

# property auction

Registration closes promptly at  
12pm on **Wednesday 22 May**  
and you must be pre-registered  
before this time in order to bid

**Thursday 23 May 2024**  
12 noon prompt

Please note this auction will be streamed live online only

# SuttonKersh

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

Countrywide  
Property Auctions

# Merseyside's leading auction team...



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for free advice or to arrange a free valuation

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## 2024 Auction Dates

### Auction

Thursday 15th February

Thursday 4th April

Thursday 23rd May

Thursday 18th July

Thursday 12th September

Thursday 24th October

Thursday 12th December

### Closing

Thursday 19th January

Friday 8th March

Friday 26th April

Friday 21st June

Friday 16th August

Friday 27th September

Friday 15th November

# Welcome



Welcome to our third sale of our 2024 auction season. Proceedings will commence as usual at 12 noon prompt!

Once again this will be a live stream only auction with Auctioneer Andrew Binstock in charge of proceedings.

Our first two auctions of the year have been incredibly successful for our clients, generating over £17m in property sales to date, and we are confident that this catalogue offers a similar mix of lots guaranteed to suit all budgets and tastes. Here are just a few from the sale that we are confident will gain significant interest:

**Lot 1** 13 Cherry Tree Road, Huyton With Roby, Liverpool L36 5TY  
VACANT RESIDENTIAL **Guide price £135,000+\***

**Lot 22** Durndale, 16 Linnet Lane, Liverpool L17 3BG  
RESIDENTIAL INVESTMENT **Guide price £650,000+\***

**Lot 29** The Bidston Hotel 50–52 Hoylake Road, Birkenhead, Merseyside CH41 7BY  
DEVELOPMENT OPPORTUNITIES  
**Guide price £180,000+\***

**Lot 45** 6 Norwich Road, Liverpool L15 9HL  
VACANT RESIDENTIAL **Guide price £200,000+\***

**Lot 49** 18/18a West Derby Village, Liverpool L12 5HW  
COMMERCIAL INVESTMENT **Guide price £225,000+\***

**Lot 55** 23 Winstanley Road, Waterloo, Liverpool L22 4QN  
VACANT RESIDENTIAL **Guide price £125,000+\***

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.

It finally just leaves me to wish you good luck with your bidding whether on the phone, by proxy or online.

**Cathy Holt MNAEA MNAVA**  
Associate Director

**113** lots available

**70+**  
vacant residential

**20+**  
residential investment

**4**  
commercial investment

**5**  
development opportunities

**5**  
mixed use

**4**  
vacant commercial

## Highlights



13 Cherry Tree Road, Huyton With Roby, Liverpool L36 5TY



Durndale, 16 Linnet Lane, Liverpool L17 3BG



The Bidston Hotel 50–52 Hoylake Road, Birkenhead, CH41 7BY



6 Norwich Road, Liverpool L15 9HL



18/18a West Derby Village, Liverpool L12 5HW



23 Winstanley Road, Waterloo, Liverpool L22 4QN

# 2024 – our year so far!



**131**  
LOTS SOLD



**£17.4m**  
RAISED



**84%**  
SUCCESS

SuttonKersh

JAN

FEB

**74** | **£9.57m** | **86%**  
LOTS SOLD | RAISED | SUCCESS

MAR

APR

**57** | **£7.84m** | **82%**  
LOTS SOLD | RAISED | SUCCESS

MAY

JUN

**Thursday 18 July**  
Closing Friday 21 June

JUL

AUG

**Thursday 12 September**  
Closing Friday 16 August

SEPT

OCT

**Thursday 24 October**  
Closing Friday 27 September

NOV

DEC

**Thursday 12 December**  
Closing Friday 15 November

# Remote bidding guide for live streamed closed door auction

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

We offer three ways to bid at our auction:

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

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

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

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

You will also pay a Buyer's Administration Charge, to the auctioneers of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless otherwise stated in the property description in the catalogue). Payments can be made by debit card or bank transfer.

