquay, Cornwall TR7 3HF
- 109 Parkavale, Parka Road, St Columb Road, Cornwall TR9 6PG
- 110 The Paddock, Harts Lane, Exeter EX1 3RE
- 113 36 Kings Gardens, Kerlakes Court, Honiton, Devon EX14 1FL
- 114 1, Third Court, High Street, Dawlish, Devon EX7 9HG
- 118 177 Gloucester Road, Bootle, Merseyside L20 9AL
- 126 75 Hinton Street, Fairfield, Liverpool L6 3AP
- 128 87 Bell Road, Wallasey, Merseyside CH44 8DP
- 129 11 Butterfield Street, Liverpool L4 4HT
- 131 21 Brunel Street, Ferryhill, County Durham DL17 8NX
- 132 96 Old Woodlands Road, Plymouth PL5 3SX

LOT

1

## 11 Rockfield Road, Liverpool L4 0SE

GUIDE PRICE **£15,000+**\*

VACANT RESIDENTIAL

**Description**

A three bedroomed middle terraced property which has suffered from fire damage throughout. The property is in need of a full upgrade and refurbishment scheme and once upgrade would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum. Please note the property is suitable for cash buyers only.

**Situated**

Off Anfield Road within walking distance to Liverpool Football Club and local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, Open Plan Living Room/  
Dining Room, Kitchen/Diner

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear

**Note**

**This property will not be sold prior to auction so please register to bid if you wish to purchase.**



LOT

2

## 10 Faraday Street, Liverpool L5 6PL

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

**Description**

A two bedroomed middle terraced house benefiting from double glazing. Following upgrade and refurbishment the property would be suitable for occupation or investment purposes.

**Situated**

Off Thirlmere Road which in turn is off Oakfield Road (A5089) within close proximity to Breck Road amenities, transport links and approximately 3 miles from Liverpool city centre.

**Cellar**

Not inspected.

**Ground Floor**

Hall, Through Lounge/Dining  
room, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Rear Yard.



LOT

3

## 15 Whitland Road, Liverpool L6 8NP

GUIDE PRICE £85,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroom mid terraced property benefiting from double glazing, central heating and rear garden. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes.

**Situated**

Just off Elm Vale which in turn is off Prescot Road in a popular and well established residential location, close to local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor**

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

**Joint Agent**

Entwistle Green

**First Floor**

Three Bedrooms, Bathroom, Separate WC

**Outside**

Gardens



LOT

4

## 40 &amp; 40a High Street, Mosborough, Sheffield S20 5AE

GUIDE PRICE £100,000+\*

RESIDENTIAL INVESTMENT

**Description**

A two bedroomed middle terraced property with a self-contained studio flat below benefiting from double glazing, central heating. Both properties are in good order throughout and are let by Assured Shorthold Tenancies producing a total income of £10,800 per annum.

**Situated**

Fronting High Street in a popular and well established location within walking distance to local amenities and transport links.

**Lower Ground Floor**

**Studio Flat** Open Plan Kitchen/ Diner/Bedroom, Shower Room/WC, Access to the Rear Yard

**Joint Agent**

Blundells

**Ground Floor**

**House** Vestibule, Living Room, Kitchen

**First Floor**

**House** – Two Bedrooms, Bathroom/WC

**Outside**

Studio has access to rear yard



LOT  
5

## 20 Greengate Street, Barrow-in-Furness, Cumbria LA14 1HB

GUIDE PRICE **£30,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroomed three storey middle terraced property benefiting from double glazing. The property is in need of refurbishment and modernisation throughout and once upgraded would be suitable for rental purposes.

### Situated

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

### Ground Floor

Living Room, Dining Room, Kitchen, Bathroom/WC

### Note

Please note Sutton Kersh have not inspected the property internally.

### First Floor

Two Bedrooms

### Second Floor

Two Further Bedrooms

### Outside

Yard to the rear.

### EPC Rating

C



LOT  
6

## 21 Modred Street, Liverpool L8 8HX

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed end of terrace benefiting from majority double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation or investment purposes. The potential rental income is approximately £6,900.00 per annum.

### Situated

Just off North Hill Street and Windsor Street in a popular and well-established residential location within close proximity to local amenities, Princes Park and approximately 2 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to rear.







### Description

Freehold block of 12 flats. Yield circa 10%. A rare opportunity for an investor to purchase a substantial detached block of 12 flats in its own grounds currently producing £55,000 per annum. The property benefits from partial double glazing, electric heating, large rear garden, secure entry system. It has parking for several cars to the front and a large garden to the rear.

### Situated

The property is situated on Albert Drive which is off Moss Lane in a quiet and very popular residential location. Shopping amenities are available locally and within close proximity to Walton Vale to include several bars, restaurants and shops. Public transport links include Orrell Park and Rice Lane Train Station together with a network of local bus services into Liverpool city centre, approximately 6 miles away.

### Ground Floor

Main Entrance Hallway

**Flat 1** Open Plan Lounge/  
Kitchen, Shower/WC, one  
Bedroom

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

**Flat 2** Open Plan Lounge/  
Kitchen, Shower/WC, one  
Bedroom

**Flat 3** Open Plan Lounge/  
Kitchen, Shower/WC, one  
Bedroom

**Flat 4** Accessed via separate side  
entrance – Open Plan Lounge/  
Kitchen, Shower/WC, one  
Bedroom.

### First Floor

**Flat 6** One Bedroom, Shower  
Room/WC, Open Plan Lounge/  
Kitchen

**Flat 7** One Bedroom, Shower  
Room/WC, Open Plan Lounge/  
Kitchen

**Flat 8** One Bedroom, Shower



Room/WC, Open Plan Lounge/  
Kitchen

**Flat 9** One Bedroom, Shower  
Room/WC, Open Plan Lounge/  
Kitchen

### Second Floor

**Flat 10** Two Bedrooms, Shower  
Room/WC, Open Plan Lounge/  
Kitchen

**Flat 11** Two Bedrooms, Shower  
Room/WC, Open Plan Lounge/  
Kitchen

**Flat 12** One Bedroom, Shower  
Room/WC, Open Plan Lounge/  
Kitchen

### Outside

Large rear garden and  
Carparking for several cars

LOT

8

## 4 Norgate Street, Liverpool L4 0RH

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

**Description**

A two bedroomed middle terraced property benefiting from double glazing and central heating. If let to 2 individuals at £85 pppw the potential income being in excess of £8,840 per annum.

**Situated**

Off Sleepers Hill in a popular and well established residential location close to local amenities, schooling, universities, Liverpool and Everton football clubs and approximately 1 mile from Liverpool city centre.

**Ground Floor**

Vestibule, Lounge, Kitchen/  
Dining Room

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Rear Yard.



LOT

9

## Apt 22, Caber House, 10–12 Pall Mall, Liverpool L3 6AL

GUIDE PRICE £35,000+\*

VACANT RESIDENTIAL

**Description**

A fourth floor studio apartment benefitting from double glazing, electric heating, lift and intercom system. The property would be suitable for investment purposes with a potential income in excess of £4,400.00 per annum.

**Situated**

Fronting Pall Mall in a popular and well established residential location close to local amenities, universities and within the heart of Liverpool city centre.

**Ground Floor**

Main entrance hallway.

**Fourth Floor**

**Studio Apartment** Open plan  
lounge/kitchen/Bedroom,  
Shower room/WC



LOT  
10

## Apt At1, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ

GUIDE PRICE **£40,000+**\*

RESIDENTIAL INVESTMENT

### Description

A fully furnished third floor corner studio apartment benefiting from double glazing, electric heating, CCTV and a secure intercom entry system. The apartment is currently let by way of an Assured Shorthold Tenancy at a rental of £6,300.00 per annum to include bills.

### Situated

In Fox Street village close to the newly developed Great Homer Street area and within walking distance to John Moores University. Liverpool city centre is approximately 1 mile away.

### Ground Floor

Communal Entrance Hall.

### Third Floor – Corner Unit

**Studio** Open Plan Lounge/  
Kitchen/Diner/Bedroom, Shower  
Room/WC.

### Outside

Communal Gardens.

### Note

Sutton Kersh have not internally inspected this property.



LOT  
11

## 37 Gidlow Road, Liverpool L13 2AN

GUIDE PRICE **£65,000+**\*

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 £6,300.00 per annum.

### Situated

Off Prescott Road in a popular and well established residential location close to local amenities, Old Swan and Tuebrook 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 the rear.

### Joint Agent

Entwistle Green



LOT  
12

22 Buckingham Road, Tuebrook, Liverpool L13 8AZ

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

#### Description

A vacant four bedroomed middle terrace property benefiting from double glazing and central heating. The property would be suitable for a number of uses including occupation, investment or HMO purposes. If the property were let to 5 tenants at a rental income of £75pppw the potential rental income would be in excess of £19,500 per annum.

#### Situated

Off West Derby Road in a popular and well established location within close proximity to local shopping amenities, New Park, schooling, transport links and only a short mile from Liverpool city centre.

#### Ground Floor

Vestibule, Hallway, three Reception Rooms, Kitchen.

#### First Floor

Four Bedrooms, Wetroom/WC.

#### Outside

Rear Yard.

**SOLD PRIOR**



LOT  
13

24 Dyson Street, Liverpool L4 5UX

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A four bedroomed middle terraced house benefiting from partial double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy holding over producing £5,280.00 per annum. We are advised the current tenant has been in situ for approximately 4 years. Once the property is vacated the potential rental income would be approximately £7,800 per annum or alternatively it could be let to 4/5 individual tenants, subject to any consents. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

#### Situated

Between City Road and Goodison Road in a popular residential location close to local amenities, Liverpool and Everton Football Clubs, schooling and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Hall, Lounge, Dining room, Kitchen.

#### First Floor

Four Bedrooms, Bathroom/WC.

#### Outside

Yard to rear.

#### Note

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



LOT

14

## 43 Hammond Street, St. Helens, Merseyside WA9 1PZ

GUIDE PRICE £60,000+\*

RESIDENTIAL INVESTMENT

**Description**

A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy on a rolling contract at £3,900 per annum. The property benefits from double glazing and central heating.

**Situated**

Off Gaskell Street in a popular and well established residential location close to local amenities, Schooling and approximately 2 miles from St Helens town centre.

**Ground Floor**

Porch entrance, Lounge, Dining room, Kitchen, Bathroom/WC

**Joint Agent**

Entwistle Green

**First Floor**

Two Bedrooms.

**Outside**

Rear Yard.

**Note**

Please note Sutton Kersh have not internally inspected the property.



LOT

15

## 73 Balmoral Court, New Road, Tuebrook, Liverpool L13 7HX

GUIDE PRICE £25,000+\*

VACANT RESIDENTIAL

**Description**

A one bedroomed second floor purpose built self-contained flat in need of a scheme of refurbishment works. Once refurbished the property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

**Situated**

Fronting New Road just off West Derby Road in a popular location close to local amenities, schooling, Newsham Park and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway.

**Joint Agent**

Entwistle Green

**Second Floor**

Flat Hall, Lounge, Kitchen, Bedroom, Bathroom, Separate WC

**Outside**

Communal Gardens and Parking



LOT

16

## 8 Rockfield Road, Liverpool L4 0SF

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A three storey four bedroomed middle terraced house benefiting from double glazing, central heating and three bathrooms. The property is in good order throughout and will be sold fully furnished and ready for immediate investment purposes. If let to individual tenants at £95pppw the potential rental income would be approximately £19,760.00 per annum. There is also potential to add a further room to the rear, subject to any consents.

### Situated

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

### Ground Floor

Main Entrance, Hallway, Communal Lounge, Kitchen, one Letting Room with en-suite.

### EPC Rating

D

### Joint Agent

Entwistle Green

### First Floor

Shower Room/WC, Bathroom/WC, two Bedrooms (one with en suite).



### Second Floor

One Bedroom.

### Outside

Yard to the rear.



LOT

17

## Suite 89, Artesian Studios, Jamaica Street, Liverpool L1 0AF

GUIDE PRICE **£35,000+**\*

RESIDENTIAL INVESTMENT

### Description

A fully furnished fourth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £6,000.00 per annum. The property benefits from double glazing, electric heating, communal areas, lift access and secure intercom system.

### Situated

Fronting Jamaica Street on the corner of Kitchen Street in a popular location within walking distance to Liverpool city centre amenities and universities.

### Ground Floor

Main Entrance, Hallway, WC, Cinema Room, Gym, Laundry Room, Communal Lounge.

### Fourth Floor

**Studio** Open plan lounge/kitchen/bedroom, Shower Room/WC.



LOT  
18

## 104 Gaskell Street, St. Helens, Merseyside WA9 1PY

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Fronting Gaskell Street in a popular and well established residential location close to local amenities, Schooling and approximately 2 miles from St Helens town centre.

