

# property auction

Registration closes promptly at  
12pm on **Tuesday 14 September**  
and you must be pre-registered  
before this time in order to bid

**Wednesday 15 September 2021**  
12 noon prompt

Please note this auction will be streamed live online only

# SuttonKersh

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



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# Merseyside's leading auction team...



**James Kersh** BSc (Hons)  
MRICS  
Director  
james@  
suttonkersh.co.uk



**Cathy Holt** MNAEA  
MNAVA  
Associate Director  
cathy.holt  
@suttonkersh.co.uk



**Andrew Binstock**  
BSc (Hons)  
Auctioneer



**Katie Donohue**  
BSc (Hons) MNAVA  
Auction Valuer/Business  
Development Manager  
katie@  
suttonkersh.co.uk



**Victoria Kenyon** MNAVA  
Business Development  
Manager  
victoria.kenyon@  
suttonkersh.co.uk



**Paul Holt**  
Auction Viewer  
paul.holt@  
suttonkersh.co.uk



**Shannen Woods** MNAVA  
Auction Administrator  
shannen@  
suttonkersh.co.uk



**Elle Benson**  
Auction Administrator  
elle.benson@  
suttonkersh.co.uk



**Tayla Dooley**  
Auction Administrator  
tayla.dooley@  
suttonkersh.co.uk



**Lucy Morgan**  
Auction Administrator  
lucy.morgan@  
suttonkersh.co.uk



**Jessica Barnett**  
Auction Administrator  
jessica.barnett@  
suttonkersh.co.uk

## Contact

**Cathy Holt** MNAEA MNAVA  
cathy.holt@suttonkersh.co.uk

**Katie Donohue** BSc (Hons) MNAVA  
katie@suttonkersh.co.uk

**James Kersh** BSc Hons MRICS  
james@suttonkersh.co.uk

for free advice or to arrange a free valuation

## 2021 Auction Dates

### Auction

Thursday 18 February  
Thursday 8 April  
Thursday 27 May  
Thursday 15 July  
Wednesday 15 September  
Thursday 28 October  
Thursday 9 December

### Closing

Friday 22 January  
Friday 12 March  
Friday 30 April  
Friday 18 June  
Friday 20 August  
Friday 24 September  
Friday 12 November

**0151 207 6315**  
auctions@suttonkersh.co.uk

# Welcome



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

Yet again the sale will be live streamed with auctioneer Andrew Binstock at the helm of yet another busy sale!

With four auctions under our belt this year, we have offered 492 lots, selling 447, which is one of the leading percentage success rates across the industry at 91.5% and in the process raising £52.18m for our vendor clients.

So for our September auction we are delighted to present another packed and interesting catalogue with over 130 lots to go under the hammer.

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

- Lot 1** 17 Woolton Street, Liverpool L25 5NH  
MIXED USE Guide price £215,000+
- Lot 5** 168 Walton Village, Liverpool L4 6TN  
VACANT RESIDENTIAL Guide price £37,000+
- Lot 25** 1 Regina Avenue, Waterloo, Liverpool L22 2BD  
VACANT RESIDENTIAL Guide price £165,000+
- Lot 51** Grosvenor Chambers, Foundry Street, Stoke-on-Trent ST1 5HE  
DEVELOPMENT OPPORTUNITIES Guide price £300,000–£325,000
- Lot 82** 197 Warbreck Moor, Liverpool L9 4RR  
VACANT RESIDENTIAL Guide price £150,000+
- Lot 88** 206 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BB  
VACANT RESIDENTIAL Guide price £170,000+

As always if you do need any help before the sale, do not hesitate to send an email across to myself or the team. We will also be on hand throughout the auction to answer any questions or help with any queries. Good luck with your bidding whether on the phone, by proxy or online.

**Cathy Holt MNAEA MNAVA**  
Associate Director

# 136

 lots available

## 60+

 vacant residential

## 50+

 residential investment

## 4

 commercial investment

## 3

 vacant commercial

## 4

 development opportunities

## 3

 mixed use

## 2

 land

## Highlights



17 Woolton Street, Liverpool L25 5NH



168 Walton Village, Liverpool L4 6TN



1 Regina Avenue, Waterloo, Liverpool L22 2BD



Grosvenor Chambers, Foundry Street, Stoke-on-Trent ST1 5HE

## 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

**447** lots sold  
**£52.18m** raised  
**91%** success

JAN

FEB

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

MAR

APR

**97** lots sold  
**£12.1m** raised  
**90%** success

**114** lots sold  
**£12.3m** raised  
**88%** success

MAY

JUN

**119** lots sold  
**£14m** raised  
**90%** success

JUL

AUG

SEPT

OCT

**Thursday 28 October**  
Closing Friday 24 September

NOV

DEC

**Thursday 9 December**  
Closing Friday 12 November



# Remote bidding guide for live streamed closed door auction

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

We offer three ways to bid at our auction:

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

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

1. **Create an account** Creating an account makes it the easiest way to register and bid at our auction.
2. **Complete identity check** We will require you to pass our verification process and will automatically send you a link to our partners Credas in order for you to complete the check via their app on your phone or tablet. See our Anti-Money Laundering Regulations guide on page 9.
3. **Complete the bidding form and agree to terms and conditions** You can bid on multiple lots but we do require one form per lot.
4. **Submit your payment** We will require valid debit card details prior to you being able to bid and will contact you in advance of the auction by telephone to obtain these details.

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

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

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

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

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

# Terms & conditions for proxy, telephone or internet bidders

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

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

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

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

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

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

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

### Alternatively

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 complete our online registration process and will be sending us a had copy of the 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, Credas will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. 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).  |        |

### ID can be approved as follows:

- Come to any of our offices with originals and we will certify them free of charge
- Solicitors, the bank, an accountant or other professional body can certify the relevant ID
- The Post Office can verify up to 3 × forms of ID for a charge of £10.50

All certified ID can be sent to us at [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk). **The purpose of Sutton Kersh obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.** IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 0151 207 6315. Thank you for your understanding and helping us comply with these regulations.



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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 **Wednesday 15 September 2021**

For sale by public auction unless sold prior or withdrawn

|    |  |                    |
|----|--|--------------------|
| 1  | 17 Woolton Street, Liverpool L25 5NH                       | £215,000+          |
| 2  | 77 Rocky Lane, Childwall, Liverpool L16 1JB                | £130,000+          |
| 3  | 18 Kenyon Road, Liverpool L15 5BD                          | £145,000+          |
| 4  | 133 Bentham Drive, Liverpool L16 1JF                       | £140,000+          |
| 5  | 168 Walton Village, Liverpool L4 6TN                       | £37,000+           |
| 6  | 11 Frodsham Street, Liverpool L4 5XA                       | £50,000+           |
| 7  | 19 Haddon Avenue, Liverpool L9 3BR                         | £85,000+           |
| 8  | 33 Orlando Street, Bootle, Merseyside L20 7DU              | £60,000+           |
| 9  | 14 Cheverton Close, Wirral, Merseyside CH49 8JN            | £65,000+           |
| 10 | 124 and 124a King Street, Wallasey, Merseyside CH44 8AW    | £50,000+           |
| 11 | 49 Trafalgar Road, Wallasey, Merseyside CH44 0DZ           | £110,000+          |
| 12 | 26 Elgar Avenue, Wirral, Merseyside CH62 8AY               | £135,000+          |
| 13 | 94 Grosvenor Road, Wavertree, Liverpool L15 0HB            | £40,000+           |
| 14 | 5 Harrington Road, Crosby, Liverpool L23 5ST               | £100,000+          |
| 15 | 5 Glasgow Street, Barrow-in-Furness, Cumbria LA14 2ED      | £40,000+           |
| 16 | 37 Lander Road, Liverpool L21 8JB                          | £60,000+           |
| 17 | 48 Brook Vale, Waterloo, Liverpool L22 3YB                 | £125,000+          |
| 18 | 115 South Road, Waterloo, Liverpool L22 0LT                | £125,000+          |
| 19 | 65 Higher Road, Liverpool L26 1TB                          | £135,000+          |
| 20 | 20 Thackeray Gardens, Bootle, Merseyside L30 9SD           | £25,000+           |
| 21 | 21 Goodison Road, Liverpool L4 4EH                         | £70,000+           |
| 22 | 121 Newton Street, Southport, Merseyside PR9 7AS           | £65,000+           |
| 23 | 46 Okehampton Road, Liverpool L16 6AZ                      | £170,000+          |
| 24 | 39 Stanley Road, Bootle, Merseyside L20 7BY                | £80,000+           |
| 25 | 1 Regina Avenue, Waterloo, Liverpool L22 2BD               | £165,000+          |
| 26 | 16 Scorton Street, Liverpool L6 4AT                        | £45,000+           |
| 27 | 14 Old Barn Road, Liverpool L4 2QP                         | £50,000+           |
| 28 | 58 Bowland Avenue, Liverpool L16 1JP                       | £135,000+          |
| 29 | 90 Newcombe Street, Liverpool L6 5AN                       | £55,000+           |
| 30 | 28 Old Barn Road, Liverpool L4 2QP                         | £50,000+           |
| 31 | 167 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BE   | £135,000+          |
| 32 | 5 Springbank Road, Liverpool L4 2QR                        | £55,000+           |
| 33 | 49 Morgan Street, St. Helens, Merseyside WA9 1PE           | £45,000+           |
| 34 | 20 Naseby Street, Liverpool L4 5TT                         | £55,000+           |
| 35 | 70 Holbeck Street, Liverpool L4 2UT                        | £50,000+           |
| 36 | 198 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BB   | £135,000+          |
| 37 | 34 Old Barn Road, Liverpool L4 2QP                         | £55,000+           |
| 38 | 37 Cavan Road, Liverpool L11 8LL                           | £80,000+           |
| 39 | 63 Rocky Lane, Childwall, Liverpool L16 1JB                | £130,000+          |
| 40 | 21 Poynter Street, St. Helens, Merseyside WA9 5HY          | £80,000+           |
| 41 | 475/475a West Derby Road, Liverpool L6 4BN                 | £70,000+           |
| 42 | 128 Anfield Road, Liverpool L4 0TF                         | £175,000+          |
| 43 | 37 Bowland Avenue, Liverpool L16 1JN                       | £135,000+          |
| 44 | 23 Ghyll Grove, St. Helens, Merseyside WA11 7AR            | £70,000+           |
| 45 | 40 Badger Way, Hatfield, Hertfordshire AL10 8RY            | £250,000+          |
| 46 | 19 Cambridge Road, Walton, Liverpool L9 0LW                | £80,000+           |
| 47 | 19 Winstanley Road, Liverpool L22 4QN                      | £150,000+          |
| 48 | 15 Teakwood Close, Liverpool L6 5LR                        | £60,000+           |
| 49 | 19 Alt Road, Bootle, Merseyside L20 5ES                    | £70,000+           |
| 50 | 53 Percy Street, Bootle, Merseyside L20 4PG                | £35,000+           |
| 51 | Grosvenor Chambers, Foundry Street, Stoke-on-Trent ST1 5HE | £300,000–£325,000* |
| 52 | 37 Morningside Drive, Liverpool L23 0UN                    | £190,000+          |
| 53 | 61 Stanley Park Avenue North, Liverpool L4 9UD             | £80,000+           |
| 54 | 115 Ruskin Street, Liverpool L4 3SJ                        | £55,000+           |
| 55 | 415 Walton Breck Road, Liverpool L4 2RW                    | £85,000+           |



|     |  |                  |
|-----|--|------------------|
| 56  | 68 Dewsbury Road, Liverpool L4 2XG                               | £55,000+*        |
| 57  | 31 Princes Avenue, Crosby, Liverpool L23 5RR                     | £225,000+*       |
| 58  | Flat 4, 121 Hartington Road, Toxteth, Liverpool L8 0SF           | £55,000+*        |
| 59  | 26 High Street, Hale Village, Liverpool L24 4AF                  | £205,000+*       |
| 60  | 9 Fairway, Stoke-on-Trent ST4 8AS                                | £175,000+*       |
| 61  | 2 Porter Street, Dalton-in-Furness, Cumbria LA15 8SN             | £50,000+*        |
| 62  | 33 Southdale Road, Liverpool L15 4HX                             | £90,000+*        |
| 63  | 22 Padstow Road, Liverpool L16 4PR                               | £180,000+*       |
| 64  | 12 Old Barn Road, Liverpool L4 2QP                               | £50,000+*        |
| 65  | 125 Bentham Drive, Liverpool L16 1JF                             | £140,000+*       |
| 66  | 48 Rossett Street, Liverpool L6 4AN                              | £50,000+*        |
| 67  | 6 Dallas Grove, Liverpool L9 4RU                                 | £50,000+*        |
| 68  | 39 Padstow Road, Liverpool L16 4PP                               | £180,000+*       |
| 69  | 3 Heol Corn Du, Beacon Heights, Merthyr Tydfil, CF48 1BW         | £180,000+*       |
| 70  | 39 Christopher Way, Liverpool L16 1JG                            | £135,000+*       |
| 71  | 10 Kilburn Avenue, Wirral, Merseyside CH62 8BG                   | £135,000+*       |
| 72  | Apt 1705, The Tower, Plaza Boulevard, Liverpool L8 5AE           | £75,000+*        |
| 73  | 7 Balfour Street, Liverpool L4 0SD                               | SOLD PRIOR       |
| 74  | 48 Elgar Avenue, Wirral, Merseyside CH62 8AY                     | £135,000+*       |
| 75  | 47 Elgar Avenue, Wirral, Merseyside CH62 8AZ                     | £135,000+*       |
| 76  | 1 & 3 Bedford Road, Bootle, Merseyside L20 7DL                   | £50,000+*        |
| 77  | 23 Deansburn Road, Liverpool L13 8BW                             | £65,000+*        |
| 78  | 15 Langton Road, Wavertree, Liverpool L15 2HS                    | £80,000+*        |
| 79  | 262 Fulwood Road, Sheffield S10 3BL                              | £375,000+*       |
| 80  | 175 County Road, Walton, Liverpool L4 5PB                        | £75,000+*        |
| 81  | 106 Makin Street, Liverpool L4 5QQ                               | £65,000+*        |
| 82  | 197 Warbreck Moor, Liverpool L9 4RR                              | £150,000+*       |
| 83  | 6 Eskburn Road, Liverpool L13 8BP                                | £75,000+*        |
| 84  | 174 Cranborne Road and 36 Cardigan Street, Liverpool L15 2HZ     | SOLD PRIOR       |
| 85  | 18 Hannan Road, Kensington, Liverpool L6 6DB                     | £75,000+*        |
| 86  | 20 Hannan Road, Kensington, Liverpool L6 6DB                     | £85,000+*        |
| 87  | Flat 24.3(d) Arndale House, 89–103 London Road, Liverpool L3 8JA | £15,000–£20,000* |
| 88  | 206 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BB         | £170,000+*       |
| 89  | 13 Dell Grove, Birkenhead, Merseyside CH42 1PN                   | £70,000+*        |
| 90  | 103–105 Hall Lane, Kensington, Liverpool L7 8TF                  | £170,000+*       |
| 91  | 27 Saxony Road, Liverpool L7 8RT                                 | £150,000+*       |
| 92  | 110 Bardsay Road, Liverpool L4 5SQ                               | £45,000+*        |
| 93  | Flat 23.1(b) Arndale House, 89–103 London Road, Liverpool L3 8JA | £15,000–£20,000* |
| 94  | 12 Gaw Hill Lane, Aughton, Ormskirk, Lancashire L39 3LR          | £170,000+*       |
| 95  | 18 Gwendoline Street, Liverpool L8 8EY                           | SOLD PRIOR       |
| 96  | Flats 1–5, 502 Stanley Road, Bootle, Merseyside L20 5AF          | £85,000+*        |
| 97  | Flat 11b Arndale House, 89–103 London Road, Liverpool L3 8JA     | £15,000–£20,000* |
| 98  | 27 Kingsway, Huyton, Liverpool L36 2PJ                           | £80,000+*        |
| 99  | 19 Dursley, Whiston, Prescot, Merseyside L35 3TB                 | £60,000+*        |
| 100 | 11 Briar Street, Liverpool L4 1RB                                | SOLD PRIOR       |
| 101 | 43 Wilburn Street, Liverpool L4 4EA                              | £40,000+*        |
| 102 | 55 Dickson Street, Widnes, Cheshire WA8 6NX                      | £90,000+*        |
| 103 | 106 Jubilee Drive, Liverpool L7 8SN                              | £220,000+*       |
| 104 | 82 Dacy Road, Liverpool L5 6SB                                   | SOLD PRIOR       |
| 105 | 35 Croxteth Avenue, Liverpool L21 6NA                            | £65,000+*        |
| 106 | 124–126 Walton Village, Liverpool L4 6TN                         | £200,000+*       |
| 107 | Apt 1, 3–5 Sybil Road, Liverpool L4 0RR                          | £40,000+*        |
| 108 | Land at Hale View Road, Huyton, Liverpool L36 6DD                | £100,000+*       |
| 109 | 83 Orleans Road, Liverpool L13 5XW                               | £85,000+*        |
| 110 | 172 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BA         | £135,000+*       |
| 111 | 22 Springbank Road, Liverpool L4 2QR                             | £55,000+*        |
| 112 | 4 Tynwald Place, Liverpool L13 7DR                               | £65,000+*        |
| 113 | Sutton Oak Welsh Chapel, 2 Lancots Lane, St. Helens WA9 3EX      | £50,000+*        |
| 114 | 318 Elephant Lane, St. Helens, Merseyside WA9 5EP                | £50,000+*        |