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

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

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

# Terms & conditions for proxy, telephone or internet bidders

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

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

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

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

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

**Buyer's Administration Charge** The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.

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

# Auctioneer's pre-sale announcements

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

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

1. The auctioneer will offer all lots in the order as shown in the catalogue.
2. An addendum to the catalogue and Conditions of Sale are available on our website and legal pack portal.
3. This addendum is an important document providing updates and corrections to the auction catalogue.
4. Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
5. Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
6. Prospective purchasers are deemed to have read the addendum whether they have done so or not.
7. You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
8. The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
9. You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
10. If you have a query in respect of any of the lots within the catalogue please email your enquiry to [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk) or call 0151 207 6315 prior to submitting your bid and we will endeavour to answer your query.
11. Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
12. The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
13. Please bid clearly if bidding by telephone and do not delay.
14. At the fall of the hammer the successful bidder will be in a binding contract of sale. We will then sign the Memorandum or Contract of Sale on your behalf and a 10% deposit subject to a minimum of £3,000 whichever is the greater will become payable and taken from the funds supplied. Should your telephone/internet bid exceed this amount, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitor's client account cheque or by debit card. We do not accept personal cheques or cash.
15. A successful purchaser will also be required to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
16. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
17. Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
18. Unless otherwise stated all property is sold subject to a reserve price whether declared or not (see definition of Reserve Prices below).
19. Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers.
20. Sutton Kersh hold regular property auctions throughout the year.
21. Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

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

### Guide Price

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

would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### Reserve Price

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

### Buyer's Fees

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer. We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

# LOOKING TO BUY PROPERTY AT AUCTION?

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NO Minimum Bridge Term • 2% Arrangement Fee • Exit Fee – 1 Month Interest