### Ground Floor

Lounge/Dining room, Kitchen.

### Joint Agent

Entwistle Green

### First Floor

Two Bedrooms, Bathroom/WC



### Outside

Rear yard.



LOT  
19

## 13 Harrow Road, Liverpool L4 2TH

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced property benefiting from majority double glazing. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes. The potential rental income is approximately £6,000 per annum.

### Situated

Just off Priory Road and Anfield Road in a popular residential location within close proximity to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

### Ground Floor

Vestibule, Living Room, Dining Room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to rear.



LOT  
20

1a Windsor Road, Crosby, Liverpool L23 7TR

GUIDE PRICE **£95,000+**\*

VACANT RESIDENTIAL

#### Description

A two bedroom ground floor flat within a detached property benefitting from double glazing and electric heating. The property comes furnished and would be suitable for immediate occupation or investment purposes.

#### Situated

Off Buckingham Road in a popular and well established residential location close to local amenities, schooling and within walking distance to Crosby town centre amenities.

#### Ground Floor

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

#### Outside

Parking Space, Communal Garden.



LOT  
21

221 Lisburn Lane, Tuebrook, Liverpool L13 9AQ

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

#### Description

An end terraced property that has been converted to provide two self-contained flats (one x two and one x one bed) The property benefits from central heating. The property is currently let by way of ASTs producing £10,140 per annum.

#### Situated

Fronting Lisburn Lane at the Junction of Maiden Lane in a popular part of Tuebrook close to local amenities, Schooling and transport links and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Main Entrance Hallway.

Flat A Lounge, Kitchen, Shower/WC, two Bedrooms

#### First Floor

Flat B Lounge, Kitchen, Bathroom/WC, Bedroom

#### Outside

Yard to the rear. Garage/lock up.







**Description**

A two-storey detached former character church hall offered with the benefit of full planning permission for conversion to provide three x three bed self-contained apartments with off street parking, bin store and communal gardens. We are advised works have commenced to include strip out, foundations and underground plumbing however potential purchasers should reply on their own enquiries. Planning was granted on 19th June 2020 (Reference No: APP/20/00143) Total area 4500 sq ft



**Situated**

Off Grange Road West, in a popular and well-established sought after location within walking distance to Birkenhead Park. Local amenities, schooling and transport links and within close proximity.

**Ground Floor**

Main Entrance, Main Hall, Stairs leading to the first floor.

**First Floor**

One large room.

**Outside**

Gardens to the side and Rear, Parking.



LOT  
23

## 32 Jacqueline Drive, Liverpool L36 1TU

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Between Hurst Park Drive and Wallace Avenue in a popular and well established residential location close to local amenities, schooling and approximately 0.5 miles from Huyton town centre.

### Ground Floor

Hall, Through Lounge/Dining room, Kitchen, Store cupboard.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Driveway, Front and Rear Gardens, WC



LOT  
24

## 34 Ince Avenue, Anfield, Liverpool L4 7UX

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terrace house benefiting double glazing and central heating. The property has recently been refurbished and is currently let by way of an Assured Shorthold tenancy agreement producing £6,600 per annum.

### Situated

Off Utting Avenue in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, two Reception rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Yard.

### Note

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



LOT  
**25**

## 32 Dinorwic Road, Liverpool L4 0UB

GUIDE PRICE **£55,000+**\*

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 at a rental of £5,700 per annum.

### Situated

Between Oakfield Road and Walton Breck Road in a popular and well established residential location close to local amenities, walking distance to Liverpool Football Club and approximately 1 mile to Liverpool city centre.

### Ground Floor

Entrance Hall, Through Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to rear.



LOT  
**26**

## 18 Westdale Road, Liverpool L15 4HS

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by a long standing tenant on an Assured Shorthold Tenancy agreement producing £6,000.00 per annum.

### Situated

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

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.



LOT  
27

## 44 Hawkins Street, Liverpool L6 6BZ

GUIDE PRICE **£45,000+**\*

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 at a rental of £4,500 per annum.

### Situated

Off Molyneux Road in a popular and well established residential location within close proximity to Kensington shopping amenities, schooling and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

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

Two Bedrooms.

### Outside

Yard to rear.

### Note

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



LOT  
28

## 30 Libertas Studios, 48 St. James Street, Liverpool L1 0AB

GUIDE PRICE **£35,000+**\*

RESIDENTIAL INVESTMENT

### Description

A fully furnished fourth floor corner studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £6,708.00 per annum. The property benefits from double glazing, electric heating, lift access, communal areas and a secure intercom entry system.

### Situated

On the South Aspect corner of St. James Street, in the popular Baltic Triangle area of the city with views of Liverpool Cathedral and within walking distance to Liverpool city centre amenities.

### Basement

Communal lounge, Games Room, Mini Gym, Laundry Room, Bike space.

### Ground Floor

Main Entrance, Hallway.

### Fourth Floor

Studio Open Plan Lounge/  
Kitchen/Bedroom/Study Area,  
Shower Room/WC.



LOT  
29

37 Frodsham Street, Liverpool L4 5XA

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

#### Description

A two bed mid terrace property benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential income of £6,000 per annum

#### Situated

Off City Road and Goodison Road in a popular residential location within close proximity to local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

#### Ground Floor

Lounge/Dining Room, Kitchen, Bathroom/WC

#### First Floor

Two Bedrooms.

#### Outside

Yard to rear.



LOT  
30

154 Walton Village, Liverpool L4 6TN

GUIDE PRICE **£90,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A mid terraced property converted to provide two x two bed roomed self-contained flats benefitting from double glazing and central heating on separate meters and smoke alarm systems. The property is fully let producing a rental income of £11,340 per annum.

#### Situated

Off Walton Hall Avenue in a popular location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

#### Ground Floor

Main Entrance, Hallway.

Flat 1 Lounge, Kitchen, two Bedrooms, Bathroom/WC.

#### First Floor

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

#### Outside

Yard to the rear.





### Description

A residential Investment Opportunity currently producing £42,320.00 per annum. A three storey substantial end town house property boasting a wealth of character and charm and currently providing a 10 bedroomed HMO investment opportunity. The property is fully HMO compliant and has a licence for 10 students. The property benefits from partial double glazing, central heating, front and rear gardens and a gated driveway. The property is currently let by way of Assured Shorthold Tenancies until 30/6/21 at a rental of £42,320.00 per annum with guarantors.

### Situated

Off Garston Old Road in a popular location within the fringes of Garston Park and close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor

Vestibule, Communal Lounge, three Letting Rooms, Kitchen/ Diner, Shower Room/WC, Boiler Room, Utility Room, Ancillary Space.

### Outside

Front and rear gardens, Gated Driveway accessed via South Mossley Hill Road. Rear outhouse.

### First Floor

Four Letting Rooms, Study, Bathroom/WC.

### Second Floor

Three Letting Rooms, Shower Room/WC.



LOT  
32

## 12 Grafton Grove, Liverpool L8 6RW

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A three bed mid terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £7,200.00 per annum.

### Situated

Off Caryl Street in a popular and well established residential location, within close proximity to local amenities, Brunswick Train Station and approximately 2 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen, Shower Room/  
WC

### First Floor

Three Bedrooms.

### Outside

Yard to rear.



LOT  
33

## 3 St. Michaels Church Road, Liverpool L17 7BD

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

### Description

A four/five bedroom semi-detached property benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes. If let to 5 individual tenants at £85 pppw the potential rental income would be approximately £22,100 per annum. Suitable for Cash Purchase Only.

### Situated

Off St Michaels Road which in turn is off Aigburth Road in a very popular and well established residential area, close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Hallway, Lounge, Dining Room,  
Kitchen, Bathroom/WC, one  
Letting Room

### First Floor

Four Letting Rooms, Bathroom/  
WC

### Outside

Outbuilding, yard to rear



LOT  
34

ON BEHALF OF A HOUSING ASSOCIATION

35 Romley Street, Liverpool L4 5TD

GUIDE PRICE £20,000+\*

VACANT RESIDENTIAL

#### Description

A two bedroomed double fronted middle terraced house which has suffered fire damage throughout. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes. The property is deemed to be unsafe and therefore viewings are strictly external only.

#### Situated

Off County Road (A59) in a popular and well established area, close to local amenities, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

#### Ground Floor

Lounge, Kitchen, Bathroom/WC.

#### First Floor

Two Bedrooms.

#### Outside

Yard to rear.

#### Note

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



LOT  
35

Flat 4, 14a Walton Park, Liverpool L9 1EZ

GUIDE PRICE £25,000+\*

VACANT RESIDENTIAL

#### Description

A two bedroom first floor flat benefiting from central heating and in need of repair and modernisation. Once refurbished the property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

#### Situated

Off Rice Lane in a popular and well established residential location within close proximity to Walton Vale Amenities, schooling and approximately 5 miles from Liverpool city centre.

#### Ground Floor

Main Entrance Hallway

#### First Floor

Flat 4 Hallway, two Bedrooms,  
Open Plan Lounge/Kitchen,  
Bathroom/WC

#### Outside

Communal Gardens and Parking





LOT  
36

## 67 Esher Road, Liverpool L6 6DE

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terrace property benefiting from central heating and partial double glazing. After a scheme of refurbishment works the property would be suitable for investment purposes. If the property was let to 4 tenants at £85pppw the potential rental income is approximately £17,680 per annum.

### Situated

Off Kensington High Street and Molyneux Road in a popular and well established location within close proximity to local shopping amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room,  
Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear yard.



LOT  
37

## 26 Aigburth Hall Road, Liverpool L19 9EE

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed mid-town house benefiting from double glazing, central heating, gardens to the front and rear and a detached garage. Following a full upgrade and modernisation the property would be suitable for occupation, re-sale or investment purposes.

### Situated

in a sought after location off Cooper Avenue South close to local amenities, schooling, Allerton Road amenities, a short distance to Calderstone Park and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen, WC.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Detached garage, front and rear  
gardens



LOT  
38

## 11 Chester Road, Anfield, Liverpool L6 4DY

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroomed semi-detached house benefitting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. If let to 4 individuals at £85 pppw the potential income would be in excess of £17,680.00 per annum.

### Situated

Off West Derby Road in a popular and well established residential location within walking distance to Tuebrook amenities, Newsham Park and 2 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen/Diner.

### First Floor

Two Bedrooms, Bathroom/WC

### Second Floor

Two Bedrooms.

### Outside

Yard to rear.



LOT  
39

## Apt 9, National Bank Building, 24 Fenwick Street, Liverpool L2 7NE

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed third floor apartment situated in a refurbished bank building bursting with character. The apartment is currently let by way of an Assured Shorthold Tenancy currently producing £8,400.00 per annum. The property benefits from double glazing, central heating and a secure intercom system. There is a lift service to all floors.

### Situated

Fronting Fenwick Street on the corner of James Street right in the heart of Liverpool city centre within walking distance to the commercial business district, shopping amenities, bars, restaurants and Moorfields railway station.

### Ground Floor

Main Entrance Hallway, Stairs and Lift to:

### Third Floor

**Flat** Hallway, Open Plan Lounge/Diner with modern fitted Kitchen, two Bedrooms, Bathroom/WC.





**Description**

A commercial Investment opportunity currently let to Bank of Scotland PLC by way of an 8 year FRI lease producing £48,750 plus vat per annum. We are advised that the current lease is due to expire in July 2021 however the occupant has requested to sign a new 5 year lease but terms are yet to be finalised. The property comprises a two storey terraced property providing Retail Banking on the ground floor together with offices and staff welfare and plan room on the first floor.

**Situated**

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

**Ground Floor**

Retail banking area, two offices, counter facility (188.54 sqm)

**First Floor**

Three offices, staff welfare facilities, WC facilities, Plant room (111.25 sqm)

**Outside**

Communal rear service yard.

**Note**

Completion will be 27th May 2021. Please note Sutton Kersh have not internally inspected the property and all information has been supplied by the vendor.

**VAT**

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



LOT  
41

## 3 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX

GUIDE PRICE **£185,000+**\*

VACANT RESIDENTIAL

### Description

A modern purpose-built eight bedroomed HMO investment opportunity. The property is fully HMO compliant and benefits from double glazing, central heating and LED lighting. The property is in good condition and ready for immediate rental with a potential rental of approximately £33,000 per annum. The property is to be sold fully furnished and is ready to let.

### Situated

Fronting Gainsborough Road at its junction with Garmoyle Road in a popular and well established location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway,  
Communal Lounge and Kitchen/  
Diner, one Letting room, WC.

### First Floor

Four Letting Rooms, Bathroom/  
WC.

### Second Floor

Three Letting Rooms, Shower  
room/WC.

### Outside

Communal Yard.