|     |   |                    |
|-----|---|--------------------|
| 115 | Land west of Wadstray House, Blackawton, Totnes, Devon TQ9 7DE    | £20,000–£30,000*   |
| 116 | Land adjacent to Lindsay Fields, Fraddon, St. Columb TR9 6FD      | £800,000+*         |
| 117 | 2 Myrtle Cottages, Polgooth, St. Austell, Cornwall PL26 7BP       | £200,000+*         |
| 118 | St Clements Cottage, St. Clements Terrace, Mousehole TR19 6SJ     | £255,000+*         |
| 119 | 124 Weeth Road, Camborne, Cornwall TR14 7NB                       | £100,000–£120,000* |
| 120 | 6 Park Road, Torpoint, Cornwall PL11 2HD                          | £140,000+*         |
| 121 | Flat 2, 22 Benbow Street, Plymouth PL2 1BX                        | £55,000+*          |
| 122 | Flat 3, 60 Wolsdon Street, Plymouth PL1 5EN                       | £55,000+*          |
| 123 | 18 & 18a Old Exeter Road, Newton Abbot, Devon TQ12 2NU            | £220,000+*         |
| 124 | 33 Barn Lane, Budleigh Salterton, Devon EX9 6QG                   | £195,000+*         |
| 125 | The Hutte, Land at Mullion, Helston, Cornwall TR12 7BT            | SOLD PRIOR         |
| 126 | 16a & 16b Brownlow Street, Plymouth PL1 3PU                       | £110,000+*         |
| 127 | Flat 1, 6 Wesley Terrace, Looe, Cornwall PL13 1HT                 | £95,000+*          |
| 128 | 26 Adelaide Street & The Old Forge, Stonehouse, Plymouth PL1 3JG  | £250,000+*         |
| 129 | Loganberry Cottage, Jubilee Hill, Pelynt, Looe, Cornwall PL13 2JZ | £130,000+*         |
| 130 | Flat 11 Richmond Court, Richmond Place, Dawlish, Devon EX7 9PL    | £85,000+*          |
| 131 | 10 Park Avenue, St. Ives, Cornwall TR26 2DN                       | £425,000+*         |
| 132 | Garage at Merritt Road, Paignton, Devon TQ3 3RR                   | £10,000–£20,000*   |
| 133 | 93 Old Tiverton Road, Exeter EX4 6LQ                              | £415,000+*         |
| 134 | 84 St. Domingo Grove, Liverpool L5 6RS                            | £60,000+*          |
| 135 | 14 Elaine Close, Exeter EX4 9BP                                   | £185,000+*         |
| 136 | 30 St. Agnes Road, Kirkdale, Liverpool L4 1RS                     | £55,000+*          |

## Order of sale by type

### Commercial investment

- 10 124 and 124a King Street, Wallasey, Merseyside CH44 8AW
- 41 475/475a West Derby Road, Liverpool L6 4BN
- 102 55 Dickson Street, Widnes, Cheshire WA8 6NX
- 106 124–126 Walton Village, Liverpool L4 6TN

### Development opportunities

- 51 Grosvenor Chambers, Foundry Street, Stoke-on-Trent ST1 5HE
- 108 Land at Hale View Road, Huyton, Liverpool L36 6DD
- 116 Land adjacent to Lindsay Fields, Fraddon, St. Columb TR9 6FD
- 123 18 & 18a Old Exeter Road, Newton Abbot, Devon TQ12 2NU

### Garages

- 132 Garage at Merritt Road, Paignton, Devon TQ3 3RR

### Land

- 115 Land west of Wadstray House, Blackawton, Totnes, Devon TQ9 7DE
- 125 The Hutte, Land at Mullion, Helston, Cornwall TR12 7BT

### Mixed use

- 1 17 Woolton Street, Liverpool L25 5NH
- 24 39 Stanley Road, Bootle, Merseyside L20 7BY
- 80 175 County Road, Walton, Liverpool L4 5PB

### Residential investment

- 2 77 Rocky Lane, Childwall, Liverpool L16 1JB
- 4 133 Bentham Drive, Liverpool L16 1JF

- 11 49 Trafalgar Road, Wallasey, Merseyside CH44 0DZ
- 12 26 Elgar Avenue, Wirral, Merseyside CH62 8AY
- 16 37 Lander Road, Liverpool L21 8JB
- 19 65 Higher Road, Liverpool L26 1TB
- 23 46 Okehampton Road, Liverpool L16 6AZ
- 28 58 Bowland Avenue, Liverpool L16 1JP
- 29 90 Newcombe Street, Liverpool L6 5AN
- 30 28 Old Barn Road, Liverpool L4 2QP
- 31 167 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BE
- 32 5 Springbank Road, Liverpool L4 2QR
- 34 20 Naseby Street, Liverpool L4 5TT
- 35 70 Holbeck Street, Liverpool L4 2UT
- 36 198 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BB
- 37 34 Old Barn Road, Liverpool L4 2QP
- 38 37 Cavan Road, Liverpool L11 8LL
- 39 63 Rocky Lane, Childwall, Liverpool L16 1JB
- 43 37 Bowland Avenue, Liverpool L16 1JN
- 56 68 Dewsbury Road, Liverpool L4 2XG
- 58 Flat 4, 121 Hartington Road, Toxteth, Liverpool L8 0SF
- 59 26 High Street, Hale Village, Liverpool L24 4AF
- 63 22 Padstow Road, Liverpool L16 4PR
- 64 12 Old Barn Road, Liverpool L4 2QP
- 65 125 Bentham Drive, Liverpool L16 1JF
- 66 48 Rossett Street, Liverpool L6 4AN
- 67 6 Dallas Grove, Liverpool L9 4RU
- 68 39 Padstow Road, Liverpool L16 4PP
- 70 39 Christopher Way, Liverpool L16 1JG
- 71 10 Kilburn Avenue, Wirral, Merseyside CH62 8BG
- 72 Apt 1705, The Tower, Plaza Boulevard, Liverpool L8 5AE

- 74 48 Elgar Avenue, Wirral, Merseyside CH62 8AY
- 75 47 Elgar Avenue, Wirral, Merseyside CH62 8AZ
- 81 106 Makin Street, Liverpool L4 5QQ
- 84 174 Cranborne Road and 36 Cardigan Street, Liverpool L15 2HZ
- 85 18 Hannan Road, Kensington, Liverpool L6 6DB
- 87 Flat 24.3(d) Arndale House, 89–103 London Road, Liverpool L3 8JA
- 90 103–105 Hall Lane, Kensington, Liverpool L7 8TF
- 91 27 Saxony Road, Liverpool L7 8RT
- 92 110 Bardsay Road, Liverpool L4 5SQ
- 96 Flats 1–5, 502 Stanley Road, Bootle, Merseyside L20 5AF
- 97 Flat 11b Arndale House, 89–103 London Road, Liverpool L3 8JA
- 103 106 Jubilee Drive, Liverpool L7 8SN
- 110 172 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BA
- 111 22 Springbank Road, Liverpool L4 2QR
- 122 Flat 3, 60 Wolsdon Street, Plymouth PL1 5EN
- 123 18 & 18a Old Exeter Road, Newton Abbot, Devon TQ12 2NU
- 128 26 Adelaide Street & The Old Forge, Stonehouse, Plymouth PL1 3JG
- 130 Flat 11 Richmond Court, Richmond Place, Dawlish, Devon EX7 9PL
- 134 84 St. Domingo Grove, Liverpool L5 6RS
- 135 14 Elaine Close, Exeter EX4 9BP

### Vacant commercial

- 18 115 South Road, Waterloo, Liverpool L22 0LT
- 21 21 Goodison Road, Liverpool L4 4EH
- 113 Sutton Oak Welsh Chapel, 2 Lancots Lane, St. Helens WA9 3EX

## Vacant residential

- 3 18 Kenyon Road, Liverpool L15 5BD
- 5 168 Walton Village, Liverpool L4 6TN
- 6 11 Frodsham Street, Liverpool L4 5XA
- 7 19 Haddon Avenue, Liverpool L9 3BR
- 8 33 Orlando Street, Bootle, Merseyside L20 7DU
- 9 14 Cheverton Close, Wirral, Merseyside CH49 8JN
- 13 94 Grosvenor Road, Wavertree, Liverpool L15 0HB
- 14 5 Harrington Road, Crosby, Liverpool L23 5ST
- 15 5 Glasgow Street, Barrow-in-Furness, Cumbria LA14 2ED
- 17 48 Brook Vale, Waterloo, Liverpool L22 3YB
- 20 20 Thackeray Gardens, Bootle, Merseyside L30 9SD
- 22 121 Newton Street, Southport, Merseyside PR9 7AS
- 25 1 Regina Avenue, Waterloo, Liverpool L22 2BD
- 26 16 Scorton Street, Liverpool L6 4AT
- 27 14 Old Barn Road, Liverpool L4 2QP
- 33 49 Morgan Street, St. Helens, Merseyside WA9 1PE
- 40 21 Poynter Street, St. Helens, Merseyside WA9 5HY
- 42 128 Anfield Road, Liverpool L4 0TF
- 44 23 Ghyll Grove, St. Helens, Merseyside WA11 7AR
- 45 40 Badger Way, Hatfield, Hertfordshire AL10 8RY
- 46 19 Cambridge Road, Walton, Liverpool L9 0LW
- 47 19 Winstanley Road, Liverpool L22 4QN
- 48 15 Teakwood Close, Liverpool L6 5LR
- 49 19 Alt Road, Bootle, Merseyside L20 5ES
- 50 53 Percy Street, Bootle, Merseyside L20 4PG
- 52 37 Morningside Drive, Liverpool L23 0UN
- 53 61 Stanley Park Avenue North, Liverpool L4 9UD
- 54 115 Ruskin Street, Liverpool L4 3SJ
- 55 415 Walton Breck Road, Liverpool L4 2RW
- 57 31 Princes Avenue, Crosby, Liverpool L23 5RR
- 60 9 Fairway, Stoke-on-Trent ST4 8AS
- 61 2 Porter Street, Dalton-in-Furness, Cumbria LA15 8SN
- 62 33 Southdale Road, Liverpool L15 4HX
- 69 3 Heol Corn Du, Beacon Heights, Merthyr Tydfil, CF48 1BW
- 73 7 Balfour Street, Liverpool L4 0SD
- 76 1 & 3 Bedford Road, Bootle, Merseyside L20 7DL
- 77 23 Deansburn Road, Liverpool L13 8BW
- 78 15 Langton Road, Wavertree, Liverpool L15 2HS
- 79 262 Fulwood Road, Sheffield S10 3BL
- 82 197 Warbreck Moor, Liverpool L9 4RR
- 83 6 Eskburn Road, Liverpool L13 8BP
- 86 20 Hannan Road, Kensington, Liverpool L6 6DB
- 88 206 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BB
- 89 13 Dell Grove, Birkenhead, Merseyside CH42 1PN
- 93 Flat 23.1(b) Arndale House, 89-103 London Road, Liverpool L3 8JA
- 94 12 Gaw Hill Lane, Aughton, Ormskirk, Lancashire L39 3LR
- 95 18 Gwendoline Street, Liverpool L8 8EY
- 98 27 Kingsway, Huyton, Liverpool L36 2PJ
- 99 19 Dursley, Whiston, Prescot, Merseyside L35 3TB
- 100 11 Briar Street, Liverpool L4 1RB
- 101 43 Wilburn Street, Liverpool L4 4EA
- 104 82 Dacy Road, Liverpool L5 6SB
- 105 35 Croxteth Avenue, Liverpool L21 6NA
- 107 Apt 1, 3-5 Sybil Road, Liverpool L4 0RR
- 109 83 Orleans Road, Liverpool L13 5XW
- 112 4 Tynwald Place, Liverpool L13 7DR
- 114 318 Elephant Lane, St. Helens, Merseyside WA9 5EP
- 117 2 Myrtle Cottages, Polgooth, St. Austell, Cornwall PL26 7BP
- 118 St Clements Cottage, St. Clements Terrace, Mousehole TR19 6SJ
- 119 124 Weeth Road, Camborne, Cornwall TR14 7NB
- 120 6 Park Road, Torpoint, Cornwall PL11 2HD
- 121 Flat 2, 22 Benbow Street, Plymouth PL2 1BX
- 124 33 Barn Lane, Budleigh Salterton, Devon EX9 6QG
- 126 16a & 16b Brownlow Street, Plymouth PL1 3PU
- 127 Flat 1, 6 Wesley Terrace, Looe, Cornwall PL13 1HT
- 129 Loganberry Cottage, Jubilee Hill, Pelynt, Looe, Cornwall PL13 2JZ
- 131 10 Park Avenue, St. Ives, Cornwall TR26 2DN
- 133 93 Old Tiverton Road, Exeter EX4 6LQ
- 136 30 St. Agnes Road, Kirkdale, Liverpool L4 1RS

# Next auction Thursday 28 October 2021

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LOT

1

## 17 Woolton Street, Liverpool L25 5NH

GUIDE PRICE **£215,000+**\*

MIXED USE

**Description**

A mixed use commercial investment currently producing £20,000 per annum. A three storey end terraced property comprising a ground floor café together with a three bedroomed flat above over first and second floors. The whole of the property is held by way on an overriding full repairing and insuring lease at a rental of £20,000 per annum.