# Order of sale **Thursday 23 May 2024**

For sale by public auction unless sold prior or withdrawn

1	13 Cherry Tree Road, Huyton with Roby, Liverpool L36 5TY	£135,000+*
2	13 French Street, Widnes, Cheshire WA8 0BT	£85,000+*
3	67 Wavertree Nook Road, Liverpool L15 7LF	£110,000+*
4	16 Twyford Street, Liverpool L6 0AH	£75,000+*
5	31 Rossett Street, Liverpool L6 4AN	£60,000+*
6	30 Blackhorse Lane, Old Swan, Liverpool L13 5TX	£100,000+*
7	71 Conwy Drive, Liverpool L6 5JP	£65,000+*
8	28 Boswell Street, Bootle, Merseyside L20 4RP	£75,000+*
9	5 Parkinson Road, Liverpool L9 1DL	£60,000+*
10	165 Blaguegate Lane, Lathom, Skelmersdale, Lancashire WN8 8TX	£130,000+*
11	47 Mandeville Street, Liverpool L4 5TJ	£70,000+*
12	Flat 46 Arrivato Plaza, Hall Street, St. Helens WA10 1GH	£45,000+*
13	86 Dorset Road, Anfield, Liverpool L6 4DX	£90,000+*
14	25 Pansy Street, Liverpool L5 7RS	£55,000+*
15	75 Watling Avenue, Ford, Liverpool L21 9NX	£135,000+*
16	51 Pirrie Road, Liverpool L9 6AA	<b>SOLD PRIOR</b>
17	71 Chirkdale Street, Liverpool L4 3SG	£50,000+*
18	101 Ullswater Street, Liverpool L5 6QU	£65,000+*
19	123 Stalmine Road, Liverpool L9 2AY	£80,000+*
20	13 Clarendon Road, Anfield, Liverpool L6 0BS	£67,500+*
21	111 Eaton Gardens, Liverpool L12 3HN	<b>SOLD PRIOR</b>
22	Durndale, 16 Linnet Lane, Aigburth, Liverpool L17 3BG	£650,000+*
23	Briarley House, Flats 1–6, 5 Woolton Road, Garston L19 5ND	£350,000+*
24	5 Elmers Green, Skelmersdale, Lancashire WN8 6RZ	£190,000+*
25	47 Verdala Park, Allerton, Liverpool L18 3LD	£200,000+*
26	3 Cliff Street, Liverpool L7 2PX	<b>SOLD PRIOR</b>
27	Land and Buildings at Pacific Road, Bootle L20 4DX	£220,000+*
28	24–26 Priory Road, Liverpool L4 2RY	£200,000+*
29	The Bidston Hotel 50–52 Hoylake Road, Birkenhead CH41 7BY	£180,000+*
30	74 Gloucester Road, Anfield, Liverpool L6 4DS	£75,000+*
31	4 Bold Place, Liverpool L1 9DN	£450,000+*
32	57 Avondale Road, Southport, Merseyside PR9 0ND	£250,000+*
33	84 Max Road, Liverpool L14 4BJ	<b>SOLD PRIOR</b>
34	36 Lune Street, Preston PR1 2NN	£140,000+*
35	85 Silverdale Avenue, Tuebrook, Liverpool L13 7EZ	£85,000+*
36	18 July Road, Liverpool L6 4BT	£60,000+*
37	409 Walton Breck Road, Liverpool L4 2RN	<b>SOLD PRIOR</b>
38	65 Sheil Road, Liverpool L6 3AD	£80,000+*
39	48 Bedford Road, Liverpool L4 5PU	£75,000+*
40	14 Hartwell Street, Litherland, Liverpool L21 8JW	£65,000+*
41	18 Rutland Avenue, Sefton Park, Liverpool L17 2AF	£400,000+*
42	Flat 14 Broughton Hall Road, Liverpool L12 9JS	£40,000+*
43	Flat 4, 2b Eaton Road, West Derby, Liverpool L12 7JJ	£70,000+*
44	49–51 Poulton Road, Wallasey, Merseyside CH44 9DD	£160,000+*
45	6 Norwich Road, Liverpool L15 9HL	£200,000+*
46	76 Long Lane, Walton, Liverpool L9 6AE	£100,000+*
47	76 Briarwood Road, Aigburth, Liverpool L17 6DH	£90,000+*
48	18 Stockbridge Street, Liverpool L5 6PB	£55,000+*
49	18/18a West Derby Village, Liverpool L12 5HW	£225,000+*
50	6 Alpha Street, Liverpool L21 8HL	£70,000+*
51	346 Marsh Lane, Bootle, Merseyside L20 9BX	£75,000+*
52	11 Victoria Court, Wavertree, Liverpool L15 8LZ	£200,000+*
53	75 Eccleston Street, Prescott, Merseyside L34 5QH	<b>SOLD PRIOR</b>
54	Summerdale House, St. Agnes Road, Huyton, Liverpool L36 5AH	£100,000+*
55	23 Winstanley Road, Waterloo, Liverpool L22 4QN	£125,000+*
56	2 Maberley View, Wavertree, Liverpool L15 8JT	£75,000+*
57	Flat 1, 48 Windsor Road, Tuebrook, Liverpool L13 8BD	£38,000+*
58	57 Melwood Drive, West Derby, Liverpool L12 8RL	£150,000+*