LOT  
42

## 78 Sutcliffe Street, Liverpool L6 6AT

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A two/three bedroomed middle terraced house benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes and is being sold fully furnished. If let to 3 individuals at £85pppw the potential rental income would be approximately £13,260 per annum.

### Situated

Off Boaler Street which in turn is off Sheil Road in a popular and well established residential area within close proximity to local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, one Letting Room,  
Communal Lounge and Kitchen,  
Bathroom/WC.

### First Floor

Two Letting rooms.

### Outside

Yard to the rear.



LOT  
43

## 52 Strathcona Road, Liverpool L15 1ED

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A three/four bedroomed middle terraced house benefitting from double glazing and central heating. The property is in good order throughout and sold fully furnished suitable for immediate investment purposes. If let to 4 individuals at £85pppw the potential rental income would be approximately £17,680 per annum.

### Situated

Off Picton Road, in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, one Letting room,  
Communal Lounge and Kitchen.

### First Floor

Three Lettings rooms, Bathroom/  
WC.

### Outside

Yard to the Rear.



LOT  
44

## 2 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX

GUIDE PRICE **£185,000+**\*

RESIDENTIAL INVESTMENT

### Description

A modern purpose-built eight bedroomed HMO investment opportunity producing £33,000 per annum. The property is fully HMO compliant and benefits from double glazing and central heating. The property is in good condition and fully let by way of Assured Shorthold Tenancies holding over producing £33,000 per annum. The property is to be sold fully furnished.

### Situated

Fronting Gainsborough Road at its junction with Garmoyle Road in a popular and well established location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway,  
Communal Lounge and Kitchen/  
Diner, WC, one Letting room.

### First Floor

Four Letting Rooms, WC,  
Bathroom/WC.

### Second Floor

Three Letting Rooms, Shower  
room/WC.

### Outside

Yard to rear.



LOT  
45

## 12 Espin Street, Liverpool L4 5XE

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom end terraced house benefiting from double glazing and central heating. The property is currently let by way of Assured Shorthold Tenancy at a rental of £4,800 per annum.

### Situated

Off Goodison Road in a popular location close to local amenities, schooling, Everton Football Club and approximately 2 miles from Liverpool city centre.

### Ground Floor

Vestibule, Through Lounge/  
Dining Room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.

### EPC Rating

D

### Note

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



LOT  
46

## 76 Southgate Road, Liverpool L13 5YA

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Prescott Road in a popular residential location within walking distance to local amenities, Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen, Bathroom /WC.

### First Floor

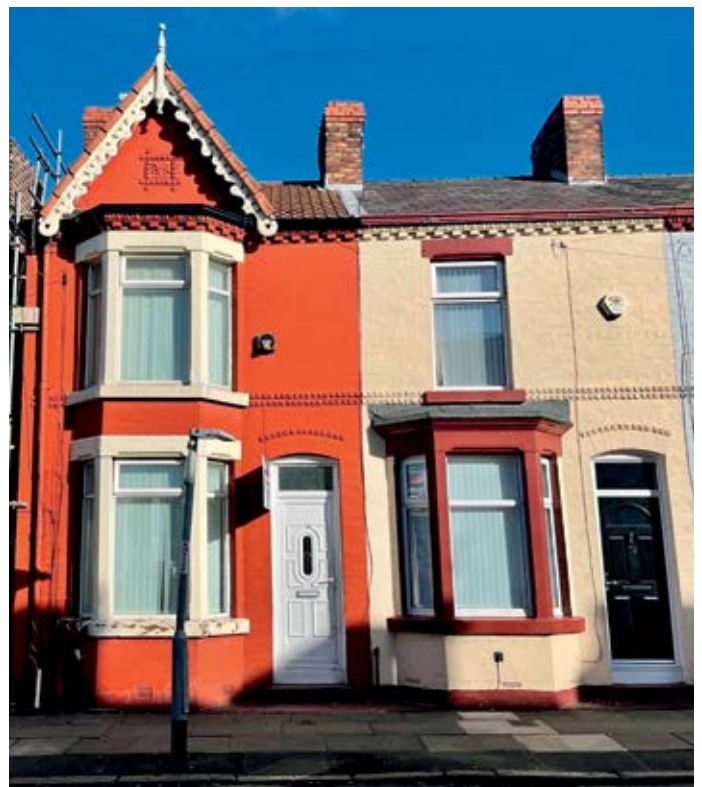
Two Bedrooms.

### Outside

Yard to the rear

### Joint Agent

Entwistle Green



LOT  
47

## 25 Belfast Road, Liverpool L13 5SR

GUIDE PRICE **£65,000+**\*

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 producing £5,400 per annum.

### Situated

Off Prescott Road in a popular residential location within walking distance to local amenities, Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen, Bathroom/WC

### Joint Agent

Entwistle Green

### First Floor

Two Bedrooms



### Outside

Yard to the rear

### Note

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



LOT  
48

## 18 Harrowby Road, Birkenhead, Merseyside CH42 7HU

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 with a potential rental income of approximately £5,400.00 per annum.

### Situated

Between Borough Road and Derby Road in a popular residential location and close to local amenities and Catherines Hospital.

### Ground Floor

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

### First Floor

Two Bedrooms.

### Outside

Yard to the rear.

### EPC Rating

D





**Description**

A mixed-use investment opportunity currently fully let and producing £32,590 per annum comprising a substantial three-storey corner property with two ground floor retail units together with two × one bedroom and two × two bedroom self-contained flats above. There is also an advertising hoarding let to Wrexham Signs producing £250.00 per annum. Ladbrokes occupies one of the ground floor retail units by way of a renewed 10 year lease commencing July 2020, with a 5 year break clause, producing £7,500 per annum. The second retail unit has operated as a take-away since 2008 and is currently let by way of a 5 year lease commencing November 2019 at a rental income of £5,700 per annum. Both retail units benefit from electric steel roller shutters. All four flats are let by way of Assured Shorthold tenancies producing a total of £19,140 per annum (three × £400pcm and one × £395pcm), all benefit from double glazing and have an EPC rating of D.

**Situated**

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

**Ground Floor**

- 1) Ladbrokes
- 2) Real Taste takeaway

**First Floor**

**Flat 1** Lounge, Kitchen, Bedroom, Shower room/WC with Quantum programmable storage heaters

**Flat 3** Lounge, Kitchen, two Bedrooms, Bathroom/WC with Quantum programmable storage heaters

**Flat 4** Lounge, Kitchen, two Bedrooms, Bathroom/WC with Quantum programmable storage heaters



**Second Floor**

**Flat 2** Lounge, Kitchen, Bedroom, bathroom/WC with gas central heating





LOT  
50

## 35 Newcombe Street, Liverpool L6 5AN

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,628.00 per annum

### Situated

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

### Ground Floor

Hall, Through Lounge/Diner, Kitchen.

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to rear.



LOT  
51

## 45 Sutcliffe Street, Liverpool L6 6AS

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is in good order throughout, it is currently let by way of an Assured Shorthold Tenancy at a rental income of £5,700 per annum. The tenant has given notice to vacate and is due to leave on 30th April.

### Situated

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

### Ground Floor

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

### First Floor

Three Bedrooms, WC

### Outside

Rear Yard



LOT  
52

14 Glengariff Street, Liverpool L13 8DN

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bed mid terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £6,420.00 per annum.

#### Situated

Just off Knocklaid Road in a popular and well established residential location within easy reach of Tuebrook amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard to rear

#### Note

Sutton Kersh have not internally inspected this property.



LOT  
53

63 Ridyard Street, Wigan, Lancashire WN5 9QD

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroomed semi-detached house benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,900 per annum. Please note the property is suitable for cash buyers only.

#### Situated

Off Ormskirk Road (the A577) in a popular and well established residential location within close proximity of local amenities, transport links and schooling.

#### Ground Floor

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

Three Bedrooms

#### Outside

Front and Rear Gardens,  
Driveway

Entwistle  
Green



**SOLD PRIOR**



LOT  
54

## Apt 28, 35 Bridport Street, Liverpool L3 5QF

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A fifth floor one bedroom apartment benefiting from double glazing, central heating, balcony, intercom system and lift access. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with the potential rental income being in excess of £8,100 per annum. Suitable for cash buyers only.

### Situated

Between London Road and Lord Nelson Street, in a popular city centre location within walking distance to Lime Street station, local amenities, transport links and Liverpool Universities.

### Ground Floor

Communal Entrance.

### Fifth Floor

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

### Outside

Balcony accessed via the Lounge.

### Note

With regards to the ESW1 forms and Fire safety regulations – The management company are in the process of arranging for a surveyor to attend the site but no dates have been confirmed as of yet, this is ongoing. Please note that the next building (31 Bridport Street) now has an ESW1 form and we have been advised both sites were built by the same builder. All purchasers should make their own further enquiries.



LOT  
55

## Apt 23, 35 Bridport Street, Liverpool L3 5QF

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A fourth floor two bedroom apartment benefiting from double glazing, central heating, balcony, intercom system and lift access. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with the potential rental income being in excess of £13,200 per annum. Suitable for cash buyers only.

### Situated

Between London Road and Lord Nelson Street, in a popular city centre location within walking distance to Lime Street station, local amenities, transport links and Liverpool Universities.

### Ground Floor

Communal Entrance.

### Fourth Floor

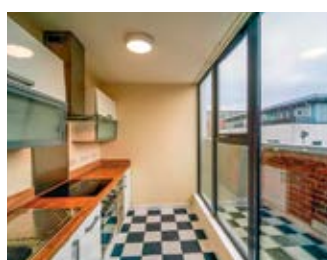
Flat Hall, Open Plan Lounge/  
Kitchen, two Bedrooms (One  
with En-suite), Bathroom/WC.

### Outside

Balcony accessed via the Lounge  
and Second bedroom.

### Note

With regards to the ESW1 forms and Fire safety regulations – The management company are in the process of arranging for a surveyor to attend the site but no dates have been confirmed as of yet, this is ongoing. Please note that the next building (31 Bridport Street) now has an ESW1 form and we have been advised both sites were built by the same builder. All purchasers should make their own further enquiries.



LOT  
56

## 120 North Hill Street, Liverpool L8 8AG

GUIDE PRICE **£85,000+**\*

RESIDENTIAL INVESTMENT

### Description

A mid terraced property converted to provide two self-contained (1 x 1 bed and 1 x 2 bed) benefitting from double glazing and central heating. The property is fully let producing a rental income of £11,700.00 per annum.

### Situated

Fronting North Hill Street just off Admiral Street in a popular location within easy reach of Park Road amenities, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

Main entrance hallway.

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

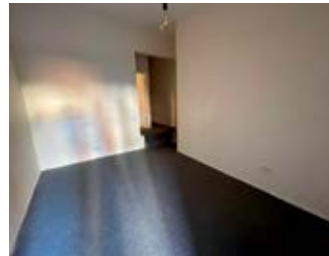
### First Floor

**Flat 2** Landing, Open Plan

Kitchen/Diner, Bathroom/WC, two Bedrooms.

### Outside

Yard to rear.



LOT  
57

## 12 Stockbridge Street, Liverpool L5 6PB

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property has recently been refurbished to include a new kitchen, new bathroom, new flooring and decoration throughout. The property would be suitable for immediate occupation or investment purposes with a potential rental income of £6,600 per annum. Alternatively it could be let to 2 individuals at £95pppw with a potential income of £9,880 per annum.

### Situated

Off Breckfield Road North in an established location within easy reach of Liverpool Football Club, local amenities and approximately 2 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Yard to the rear.



LOT  
58

## 27-29 Townsend Lane, Anfield, Liverpool L6 0AX

GUIDE PRICE **£85,000+**\*

VACANT COMMERCIAL

### Description

A substantial three storey corner property comprising a pair of inter-connecting retail units which have traded as a carpet shop for over 40 years. The property benefits from double glazing and electric roller shutters. The properties would be suitable for a number of uses, to include conversion back to two retail units with self-contained flats above, or alternatively full residential conversion to subject to any consents. The property did previously benefit from planning permission to convert to provide five self-contained flats to the upper floors via a separate side entrance, however, potential purchasers should make their own enquiries.

### Situated

Fronting Townsend Lane on the corner of Cathedral Road in a popular residential location close to local amenities, Liverpool & Everton Football Club, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Large Sales Area, Kitchen, WC

### Outside

Yard to rear, Garage.

### First Floor

Six Rooms, Kitchen, Bathroom/  
WC

### Second Floor

Three Large Rooms.



LOT  
59

## 280 Anfield Road, Liverpool L4 0TJ

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A three storey middle terraced house converted to provide two x three bedroom self-contained flats. The property benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £15,000 per annum. Alternatively it could be let to 6 individual tenants at £90pppw with a potential rental income of approximately £28,000 per annum, subject to any consents.