**Situated**

Fronting Woolton Street close to its junction with Allerton Road in the middle of Woolton Village, a hub of restaurants and independent traders. Liverpool city centre is approximately 6.5 miles away.

**Basement**

Storage

**Second Floor**

Three Bedrooms, Bathroom/WC

**Ground Floor**

Retail area, Kitchen, Storage.  
Total area approximately 123.3 sqm (measurements taken from VOA)

**Outside**

Rear yard &amp; garden.

**Note**

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

**First Floor**

**Flat** Lounge, Kitchen, Dining room.



LOT

2

## 77 Rocky Lane, Childwall, Liverpool L16 1JB

GUIDE PRICE **£130,000+**\*

RESIDENTIAL INVESTMENT

**Description**

A three bedroomed semi-detached property benefiting from double glazing. The property is currently let by way of a Regulated Tenancy producing a rental of £6,360 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

**Situated**

Fronting Rocky Lane just off Queens Drive in a popular and well established residential location within close proximity to Allerton Road Amenities, local schooling and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Living Room, Dining Room, Kitchen.

**Note**

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Garden.

**EPC Rating**

To Be Confirmed.





LOT

3

## 18 Kenyon Road, Liverpool L15 5BD

GUIDE PRICE **£145,000+**\*

VACANT RESIDENTIAL

**Description**

A three bedroomed end of terraced house which has been modernised throughout. The property benefits from double glazing and central heating and would be suitable for occupation or investment purposes with a potential rental income of approximately £9,600 per annum.

**Situated**

Off Church Road which in turn is off Allerton Road in a sought after residential location within walking distance to Allerton Road amenities, within close proximity to schooling and approximately 4.5 miles from Liverpool city centre.

**Ground Floor**

Open Plan Hall/Kitchen/Dining Room, Living Room

**Joint Agent**

Entwistle Green

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.



LOT

4

## 133 Bentham Drive, Liverpool L16 1JF

GUIDE PRICE **£140,000+**\*

RESIDENTIAL INVESTMENT

**Description**

A three bedroomed semi-detached property benefiting from central heating, double glazing, gardens to the front and rear, garage and driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,968 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

**Situated**

Off Childwall Valley Road (the B5178) in a popular and well established residential location within close proximity to local amenities and transport links. Liverpool city centre is approximately 5 miles away.

**Ground Floor**

Living Room, Dining Rom, Kitchen

**Note**

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Gardens front and rear, driveway, garage.

**EPC Rating**

C



LOT

5

## 168 Walton Village, Liverpool L4 6TN

GUIDE PRICE £37,000+\*

VACANT RESIDENTIAL

**Description**

A three storey three bedroomed, plus two attic rooms middle terraced property. The property benefits from majority double glazing and central heating. Following a full scheme of upgrade and refurbishment the property would be suitable for occupation, resale of investment purposes.

**Situated**

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

**Ground Floor**

Vestibule, Hall, Two Reception Rooms, Dining Room, Pantry, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

**Second Floor**

Two Attic Rooms.

**Outside**

Yard to rear, WC

**EPC Rating**

D.



LOT

6

## 11 Frodsham Street, Liverpool L4 5XA

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

**Description**

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,300.00 per annum.

**Situated**

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

**Ground Floor**

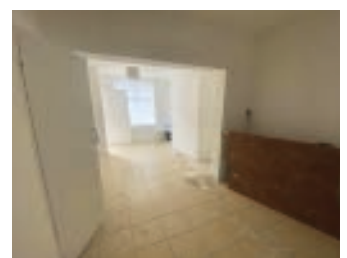
Lounge, Kitchen, Bathroom/WC.

**First Floor**

Two Bedrooms.

**Outside**

Yard to the rear.





LOT

7

## 19 Haddon Avenue, Liverpool L9 3BR

GUIDE PRICE £85,000+\*

VACANT RESIDENTIAL

**Description**

A three bed mid terraced property benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes with an income in excess of £9,000.00 per annum. The property was previously a four bed and has been configured to a three bed to make room for a larger bathroom however there is potential to convert back to the original layout.

**Situated**

Off Matlock Ave, off Moss Lane in a popular residential location, close to local amenities and within close proximity to Orrell Park Train Station and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Hall, Through Lounge/  
Living room, Kitchen/Dining  
room.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to rear.

**EPC Rating**

D.



LOT

8

## 33 Orlando Street, Bootle, Merseyside L20 7DU

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroomed middle terraced property. Following modernisation, the property would be suitable for occupation or investment purposes. The property benefits from double glazing and central heating.

**Situated**

Off Stanley Road in an established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, two Reception Rooms,  
Kitchen, Bathroom/WC

**First Floor**

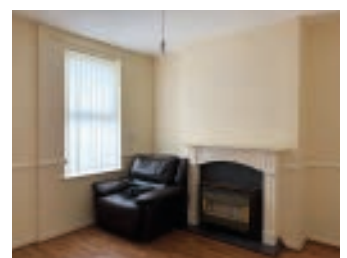
Three Bedrooms.

**Outside**

Yard to the rear.

**EPC Rating**

E.



LOT

9

## 14 Cheverton Close, Wirral, Merseyside CH49 8JN

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

**Description**

A three bedroomed semi-detached house benefiting from double glazing, central heating and gardens. The property is in good order and would be suitable for immediate occupation or investment purposes.

**Situated**

Off Hoole Road within close proximity to local amenities, schooling and transport links. Approximately 4 miles from Birkenhead town centre and approximately 7 miles from Liverpool city centre.

**Ground Floor**

Hall, Open plan Lounge/Kitchen/Diner.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Front and Rear Gardens, Driveway.



LOT

10

## 124 and 124a King Street, Wallasey, Merseyside CH44 8AW

GUIDE PRICE **£50,000+**\*

COMMERCIAL INVESTMENT

**Description**

A mixed use property comprising a ground floor retail unit currently let as a Tattoo Shop benefiting from roller shutters together with a self-contained two bedroomed flat above benefiting from double glazing and central heating. The shop is on a 5 year lease until 1st April 2023. The property is currently fully let producing a total rental income of £8,196 per annum.

**Situated**

In a prominent position on a busy main road within close proximity to local amenities and Egremont Promenade and Waterfront.

**Ground Floor**

Retail Unit

**First Floor**

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

**Outside**

Yard to the rear

**Note**

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



LOT

11

## 49 Trafalgar Road, Wallasey, Merseyside CH44 0DZ

GUIDE PRICE **£110,000+**\*

RESIDENTIAL INVESTMENT

**Description**

A three storey plus basement five bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,900 per annum.

**Situated**

Off Seabank Road (the A554) in a popular and well established residential location within walking distance to local amenities and transport links.

**Lower Ground Floor**

Basement

**Ground Floor**

Vestibule, Hall, Living Room,  
Dining Room, Kitchen

**First Floor**

Bathroom/WC, Two Bedrooms

**Second Floor**

Three Bedrooms

**Outside**

Yard to the rear.



LOT

12

## 26 Elgar Avenue, Wirral, Merseyside CH62 8AY

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

**Description**

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens, a garage and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental income of £6,344 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

**Situated**

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

**Ground Floor**

Living Room, Dining Room,  
Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Gardens, Driveway and Garage.

**EPC Rating**

E.

**Note**

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.





LOT  
13

## 94 Grosvenor Road, Wavertree, Liverpool L15 0HB

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

Vestibule, Living Room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.



LOT  
14

## 5 Harrington Road, Crosby, Liverpool L23 5ST

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed double fronted semi-detached house benefiting from double glazing, central heating and a rear yard. The property is in need of a scheme of refurbishment and modernisation, following which the property would be suitable for occupation, re-sale or investment purposes. Suitable for cash buyers only.

### Situated

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

Entrance Hall, Lounge, Dining room, Kitchen.

### Joint Agent

Stephanie McNab Estate Agents



### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Yard.



LOT  
15

## 5 Glasgow Street, Barrow-in-Furness, Cumbria LA14 2ED

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

In Barrow town centre within close proximity to local schooling, amenities and transport links.

### Ground Floor

Entrance Hall, Through Lounge/  
Diner, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Attic

Boarded out space.

### Outside

Rear Yard.



LOT  
16

## 37 Lander Road, Liverpool L21 8JB

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5,400.00 per annum.

### Situated

Off Stanley Road (A567) in a popular and well established residential location, close to local amenities and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining room,  
Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Yard.

### EPC Rating

E.



LOT

17

## 48 Brook Vale, Waterloo, Liverpool L22 3YB

GUIDE PRICE **£125,000+\***

VACANT RESIDENTIAL

**Description**

A three bedroomed semi-detached house benefiting from double glazing and gardens. The property is in need of a full upgrade and scheme of refurbishment works. Following which it would be suitable for occupation, re-sale or investment purposes. Suitable for cash buyers only.

**Situated**

Fronting Brook Vale in a popular and well established residential location within close proximity to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

**Ground Floor**

Entrance Hall, two Reception rooms, Kitchen.

**First Floor**

Three Bedrooms, Wet room/WC.

**Outside**

Front and Rear Gardens



LOT

18

## 115 South Road, Waterloo, Liverpool L22 0LT

GUIDE PRICE **£125,000+\***

VACANT COMMERCIAL

**Description**

A three storey end of terraced mixed use property benefiting from double glazing, central heating and roller shutters. The property comprises a former Hairdressers/Beauty Parlour arranged over three floors. The ground floor is ready for continued use or alternatively a number of uses. To the first and second floors there are various rooms accessed via a separate side entrance and suitable for residential conversion to provide two self-contained flats or lettable rooms, subject to any consents.

**Situated**

Fronting South Road and on the corner of Curzon Road off the A565 which runs between Liverpool and Southport and is approximately 4 miles north of Liverpool city centre. The premises are situated in the prime area of South Road which is the main shopping area in Waterloo.

**Ground Floor**

**Shop** main sales area (former hairdressers) Kitchen, WC, Storeroom.

**Outside**

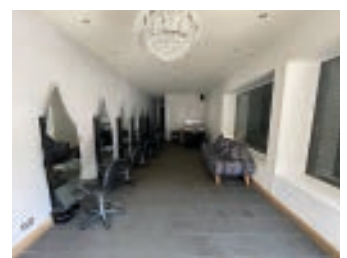
Yard to rear.

**First Floor**

WC, various rooms.

**Second Floor**

Two rooms, storage cupboard.





LOT  
19

## 65 Higher Road, Liverpool L26 1TB

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £5,876 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

Fronting Higher road in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Less than 3 miles from New Mersey retail park and approximately 8 miles from Liverpool city centre.

### Ground Floor

Three Reception rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom, Separate WC.

### Outside

Front and Rear Gardens, Driveway.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

### EPC Rating

E



LOT  
20

## 20 Thackeray Gardens, Bootle, Merseyside L30 9SD

GUIDE PRICE **£25,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed first floor flat benefiting from double glazing and electric heating. Following upgrade and refurbishment the property would be suitable for investment purposes with a potential rental income in excess of £6,600 per annum.

### Situated

Off Harris Drive in a popular and well established residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor

Main entrance hallway.

### First Floor

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

### Outside

Communal Gardens and parking.



LOT  
**21**

## 21 Goodison Road, Liverpool L4 4EH

GUIDE PRICE **£70,000+\***

VACANT COMMERCIAL

### Description

A three storey dormer style middle terraced property comprising a ground floor retail unit together with a two bedroomed self-contained flat to the upper floors. The property benefits from partial double glazing and roller shutters. The ground floor has previously been used as a Takeaway and would be suitable for a number of uses, subject to any consents. Alternatively it could be converted to provide another self-contained flat, subject to any consents. Once refurbished the potential rental income is approximately £12,000 per annum.

### Situated

Fronting Goodison Road in a popular and well established residential location opposite Everton Football Club, close to local amenities and transport links and approximately 3 miles away from Liverpool city centre.

### Ground Floor

**Shop** Main Sales Area, Rear Room, Store Room/WC (not plumbed in).

### Outside

Yard to the rear.

### Joint Agent

Entwistle Green



### First Floor

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

### Second Floor

Two Bedrooms.



LOT  
**22**

## 121 Newton Street, Southport, Merseyside PR9 7AS

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed semi-detached house benefiting from central heating and gardens. The property is in need of a full upgrade and refurbishment scheme and following which it would be suitable for occupation, re-sale or investment purposes.

### Situated

Off Russel Road in a popular and well established residential location close to local amenities and approximately 2 miles from Southport town centre.

### Ground Floor

Lounge, Kitchen.

### First Floor

Two Bedrooms, Bathroom/W.C.

### Outside

Front and Rear Gardens.