59	27 Woodbine Street, Liverpool L5 7RR	£50,000+*
60	86 Windsor Road, Tuebrook, Liverpool L13 8BB	£125,000+*
61	Flats 1–4, 28 Croxteth Road, Liverpool L8 3SQ	£275,000+*
62	Flat 22 Catherine House, Upper Parliament Street, Liverpool L8 7LQ	£65,000+*
63	Flat 4, 36 Pelham Grove, Sefton Park, Liverpool L17 8XD	£90,000+*
64	38 Elm Grove, Birkenhead, Merseyside CH42 0LA	£200,000+*
65	57 Saxony Road, Kensington, Liverpool L7 8RU	£120,000+*
66	Flat 105, 15 Hatton Garden, Liverpool L3 2HA	£90,000+*
67	25 Birchwood Avenue, Birkenhead, Merseyside CH41 3RT	£65,000+*
68	32 Kelso Road, Fairfield, Liverpool L6 3AQ	£70,000+*
69	457 Grafton Street, Liverpool L8 9TA	£80,000+*
70	19 Boswell Street, Bootle, Merseyside L20 4RP	£70,000+*
71	9 Tilston Road, Kirkby, Liverpool L32 0UH	£75,000+*
72	55 Heyes Street, Liverpool L5 6SE	£75,000+*
73	40 Mollington Avenue, Norris Green, Liverpool L11 3BQ	£70,000+*
74	45 Devonfield Road, Liverpool L9 3BG	£90,000+*
75	13 Hereford Road, Seaforth, Liverpool L21 1EG	£235,000+*
76	198 Rice Lane, Liverpool L9 1DJ	£100,000 +*
77	1 Cavendish Gardens, Devonshire Road, Liverpool L8 3TH	£65,000+*
78	25 Robson Street, Liverpool L5 0TU	£110,000+*
79	Flat 151 Central Gardens, Benson Street, Liverpool L1 2SS	£65,000+*
80	Ambleside, Shutta Road, Looe, Cornwall PL13 1HW	£285,000+*
81	6, 6a & 7, Higher Fore Street, Redruth, Cornwall TR15 2AJ	£135,000+*
82	15 Topsham Road, Exeter EX2 4EZ	£395,000+*
83	1a Grosvenor Place, Exeter EX1 2HJ	£90,000+*
84	6 Treryn Close, St. Blazey, Par, Cornwall PL24 2LL	£150,000+*
85	Land at 538 Crownhill Road, Plymouth PL5 2HP	£200,000+*
86	The Upper Flat and Freehold, 8 Churchway, Torquay TQ1 3NS	£135,000+*
87	Mermaid Hotel, The Coombes, Polperro, Looe, Cornwall PL13 2RG	£175,000+*
88	Barn E, Bosanketh Farm, St. Buryan, Penzance, Cornwall TR19 6HF	£125,000+*
89	Sunrise, Diptford, Totnes, Devon TQ9 7NU	£210,000+*
90	2 Florence Place, Plymouth PL4 9QQ	£165,000+*
91	2 Trelawn Cottages, Mount, Bodmin, Cornwall PL30 4ES	£135,000+*
92	1 Wellington Place, Regent Terrace, Mousehole, Cornwall TR19 6TJ	£295,000+*
93	Former Mortuary Studio East, North Grange, Clyst Heath EX2 7EY	£50,000+*
94	Ground Floor Flat, 35 Parkfield Road, Torquay TQ1 4AL	£55,000+*
95	12a Southpark Road, Tywardreath, Par, Cornwall PL24 2PT	£110,000+*
96	Former Public Conveniences, Eastcliffe Road, Par PL24 2AH	£35,000–£40,000*
97	2 Valley Bungalows, Millendreath Holiday Village, Looe PL13 1PD	£80,000+*
98	Enys An Huel, Five Lanes, Launceston, Cornwall PL15 7RX	£235,000+*
99	11 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	£60,000–£70,000*
100	The Hayloft, Lower Clicker Road, Menheniot, Liskeard PL14 3PJ	£325,000+*
101	3a Coburg Place, Torquay TQ2 5SU	£60,000+*
102	33 St Ives Holiday Village, Lelant, St. Ives, Cornwall TR26 3HX	£20,000+*
103	Abbeyfield Court, Station Road, Sidmouth, Devon EX10 8NW	£1,250,000+*
104	75 & 75a Market Jew Street, Penzance, Cornwall TR18 2LG	£175,000+*
105	Nelson House, 6 The Beacon, Exmouth, Devon EX8 2AG	£445,000+*
106	66 Harvey Street, Torpoint, Cornwall PL11 2BU	£90,000+*
107	Little Kellow Farm, Longcoombe Lane, Polperro, Looe PL13 2PL	£125,000–£150,000*
108	58 West Street, Millbrook, Torpoint, Cornwall PL10 1AE	£50,000–£75,000*
109	25 Longfield Road, Liverpool L21 8LA	SOLD PRIOR
110	16 Macdonald Street, Liverpool L15 1EL	SOLD PRIOR
111	Apt 12 Embassy Building, Wellington Street, Liverpool L19 2LX	£25,000+*
112	52d Chestnut Grove, Wavertree, Liverpool L15 8HS	SOLD PRIOR
113	Flat 9 Lance Court, 11 Lance Lane, Liverpool L15 6TS	£90,000+*