### Situated

Fronting Anfield Road in a popular and well established residential location within walking distance to Liverpool Football Club and local amenities. Approximately 4 miles to Liverpool city centre.

### Cellar

Not inspected.

### Second Floor

Three Bedrooms

### Ground Floor

Entrance Hallway

**Flat 1** Open Plan Lounge/  
Kitchen, two bedrooms,  
Bathroom/WC Stairs to another  
bedroom.

### Outside

Yard to rear

### First Floor

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



LOT  
60

## 9 Ince Avenue, Litherland, Liverpool L21 6NL

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed mid terraced house benefitting from double glazing and central heating. Following a scheme of modernisation the property would be suitable for investment purposes with the potential rental income being in excess of £6,300 per annum. There is potential for the property to be reconfigured to provide an additional bedroom, subject to the necessary consents. Following which the potential rental income would be approximately £7,200 per annum

### Situated

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

### Ground Floor

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

### First Floor

Two Bedrooms.

### Outside

Yard to rear.



LOT  
61

## Land at 4 Ferry Road, Wirral, Merseyside CH62 0AJ

GUIDE PRICE **£150,000+**\*

DEVELOPMENT OPPORTUNITIES

### Description

A rare opportunity to acquire a cleared site offered with the benefit of full planning permission to erect a four bedroomed detached dwelling. The site measures approximately 622 sq yds (measurements scaled from plan). Planning reference: APP/19/01650 The proposed accommodation has an attractive appearance featuring a partial dormer style and integral double garage. Plans are available for inspection.

### Situated

The land is situated on the edge of Eastham Village in a conservation area off the A41 with close access to the mid Wirral motorway for ease of commuting to Chester and Liverpool and close to local amenities and schooling.

### Proposed Accommodation

#### Ground Floor

Porch, Hallway, Cloakroom with  
WC, Through Lounge/Breakfast  
Room/ Kitchen, separate Dining  
Room, Study, Utility Room.

#### Outside

Front and rear gardens and off  
road parking.

#### First Floor

Master Bedroom with En suite  
Bath/Shower Room/WC, three  
Further Bedrooms, family  
bathroom.



LOT  
**62**

## 76 September Road, Liverpool L6 4DQ

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum. If let to 4 individuals the potential rental income would be approximately £17,680 per annum.

### Situated

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

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to rear.



LOT  
**63**

## 161 Ford Road, Wirral, Merseyside CH49 0TH

GUIDE PRICE **£78,000+**\*

COMMERCIAL INVESTMENT

### Description

A two-storey mid terrace commercial investment property comprising a ground floor retail unit together with ancillary storage accommodation to the first floor benefiting from carpet tiled floor coverings throughout, suspended ceiling with recessed fluorescent strip lighting and three phase electricity. The property is currently let to 'Sunbed Studio' by way of a FRI Lease for a term of 5 years from 23rd June 2016 at a current passing rent of £9,000 per annum.

### Situated

Fronting Ford Road on a similar parade of shops within close proximity to local amenities and transport links. Approximately 2.5 miles from Birkenhead town centre and 8.5 miles from Liverpool city centre.

### Ground Floor

Main Sales Area comprising various sunbed rooms, Kitchenette, WC Facilities (1,028sq ft)

### Note

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

### First Floor

Ancillary accommodation (432sq ft)

### Joint Agent

SK Real Estate



LOT  
64

11 Romley Street, Liverpool L4 5TD

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

#### Description

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

#### Situated

Off County Road (A59) in a popular and well established area, close to local amenities, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

#### Ground Floor

Lounge, Kitchen, Bathroom/WC

#### Joint Agent

Entwistle Green

#### First Floor

Two Bedrooms



#### Outside

Yard to the rear



LOT  
65

89 Breeze Hill, Liverpool L9 1DZ

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three storey middle terraced property converted to provide two self-contained flats (one x one and one x two bed). The property benefits from double glazing and central heating. Both flats are currently let by way of Assured Shorthold Tenancies producing £11,000 per annum.

#### Situated

Fronting Breeze Hill within close proximity to good transport links and approximately 3 miles from Liverpool city centre.

#### Ground Floor

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

#### Joint Agent

Entwistle Green

#### First/Second Floor

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



#### Outside

Rear Yard.





LOT  
**66**

## 228 Chapel Road, Chapeltown, Sheffield S35 1QH

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed link detached house in a sought after location. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation or investment purposes.

### Situated

Off Park View Road which is in turn off Ecclesfield Road (the A6135) in a popular and well established residential location within close proximity to local amenities, transport links and Chapeltown town centre.

### Ground Floor

Entrance Hall, Open Plan Lounge/Dining Room, Kitchen

### Joint Agent

Blundells



### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens to the front and rear,  
Garage



LOT  
**67**

## 9 Selina Road, Liverpool L4 5RD

GUIDE PRICE **£40,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy at a rental of £5,100 per annum. The property benefits from double glazing and central heating.

### Situated

Off Stuart Road which is off Breeze Hill (A5058) in a popular and well established location within close proximity to local shopping amenities, schooling and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

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

### Joint Agent

Entwistle Green



### First Floor

Two Bedrooms.

### Outside

Rear Yard.

### Note

Please note Sutton Kersh have not internally inspected the property. All information has been provided by the vendor.



LOT  
**68**

## 136 Carr Lane East, Liverpool L11 4SL

GUIDE PRICE **£185,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroomed detached house sat on a good sized corner plot with an attached garage benefiting from double glazing, central heating and private secure gated driveway. The property does benefit from full planning permission to convert and extend to the side and rear to provide a nursery to accommodate 67 children. Alternatively the property would be suitable for a number of uses to include a single dwelling or redevelopment to provide several houses or apartments, subject to any consents. Planning ref: 18F/0116

### Situated

Fronting Carr Lane East just off Croxteth Hall Lane in a popular location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, WC, three Reception Room, L-shaped Kitchen.

### First Floor

Four Bedrooms, Bathroom/WC.

### Outside

Block paved driveway for several cars, large gardens, attached garage.



LOT  
**69**

## Apt As7, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ

GUIDE PRICE **£37,000+**\*

RESIDENTIAL INVESTMENT

### Description

A fully furnished second floor studio apartment benefiting from double glazing, electric heating, CCTV and a secure intercom entry system. The apartment is currently let by way of an Assured shorthold Tenancy at a rental of £4,860 per annum to include bills.

### Situated

In Fox Street village close to the newly developed Great Homer Street area and within walking distance to John Moores University. Liverpool city centre is approximately 1 mile away.

### Ground Floor

Communal Entrance Hall.

### Second Floor

**Studio** Open Plan Lounge/  
Kitchen/Diner/Bedroom, Shower  
Room/WC.

### Outside

Communal Gardens.

### Note

Sutton Kersh have not internally inspected this property.

### EPC Rating

B



LOT  
70

## 11 Barkbeth Road, Liverpool L36 3TT

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle town house benefiting from double glazing, central heating, front and rear gardens. Following modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income when let would be approximately £6,300.00 per annum.

### Situated

Off Woolfall Heath Avenue in a popular and well established residential location close to local amenities and approximately 7 miles from Liverpool city centre.

### Ground Floor

Porch, Hall, Lounge, Kitchen/  
Breakfast Room, WC

### First Floor

Three Bedrooms, Shower Room/  
WC

### Outside

Front and Rear Gardens,  
Driveway.



LOT  
71

## 6 Swanston Avenue, Liverpool L4 5TA

GUIDE PRICE **£65,000+**\*

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 Tenancy at £6,600 per annum.

### Situated

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

### Ground Floor

Vestibule, Hallway, Lounge,  
Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear yard.

### Note

Please note Sutton Kersh have not internally inspected the property.





**Description**

A substantial four storey eight bedroom semi-detached house together with a two bed granny flat in the lower ground floor benefitting from partial double glazing, central heating, front and rear gardens, garage and off road parking. The property would be suitable for a number of uses, to include a single dwelling, a 10 bed HMO investment opportunity or conversion to provide four self-contained apartments, subject to any consents and potential purchasers should make their own enquiries. If the property was converted to provide a HMO the potential rental income is in excess of £55,000 per annum.

**Situated**

Off Laurel Road and Prescot Road in a popular and well established residential location, close to local amenities to include a new retail park opposite, schooling, Newsham Park, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**Lower Ground Floor**

Hall, Lounge/Diner, Bathroom/WC, Kitchen (no fittings), two Bedrooms.

**Ground Floor**

Vestibule, Two Front Reception Rooms, Large Open Plan Kitchen/Dining Room.

**First Floor**

Four Bedrooms, Shower, Bathroom/WC

**Second Floor**

Four Bedrooms, Kitchen, Bathroom/WC

**Outside**

Good sized gardens, Garage and off road parking for several cars



LOT  
73

## 34 Church Road West, Liverpool L4 5UF

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £5,400.00 per annum.

### Situated

Off County Road in a popular and well established residential location within easy access to local amenities, schooling, Everton & Liverpool Football Club and approximately 3 miles from Liverpool city centre.

### Situated

Hall, Through Lounge/Dining Room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to rear.

### Note

Sutton Kersh have not internally inspected this property.



LOT  
74

## Flat 64, 21 Jamaica Street, Liverpool L1 0AA

GUIDE PRICE **£35,000+**\*

RESIDENTIAL INVESTMENT

### Description

A sixth floor modern studio apartment benefiting from double glazing, electric heating and communal areas including lounge, gym and laundry room. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,380.00 per annum.

### Situated

Off Bridgewater Street in a popular location within walking distance to Liverpool city centre amenities, Universities and transport links.

### Lower Ground Floor

**Communal Areas** Lounge, Gym and Laundry Room.

### Ground Floor

Main Entrance Hall

### Sixth Floor

**Studio** Open Plan Lounge/Kitchen/Bedroom, Shower Room/WC.

### Note

The registered title remains as the original address (Unit 49, 9 Bridgewater Street, Liverpool, L1 0AR) and this is what will need to be shown on the legal documents.



LOT  
75

## 4c Fulwood Park, Cressington, Liverpool L17 5AG

GUIDE PRICE **£175,000+**\*

VACANT RESIDENTIAL

### Description

A rare opportunity to acquire a well presented three bed town house benefitting from double glazing, central heating, two bathrooms and a private front forecourt together with a long gated driveway providing off street parking. The property would be suitable for occupation, resale or investment purposes.

### Situated

Nestled within Fulwood Park one of Aigburth's most established and long standing areas served by a wealth of local amenities and open green space. Sefton Park and Lark Lane restaurants and bars and a short walk away and it is approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Open Plan Kitchen/  
Diner with patio doors, Lounge,  
Shower/WC, Ground Floor  
Bedroom with skylight

### Joint Agent

Atlas Estates



### First Floor

Bathroom/WC, Two Bedrooms  
(one with ensuite shower/wc)

### Outside

Private Front Forecourt with  
patio and decking areas. Long  
gated



LOT  
76

## 42 Acheson Road, Liverpool L13 9AB

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A good sized three bedroomed semi-detached house benefitting from double glazing, central heating, off road parking and gardens front and rear. Following modernisation the property would be suitable for occupation, resale or investment purposes.

### Situated

Off Lisburn Lane which is in turn off Muirhead Avenue (the A5049) in a popular and well established residential location close to local amenities, schooling and transport links and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Hallway, Living Room, Kitchen/  
Diner, Separate WC

### First Floor

Three Bedrooms, Shower Room/  
WC

### Outside

Gardens front and rear, Driveway



LOT  
77

## 174 Cranborne Road and 36 Cardigan Street, Liverpool L15 2HZ

GUIDE PRICE **£210,000+**\*

RESIDENTIAL INVESTMENT

### Description

An investment opportunity currently fully let producing £38,220 per annum. A substantial three storey corner building comprising two separate properties both accessed via separate entrances on Cranborne Road. All rooms are fully let by way of Assured Shorthold Tenancies at a rental income of £105pppw. Both properties are in good order throughout and benefit from double glazing, central heating and will be sold fully furnished.

### Situated

Between Picton Road and Smithdown Road in an established and popular residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### 174 Cranborne Road Ground Floor

Main Entrance Hallway

### First Floor

Communal Lounge/Kitchen,  
three Bedrooms, Bathroom/WC

### Second Floor

One Further Bedroom.

### 36 Cardigan Street Ground Floor

Hall, Communal Lounge/  
Kitchen, three Bedrooms,  
Bathroom/WC.

### Outside

Shared Yard to rear.



LOT  
78

## Apartment 2, 40 Sandown Lane, Liverpool L15 4HU

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A one bedroom ground floor flat within a detached property. The flat is currently let by way of a rolling Assured Shorthold Tenancy agreement at £5,220 per annum and benefits from central heating, parking and a secure intercom system.