### EPC Rating.

E



LOT  
23

## 46 Okehampton Road, Liverpool L16 6AZ

GUIDE PRICE **£170,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,720 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

Off Rudston Road which in turn is off Score Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

### Ground Floor

Two Reception rooms, Kitchen, Shower room/WC.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens, Driveway.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

### EPC Rating

E



LOT  
24

## 39 Stanley Road, Bootle, Merseyside L20 7BY

GUIDE PRICE **£80,000+**\*

MIXED USE

### Description

Mixed use investment producing £13,080 per annum. A three storey middle terraced property comprising a ground floor retail unit together with two x one bedroom self-contained flats accessed via a separate front entrance. The property benefits from double glazing, central heating, electric shutters and a cellar. The shop is currently occupied via 'Lush Beauty Heaven' by way of a 2 year lease at a rental of £3,600 per annum. The flats are currently let by way of Assured Shorthold Tenancy Agreement producing a rental income of £9,480 per annum. Flat 1 - £400pcm/£4,800 per annum. Flat 2 - £390pcm/£4,680 per annum.

### Situated

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

### Cellar

Not inspected.

### Ground Floor

**Shop** Main Sales Area, two Rear rooms, WC

### First Floor

**Flat 1** Hall, Kitchen, Bedroom, lounge, Shower Room/WC

### Second Floor

**Flat 2** Hall, Kitchen, Bedroom, lounge, Shower Room/WC

### Outside

Rear Yard with access for both flats.





LOT  
25

## 1 Regina Avenue, Waterloo, Liverpool L22 2BD

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefiting from double glazing, front and rear gardens and a detached garage. The property has bags of potential and following a full upgrade and scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes.

### Situated

Off Brooke Road East/West in a very popular residential location close to local amenities, schooling, a short distance to Crosby beach and approximately 7 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens.  
Driveway, Garage.

### EPC Rating

F



LOT  
26

## 16 Scorton Street, Liverpool L6 4AT

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Off Rocky Lane in a popular and well established residential location close to local amenities, schooling, Newsham Park, Liverpool Football Club and transport links. Approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Through Lounge, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to the rear



LOT  
27

## 14 Old Barn Road, Liverpool L4 2QP

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom mid terrace property benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential income of in excess of £6,300 per annum.

### Situated

Off Breck Road and Oakfield Road in a popular and well established residential location close to local amenities, schooling, Liverpool Football Club and transport links. Approximately 3.5 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Two Bedrooms

### Outside

Yard to rear

### EPC Rating

E.



LOT  
28

## 58 Bowland Avenue, Liverpool L16 1JP

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefitting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,448 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

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

### Ground Floor

Reception room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens, Driveway.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.





LOT  
29

90 Newcombe Street, Liverpool L6 5AN

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

#### Description

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

#### Situated

Off 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.

#### Cellar

Not inspected

#### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen,

#### First Floor

Two Bedrooms, Bathroom/WC

#### Outside

Yard to the Rear.



LOT  
30

28 Old Barn Road, Liverpool L4 2QP

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A two bedroom mid terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,200 per annum.

#### Situated

Off Breck Road and Oakfield Road in a popular and well established residential location close to local amenities, schooling, Liverpool Football Club 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





LOT  
31

## 167 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BE

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached house property benefitting from double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £6,552 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

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

### Ground Floor

Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens front and rear, driveway

### EPC Rating

D.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



LOT  
32

## 5 Springbank Road, Liverpool L4 2QR

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

### Situated

Off Oakfield Road within close proximity to Tuebrook amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/ Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

D.



LOT  
33

49 Morgan Street, St. Helens, Merseyside WA9 1PE

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

#### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating (boiler removed) Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

#### Situated

Off Parr Stocks Road in a popular residential location within close proximity to local amenities and approximately 1 mile from the town centre.

#### Ground Floor

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

#### First Floor

Two Bedrooms.

#### Outside

Yard to rear.

#### EPC Rating

F



LOT  
34

20 Naseby Street, Liverpool L4 5TT

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

#### Description

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

#### Situated

Off Church Road West which in turn is off County Road in a popular and well established residential location close to local amenities, transport links and approximately 4 miles from Liverpool city centre.

#### Ground Floor

Hall, Front Living Room, Rear dining Room, Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard to rear



LOT  
35

## 70 Holbeck Street, Liverpool L4 2UT

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

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

### Ground Floor

Through Living Room/Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

F.



LOT  
36

## 198 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BB

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached house property benefitting from double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £6,396 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

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

### Ground Floor

Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens front and rear, driveway

### EPC Rating

D.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.





LOT  
37

## 34 Old Barn Road, Liverpool L4 2QP

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

### Situated

Off Breck Road and Oakfield Road in a popular and well established residential location close to local amenities, schooling, Liverpool Football Club and transport links. Approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Lounge, Dining Room, Kitchen,

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear



LOT  
38

## 37 Cavan Road, Liverpool L11 8LL

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom semi-detached property sat on a good sized corner plot and currently let by way of an Assured Shorthold Tenancy at a rental of £7,200 per annum. The property benefits from double glazing, central heating, front and rear gardens and a driveway.

### Situated

Off Lowerson Road which in turn is off Queens Drive in a popular and well established residential location close to local amenities, schooling and approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Porch Entrance, Hall, two Reception Rooms, Kitchen/Dining Room

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens, Driveway.

### Note

Sutton Kersh have not inspected the property internally.

### EPC Rating

E





LOT  
39

## 63 Rocky Lane, Childwall, Liverpool L16 1JB

GUIDE PRICE **£130,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,720 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

Fronting Rocky Lane just off Queens Drive in a popular and well established residential location within close proximity to Allerton Road Amenities, local schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Living Room, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Driveway and Gardens.

### EPC Rating

D.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



LOT  
40

## 21 Poynter Street, St. Helens, Merseyside WA9 5HY

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed end town house benefiting from double glazing, central heating, rear garden and a garage. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation or investment purposes.

### Situated

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

### Ground Floor

Hallway, Lounge, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Garden, Garage, Shared Driveway,

### EPC Rating

C



LOT  
41

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

GUIDE PRICE **£70,000+**\*

COMMERCIAL INVESTMENT

### Description

A three storey mixed use investment opportunity producing a total rental income of £8,400 per annum. Comprising a ground floor retail unit currently trading as a barber shop and let by way of a FRI Lease until 2nd March 2025 producing £4,200 per annum together with a two bedroomed self contained flat to the first and second floors accessed via a separate front entrance. The flat is currently let by way of an Assured Shorthold Tenancy agreement producing £4,200 per annum. The property benefits from double glazing and central heating.

### Situated

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

### Lower Ground Floor

Cellar

### Ground Floor

**Shop** Main Salon Area, two Further Rooms (one with WC) Separate Access to Flat – Hall

### First Floor

**Flat** Kitchen, Open Plan Living Room/Dining Room.

### Second Floor

**Flat** Two Double Bedrooms, Bathroom/WC

### Outside

Rear yard.



LOT  
42

## 128 Anfield Road, Liverpool L4 0TF

GUIDE PRICE **£175,000+**\*

VACANT RESIDENTIAL

### Description

A double fronted three storey plus basement four bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. Alternatively the property could be converted to provide self-contained flats or an eight bed HMO investment opportunity subject to any consents. If let to 8 tenants the potential rental income is approximately £36,000 per annum.

### Situated

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

### Cellar

Not inspected.

### Ground Floor

Hall, three Reception Rooms, Kitchen, Cloakroom.

### First Floor

Two Bedrooms, Bathroom, WC, Reception Room, Kitchen (off reception room).

### Second Floor

Two further Bedrooms.

### Outside

Yard to the rear.





LOT  
43

## 37 Bowland Avenue, Liverpool L16 1JN

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens. The property is currently let by way of a Regulated Tenancy producing a rental of £6,360 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

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

### Ground Floor

Two Reception rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

### EPC Rating

D



LOT  
44

## 23 Ghyll Grove, St. Helens, Merseyside WA11 7AR

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed mid town house in need of a full upgrade and refurbishment scheme. The property benefits from gardens.

### Situated

In a cul de sac off Bampton Avenue in a popular and well established location close to local amenities and approximately 4 miles from St Helens town centre.

### Ground Floor

Hallway, Lounge, Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Garden.

### Note

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





LOT  
45

40 Badger Way, Hatfield, Hertfordshire AL10 8RY

GUIDE PRICE **£250,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroomed middle terraced house which following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes.

#### Situated

Off Oxlease Drive in a residential area and approximately 1 mile away from local amenities and transport links. Close to University of Hertfordshire and Hatfield Park.

#### Ground Floor

Hall, Kitchen, Living Room, WC

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Front and Rear Garden.



LOT  
46

19 Cambridge Road, Walton, Liverpool L9 0LW

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroomed middle terraced property benefitting from majority double glazing, central heating and garden. Following modernisation, the property would be suitable for occupation or investment purposes with a potential income in excess of £7,200 per annum.

#### Situated

Off Warbreck Moor in a popular location within easy reach of local amenities, schooling, transport links and approximately 6 miles from Liverpool city centre.

#### Ground Floor

Vestibule, Hall, Lounge, Kitchen, Dining Room

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Rear Garden, Lean-to Utility Room



LOT  
47

## 19 Winstanley Road, Liverpool L22 4QN

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroomed middle terraced house benefiting from partial double glazing and central heating. The property is in need of modernisation and once updated would be suitable for occupation or investment purposes.

### Situated

Off Liverpool Road (the A565) in a popular and well established residential location within walking distance to Waterloo amenities and transport links. Liverpool city centre is approximately 5.5 miles away.

### Ground Floor

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

### Joint Agent

Clive Watkin

**Clive Watkin**  
PARTNERSHIP

### First Floor

Four Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

### EPC Rating

D



LOT  
48

## 15 Teakwood Close, Liverpool L6 5LR

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle town house benefiting from double glazing, driveway and gardens to the front and rear. Following refurbishments and modernisation the property would be suitable for investment purposes with a potential rental income of £7,800.00 per annum.

### Situated

Off Richmond Terrace which is in turn off Breck Road in a popular and well established residential location within close proximity to local amenities, transport links and approximately 3 miles to Liverpool city centre.

### Ground Floor

Hall, Kitchen/Diner, WC, Living Room

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens, Driveway





LOT  
49

## 19 Alt Road, Bootle, Merseyside L20 5ES

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

Hall, Lounge, Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear yard.

### Note

The property has not been internally inspected by Sutton Kersh.

### EPC Rating

D.



LOT  
50

## 53 Percy Street, Bootle, Merseyside L20 4PG

GUIDE PRICE **£35,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathrooms/WC

### Outside

Yard to rear.





LOT  
51

## Grosvenor Chambers, Foundry Street, Stoke-on-Trent ST1 5HE

GUIDE PRICE **£300,000–£325,000\***

DEVELOPMENT OPPORTUNITIES

### Description

A residential development opportunity comprising a substantial four storey former office block situated in the centre of Hanley, Stoke on Trent. Planning permission has been granted under the following application numbers 62377/PRA and 60500/PRA for change of use to provide 24 self-contained apartments and associated works to provide a new entrance off Foundry Street. Alternatively the premises would be suitable for a number of development projects subject to obtaining any necessary planning permissions.

### Situated

Fronting Foundry Street which in turn is off Trinity Street (A5010) in a popular and well-established retail and residential location within close proximity to local amenities to include The Potteries Centre, restaurants and transport links. Staffordshire University is also approximately 1.5 miles away.

### Note

Please note Sutton Kersh have not internally inspected the property.



LOT  
52

## 37 Morningside Drive, Liverpool L23 0UN

GUIDE PRICE **£190,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

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

### First Floor

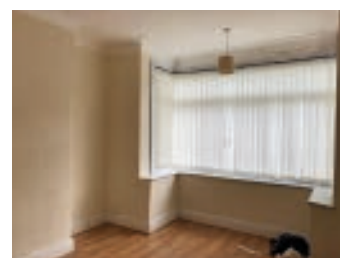
Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens.  
Driveway.

### EPC Rating

E.



LOT  
53

## 61 Stanley Park Avenue North, Liverpool L4 9UD

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Fronting Stanley Park Avenue North in a popular and well established residential location close to local amenities, Walton Hall Park and Liverpool Football Club. Approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens, Driveway.



LOT  
54

## 115 Ruskin Street, Liverpool L4 3SJ

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom middle terrace property benefitting from double glazing and central heating. The property is in good condition and would be suitable for investment purposes with a potential rental income in excess of £5,400 per annum.

### Situated

Off Leighton Street which in turn is off Westminster Road in a popular and well established residential location, close to local amenities, Kirkdale train station and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Two Bedrooms.

### Outside

Rear Yard.



LOT  
55

## 415 Walton Breck Road, Liverpool L4 2RW

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

### Description

A three storey plus basement, five bedroom end of terrace house in need of a full upgrade and scheme of refurbishment works. Once upgraded, the property would be suitable for investment purposes, resale or occupation.

### Situated

Fronting Walton Breck Road on the corner of Oban Road in an established and popular residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 2.5 miles from Liverpool city centre.

### Cellar

Not inspected.

### Ground Floor

Vestibule, Hallway, Through Living Room/Dining Room, WC, Kitchen, Utility Room/WC

### First Floor

Three Bedrooms, Bathroom/WC

### Second Floor

Two further Bedrooms

### Outside

Yard to the Rear



LOT  
56

## 68 Dewsbury Road, Liverpool L4 2XG

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed end of terrace property currently let by way of an Assured Shorthold tenancy at £6,000 per annum. The property benefits from double glazing and central heating.

### Situated

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

### Ground Floor

Hall, Lounge, Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Second Floor

One further room.

### Outside

Yard to the rear.

### Note

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





LOT  
57

## 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 (boiler and radiators uninstalled), 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. Plans have been submitted for a single storey extension to the rear. 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, Open Plan Kitchen/Diner (no fittings)

### First Floor

Four Bedrooms, Shower room/WC.

### Outside

Driveway, Front and Rear Gardens.



LOT  
58

## Flat 4, 121 Hartington Road, Toxteth, Liverpool L8 0SF

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed second floor flat within a semi-detached property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,140 per annum.

### Situated

Off Croxteth Road on a popular and well established residential location close to local amenities, Sefton Park and is approximately 2 miles from Liverpool city centre.

### Ground Floor

Entrance Hallway

### EPC Rating

E.

### Second Floor

**Flat 4** Hall, Open Plan Kitchen/Lounge, Bathroom/WC, Two Bedrooms set over a split level (the master bedroom has En Suite WC)

### Outside

Yard to rear



LOT  
59

## 26 High Street, Hale Village, Liverpool L24 4AF

GUIDE PRICE **£205,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed detached property benefiting from double glazing, central heating, gardens, garage and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £9,815 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

Fronting High Street within the sought-after area of Hale Village within walking distance to Hale Park, Hale Lighthouse, local amenities, schooling and transport links. Approximately 2.5 miles from New Mersey retail park, 10.5 miles from Liverpool city centre and 3 miles from John Lennon Airport.