# Order of sale by type

## Commercial investment

- 27 Land and Buildings at Pacific Road, Bootle L20 4DX
- 34 36 Lune Street, Preston PR1 2NN
- 49 18/18a West Derby Village, Liverpool L12 5HW
- 53 75 Eccleston Street, Prescot, Merseyside L34 5QH

## Development opportunities

- 29 The Bidston Hotel 50–52 Hoylake Road, Birkenhead CH41 7BY
- 85 Land at 538 Crownhill Road, Plymouth PL5 2HP
- 88 Barn E, Bosanketh Farm, St. Buryan, Penzance, Cornwall TR19 6HF
- 96 Former Public Conveniences, Eastcliffe Road, Par PL24 2AH
- 103 Abbeyfield Court, Station Road, Sidmouth, Devon EX10 8NW

## Land

- 107 Little Kellow Farm, Longcoombe Lane, Polperro, Looe PL13 2PL

## Mixed use

- 28 24–26 Priory Road, Liverpool L4 2RY
- 44 49–51 Poulton Road, Wallasey, Merseyside CH44 9DD
- 81 6, 6a & 7, Higher Fore Street, Redruth, Cornwall TR15 2AJ
- 100 The Hayloft, Lower Clicker Road, Menheniot, Liskeard PL14 3PJ
- 104 75 & 75a Market Jew Street, Penzance, Cornwall TR18 2LG

## Residential investment

- 4 16 Twyford Street, Liverpool L6 0AH
- 9 5 Parkinson Road, Liverpool L9 1DL
- 15 75 Watling Avenue, Ford, Liverpool L21 9NX
- 22 Durndale, 16 Linnet Lane, Aigburth, Liverpool L17 3BG
- 23 Briarley House, Flats 1–6, 5 Woolton Road, Garston L19 5ND
- 31 4 Bold Place, Liverpool L1 9DN
- 38 65 Sheil Road, Liverpool L6 3AD
- 41 18 Rutland Avenue, Sefton Park, Liverpool L17 2AF
- 48 18 Stockbridge Street, Liverpool L5 6PB
- 56 2 Maberley View, Wavertree, Liverpool L15 8JT
- 58 57 Melwood Drive, West Derby, Liverpool L12 8RL
- 59 27 Woodbine Street, Liverpool L5 7RR
- 60 86 Windsor Road, Tuebrook, Liverpool L13 8BB
- 61 Flats 1–4, 28 Croxteth Road, Liverpool L8 3SQ
- 63 Flat 4, 36 Pelham Grove, Sefton Park, Liverpool L17 8XD
- 64 38 Elm Grove, Birkenhead, Merseyside CH42 0LA
- 75 13 Hereford Road, Seaforth, Liverpool L21 1EG
- 76 198 Rice Lane, Liverpool L9 1DJ
- 79 Flat 151 Central Gardens, Benson Street, Liverpool L1 2SS
- 97 2 Valley Bungalows, Millendreath Holiday Village, Looe PL13 1PD
- 101 3a Coburg Place, Torquay TQ2 5SU