### Situated

Off Picton Road (B5178) in a popular and well established residential location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

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

### Outside

Parking.



LOT  
79

## 14 Queens Court, Everton, Liverpool L6 2AU

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroomed end of terraced house benefiting from partial double glazing, central heating and rear garden. The property has undergone some refurbishment and once works have been completed the property would be suitable for occupation or investment purposes.

### Situated

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

### Ground Floor

Hall, Separate WC, Storage Cupboard, Kitchen, Living Room

### Joint Agent

Entwistle Green



### Garage

Part converted

### First Floor

Three Bedrooms, Bathroom/WC (no fittings), Fourth Bedroom with En Suite Shower Room/WC

### Outside

Rear Garden



LOT  
80

## 3 Weldon Street, Liverpool L4 5QA

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is suitable for investment purposes with a potential rental income of approximately £6,300 per annum.

### Situated

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

### Ground Floor

Hallway, Living Room, Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to the rear.





LOT  
81

11 June Road, Liverpool L6 4DB

GUIDE PRICE £55,000+\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. We are advised the property has recently been refurbished to a high standard and is currently let by way of an Assured Shorthold Tenancy agreement producing £6,600.00 per annum.

### Situated

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

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

Three Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.

SOLD PRIOR



LOT  
82

9 Maxwell Road, Liverpool L13 0BX

GUIDE PRICE £100,000+\*

VACANT RESIDENTIAL

### Description

A three bedroom end town house property benefitting from double glazing, central heating, front and rear gardens. Following modernisation the property would be suitable for occupation, resale or investment purposes. There is potential to extend to the rear subject to gaining any necessary consents.

### Situated

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

### Ground Floor

Hall, two Reception Rooms, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens.

### Note

Suitable for Cash Purchase Only.

### Joint Agent

Entwistle Green



LOT  
83

## 55 Wadham Road, Bootle, Merseyside L20 7DQ

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A good sized three storey five bed roomed middle terraced house benefiting from part double glazing and central heating. Following an upgrade and scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £9,000 per annum. Alternatively the property would be suitable as a six bed HMO investment opportunity with a potential rental income of approximately £26,600 per annum, subject to any relevant consents.

### Situated

Off Stanley Road in a popular location close to local amenities, Hugh Baird College, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, two Reception Rooms, Kitchen.

### EPC Rating

G

### First Floor

Three Bedrooms, Bathroom/WC.

### Second Floor

Two Further Bedrooms.

### Outside

Yard to the rear.



LOT  
84

## 81 Chesterton Street, Liverpool L19 8LD

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of modernisation and once updated the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £7,800 per annum.

### Situated

Off Window Lane in a popular and well established residential location close to local amenities, Garston Village, Gemini Retail Park, transport links and approximately 8 miles from Liverpool city centre.

### Ground Floor

Living Room/Dining Room, Kitchen, Bathroom/WC

### First Floor

Three Bedrooms

### Outside

Yard to the rear.



LOT  
**85**

## Apt As2, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ

GUIDE PRICE **£37,000+**\*

RESIDENTIAL INVESTMENT

### Description

A fully furnished second floor apartment benefiting from double glazing, electric heating, CCTV and a secure intercom entry system. The apartment is currently let by way of an Assured shorthold Tenancy at a rental of £4,860 per annum to include bills.

### Situated

In Fox Street village close to the newly developed Great Homer Street area and within walking distance to John Moores University. Liverpool city centre is approximately 1 mile away.

### Ground Floor

Communal Entrance Hall.

### Second Floor

**Studio** Open Plan Lounge/  
Kitchen/Diner/Bedroom, Shower  
Room/WC.

### Outside

Communal Gardens.

### Note

Sutton Kersh have not internally inspected this property.

### EPC Rating

C



LOT  
**86**

## Flat 68 Reeds Road, Liverpool L36 7SW

GUIDE PRICE **£20,000–£25,000\***

RESIDENTIAL INVESTMENT

### Description

A one bedroomed ground floor flat benefiting from central heating, communal gardens and parking. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £3,600 per annum.

### Situated

Off Bakers Green Road close to local amenities, Schooling and within walking distance to Huyton village amenities.

### Ground Floor

Main entrance hallway.  
**Flat** Hall, Lounge, Kitchen,  
Bedroom, Bathroom/WC

### Joint Agent

Entwistle Green



### Outside

Communal parking and gardens.

### Note

Sutton Kersh have not internally inspected this property.



LOT  
87

## Flat 60a Reeds Road, Liverpool L36 7SW

GUIDE PRICE **£20,000–£25,000\***

VACANT RESIDENTIAL

### Description

A one bedroomed first floor flat which has undergone a scheme of refurbishment works and would be suitable for investment purposes with a potential income in excess of £4,200 per annum. The property benefits from central heating, communal parking and gardens.

### Situated

Off Bakers Green Road close to local amenities, Schooling and within walking distance to Huyton village amenities.

### Ground Floor

Main entrance hallway.

### Joint Agent

Entwistle Green

### First Floor

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



### Outside

Communal parking and gardens.



LOT  
88

## Flat 60 Reeds Road, Liverpool L36 7SW

GUIDE PRICE **£18,000+\***

VACANT RESIDENTIAL

### Description

A one bedroomed ground floor flat in need of a full upgrade and refurbishment scheme, following which the property would be suitable for investment purposes with a potential income in excess of £4,200 per annum. The property benefits from communal parking and gardens.

### Situated

Off Bakers Green Road close to local amenities, Schooling and within walking distance to Huyton village amenities.

### Ground Floor

Main entrance hallway.

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

### Joint Agent

Entwistle Green



### Outside

Communal parking and gardens.



LOT  
89

## 42 Gorsedale Road, Liverpool L18 5EZ

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property currently let by way of a rolling Periodic Tenancy at a rental of £7,800 per annum. The property benefits from double glazing and central heating.

### Situated

Between Dovedale Road and Briardale Road in a sought after location within close proximity to the popular Allerton Road amenities, schooling, transport links and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Living room, Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear yard.

### Note

Please note Sutton Kersh have not internally inspected the property. All information has been provided by the vendor.



LOT  
90

## 8 Stainburn Avenue, Liverpool L11 3DE

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefiting from double glazing and central heating, gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing £6,299.80 per annum and the tenant has been in situ for 5 years.

### Situated

Off Sedgemoor Road which is in turn off Townsend Avenue in a popular and well established residential location close to local amenities, transport links and schooling. Liverpool city centre is approximately 5 miles away.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens

### Note

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



LOT  
91

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

## 207 Longmoor Lane, Liverpool L9 0ED

GUIDE PRICE **£30,000+**\*

VACANT COMMERCIAL

### Description

A good sized two storey mid terraced property benefitting from a new concrete tiled roof and comprising a ground floor retail unit with a two storey outrigger attached to the rear elevation. To the first floor there is further accommodation. The property is in a semi-derelict condition, requiring structural repair and rebuilding works with a full scheme of upgrading & refurbishment works to bring the property back into use. There is no access permitted into the property due to the current poor condition.

### Situated

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

### Ground Floor

**Shop** Main Sales Area. (The property has not been accessed to confirm the accommodation/rooms at the rear).

### Note

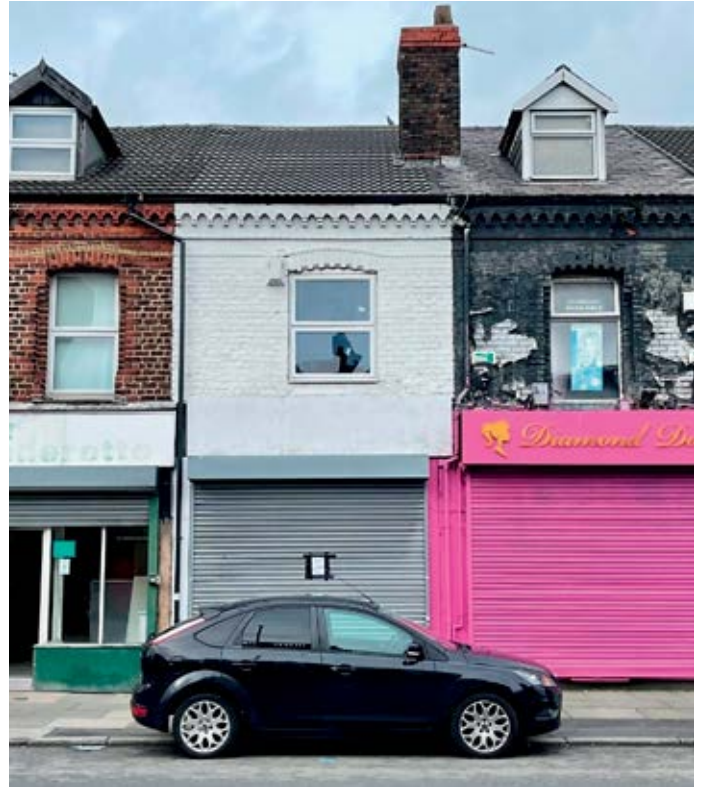
Neither the vendors nor Sutton Kersh have inspected the property internally.

### First/Second Floor

No access to confirm the accommodation/rooms.

### Outside

Yard to the rear



LOT  
92

## Apartment 83 The Reach, 39 Leeds Street, Liverpool L3 2DB

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

### Description

A third floor two bedroomed furnished apartment benefitting from a balcony, double glazing, electric heating and 24 hour concierge. The property would be suitable for immediate occupation or investment purposes with a potential income of in excess of £8,340.00 per annum.

### Situated

Located on Leeds Street within walking distance to Liverpool city centre, close to local amenities including universities, shops, restaurants and bars.

### Ground Floor

Main Entrance Hallway.

### Third Floor

**Apartment** Hall, Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

### Tenure

Leasehold



LOT  
93

## 31 Princes Avenue, Crosby, Liverpool L23 5RR

GUIDE PRICE **£225,000+**\*

VACANT RESIDENTIAL

### Description

A good sized four bedroomed semi-detached house benefiting from central heating, gardens and a driveway. The property is in need of a full upgrade and refurbishment scheme and there is potential to provide a further bedroom within a loft conversion subject to any necessary consents. Following the above works the property would be suitable for occupation or re-sale purposes.

### Situated

Off York Avenue which in turn is off Coronation Road in a very popular and well-established residential area within walking distance to Crosby Village amenities and within close proximity to local amenities, schooling to include Merchant Taylor's school and transport links.

### Ground Floor

Porch Entrance, Hallway, Front Lounge, Rear Dining room, Morning room, Kitchen.

### First Floor

Four Bedrooms, Shower room/WC.

### Outside

Driveway, Front and Rear Gardens.



LOT  
94

## Garages and land to the west of Ross Street, Widnes WA8 6JX

GUIDE PRICE **£30,000+**\*

GARAGES

### Description

An opportunity to acquire a freehold block of 9 garages and associated land. We are advised all 9 are let however only 7 are paying rent at present. The rental income is approximately £4,080 per annum. Number 4 has been sold off separately and is shown edged green on the Title Plan and is not included in the sale. We believe an option to purchase the garage has been explored. There is possible potential to redevelop the land, however potential purchasers should make their own enquiries.

### Situated

Off Ross Street which is in turn off Saxon Terrace in a popular and well established location close to Widnes town centre.



LOT  
95

111 Makin Street, Liverpool L4 5QF

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroomed end of terraced property in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum.

#### Situated

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

#### Ground Floor

Hall, Living Room/Dining Room,  
Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard to the rear.



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

*Sue*





### Description

A sizeable period semi-detached property, offering six/seven bedrooms, two/three reception rooms and three bathrooms, previously utilised as a care home and now requiring modernisation. The accommodation is set over three floors, with a patio garden and garage to the side of the property. This versatile property would lend itself to a variety of uses, with further development/conversion potential, subject to any requisite consents, upon which interested parties must make and rely upon their own enquiries of Cornwall Council planning department. Auctioneers note: We understand that the property has previously been underpinned, please refer to the legal pack for further documentation.

### Situated

Albany Road enjoys a favoured location within half a mile of the town centre where Redruth offers a range of both national and local retail outlets, there are banks, a Post Office and a mainline Railway Station which connects with London Paddington and the north of England.

### Ground Floor

Entrance porch, hall, lounge, dining room, 3rd reception room/bedroom seven, kitchen, utility room and shower room.

### First Floor

Landing, four bedrooms and bathroom.

### Second Floor

Master bedroom with en-suite shower room and bedroom six.

### Outside

Paved courtyard garden and detached garage.



### Viewings

Strictly by prior appointment with Stratton Creber Redruth 01209 217201.