### Ground Floor

Two Reception rooms, Kitchen, WC.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens, Garage and Driveway.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

### EPC Rating

E



LOT  
60

## 9 Fairway, Stoke-on-Trent ST4 8AS

GUIDE PRICE **£175,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed detached property benefiting from double glazing, central heating, integrated double garage, driveway, front and rear gardens and countryside views. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes. This property is suitable for a cash buyer only

### Situated

In a cul-de-sac off Whitmore Road in the popular and sought after suburb of Trentham close to local amenities and transport links. Stoke-on-Trent city centre is approximately 3.5 miles away.

### Ground Floor

Hallway, Open Plan Living Room/Dining Room, Kitchen, Separate WC, Rear Hall

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Attached Double Garage, Driveway, Gardens to the Front and Rear

### Note

Sutton Kersh have not inspected this property internally

### EPC Rating

E





LOT  
61

## 2 Porter Street, Dalton-in-Furness, Cumbria LA15 8SN

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

A three storey middle terraced three bedroomed property benefiting from double glazing. The property is in need of an upgrade and refurbishment scheme and once upgraded would be suitable for occupation or investment purposes. Please note this property is a cash buy only.

### Situated

Off Broughton Road in a popular and well established residential location in Dalton-in-Furness town centre and within close proximity to local amenities, schooling and transport links.

### Ground Floor

Living Room, Kitchen

### EPC Rating

D

### First Floor

One Bedroom, Bathroom/WC

### Second Floor

Two Bedrooms.

### Outside

Yard to the rear.

### Note

Sutton Kersh have not inspected the property internally.



LOT  
62

## 33 Southdale Road, Liverpool L15 4HX

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom, separate WC

### Outside

Yard to the rear.

### EPC Rating

D.





LOT  
63

## 22 Padstow Road, Liverpool L16 4PR

GUIDE PRICE **£180,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens. The property is currently let by way of a Regulated Tenancy producing a rental of £6,468 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

Off Rudston Road and Brampton Road which in turn is off Score Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

### Ground Floor

Two Reception rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

### EPC Rating

D



LOT  
64

## 12 Old Barn Road, Liverpool L4 2QP

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom mid terrace property benefitting from double glazing and central heating. The property is currently let producing £5,400 per annum and would be suitable for investment purposes.

### Situated

Off Breck Road and Oakfield Road in a popular and well established residential location close to local amenities, schooling, Liverpool Football Club and transport links. Approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Through Lounge/Dining Room,  
Bathroom/WC

### First Floor

Two Bedrooms

### Outside

Yard to the Rear.

### EPC Rating

D.



LOT  
65

## 125 Bentham Drive, Liverpool L16 1JF

GUIDE PRICE **£140,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens, garage and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £7,200 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

Fronting Bentham Drive in a popular and well-established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 5.5 miles from Liverpool city centre.

### Ground Floor

Two Reception rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens, Garage and Driveway.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have the right to remain in the property for life.

### EPC Rating

D



LOT  
66

## 48 Rossett Street, Liverpool L6 4AN

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Rocky Lane within close proximity to Tuebrook amenities, Liverpool Football Club, Newsham Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to rear



LOT  
67

## 6 Dallas Grove, Liverpool L9 4RU

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Warbreck Avenue which in turn is off Walton Vale in a popular and well established residential location close to local amenities, transport links and approximately 6 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen/Diner,  
Bathroom/WC

### First Floor

Two Bedrooms

### Outside

Yard to rear



LOT  
68

## 39 Padstow Road, Liverpool L16 4PP

GUIDE PRICE **£180,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefitting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,180 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

Off Rudston Road and Brampton Road which in turn is off Score Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

### Ground Floor

Two Reception rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens,  
Driveway.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

### EPC Rating

D





LOT  
69

## 3 Heol Corn Du, Beacon Heights, Merthyr Tydfil, CF48 1BW

GUIDE PRICE **£180,000+**\*

VACANT RESIDENTIAL

### Description

A five bedroom detached property set on a good sized plot in need of a full scheme of refurbishment works. The property does not have a staircase therefore access to the two upper floors is unavailable. The property is suitable for cash buyers only.

### Situated

Off Swansea Road which is in turn off Heads of the Valleys Road (the A465) in a popular residential location within close proximity to local amenities.

### Ground Floor

Entrance Hall, Three Reception Rooms, Kitchen (no fittings)

### Note

Sutton Kersh have not inspected the property internally.

### First Floor

No access – Unable to confirm accommodation.

### EPC Rating

F

### Second Floor

No access – Unable to confirm accommodation.

### Outside

Gardens to the front and rear.



LOT  
70

## 39 Christopher Way, Liverpool L16 1JG

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,480 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

Off Bowland Avenue in a popular and well-established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 5.5 miles from Liverpool city centre.

### Ground Floor

Reception room, Kitchen, Morning room.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens, Driveway.

### EPC Rating

E



LOT  
71

## 10 Kilburn Avenue, Wirral, Merseyside CH62 8BG

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom semi-detached property benefitting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental income of £6,422 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

Fronting Kilburn Avenue which is off Bridle Road within close proximity to local amenities.

### Ground Floor

Living Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and rear gardens, garage and driveway.

### EPC Rating

E.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



LOT  
72

## Apt 1705, The Tower, Plaza Boulevard, Liverpool L8 5AE

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A studio 17th floor modern city centre apartment which is currently let by way of an Assured Shorthold Tenancy at a rental of £6,300 per annum. The property benefits from double glazing, electric heating, Lift, secure entry system with onsite security and maintenance as well as a communal lounge area and gym access for residents.

### Situated

Off Stanhope Street in a popular and well established residential location within Liverpool city centre close to local amenities, Universities, amenities and transport links.

### Ground Floor

Main entrance hallway,  
Communal Lounge.

### 17th Floor

**Apartment** Open Plan Lounge/  
Kitchen/Bedroom, Shower  
Room/WC

### EPC Rating

B.



LOT  
73

7 Balfour Street, Liverpool L4 0SD

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

#### Description

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

#### Situated

Off Blessington Road off Walton Breck Road in an established residential location approximately 2.5 miles from Liverpool city centre.

#### Ground Floor

Lounge/Dining Room, Kitchen, Bathroom/WC

#### First Floor

Two Bedrooms.

#### Outside

Yard to rear.

#### EPC Rating

D.

**SOLD PRIOR**



LOT  
74

48 Elgar Avenue, Wirral, Merseyside CH62 8AY

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroom semi-detached property benefitting from double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental income of £6,396 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

#### Situated

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

#### Ground Floor

Living Room, Dining Room, Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Garden, Garage.

#### EPC Rating

E.

#### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.





LOT  
75

## 47 Elgar Avenue, Wirral, Merseyside CH62 8AZ

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom semi-detached property benefiting from double glazing, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental income of £6,344 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

### Situated

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

### Ground Floor

Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Garage, Gardens and a Driveway.

### EPC Rating

E.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



LOT  
76

## 1 & 3 Bedford Road, Bootle, Merseyside L20 7DL

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

A substantial corner property converted to provide seven letting rooms in total. The property benefits from double glazing and central heating. The front elevation accommodates the pavement area and the rear elevation consists of an enclosed yard and rear access. If let to 7 individuals at £75 pppw the potential income being in excess of £27,300 per annum. The property is in need of upgrade and refurbishment

### Situated

Off Stanley Road between Kings Road and Queens Road in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.

### 1 Bedford Road

#### Ground Floor

Lounge, communal Kitchen

#### First Floor

Three Letting rooms

#### Second Floor

One Letting room, Bathroom/WC

### 3 Bedford Road

#### Ground floor

Lounge/Kitchen

#### First Floor

One Letting room, Bathroom/WC

#### Second Floor

Two Letting rooms

#### Outside

Rear yard.



LOT  
77

## 23 Deansburn Road, Liverpool L13 8BW

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Off Lisburn Lane in a popular residential location close to local amenities, Tuebrook shopping amenities, Newsham Park, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.

### Note

The vendor has advised that the property benefits from a new roof and new central heating.



LOT  
78

## 15 Langton Road, Wavertree, Liverpool L15 2HS

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated would be suitable for occupation or investment purposes.

### Situated

Off Smithdown Road in a popular residential location within walking distance to local amenities, schooling, bars and restaurants and approximately 2 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear.







**Description**

A three storey plus basement six bedroomed Victorian semi-detached house benefiting from many of its original features, central heating, double garage, shared driveway and front garden. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suited for occupation or investment purposes. Please note the property is a cash buy only.

**Situated**

The house enjoys a fine front aspect and is situated in one of Sheffield's most sought after locations with easy access to the University, central hospitals and Broomhill shopping centre.

**Lower Ground Floor**

Cellar

**Ground Floor**

Two Reception Rooms, Dining/  
Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

**Second Floor**

Three Further Bedrooms

**Outside**

Double Garage, Shared  
Driveway, Front Garden

**Note**

Sutton Kersh have not inspected the property internally.

**EPC Rating**

E

**Joint Agent**

Blundells





LOT  
80

## 175 County Road, Walton, Liverpool L4 5PB

GUIDE PRICE **£75,000+**\*

MIXED USE

### Description

A three storey mixed use middle terrace property comprising a ground floor retail unit together with two × two bedroomed self-contained flats above accessed via a separate front entrance. Refurbishment works have commenced and once completed the property would be suitable for investment purposes. When fully let the potential rental income would be in excess of £20,000 per annum.

### Situated

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

### Ground Floor

**Shop** Main sales area, Kitchen (No fittings), Bathroom/WC (No fittings).

### Third Floor

One further bedroom with en-suite Shower room/WC (no fittings)

### First Floor

**Flat 1** Hall, Open Plan Lounge/ Kitchen (no fittings), two Bedrooms, Shower room/WC (no fittings)

### Outside

Yard to rear.

### Second Floor

**Flat 2** Hall, Open Plan Lounge/ Kitchen (no fittings), Bedroom with en-suite (no fittings), Shower room/WC (no fittings)



LOT  
81

## 106 Makin Street, Liverpool L4 5QQ

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

An end terrace property converted to provide four letting rooms benefitting from double glazing and central heating. Two of the rooms are currently let by way of an Assured Shorthold Tenancies at a rental income of £6,840 per annum. When fully let the potential income would be approximately £12,960 per annum.

### Situated

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

### Basement

Not inspected

### Ground Floor

Hall, two Letting Rooms, Kitchen/Dining Room

### First Floor

Two Letting Rooms, Two Shower Rooms/WC

### Outside

Rear Yard

### EPC Rating

F



LOT  
82

## 197 Warbreck Moor, Liverpool L9 4RR

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A substantial freehold three storey corner property providing six/seven bedrooms and benefiting from central heating and off street parking. Two large bedrooms on the first floor have had the partition wall removed to make one large room. Both doors however fully remain, so would be suitable for conversion back to two individual rooms. It also has a separate 'front' entrance, along the side of the property giving the property three entrances. Following a scheme of full upgrade and refurbishment the property would be suitable for a number of uses to include conversion into flats or potential HMO use subject to gaining any necessary consents.

### Situated

Fronting Warbreck Moor on the corner of Hooton Road in a popular and well established residential location close to local amenities, transport links and approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Hall, four Reception Rooms, Kitchen, Utility Room, WC.

### Outside

Parking and yard to the rear.

### First Floor

Three/four Bedrooms, Bathroom, Separate WC.

### Second Floor

Three Bedrooms.



LOT  
83

## 6 Eskburn Road, Liverpool L13 8BP

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom middle terraced property benefitting from double glazing and central heating. The property is in need of upgrade and refurbishment and once completed would be suitable for investment purposes, occupation or resale.

### Situated

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

### Ground Floor

Hall, Lounge, Dining Room, Kitchen

### Joint Agent

Entwistle Green

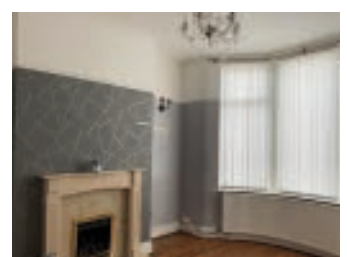


### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Yard



LOT  
84

## 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 Ficton Road and Smithdown Road in an established and popular residential location with easy proximity to local amenities, schooling and approximately 3 miles from 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.

**SOLD PRIOR**



LOT  
85

## 18 Hannan Road, Kensington, Liverpool L6 6DB

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle-terraced property benefitting from central heating. The property is currently tenanted by way of a rolling contract producing a rental income of £4,800 per annum. The tenant has been in situ for 12 years.

### Situated

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

### Ground Floor

Hall, Through Living Room/Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear





LOT  
**86**

20 Hannan Road, Kensington, Liverpool L6 6DB

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

#### Description

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

#### Situated

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

#### Ground Floor

Hall, Living Room, Dining Room, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard to rear



LOT  
**87**

Flat 24.3(d) Arndale House, 89–103 London Road, Liverpool L3 8JA

GUIDE PRICE **£15,000–£20,000**\*

RESIDENTIAL INVESTMENT

#### Description

A fourth floor studio pod benefitting from double glazing, electric heating and secure key fob entry system. There is a lift service to all floors and communal gym on the Second Floor. The property is currently let by way of Assured Shorthold Tenancy producing £4,845.00 per annum.

#### Situated

Fronting London Road in a popular and well established area, close to local amenities and transport links. Approximately 0.6 miles from Liverpool city centre.

#### Ground Floor

Main Entrance Hallway

#### Second Floor

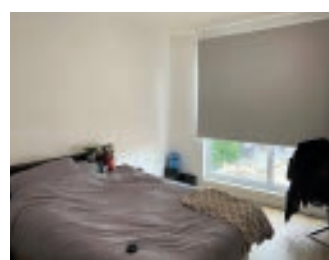
Communal Gym

#### Fourth Floor

**Studio D** Open Plan Bedroom/ Study Area, Shower room/WC Shared communal Lounge/ Kitchen.

#### Note

The property is still awaiting an EWS1 form in respect of the cladding



LOT  
88

## 206 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BB

GUIDE PRICE **£170,000+**\*

VACANT RESIDENTIAL

### Description

A vacant three bedroomed semi-detached house property benefiting from double glazing, central heating, gardens, garage and a driveway. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, re-sale or investment purposes. This property is subject to a 14 day completion.

### Situated

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

### Ground Floor

Hall, Through Lounge/Diner, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens, Driveway.

### EPC Rating

D.



LOT  
89

## 13 Dell Grove, Birkenhead, Merseyside CH42 1PN

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached property benefiting from majority double glazing, gardens front and rear and a driveway. The owner has installed new double glazing in the majority of windows. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes.

### Situated

Off New Chester Road in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 4 miles away.

### Ground Floor

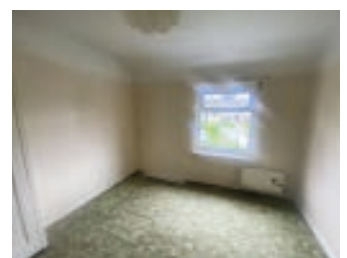
Hall, Living Room, Kitchen/Diner, Separate WC, Utility Room

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens front and rear, Driveway





LOT  
90

## 103–105 Hall Lane, Kensington, Liverpool L7 8TF

GUIDE PRICE **£170,000+**\*

RESIDENTIAL INVESTMENT

### Description

A middle terraced house which has been converted to provide a five bedrooomed HMO investment opportunity. The property is currently let to 5 students producing £24,700 per annum and benefits from double glazing and central heating.

### Situated

Fronting Hall Lane on the corner of Empress Road in a popular location close to Edge Lane amenities and the University of Liverpool. Liverpool city centre is approximately 1 mile away.

### Ground Floor

Hall, Lounge, one Letting Room, Kitchen, Utility Room, Bathroom/WC

### First Floor

Four Letting Rooms, Bathroom/WC

### Outside

Yard to rear.

### EPC Rating

D.



LOT  
91

## 27 Saxony Road, Liverpool L7 8RT

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

An end terraced house which has been converted to provide a four bedrooomed HMO investment opportunity. The property is currently let to 4 students producing £19,760 per annum and benefits from double glazing and central heating.

### Situated

Off Kensington High Street in a popular residential location close to local amenities and approximately 10 minutes' walk from Liverpool University.

### Ground Floor

Hall, Lounge, Bedroom (with en suite shower room), Kitchen.

### First Floor

Three Bedrooms (Two with en suite shower rooms), Shower room/WC

### Outside

Yard to rear.

### EPC Rating

D.





LOT  
92

## 110 Bardsay Road, Liverpool L4 5SQ

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced property benefiting from central heating and partial double glazing. The property is currently let on an Assured Shorthold Tenancy to a long standing tenant producing a rental income of £5,100 per annum.

### Situated

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

### Ground Floor

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

### First Floor

Two Bedrooms

### Outside

Yard to the rear

### Note

Sutton Kersh have not inspected the property internally.

### EPC Rating

D.



LOT  
93

## Flat 23.1(b) Arndale House, 89–103 London Road, Liverpool L3 8JA

GUIDE PRICE **£15,000–£20,000**\*

VACANT RESIDENTIAL

### Description

A fourth floor studio pod benefiting from double glazing, electric heating and secure key fob entry system. There is a lift service to all floors and communal gym on the Second Floor. The property is currently vacant with the potential rent being in excess of £4,940 per annum.

### Situated

Fronting London Road in a popular and well established area, close to local amenities and transport links. Approximately 0.6 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

### Second Floor

Communal Gym

### Fourth Floor

**Studio B** Open Plan Bedroom/ Study Area, Shower room/WC Shared communal Lounge/ Kitchen.

### Note

The property is still awaiting an EWS1 form in respect of the cladding



LOT  
94

12 Gaw Hill Lane, Aughton, Ormskirk, Lancashire L39 3LR

GUIDE PRICE **£170,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroom semi-detached house benefitting from rural views, double glazing, central heating, driveway and front and rear gardens. The property would be suitable for occupation, resale or investment purposes. There is also potential to extend the property subject to gaining necessary consents. Please note the property is a cash buy only.

#### Situated

In the sought after residential location of Aughton, off Liverpool Road (the A59) close to local amenities, schooling and transport links. Ormskirk town centre is approximately 1 mile away.

#### Ground Floor

Hall, Living Room, Kitchen/  
Diner, Conservatory.

#### First Floor

Bathroom/WC, Three Bedrooms.

#### Outside

Front and Rear Gardens,  
Driveway.

#### EPC Rating

D.



LOT  
95

18 Gwendoline Street, Liverpool L8 8EY

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

#### Description

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

#### Situated

Off Windsor Street in a popular and well-established residential location within close proximity of local amenities, schooling and approximately 2 miles from Liverpool city centre.

#### Ground Floor

Hall, Through Lounge/Dining  
room, Kitchen, Wet room/WC

#### First Floor

Three Bedrooms.

#### Outside

Yard to rear.



LOT  
96

## Flats 1–5, 502 Stanley Road, Bootle, Merseyside L20 5AF

GUIDE PRICE **£85,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey mid terraced property converted to provide five self-contained flats benefitting from double glazing and central heating. At the time of our inspection three of the flats were let by the way of Assured Shorthold Tenancies producing £10,800 per annum. Following a scheme of refurbishment and when fully let the potential rental income will be in excess of £20,000 per annum.

### Situated

Fronting Stanley Road opposite North Park within easy reach of local amenities, schooling, Strand Shopping Centre and approximately 4 miles from Liverpool city centre

### Ground Floor

Main Entrance Hallway.

**Flat 1** Lounge, Kitchen, Bedroom, Shower Room/WC (let)

**Flat 2** Open Plan Lounge/ Kitchen, Bedroom, Shower Room, Separate WC (vacant)

### Second Floor

**Flat 5** Open Plan Lounge/ Kitchen, Bedroom, Shower Room/WC (let)

### Outside

Yard to rear.



### First Floor

**Flat 3** Lounge, Bedroom, Kitchen, Shower Room/WC (vacant)

**Flat 4** Open Plan Lounge/ Kitchen, Bedroom, Shower Room/WC (let)

LOT  
97

## Flat 11b Arndale House, 89–103 London Road, Liverpool L3 8JA

GUIDE PRICE **£15,000–£20,000**\*

RESIDENTIAL INVESTMENT

### Description

A second floor studio pod benefiting from double glazing, electric heating, secure key fob entry system, lift access and a communal gym on the second floor. The studio is part of a cluster of six rooms which have individual living accommodation/Bathroom with a shared kitchen/lounge area. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,940 per annum.

### Situated

Fronting London Road in a popular and well established area, close to local amenities and transport links. Approximately 0.6 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

### Joint Agent

Entwistle Green

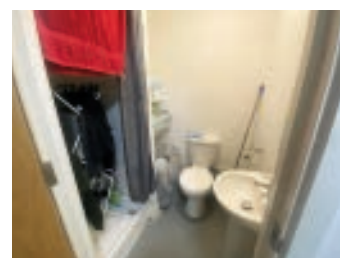
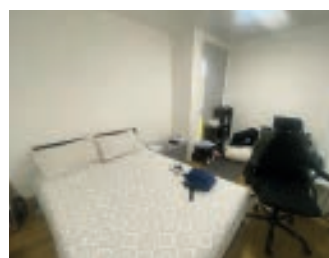
### Second Floor

**Studio B** Open Plan Bedroom/ Study Area, Shower Room/WC Shared Kitchen/Lounge Area Communal Gym



### Note

The property is still awaiting an EWS1 form in respect of the cladding





LOT  
98

## 27 Kingsway, Huyton, Liverpool L36 2PJ

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed end town house benefiting from double glazing, economy 7 heating and gardens. Following modernisation, the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £7,800 per annum.

### Situated

Fronting Kingsway in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 1.5 miles from Huyton Village and 7 miles from Liverpool city centre.

### Ground Floor

Lounge, Dining room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens.

### Note

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



LOT  
99

## 19 Dursley, Whiston, Prescot, Merseyside L35 3TB

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

On an estate of similar property off Driveway which in turn is off Cumber Lane in a popular and well established residential location close to local amenities and Whiston Woods.

### Ground Floor

Hall, Kitchen, WC, Cloakroom, Lounge

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens, Driveway



LOT  
**100**

11 Briar Street, Liverpool L4 1RB

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

**Description**

A two bedroomed mid terrace property benefiting from double glazing and central heating. The property has recently been refurbished and would be suitable for investment purposes with a potential rental income in excess of £6,000 per annum

**Situated**

Off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from [Liverpool city centre](#)

**Ground Floor**

Hall, Through Lounge/Dining room, Kitchen.

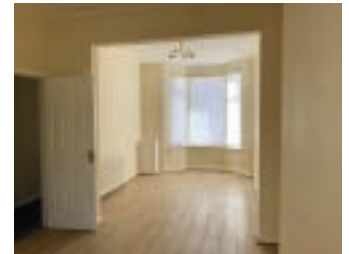
**First Floor**

Two Bedrooms, Bathroom/WC.

**Outside**

Rear Yard.

**SOLD PRIOR**



LOT  
**101**

43 Wilburn Street, Liverpool L4 4EA

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

**Description**

A two bedroomed end of terrace benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

**Situated**

Between County Road (A59) and Goodison Road in a popular and well established residential location close to local amenities, schooling, Everton & Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**Ground Floor**

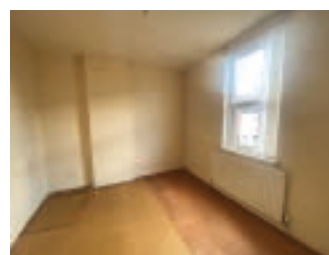
Vestibule, Lounge, Kitchen, Bathroom/WC.

**First Floor**

Two Bedrooms.

**Outside**

Yard to rear.





LOT  
**102**

55 Dickson Street, Widnes, Cheshire WA8 6NX

GUIDE PRICE **£90,000+**\*

COMMERCIAL INVESTMENT

### Description

A two storey detached property comprising a ground floor retail unit together with accommodation above, which can be accessed via a separate front entrance. The property benefits from part double glazing and a good sized rear garden. The retail unit was previously used as a Barber's and would be suitable for a number of uses, subject to any consents. The property is in need of refurbishment and modernisation and suitable for conversion to provide a shop with separate flat, two flats or one single dwelling, subject to any consents.

### Situated

Fronting Dickson Road Off Kingsway (B5419) in a popular and well established residential location close to local amenities and transport links.

### Ground Floor

**Shop** Main Sales Area, Rear Room, Kitchen/Diner, Garage.

### First Floor Accommodation

Separate WC, Bathroom, two Bedrooms, Lounge

### Outside

Rear Garden and off road parking to the front.



LOT  
**103**

106 Jubilee Drive, Liverpool L7 8SN

GUIDE PRICE **£220,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey end terrace house converted to provide a six bedroomed investment opportunity. The property is fully HMO compliant benefitting from double glazing and central heating and is fully let producing £29,640.00 per annum.

### Situated

Off Edge Lane in a popular and well established residential location close to local amenities, within walking distance to Liverpool city centre and 10 minutes' walk from Liverpool University.

### Ground Floor

Hall, one Letting Room, Open Plan Lounge/Kitchen, Utility Room, Shower Room/WC

### First Floor

Three Letting Rooms, Bathroom/WC

### Second Floor

Two Letting Rooms.

### Outside

Yard to rear.





LOT  
**104**

82 Dacy Road, Liverpool L5 6SB

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

#### Description

A three bed mid terraced property benefiting from double glazing and central heating. Following a scheme of upgrade and refurbishment the property would be suitable for occupation or investment purposes with a potential income in excess of £7,800 per annum.

#### Situated

Off Oakfield Road (A5089) in a popular and well established residential location. Close to local amenities and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Hall, Living Room, Dining Room, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard to rear.

#### Note

Sutton Kersh have not internally inspected this property.

#### EPC Rating

E.

**SOLD PRIOR**



LOT  
**105**

35 Croxteth Avenue, Liverpool L21 6NA

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

#### Description

A four bedroom mid terraced property benefiting from double glazing and central heating. The property has previously been let at a rental income of £8,340.00 per annum.

#### Situated

Off Palmerston Drive off Linacre Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

#### Ground Floor

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

#### First Floor

Three Bedrooms.

#### Second Floor

Loft room.

#### Outside

Rear yard.



LOT  
**106**

## 124–126 Walton Village, Liverpool L4 6TN

GUIDE PRICE **£200,000+**\*

COMMERCIAL INVESTMENT

### Description

A mixed use investment property producing £22,000 per annum. The property comprises two ground floor retail units and one × three bed roomed self contained flat above accessed via a separate front entrance. The property is in very good condition throughout and benefits from electric roller shutters, double glazing and central heating. We have been advised 'Lynch Burger' is currently negotiating a new lease agreement for 5 years at an agreed rent of £9,600.00 per annum. 'Love Luella Boutique' is let by way of a 5 year lease from August 2021 producing £5,400.00 per annum. The flat is currently let by way of an Assured Shorthold Tenancy Agreement producing £6,600.00 per annum.

### Situated

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

#### 126 Walton Village – Love Luella Boutique

Main Sales Area, Rear Room, WC.

#### 124 Walton Village – Flat

Lounge, Kitchen, three Bedrooms, Shower Room/WC.

#### Outside

Yard to the rear.

#### 124 Walton Village – Lynch Burger

Large Main Sales Area/Kitchen Area and seating for 20, preparation Room, WC, Store Cupboard.



LOT  
**107**

## Apt 1, 3–5 Sybil Road, Liverpool L4 0RR

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

### Description

A one bedroom purpose built ground floor flat benefitting from double glazing and electric heating and shared rear forecourt. The property would be suitable for occupation or investment purposes. The potential rental income is approximately £6000 per annum.

### Situated

Off Anfield Road in a popular and well established residential location, close to local amenities, a stones throw from Liverpool Football Club and approximately 2 miles from Liverpool city centre.

### Ground Floor

Main entrance hallway.

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

### Outside

Communal Gardens.

### EPC Rating

E



LOT  
**108**

## Land at Hale View Road, Huyton, Liverpool L36 6DD

GUIDE PRICE **£100,000+**\*

DEVELOPMENT OPPORTUNITIES

### Description

A cleared site offered with the benefit of full planning permission granted on 23rd August 2019 to erect two x two bedroom detached houses with associated gardens and parking. We believe all main services are available however potential purchasers should make their own enquiries. Planning Ref: 18/00333/FUL

### Situated

Fronting Haleview Road off Hall Lane in an established residential location within easy reach of local amenities, schooling and a short distance to Huyton Shopping Centre.

### Accommodation

Architects drawings are available at the auctioneers offices.



LOT  
**109**

## 83 Orleans Road, Liverpool L13 5XW

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### First Floor

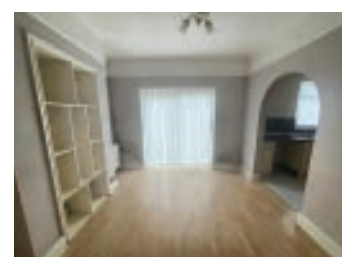
Three Bedrooms, Bathroom/WC

### Outside

Yard to rear

### Joint Agent

Entwistle Green





LOT  
**110**

172 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BA

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroomed semi-detached house property benefitting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,864 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way. This property is subject to a 14 day completion.