### Note

Please note that this Lot was postponed from the February auction due to the legal pack being incomplete. The full legal pack is now available to download from our website [www.propertyauctionsouthwest.co.uk](http://www.propertyauctionsouthwest.co.uk)



**Description**

A unique opportunity to acquire a sizeable Grade II listed freehold investment property comprising a ground floor shop with basement rooms and a shower room, three x two bedroom maisonettes currently utilised as student lets and fully let for the 2021 and 2022 academic years, the whole generating an income of £3,280pcm/£39,360pae. The upper floor maisonettes enjoy panoramic views of the estuary and harbour, with a private lawned garden area to the rear of the property.

**Situated**

The vibrant harbour town of Falmouth offers a super range of bespoke shops and galleries, cafes and restaurants, with regular passenger ferries from the Prince of Wales pier to Flushing and St Mawes, with a full range of marina facilities on North Parade.

**Ground Floor**

The Gallery: Two viewing/display rooms with steps down to two storage rooms and a shower room. **Flat C:** Accessed from Barracks One: External staircase leads to an open plan living/dining/kitchen area, steps down to two bedrooms and a bathroom. Communal hallway with stairs rising to the first floor.

Second Floor: Two bedrooms and bathroom. **Flat B:** First Floor: Entrance hall, sitting room, kitchen/diner. Second Floor: Two bedrooms and bathroom.

**Outside**

Private lawned garden area.

**Viewings**

Strictly by prior appointment with Miller Countrywide Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691.





### Description

The first and second floors of this sizeable, detached period property situated in the prestigious Kings Road/Alverton area of Penzance. The property retains a wealth of character features and is currently loosely arranged as four flats, offering the potential for formalisation into three or four large self-contained flats, a sizeable family home, or as a break-up and resale opportunity. To the rear of the property is a courtyard area with a grant of conditional planning permission in place, under application number PA20/02960 for 'Removal of rear boundary wall to create parking to serve Flat 2 only'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council.

### Situated

Kings Road is in the highly sought after Tredarvah area of Penzance, within easy walking distance of the town centre, Morrab Gardens and the Promenade. Penzance offers a range of high street and bespoke shopping facilities, cafes and restaurants, along with a mainline railway station and readily commutable to the A30.

### Ground Floor

Rear entrance hall/utility area with stairs rising to the first floor landing.

### Accommodation First Floor

**Flat 2:** Entrance hall, lounge/diner (with internal staircase to Flat 2A), kitchen, two bedrooms and bathroom. **Flat 3:** Entrance hall, lounge/diner, kitchen/

breakfast room, utility room, two bedrooms and bathroom.

### Second Floor

Landing, communal lounge area giving access into: **Flat 2A:** Sitting room, kitchen, utility room, bedroom and bathroom. **Flat 3A:** Kitchen/diner, bedroom and bathroom.



### Outside

Rear courtyard garden area with storage facilities and planning permission for the creation of car parking to serve Flat 2.

### Viewings

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



**Description**

An eight letting room HMO investment property, all with en-suite shower rooms, with accommodation arranged over three floors, along with an enclosed rear courtyard garden. The property is situated in West Hill Road, in proximity of Mutley Plain and in turn the city centre of Plymouth. The property is currently part let on an adhoc basis at £89 per week, with student bookings in place for the 2021 and 2022 academic years having a forecast income of £37,024pae. Please refer to the legal pack for the tenancy details.

**Situated**

West Hill Road is located in proximity to Plymouth University and Mutley Plain with local shops, restaurants and leisure facilities, with public transport links throughout the city and a mainline railway station. The city centre and the thriving historic Barbican are all within walking distance of the property, or a short trip by bus.

**Ground Floor**

Entrance hall, two letting rooms both with en-suite shower rooms, communal lounge/kitchen/diner and WC.

**First Floor**

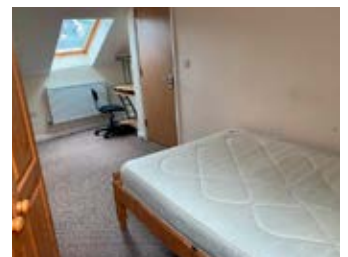
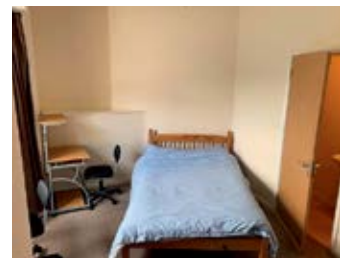
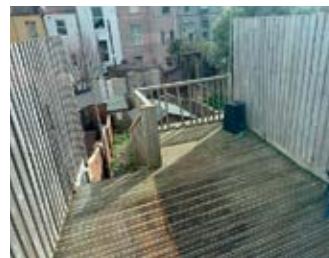
Landing, four letting rooms with en-suite shower rooms.

**Second Floor**

Landing with two letting rooms with en-suite shower rooms.

**Outside**

Walled frontage and enclosed courtyard style garden with pedestrian gateway to the rear service lane. Permit parking is also available in the area.



**Viewings**

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





**Description**

A three storey, three bedroom mid terraced property, having an enclosed rear courtyard garden with storage shed and pond, along with a useful two storey outbuilding. Situated in the heart of the sought after village of Woodbury, the property previously known as Bridge Stores dates back to the 1700s and whilst in need of a programme of refurbishment offers the potential to become an enviable family home with annexe/home office potential subject to any requisite consents.

**Situated**

The highly sought after village of Woodbury benefits from a range of local amenities including a highly rated primary school, various shops, a post office and a number of churches. Woodbury is also just over 4 miles from the estuary town of Topsham and 7 miles from Exeter's city centre providing an easily commutable distance, along with easy access to the M5, mainline railway stations and Exeter airport.

**Ground Floor**

Entrance hall, dual aspect sitting room, kitchen/diner and lean to sun room.

**First Floor**

Landing, bedroom one, large bathroom (formerly a bathroom and single bedroom).

**Second Floor**

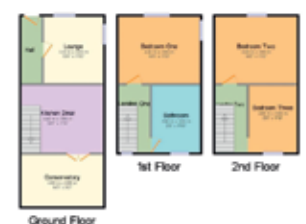
Landing and two bedrooms.

**Outside**

Two storey outbuilding, enclosed courtyard garden with pond and storage shed.

**Viewings**

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





**Description**

A well-proportioned three double bedroom end of terrace house requiring refurbishment. The property is situated in an established residential area on the outskirts of Torquay and has the benefit of on drive parking and an enclosed rear garden.

**Situated**

East Pafford Avenue is situated on the outskirts of Torquay, in a well-established residential/lettings area having a selection of local shops, primary school and children's play park nearby, with further facilities and amenities available in the town centre, along with a range of sandy beaches, marina and coastal walks with excellent access routes to the A38 and M5.

**Ground Floor**

Entrance hall, sitting room, kitchen/diner, rear lobby and WC.

**First Floor**

Landing, three double bedrooms and shower room.

**Outside**

On drive parking and enclosed rear garden with decked seating area, raised pond and patio.

**Note**

The property is to be sold as seen and will not be cleared.

**Viewings**

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



General view of building



**Description**

A vacant one bedroom first floor flat requiring minor updating, having the benefit of its own private entrance from ground floor level and use of the shared courtyard. We understand that the current lease is for 99 years from 1980 and therefore is suitable to cash purchasers only.

**Situated**

Providence Street is a popular residential/student lettings area in Greenbank, in close proximity to Plymouth University, the city centre and with excellent public transport links throughout the city, readily commutable to the A38 and the mainline railway station.

**Ground Floor**

Entrance hall with stairs rising to the first floor.

**First Floor**

Landing, hallway, cloakroom, sitting room, rear lobby with access to the kitchen, bedroom and bathroom.

**Outside**

Use of the communal courtyard.

**Viewings**

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





**Description**

A presently two bedroom, two reception room mid terrace Victorian property situated in the highly sought after location of The Chessels. Whilst in need of a programme of modernisation the property offers good sized living accommodation and an enclosed courtyard style garden, character features and the potential to create a third bedroom subject to any requisite consents.

**Situated**

Ideally situated in BS3 in close proximity to North Street and West Street which offer a range of shops, bars, cafes and restaurants. The property is within close proximity of the metro-link, Bristol link road and Parsons Street train station, South Street Park, Greville Smyth Park and Ashton Court Estate, with easy access into Bristol city centre perfect for commuters, keen shoppers and access to further transport links including Temple Meads train station and the M32, M5 for access to Devon/ Cornwall or the M4 to London.

**Ground Floor**

Entrance hall, sitting room, dining room, kitchen and utility room.

**First Floor**

Landing, two bedrooms and bathroom.

**Outside**

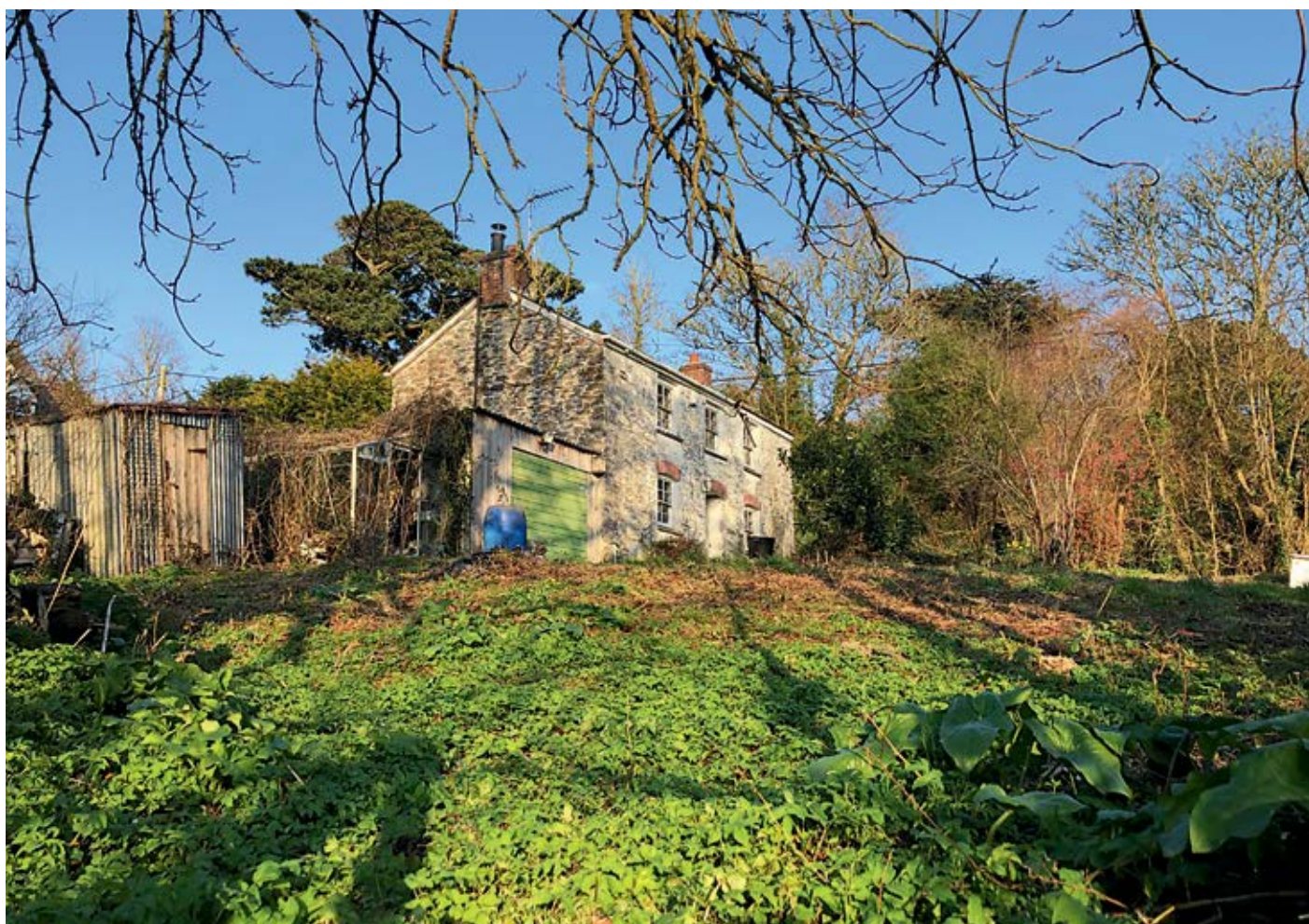
Walled front garden area and enclosed rear courtyard.

**Viewings**

Strictly by prior appointment with Chappell & Matthews 01179 738734. General enquiries Countrywide Property Auctions 01395 275691.







**Description**

A fabulous opportunity to acquire a three bedroom detached character cottage requiring modernisation set on the rural fringes of Lanvean, in the highly sought after village of St Mawgan. The cottage sits in gardens and grounds of approximately 0.37 acres offering the potential to create an enviable family home with potential for further extension/development subject to any requisite consents.

**Situated**

St Mawgan is one of the prettiest villages in North Cornwall with a historic church and Carmelite Convent, excellent local Inn, shops, primary school, surrounded by woodland and miles of open countryside and in proximity of Mawgan Porth beach. Further facilities and extensive shopping facilities the resorts of Padstow and Newquay are approximately 7-8 miles away.

**Ground Floor**

Entrance, kitchen/diner, sitting room.

**First Floor**

Landing, three bedrooms and bathroom.

**Outside**

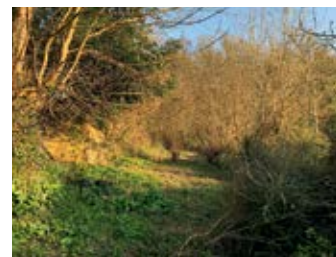
Mature gardens and grounds of circa 0.37 acres, on drive parking and attached garage.

**Viewings**

Strictly by prior appointment with Miller Countrywide Newquay 01637 871242. General enquiries Countrywide Property Auctions 01395 275691.

**Note**

Measurements have been taken using the Promap mapping facility. Interested parties must make and rely upon their own measurements. The Promap



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**Description**

A one bedroom ground floor flat situated in the sought after Warberries area of Torquay, having the benefit of a long lease and a share of the freehold, communal gardens and car parking on an adhoc basis. The property is currently tenanted and generating an income of £6,000pae, with the current tenant due to vacate mid-April 2021.

**Situated**

The Warberries Conservation Area is one of the most sought after locations in Torquay, with walks towards Anstey's Cove, Meadfoot Beach and Torquay Harbour. Nearby Wellswood offers a selection of local shops and restaurants with further facilities and amenities available in Torquay town centre.

**Ground Floor**

Communal entrance hall.  
**Flat 5:** Entrance hall, open plan kitchen/living room with french door to the communal gardens, bedroom and bathroom.

**Viewings**

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

**Outside**

Communal gardens and car parking area.



**Ground Floor**



### Description

An opportunity to acquire three × two bedroom first floor apartments which were converted in 2015. Each of the flats benefit from open plan living accommodation with fitted kitchens, two bedrooms and bathroom. Video entry system, solar heating for the hot water supply, the development has two allocated parking spaces to the rear of the building and individual 999 year leases. The apartments have been successfully let with no voids since conversion, generating £21,400pae.

### Situated

Commercial Square is situated in the heart of Camborne town centre with a comprehensive range of shopping and leisure facilities, public transport and mainline railway station, with easy access to the A30 and nearby beaches.

### Ground Floor

Key pad and video entry system with stairs rising to the first floor landing/hallway.

### First Floor

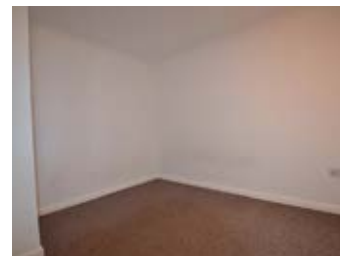
Three self-contained apartments each having open plan living accommodation and fitted kitchens, two double bedrooms and bathroom with overhead shower.

### Outside

Two allocated parking spaces.

### Viewings

Strictly by prior appointment with Miller Countrywide Camborne 01209 710303. General enquiries Countrywide Property Auctions 01395 275691.





**Description**

A sizeable four bedroom, four storey end of terrace period town house, retaining a wealth of character features and having the benefit of a rear enclosed courtyard garden. The property while in need of a programme of refurbishment would lend itself to either an enviable city centre family home, or subject to any requisite consents for conversion into a number of residential units, upon which interested parties must make and rely upon their own planning enquiries of Exeter City Council planning department.

**Situated**

Dinham Road is situated in the heart of the Cathedral City of Exeter, accessible to all facilities including shops, restaurants, public houses and all major facilities in the city including both St Davids and Exeter Central railway stations and the University of Exeter. Readily commutable to the M5/A30/A38 road networks and Exeter Airport.

**Ground Floor**

Entrance vestibule, hallway, sitting room and dining room.

**Lower Ground Floor**

Utility room, large storeroom, kitchen and access to the garden.

**First Floor**

Landing, shower room, two double bedrooms.

**Second Floor**

Landing, two further double bedrooms and storeroom.

**Outside**

Enclosed rear courtyard garden. Residents permit parking is also available.



**Viewings**

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





**Description**

A Grade II Listed, five bedroom former chapel, offering reverse level accommodation and feature open plan living area, bedroom and bathroom to the first floor and four bedrooms, utility room and bathroom to the ground floor, with courtyard/parking area to the front of the property. Whilst the property would benefit from further renovation works, it offers tremendous potential to acquire a substantial character property within this sought after Cornish village.

**Situated**

St Columb Minor caters well for daily needs with a local convenience store, popular public house and local church. Newquay town is approximately two miles distant and has a wider range of amenities and several superstores. Newquay is famous for its rugged coastline and popular beaches including the world famous surfing beach of Fistral.

**Ground Floor**

Entrance hall, four bedrooms, utility room and bathroom.

**First Floor**

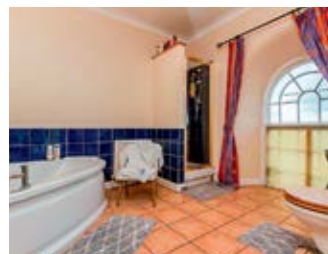
Open plan lounge/diner with kitchen area off, bedroom and bathroom.

**Outside**

Small hardstanding area to the front of the property providing on drive parking.

**Viewings**

Strictly by prior appointment with Stratton Creber Newquay 01637 871242. General enquiries Countrywide Property Auctions 01395 275691.





**Description**

A four bedroom detached dormer bungalow requiring some updating, having the benefit of front and rear gardens, decked seating area parking and garage. The property is situated on the rural fringes of the popular village of St Columb and offers spacious living accommodation on the ground floor, with two bedrooms and bathroom to the first floor.

**Situated**

The village of St Columb Road is situated within a mile of the A30 and neighbouring villages of Fraddon and Indian Queens, catering well for day to day needs and educational facilities, with the glorious beaches and Newquay circa 8 miles. St Columb Road rail station is on the branch line from Par to Newquay connecting with London Paddington.

**Ground Floor**

Entrance hall, lounge/diner, kitchen/breakfast room, rear porch and two bedrooms.

the front of the property, parking and garage.

**First Floor**

Landing, two further bedrooms and family bathroom.

**Viewings**

Strictly by prior appointment only with Miller Countrywide Newquay 01637 871242. General enquiries Countrywide Property Auctions 01395 275691.

**Outside**

Good sized front and rear gardens, with decked seating area and views over the surrounding countryside from





**Description**

A three/four bedroom detached property, enjoying a plot size of 0.39 acres of mature gardens and situated at the end of a no-through lane. Built in the 1970s this versatile property enjoys a high degree of privacy and whilst in need of modernisation, offers tremendous potential for further extension/possible development subject to any requisite consents, upon which interested parties must make and rely upon their planning enquiries of Exeter City Council planning department.

**Situated**

Harts Lane is conveniently located for the local facilities and amenities of Pinhoe with its main line railway station, along with the M5/A30/A38 road networks and Exeter airport.

**Ground Floor**

Entrance hall, dual aspect sitting room, dining room, kitchen/breakfast room, office/bedroom four, cloakroom.

**First Floor**

Landing, three bedrooms and bathroom.

**Outside**

Private driveway giving access to mature gardens of 0.39 acres, on drive parking and attached garage with store room, greenhouse and garden shed.

**Viewings**

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

**Note**

Measurements have been taken using the Promap mapping facility. Interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.





**Description**

A two bedroom ground floor apartment with balcony, communal gardens and a garage, currently let on a six month AST generating an income of £695pcm/£8,340pae. The apartment has recently been refurbished prior to the current tenant taking occupancy and enjoys sea views across to Torbay.

**Situated**

The thriving and ever popular seaside town of Exmouth offers a vibrant town centre, working harbour and glorious sandy beaches, with excellent public transport links to Exeter city centre, the A30/A38/M5 road networks, mainline railway stations and Exeter airport.

**Ground Floor**

Entrance hall, living room with balcony off, kitchen, two bedrooms and a bathroom.

**Outside**

Communal gardens and a garage.

**Viewings**

Strictly by prior appointment with Fulfords Exmouth 01395 273757.







### Description

A two bedroom detached chalet style bungalow enjoying a non-estate position on the outskirts of Hayle town centre. The property is approached over a shared driveway leading to private parking, front and rear gardens, patio seating area and storage shed. Currently let on a long term rolling tenancy agreement and generating an income of £700pcm/£8,400pae.

### Situated

Hayle boasts 3 miles of sandy beaches and offers a wide variety of shopping facilities, restaurants, schools, public houses and a retail park being readily commutable to the A30 road network.

### Ground Floor

Entrance hall, sitting room, kitchen, conservatory, two bedrooms and bathroom.

### Outside

Front and rear lawned gardens, patio seating area, shared driveway leading to private parking.

### Note

We understand that some ceilings have low grade asbestos. Interested parties must make and rely upon their own survey/ investigations.

### Viewings

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



General view of Gwithian beach

General view of building



### Description

A two bedroom second floor apartment conveniently situated for Honiton town centre and having the benefit of communal gardens, residents parking, private gated access to the High Street and a lift to all floors. Whilst the apartment is occupancy restricted to over 55s, there is no restriction on ownership and the estimated current rental income is circa £650pcm/£7,800pae. Kings Gardens also offers guest suites to visiting relatives and a residents lounge with entertainment and activities.

### Situated

Honiton is a lively market town on the edge of the Blackdown Hills, an area of outstanding natural beauty. Honiton offers a wide range shops and restaurants, public swimming pool, doctors surgery, local schools, and local supermarkets. As well as excellent transport links to London Waterloo and with easy access on to the A30 and M5.

### Ground Floor

Communal entrance hall, residents lounge and lift access to all floors.

### Second Floor

36: Entrance hall, lounge/diner with rural views over the townscape, kitchen, two bedrooms and bathroom.

### Outside

Communal gardens and residents parking.

### Viewings

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





**Description**

A vacant two bedroom end of terrace character cottage enjoying a tucked away location just off the High Street of the popular seaside town of Dawlish. The cottage offers a fitted kitchen, recent redecoration, small enclosed rear courtyard with outbuilding and is accessed over a private cobbled courtyard. The property is likely to appeal to holiday and residential lettings investors, those looking for a low maintenance holiday home and owner occupiers alike.

**Situated**

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

**Ground Floor**

Sitting room with feature fireplace, kitchen and bathroom.

**First Floor**

Landing and two bedrooms.

**Outside**

Enclosed courtyard garden with outbuilding plumbed for a washing machine.

**Viewings**

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



**Description**

A prominently located three storey commercial property enjoying a corner position in the heart of St Ives town centre. The property currently operates as a retail/shop unit of circa 14 square metres on the ground floor, with the upper floors used as treatment/therapy rooms, let as a whole on an ad hoc basis and generating an income of £200 per week/£10,400pae to a long term tenant.

**Situated**

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

**Ground Floor**

Main shop area, hallway, room 2, cloakroom.

**First Floor**

Landing, room three, kitchen.

**Second Floor**

Landing, room four, room five.

**Viewings**

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



General view of St Ives beach



General view of St Ives Promenade



LOT  
**116**

## 24 Rector Road, Liverpool L6 0BY

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house currently let by way of an Assured Shorthold Tenancy at a rental of £5044 per annum. The property benefits from double glazing and central heating

### Situated

Off Townsend Lane in a popular location close to local amenities, Liverpool Football Club, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen,  
Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Yard to the rear.

### Note

We have not carried out an internal inspection and all information has been supplied by the vendor.



LOT  
**117**

## 40 Rector Road, Liverpool L6 0BY

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house currently let by way of an Assured Shorthold Tenancy at a rental of £5400 per annum. The property benefits from double glazing and central heating

### Situated

Off Townsend Lane in a popular location close to local amenities, Liverpool Football Club, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen,  
Bathroom/WC.

### First Floor

Three Bedrooms.

### Outside

Yard to the rear.

### Note

We have not carried out an internal inspection and all information has been supplied by the vendor.



LOT  
**118**

177 Gloucester Road, Bootle, Merseyside L20 9AL

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

#### Description

A three bed mid terraced property benefitting from double glazing and central heating. The property is in need of a light upgrade and would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £7,800.00 per annum. Alternatively if let to 4 individuals at £80pppw the potential rental income is approximately £16,640 per annum, subject to any consents.

#### Situated

Off Aintree Road within close proximity to Hawthorne Road amenities, Bootle Strand Shopping Centre and Derby Park approximately 3 miles from Liverpool city centre.