#### Situated

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

#### Ground Floor

Living Room, Dining Room,  
Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Front and Rear Gardens,  
Driveway.

#### EPC Rating

D.

#### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



LOT  
**111**

22 Springbank Road, Liverpool L4 2QR

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroom mid terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

#### Situated

Off Oakfield Road within close proximity to Tuebrook amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard to rear

#### EPC Rating

E.



LOT  
**112**

## 4 Tynwald Place, Liverpool L13 7DR

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefitting from double glazing, electric heating and front garden and a good sized rear garden. Following a scheme of refurbishment and modernisation works the property would be suitable for occupation, resale or investment purposes.

### Situated

In a cul-de-sac off Tynwald Hill which in turn is off Green Lane in a popular location within easy reach of local amenities, Tuebrook and Old swan amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen, Bathroom/WC

### Joint Agent

Entwistle Green

### First Floor

Three Bedrooms



### Outside

Front and Rear Garden.

### EPC Rating

F.



LOT  
**113**

## Sutton Oak Welsh Chapel, 2 Lancots Lane, St. Helens WA9 3EX

GUIDE PRICE **£50,000+**\*

VACANT COMMERCIAL

### Description

A Grade II listed detached former chapel building benefiting from a small garden area and original features. The property would be suitable for a number of potential uses, subject to gaining the necessary consents.

### Situated

Off Sutton Road in a popular and well established residential location within close proximity to local amenities and transport links. St Helens is approximately 2.5 miles away.

### Ground Floor

Porch, Main Chapel, Kitchen, WC, Further Room

### First Floor

Storage Room

### Outside-

Garden Area



LOT  
**114**

318 Elephant Lane, St. Helens, Merseyside WA9 5EP

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

A vacant three bedroomed middle terrace property benefiting from double glazing, central heating and off road parking to the rear. Following a scheme of upgrade and refurbishment works the property would be suitable for occupation, re-sale or investment purposes.

### Situated

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

### Ground Floor

Vestibule, Hall, two reception rooms, Kitchen/Breakfast room, Utility Room.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Yard with off road parking accessed from Beresford Street, Outhouse with WC.

### Joint Agent

Entwistle Green



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*Paul Anslow  
President & CEO ExpensePoint*





### Description

A fabulous opportunity to acquire a parcel of lightly wooded amenity land situated between Dartmouth and Totnes at Blackawton. Measuring circa 0.54 acres and a shared access lane from the main road, the land is likely to appeal to hobby coppice's, occasional recreational camping/ caravanning and those looking for their own piece of the Devonshire countryside with fabulous panoramic views from the rear of the property over the surrounding countryside, with distant views of Start Point lighthouse and the sea.

### Situated

Accessed off the A3122 amidst glorious rolling countryside. The nearby Sportsmans Arms, a busy and well-loved pub is less than half a mile away, as is the Dartmouth Golf and Country Club which offers a great golf course and leisure facilities. Dartmouth circa 4 miles away, a beautiful riverside town offering a wealth of shops, boutiques, galleries, pubs and restaurants and is home to the Britannia Royal Naval College. The town's deep-water port attracts sailing vessels from all over the world and is considered to be one of the prettiest in Europe. The nearby town of Totnes offers a main line rail link to London Paddington and the A38 provides access to the cities of Plymouth and Exeter and the M5 beyond.

### Viewing

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Fulfords Dartmouth 01803 832223 or Countrywide Property Auctions 01395 275691.

### Directional Note

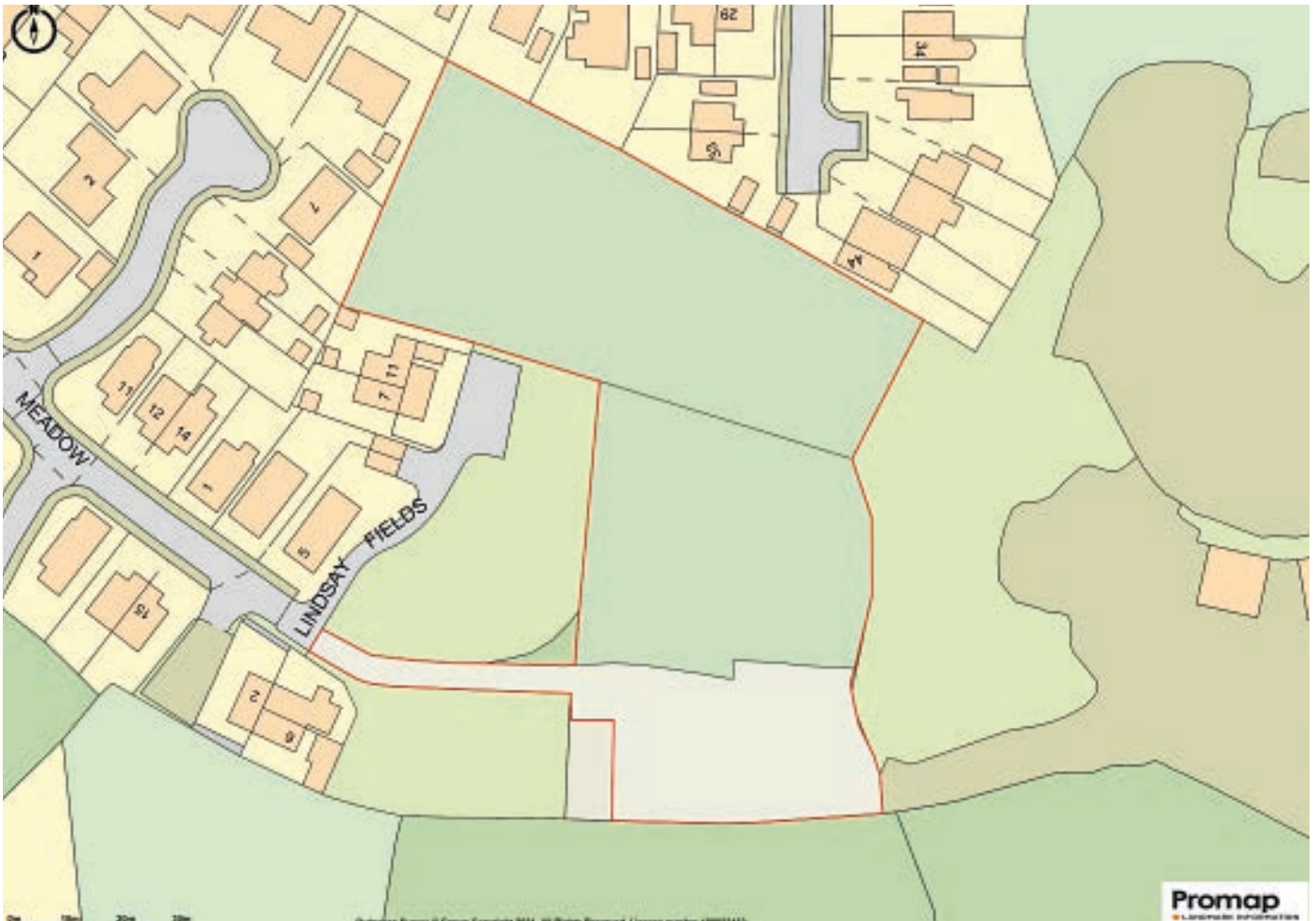
Follow the A3122 from Dartmouth passing Garden Time on your left and after approximately 300 yards you will find the entrance to The Pound House with the access lane to the land lying adjacent to the boundary.

### Auctioneer's Note

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







**Description**

A residential development opportunity with detailed planning already in place for a variety of 20 detached and semi-detached two, three and four bedrooomed houses and bungalows, with associated gardens, parking and garaging, of which five properties are to be affordable residential dwellings, with an overall site area of circa 0.7 hectares/1.8 acres. A Grant of Conditional Planning Permission, under application number PA20/01508, for 'Construction of 20 residential units of which 5 are affordable' was issued by Cornwall Council Planning Department on the 15th July 2021. Interested parties must make and rely upon their own planning enquiries.

**Situated**

The village of Fraddon lies approximately 9 miles from Truro and is conveniently placed for access to St Austell, Newquay and the A30, Cornwall's main trunk road. Village facilities include a retail shopping complex, local bespoke shops, public houses and primary school, with more comprehensive shopping facilities to be found in the neighbouring Cathedral city of Truro, with Newquay airport approximately 5 miles.

**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.

**Viewings**

At any reasonable time during daylight hours and at the viewers own risk. General information Stratton Creber Newquay 01637



876275/Countrywide Property Auctions 01395 275691.





**Description**

A three bedroom semi-detached character cottage requiring updating situated in the heart of the popular village of Polgooth. The property offers a sitting room, conservatory, kitchen and shower room to the ground floor, with three bedrooms and dressing room/study to the first floor. The garden lies to the rear of the property being mainly laid to lawn, with a detached tandem garage and additional on drive parking.

**Situated**

The sought after village of Polgooth is situated circa a mile from the junction onto the A390 and 2 miles from St Austell. Polgooth has a renowned local inn and village stores. The station at St Austell is on the London Paddington line and Newquay Airport is circa 15 miles. The South Cornish coast with its rugged coastline, walks, coves and beaches is circa 3.5 miles.

**Ground Floor**

Sitting room, kitchen, conservatory, inner hallway, shower room.

**First Floor**

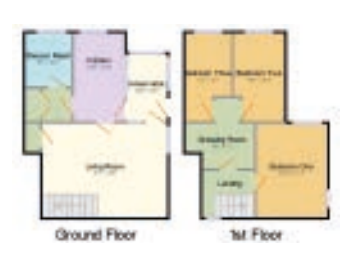
Landing, three bedrooms, dressing room/study.

**Outside**

Rear cottage style garden being mainly laid to lawn, tandem garage and additional on drive parking.

**Viewings**

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







### Description

A charming two bedroom single storey fisherman's cottage situated in the heart of the ever popular fishing village of Mousehole, having been in the same family ownership for over 40 years. The property would lend itself, subject to any requisite consents, to further extension and reconfiguration of the existing accommodation whilst still retaining good sized landscaped gardens. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

### Situated

The traditional fishing village of Mousehole retains an unspoilt character and has a rich and colourful history, ideally positioned for access to the magical West Cornwall scenery with its mixture of sandy beaches, rugged coastline and wide expanses of open countryside.

### Ground Floor

Entrance hall, sitting room, two bedrooms, shower room, kitchen accessed externally from the sun room and a useful utility/store room.

### Outside

The beautifully terraced and landscaped gardens are a particular feature of the cottage comprising lawns, patio seating areas, greenhouse and garden shed.

### Viewings

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

### Note

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



### EPC Rating

G







**Description**

A two bedroom, two reception room detached bungalow requiring modernisation set in this popular residential location conveniently situated for access to Camborne town centre and the A30. The property benefits from front and rear enclosed gardens, garage and on drive parking. The property is sold as seen and will not be cleared. **CASH BUYERS ONLY DUE TO MUNDIC.**

**Situated**

Camborne offers a thriving town centre, educational facilities catering for all age groups and direct access on to the A30, Camborne has excellent transportation links combined with a main line railway station which provides daily services to London Paddington.

**Ground Floor**

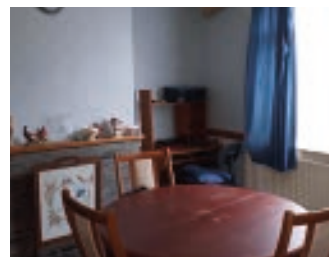
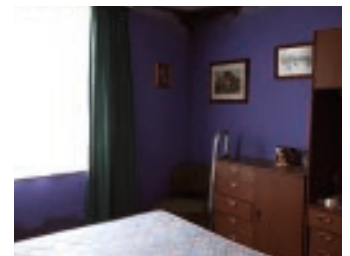
Entrance porch, hallway, sitting room, dining room, kitchen, two double bedrooms and shower room.

**Outside**

Front and rear enclosed gardens, garage and on drive parking.

**Viewings**

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







**Description**

A three bedroom end of terrace property requiring modernisation. The property offers two reception rooms, kitchen and cloakroom to the ground floor, three bedrooms and bathroom to the first floor, front and rear low maintenance enclosed gardens and a garage accessed via the rear service lane.

**Situated**

Park Road is situated in an established and sought after residential location within Torpoint. The town of Torpoint offers a range of amenities including shops, supermarkets, schools, doctors, post office, public houses and commuter links to Plymouth via the Torpoint Ferry. Antony House, Mount Edgcombe Country Park and the beaches along the Whitsand Bay coastline are all within a ten mile radius of the property.

**Ground Floor**

Entrance porch, hallway, sitting room, dining room, kitchen, rear hallway and cloakroom.

**First Floor**

Landing, three bedrooms and bathroom.

**Outside**

Front and rear low maintenance enclosed gardens, garage accessed via the rear service lane with pedestrian door in to the rear garden.

**Viewings**

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





General view of building



**Description**

A studio apartment measuring circa 24 square metres, which was fully refurbished in 2018, being sold with vacant possession but previously a popular residential lettings venture generating an income of £525pcm. The property has the benefit of integrated appliances, shower room and a parking space to the rear of the building.

**Situated**

Benbow Street is a popular residential lettings area being situated in the heart of Stoke Village, with a range of shops, cafes, parks and public houses, with excellent public transport links to the city centre and Devonport.

**Flat 2**

Open plan lounge/kitchen/bedroom, shower room.

**Outside**

Single parking space to the rear of the property.

**Viewings**

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



General view of building



### Description

A one bedroom top floor flat presented in good order throughout and situated in the Stonehouse area of Plymouth. The property is being sold with a tenant in situ, let on an assured shorthold tenancy and generating an income of £435pcm/£5,220pae.

### Situated

Stonehouse is situated within walking distance to the vibrant Plymouth city centre, pannier market and Drake Circus Shopping Mall. Local transport links can be found close by including the main Plymouth bus and railway station. Central Park is also within close proximity and the Life Centre where you will find swimming and fitness facilities.

### Ground Floor

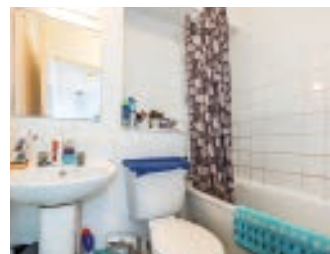
Communal entrance hall with stairs rising to all floors.

### Flat Three

Entrance hall, open plan lounge/kitchen/diner, double bedroom and bathroom.

### Viewings

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







**Description**

An interesting opportunity to acquire a freehold investment comprising a three bedroom, three storey maisonette with garden, currently let and generating an income of £725pcm/£8,780pae, a ground floor studio flat currently let and generating an income of £350pcm £4,200pae and a residential building plot with recently lapsed planning for a three/four bedroom detached house.

**Situated**

Newton Abbot is a thriving market town with plenty of shops, amenities and eateries. There is a choice of primary schools and two secondary schools close by. Newton Abbot also offers good transport links to Torbay, Exeter and Plymouth via the A38 or for trips further afield there is a mainline railway station.

**18 – Maisonette Ground Floor**

Entrance hall, open plan lounge/ kitchen/diner.

**First Floor**

Two bedrooms and a bathroom.

**Second Floor**

Master bedroom with exposed beams and vaulted ceiling.

**Outside**

Patio garden area and utility/storage shed

**18A – Flat Ground Floor**

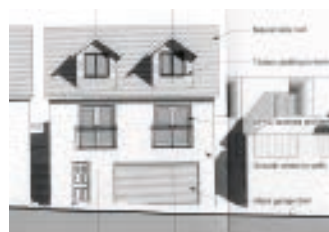
Bed/sitting room, kitchen and bathroom.

**Outside**

Utility/outbuilding.

**Building Plot**

A Grant of Conditional Planning Permission was issued by Teignbridge District Council on the 16th March 2018, under application number 17/01785/FUL, to 'Demolish wall and build



a single dwelling'. The proposed dwelling comprises three/four bedroom detached property with integral double garage. Interested parties must make and rely upon their own planning enquiries of Teignbridge District Council planning department.

**Viewings**

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





**Description**

A three bedroom semi-detached house situated on the rural fringes of the highly sought after seaside town of Budleigh Salterton. The property offers front and rear gardens, on drive parking and a garage/office with utility room attached. Whilst in need of refurbishment the property offers tremendous potential to create a lovely family home, with scope for further extension subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of East Devon District Council.

**Situated**

Budleigh Salterton is a highly sought after seaside East Devon town, in an area of Outstanding Natural Beauty, with a vibrant town centre offering a range of boutique shops, cafes and restaurants, educational and leisure facilities, being readily commutable to Exeter and in turn the M5/A30/A38 road network, mainline railway station and Exeter airport.



**Ground Floor**

Entrance hall, sitting room, kitchen/diner, cloakroom.

**First Floor**

Landing, three bedrooms, dressing room/study and bathroom.

**Outside**

Front and rear gardens, storage

sheds, garage/office with attached utility room and on drive parking.

**Viewings**

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





**Description**

A rare opportunity to acquire a parcel of land measuring 0.08 acres in the heart of the coastal village of Mullion which we understand was previously the site of a detached bungalow which burnt down in the 1980s. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department as to if the bungalow could now be replaced, or for any other development within the boundaries of the land. 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.

**Situated**

Mullion is the largest village on The Lizard Peninsula and benefits from a good range of shops, inns and cafes in addition to health and educational facilities. Nearby picturesque attractions include the harbour at Mullion Cove and Polurrian beach. Circa eight miles is the popular town of Helston. Helston is a market town boasting a charming town centre filled with historic architecture, cafes, public houses and an eclectic range of independent and chain stores. The town offers a range of amenities and facilities including a sports centre with swimming pool, primary and secondary schooling, sixth form College, doctors' surgeries, supermarkets, and public parks.



**Viewings**

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Miller Countrywide Helston 01326 563411/Countrywide

Property Auctions 02395 275691.



### Description

A vacant end of terrace property requiring modernisation in the popular Millbay area of the city. The property currently comprises two self-contained flats, each enjoying their own private access, with a one bedroom ground floor flat accessed via the rear courtyard and a two bedroom upper floors maisonette. The property is likely to appeal as a post works lettings venture, or for conversion back into a family home in this popular residential location.

### Situated

Situated within a Conservation Area and in proximity of the waterfront and the vibrant Royal William Yard, with its fantastic range of restaurants, passenger ferry to the Barbican and the Cremyll Ferry to Mount Edgcumbe Country Park. With excellent access to Plymouth city centre offering a wide range of shopping, leisure and educational facilities and amenities.

### 16a

Accessed from the rear of the property:  
Hallway, sitting room, kitchen/diner, bedroom and shower room.

### First Floor

Landing, sitting room, kitchen/diner and shower room.

### Second Floor

Two bedrooms, WC.

### 16b

Entrance hall with stairs rising to the First Floor

### Outside

Small rear courtyard area.

### Viewings

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





**Description**

A one bedroom ground floor flat forming one of two flats in this converted Victorian terrace. Whilst in need of some renovation works the property offers glorious river views to Kilminorth Woods and West Looe, having its own rear courtyard and a shared decked seating area to the front elevation. Suitable for cash purchasers only due to the short lease length, please refer to the legal pack for further details.

**Situated**

The ever popular seaside town of Looe offers a wide variety of shopping, leisure and recreational facilities and amenities, with a plethora of bars, cafes and restaurants, amusement arcades, a working harbour and sandy beaches, with a railway line linking Looe and Liskeard and being readily commutable to Plymouth.

**Ground Floor**

Communal entrance hall.  
**Flat 1** Sitting room with river views, double bedroom, kitchen, utility room and bathroom.

**Viewings**

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

**Outside**

Enclosed rear courtyard garden serving Flat 1 and a shared decked seating area to the front elevation.





**Description**

A residential lettings opportunity to acquire the freehold Grade II Listed buildings comprising 26 Adelaide Street, with two x one bedroom flats and a three bedroom maisonette on the upper floors, along with a link detached two bedroom house and associated shared courtyard garden area. The properties are all let on established rolling ASTs generating a modest income of £21,360pae, offering the potential for an uplift on the current rental income, or perhaps for a break-up and resale opportunity.

**Situated**

Adelaide street is centrally located in the Stonehouse area of the city and within walking distance to the vibrant Plymouth city centre, pannier market and Drake Circus Shopping Mall. Local transport links can be found close by including the main Plymouth bus and railway station. Central Park is also within close proximity and the Life Centre where you will find swimming and fitness facilities.

**26 Adelaide Street  
Ground Floor**

Communal entrance hall and stairs to the upper floors.

**Ground Floor Flat** Lounge, kitchen, bedroom and shower room

**First Floor**

**Flat** Lounge, kitchen, bedroom and bathroom

**Maisonette** Lounge, kitchen, bedroom and bathroom.

**Top Floor**

Two further bedrooms.

**The Old Forge  
Ground Floor**

Kitchen, bedroom two and bathroom.



**26 Adelaide Street**



**First Floor**

Full size lounge with Juliette balcony, stairs to mezzanine level and main bedroom area.

**Outside**

Shared enclosed courtyard area with dual access.



**The Old Forge**



**Viewings**

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





**Description**

A three bedroom end of terrace character cottage requiring refurbishment situated in the popular village of Pelynt. The cottage offers beamed ceilings, a feature open fireplace and has the benefit of a rear garden with rural views.

**Situated**

Situated within the village of Pelynt which lies three miles from the coast between the Cornwall fishing ports of Looe and Polperro. The village offers a range of amenities including shops, post office, doctors surgery, primary school, public house and social club. Pelynt is also serviced by a bus route running to Looe, Polperro and Plymouth. The railway line at Looe links at Liskeard to the main Penzance to Paddington line.

**Ground Floor**

Entrance hall, dual aspect sitting room, kitchen/diner.

**First Floor**

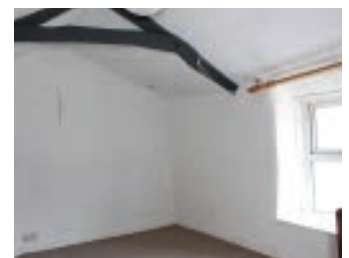
Landing, three bedrooms and bathroom.

**Outside**

Rear garden being mainly laid to lawn, patio seating area and rural views.

**Viewings**

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



General view of building



### Description

A one bedroom top floor flat situated in this iconic Victorian building, in close proximity to the sandy beach of Dawlish, train station and the town centre. The property is currently let on a rolling assured shorthold tenancy generating an income of £495pcm/£5,940pae.

### 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 redesigned and landscaped to provide a bustling market town atmosphere, with a diverse range of shops, cafes and leisure facilities.

### Ground Floor

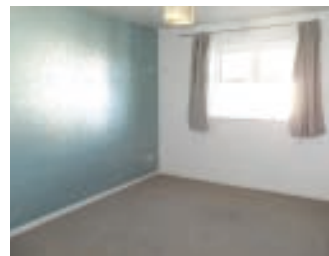
Intercom entry system and communal hallway with stairs to all floors.

### Top Floor

**Flat 11** Entrance hall, sitting room, kitchen, bedroom and bathroom.

### Viewings

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







**Description**

A sizeable and versatile period property enjoying an elevated position in the ever popular and sought after seaside town of St Ives, retaining a wealth of character features and offering glorious sea views from the front elevation over the townscape with terraced gardens to the rear. Whilst in need of modernisation the property offers tremendous potential as a large family home, for multi generation occupancy, or subject to any requisite consents, for conversion into apartments upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

**Situated**

The vibrant seaside town of St Ives continues to be one of the most popular holiday destinations in the UK with five nearby sandy beaches and stunning coastal path walks along with a working harbour. The town centre offers an array of art galleries, cafes, restaurants, boutique shops and high street brands.

**Ground Floor**

Entrance vestibule, hallway, lounge/diner, breakfast room, kitchen, sun room, larder and store.

**First Floor**

Split level landing, bedroom one with balcony and sea views, bedroom two, bedroom three with access to the garden, bathroom and separate WC.

**Second Floor**

Split level landing, kitchenette, bathroom and bedroom four with access to the garden, bedroom five with sea views and bedroom six.

**Outside**

Walled frontage with terraced gardens to the rear of the property having patio seating



areas and useful storage facilities set over three levels.

**Viewings**

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







**Description**

A single lock up garage measuring approximately 17'2" × 10'1" situated to the rear of Merritt Flats. The garage is likely to be of interest to local residents for secure car/motorcycle parking, likewise local tradespeople as a lock up and leave storage facility.

**Situated**

Merritt Road is situated within just a few hundred yards of Winner Street and Paignton town centre which offers a fine and varied range of shopping and leisure facilities and amenities, railway and bus station, beaches and harbour.

**Viewing**

At any reasonable time during daylight hours and at the viewer's own risk.

**Auctioneer's Note**

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**Description**

A Grade II Listed vacant semi-detached freehold property which has been converted into three self-contained flats, each having the benefit of their own individual leases of 125 years from 2006 already in place and ground rents payable of £100 per annum. The property also has the benefit of on drive parking for up to six vehicles, communal lawned gardens to the rear and a private courtyard area servicing the ground floor flat. An ideal investment opportunity for either the career residential lettings investors, or as a break up and resale opportunity.

**Situated**

Old Tiverton Road is situated in the Mount Pleasant area of the Cathedral city of Exeter, with a range of nearby amenities including St James Station and bus routes in and out of the city, being well-placed for access to Exeter University for both Streatham and St Luke’s Campus. Exeter’s city centre is also just a short distance away offering a range of shops, restaurants and leisure facilities.

**Ground Floor**

Communal entrance hall with stairs rising to all floors.

**Ground Floor – Flat 1**

Entrance vestibule, sitting room, kitchen, two bedrooms, shower room and private courtyard garden area.

**First Floor – Flat 2**

Entrance hall, open plan lounge/kitchen/diner, two bedrooms with dressing room/study off the master bedroom, shower room.

**Second Floor – Flat 3**

Landing, open plan lounge/kitchen/diner, double bedroom, shower room.



**Outside**

Communal lawned garden to the rear of the property and on drive parking for up to six vehicles.

**Viewings**

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



LOT  
**134**

84 St. Domingo Grove, Liverpool L5 6RS

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

#### Description

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

#### Situated

Off Oakfield Road (the A5089) in a popular and well established residential location close to local amenities, transport links and Liverpool Football Club. Liverpool city centre is approximately 1.5 miles away.

#### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

#### First Floor

Two Bedrooms, Bathroom/WC

#### Outside

Garden to the rear



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**Description**

A three bedroom end of terrace property requiring updating situated in the popular Beacon Heath area of the city. The property offers a dual aspect sitting room, kitchen/diner, family bathroom and separate WC along with the benefit of front and rear gardens and on drive parking. The property is being sold with a tenant in situ and currently generating an income of £850pcm/£10,200pae.

**Situated**

Beacon Heath is an established and popular residential area of the Cathedral city of Exeter, having easy access to the city centre, mainline railway station and the RD&E hospital.

**Ground Floor**

Entrance porch, hallway, dual aspect living room, kitchen/ diner.

**First Floor**

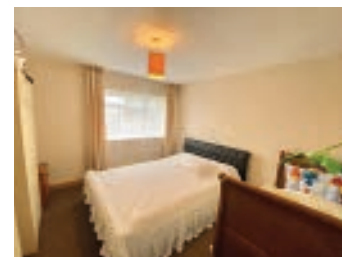
Landing, three bedrooms, bathroom and separate WC.

**Outside**

Front garden with on drive parking, rear garden with patio and raised lawn.

**Viewings**

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



LOT  
**136**

30 St. Agnes Road, Kirkdale, Liverpool L4 1RS

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is in good order and would be suitable for investment purposes with the potential rental being approximately £6,900 per annum

#### Situated

Off Melrose Road (A5038) within close proximity to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

#### Basement

Not inspected.

#### Ground Floor

Hall, Lounge, Dining room, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC.

#### Outside

Rear yard.



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**0151 207 6315**

*Dear Victoria,*

*I would like to take this opportunity to thank you and your team for such a professional approach at all stages of the process. It was indeed a pleasure dealing with your organisation. You managed to sell all the 7 properties we had in record time and at good prices. I would not hesitate to recommend yourselves to anyone.*

*Thanks  
Khurram*





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

#### A5 The CONTRACT

- A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). THIS CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.
- A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).
- A5.3 YOU must before leaving the AUCTION
- (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
  - (b) sign the completed SALE MEMORANDUM; and
  - (c) pay the deposit.
- A5.4 If YOU do not WE may either
- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
  - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit
- (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
  - (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
  - (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
  - (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A5.8 If the BUYER does not comply with its obligations under the CONTRACT then
- (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
  - (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.
- A6 Extra Auction Conduct Conditions**
- A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000.00 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

### General Conditions of Sale

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

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

#### G1 The LOT

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



- CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- 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 on 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

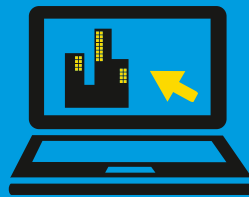
- Despite any special condition to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

#### 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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