#### Ground Floor

Hall, Through Living Room/  
Dining Room, Extended Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard to the rear



LOT  
**119**

37 Wolfenden Avenue, Bootle, Merseyside L20 0AY

GUIDE PRICE **£85,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroomed semi detached property benefitting from double glazing, central heating, driveway, gardens and conservatory. The property is currently let by the way of a rolling tenancy at £7,200.00 per annum.

#### Situated

Off Southport Road in a popular and well established residential location close to local amenities and approximately 3.5 miles from Liverpool city centre.

#### Ground Floor

Porch entrance, Hall, Living  
Room, Kitchen, Conservatory.

#### First Floor

Three Bedrooms, Bathroom/WC.

#### Outside

Front/Side and Rear Gardens,  
Driveway.

#### Note

Sutton Kersh have not internally  
inspected this property.



LOT  
**120**

## Flat 5 Willow Rise, Liverpool L33 8WZ

GUIDE PRICE **£25,000–£35,000\***

RESIDENTIAL INVESTMENT

### Description

A first floor two bedroom apartment benefiting from double glazing, electric heating, a balcony, secure intercom system and parking. 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 £5,400 per annum.

### Situated

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

### Ground Floor

Entrance Hall, Lift Access, Gym.

### First Floor

Flat Hall, Living Room / Kitchen, two Bedrooms, Bathroom/WC, Balcony

### Outside

Parking



LOT  
**121**

## Flat 35 Willow Rise, Liverpool L33 8WZ

GUIDE PRICE **£25,000–£35,000\***

RESIDENTIAL INVESTMENT

### Description

A sixth floor two bedroom duplex apartment benefiting from double glazing, electric heating, two balconies, secure intercom system and parking. 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 £5,400 per annum.

### Situated

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

### Ground Floor

Entrance Hall, Lift Access

### Sixth Floor

Flat Living Room/Dining Room/  
Kitchen, WC, Balcony



LOT  
**122**

## Land adjacent to 90 Penmann Crescent, Liverpool L26 0UG

GUIDE PRICE **£45,000+**\*

DEVELOPMENT OPPORTUNITIES

### Description

A vacant parcel of land situated to the rear of 117 Hollies Road and adjacent to 90 Penmann Crescent in a popular and well-established residential location close to local amenities, Schooling and transport links. The site has previously had planning permission to erect a two bedroomed bungalow planning reference number 15/00743/FUL. We believe all main services are available, purchasers to make their own further enquiries.



LOT  
**123**

## Flats A & B, 26 Langdale Street, Bootle, Merseyside L20 3BX

GUIDE PRICE **£110,000+**\*

RESIDENTIAL INVESTMENT

### Description

A mid terraced property converted to provide two self contained flats (1 x 1 and 1 x 2 bed). One of the flats are currently let by way of an Assured Shorthold Tenancy at a rental income of £340pcm. When fully let the potential rental income is approximately £10,080 per annum. The property benefits from double glazing and central heating.

### Situated

Off Litherland Road in a popular residential location within easy reach of local amenities and Bootle Strand Shopping Centre.

### Ground Floor

Main Entrance Hallway.

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

### First Floor

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

### Outside

Yard to the rear





LOT  
**124**

## 2a & 2b Ireton Street, Liverpool L4 5TR

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

A three storey property comprising two self contained flats (one × two bedroomed and one × three bedroomed flats) benefiting from central heating. The flats are currently let by way of Assured Shorthold Tenancy agreements producing a rental income of approximately £11,440.00 per annum.

### Situated

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

### Ground Floor

Main Entrance hall.

### First Floor

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

### Second Floor

**Flat 2b** Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC.



LOT  
**125**

## 21 Kingfisher House, Pighue Lane, Liverpool L13 1DQ

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed purpose built first floor apartment benefiting from double glazing, electric heating, secure entry system, communal gardens and parking. The property is in good order and is currently let by way of an Assured Shorthold Tenancy producing £6,360 per annum and would be suitable for investment purposes.

### Situated

Fronting Pighue Lane which is off Mill Lane in a popular and well established residential location within close proximity to local amenities, schooling and the new Edge Lane retail park.

### Ground Floor

Main Entrance Hallway.

### First Floor

**Flat** Lounge, Kitchen, two Bedrooms, Shower/WC.

### Outside

Communal gardens and parking.



LOT  
**126**

## 75 Hinton Street, Fairfield, Liverpool L6 3AP

GUIDE PRICE **£68,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property has undergone a scheme of refurbishment and if let to 2 individuals at £85pppw the potential rental income would be in excess of £8,840 per annum.

### Situated

Off Ottley Street which in turn is off Sheil Road in an established and popular residential location within easy reach of local amenities, universities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Two Bedrooms.

### Outside

Yard to Rear.



LOT  
**127**

## 6 Brook Hey Drive, Kirkby, Liverpool L33 9TB

GUIDE PRICE **£48,000+**\*

RESIDENTIAL INVESTMENT

### Description

A modern three bed town house property currently let by way of an Assured Shorthold Tenancy producing £5,940 per annum. The property benefits from double glazing, central heating, off-road parking and gardens.

### Situated

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

### Ground Floor

Hall, Kitchen/Diner, Lounge, WC.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens to the front and rear

### Note

Sutton Kersh have not internally inspected the property.



LOT  
**128**

87 Bell Road, Wallasey, Merseyside CH44 8DP

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £7,500 per annum.

#### Situated

Off Liscard Road in a popular location close to local amenities, schooling and access to the Kingsway Tunnel.

#### Ground Floor

Hall, Lounge, Dining Room,  
Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC.

#### Outside

Yard to the rear.



LOT  
**129**

11 Butterfield Street, Liverpool L4 4HT

GUIDE PRICE **£30,000+**\*

VACANT RESIDENTIAL

#### Description

A two bedroomed end of terraced property benefitting from double glazing. The property is in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for resale or investment purposes with a potential rental income of £6,000.00 per annum.

#### Situated

Off Sleepers Hill which in turn is off Walton Breck Road in a popular residential location, within close proximity to local amenities, Liverpool Football Club and approximately 2.5 miles from Liverpool city centre.

#### Ground Floor

Entrance Hall, Two Reception  
Rooms, Kitchen.

#### First Floor

Two Bedrooms, Bathroom/W.C

#### Outside

Yard to rear.



LOT  
**130**

## 165 Rice Lane, Liverpool L9 1AF

GUIDE PRICE **£120,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two storey mid terraced property which has been converted to provide a 5 bed HMO investment opportunity. The property has recently been fully refurbished and is in excellent condition and currently fully let on Assured Shorthold Tenancies until August 2021 producing £18,900.00 per annum. The property benefits from double glazing, electric heating and will be sold fully furnished. The property also benefits from planning approval to convert to 4 self-contained flats. Planning Ref No: 19F/1292

### Situated

Fronting Rice Lane in a prominent main road position within close proximity to local amenities and approximately 4 miles from Liverpool City Centre.

### Ground Floor

Main entrance Hallway, 1 Letting Room, Communal Lounge, Kitchen, Bathroom/WC

### First Floor

4 Letting Rooms, Shower Room/WC

### Outside

Yard to rear.



LOT  
**131**

## 21 Brunel Street, Ferryhill, County Durham DL17 8NX

GUIDE PRICE **£13,500+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. The property has been severely fire damaged throughout and once upgraded would be suitable for occupation or investment purposes.

### Situated

Off Kelvin Street which is in turn off Merrington Road (the B6287) in a popular and well established residential location close to local amenities and transport links.

### Ground Floor

Living Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC  
(no fittings)

### Outside

Yard to the rear

### Note

Please note that Sutton Kersh have not inspected the property internally and cannot confirm the accuracy of the accommodation



LOT  
**132**

96 Old Woodlands Road, Plymouth PL5 3SX

GUIDE PRICE **£175,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroom, semi-detached bungalow enjoying a corner plot with garage, hardstanding and on drive parking. The property was granted planning permission under application number 17/02397/FUL, on the 9th February 2018, for 'rear and side extension and alteration' and has been completed to first fix level, now requiring finishing works to complete the project.

#### Situated

Old Woodlands Road is situated in the popular and well established residential area of Crownhill, with local schools, educational and leisure facilities, with excellent public transport links in to Plymouth city centre.

#### Ground Floor

Entrance hall, kitchen/diner, cloakroom, sitting room, inner hallway, three bedrooms, bathroom and utility room.

#### Viewings

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

#### Outside

On drive parking for several vehicles, through garage giving access to hardstanding and the rear garden.



Next auction  
**Thursday 20 May 2021**

We're now taking entries for this auction.

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

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

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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.

### SPECIAL CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

## Auction Conduct Conditions

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

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

### A1 Introduction

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

### A2 OUR role

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

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

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

### A3 Bidding and reserve PRICES

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

### A4 The PARTICULARS and other information

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

### A5 The CONTRACT

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

### A6 Extra Auction Conduct Conditions

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

## General Conditions of Sale

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

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

### G1 The LOT

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

- CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- 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.
- 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:
- (a) matters registered or capable of registration as local land charges;
  - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
  - (c) notices, orders, demands, proposals and requirements of any competent authority;
  - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
  - (e) rights, easements, quasi-easements, and wayleaves;
  - (f) outgoings and other liabilities;
  - (g) any interest which overrides, under the Land Registration Act 2002;
  - (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
  - (i) anything the SELLER does not and could not reasonably know about.
- 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.
- 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.
- 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:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
  - (b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
  - (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.
- 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.
- G2 Deposit**
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
  - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- 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.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G3 Between CONTRACT and COMPLETION**
- 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
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
  - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
  - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
  - (c) gives no warranty as to the adequacy of the insurance;
  - (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;
  - (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
  - (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;
- 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).
- 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.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- 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.
- G4 Title and identity**
- 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.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
  - (b) 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.
  - (c) If title is in the course of registration, title is to consist of:
    - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
    - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
    - (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.
  - (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.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (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
  - (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.
- 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.
- 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.
- 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.
- G5 TRANSFER**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (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
  - (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- 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.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (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;
  - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
  - (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.
- G6 COMPLETION**
- 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.
- 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.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
  - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- 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.
- 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.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- G7 Notice to complete**
- 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. The person giving the notice must be READY TO COMPLETE.
- G7.2 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
  - (b) claim the deposit and any interest on it if held by a stakeholder;
  - (c) forfeit the deposit and any interest on it;
  - (d) resell the LOT; and
  - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
  - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- G8 If the CONTRACT is brought to an end**
- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
  - (b) 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 Landlord's licence**
- 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
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
  - (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) provide references and other relevant information; and
  - (b) comply with the landlord's lawful requirements.
- G9.6 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.
- G10 Interest and apportionments**
- 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.
- 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.
- G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
  - (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;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
  - (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
  - (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.
- 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.
- G11 ARREARS**
- Part 1 – Current rent*
- 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 or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
- Part 2 – BUYER to pay for ARREARS*
- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
- 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.
- 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.
- Part 3 – BUYER not to pay for ARREARS*
- G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
- (a) so state; or
  - (b) give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
  - (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) 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) 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) 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) 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.
- 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.
- G12 Management**
- G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- 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:
- (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;
  - (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
  - (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.



### 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:
- observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
  - give notice of assignment to the tenant; and
  - 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:
- 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
  - this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
  - 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
- it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
  - 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;
  - article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
  - 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
- of the BUYER'S VAT registration;
  - that the BUYER has made a VAT OPTION; and
  - 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
- 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
  - 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:
- 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;
  - the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
  - 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:
- to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
  - 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 1 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
- in its condition at COMPLETION;
  - for such title as the SELLER may have; and
  - 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:
- 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
  - 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:
- 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.
  - the BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
  - 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.
  - 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:
- service charge expenditure attributable to each TENANCY;
  - payments on account of service charge received from each tenant;
  - any amounts due from a tenant that have not been received;
  - 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:
- 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
  - 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:
- the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
  - 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:
- give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
  - 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:
- with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
  - 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
  - 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:
- on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
  - 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:
- hold the warranty on trust for the BUYER; and
  - 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:
- procure that it becomes registered at the Land Registry as proprietor of the LOT;
  - procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
  - 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:
- apply for registration of the TRANSFER;
  - provide the SELLER with an official copy and title plan for the BUYER'S new title; and
  - 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:
- delivered by hand; or
  - made electronically and personally acknowledged (automatic acknowledgement does not count); or
  - 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:
- when delivered, if delivered by hand; or
  - 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:

- 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)
- is to be held as stakeholder save to the extent of the auctioneers' fees and expenses which part of the deposit shall be held as agents for the seller

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

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

#### G30.3 Extra Auction Conduct Conditions

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

#### G30.4 Searches

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

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