## Vacant commercial

- 3 67 Wavertree Nook Road, Liverpool L15 7LF
- 87 Mermaid Hotel, The Coombes, Polperro, Looe, Cornwall PL13 2RG
- 93 Former Mortuary Studio East, North Grange, Clyst Heath EX2 7EY
- 112 52d Chestnut Grove, Wavertree, Liverpool L15 8HS

## Vacant residential

- 1 13 Cherry Tree Road, Huyton with Roby, Liverpool L36 5TY
- 2 13 French Street, Widnes, Cheshire WA8 0BT
- 5 31 Rossett Street, Liverpool L6 4AN
- 6 30 Blackhorse Lane, Old Swan, Liverpool L13 5TX
- 7 71 Conwy Drive, Liverpool L6 5JP
- 8 28 Boswell Street, Bootle, Merseyside L20 4RP
- 10 165 Blaguegate Lane, Lathom, Skelmersdale, Lancashire WN8 8TX
- 11 47 Mandeville Street, Liverpool L4 5TJ
- 12 Flat 46 Arrivato Plaza, Hall Street, St. Helens WA10 1GH
- 13 86 Dorset Road, Anfield, Liverpool L6 4DX
- 14 25 Pansy Street, Liverpool L5 7RS
- 16 51 Pirrie Road, Liverpool L9 6AA
- 17 71 Chirkdale Street, Liverpool L4 3SG
- 18 101 Ullswater Street, Liverpool L5 6QU
- 19 123 Stalmine Road, Liverpool L9 2AY
- 20 13 Clarendon Road, Anfield, Liverpool L6 0BS
- 21 111 Eaton Gardens, Liverpool L12 3HN
- 24 5 Elmers Green, Skelmersdale, Lancashire WN8 6RZ
- 25 47 Verdala Park, Allerton, Liverpool L18 3LD
- 26 3 Cliff Street, Liverpool L7 2PX
- 30 74 Gloucester Road, Anfield, Liverpool L6 4DS
- 32 57 Avondale Road, Southport, Merseyside PR9 0ND
- 33 84 Max Road, Liverpool L14 4BJ
- 35 85 Silverdale Avenue, Tuebrook, Liverpool L13 7EZ
- 36 18 July Road, Liverpool L6 4BT
- 37 409 Walton Breck Road, Liverpool L4 2RN
- 39 48 Bedford Road, Liverpool L4 5PU
- 40 14 Hartwell Street, Litherland, Liverpool L12 8JW
- 42 Flat 14 Broughton Hall Road, Liverpool L12 9JS
- 43 Flat 4, 2b Eaton Road, West Derby, Liverpool L12 7JJ
- 45 6 Norwich Road, Liverpool L15 9HL
- 46 76 Long Lane, Walton, Liverpool L9 6AE
- 47 76 Briarwood Road, Aigburth, Liverpool L17 6DH
- 50 6 Alpha Street, Liverpool L21 8HL
- 51 346 Marsh Lane, Bootle, Merseyside L20 9BX
- 52 11 Victoria Court, Wavertree, Liverpool L15 8LZ
- 54 Summerdale House, St. Agnes Road, Huyton, Liverpool L36 5AH
- 55 23 Winstanley Road, Waterloo, Liverpool L22 4QN
- 57 Flat 1, 48 Windsor Road, Tuebrook, Liverpool L13 8BD

- 62 Flat 22 Catherine House, Upper Parliament Street, Liverpool L8 7LQ
- 65 57 Saxony Road, Kensington, Liverpool L7 8RU
- 66 Flat 105, 15 Hatton Garden, Liverpool L3 2HA
- 67 25 Birchwood Avenue, Birkenhead, Merseyside CH41 3RT
- 68 32 Kelso Road, Fairfield, Liverpool L6 3AQ
- 69 457 Grafton Street, Liverpool L8 9TA
- 70 19 Boswell Street, Bootle, Merseyside L20 4RP
- 71 9 Tilston Road, Kirkby, Liverpool L32 0UH
- 72 55 Heyes Street, Liverpool L5 6SE
- 73 40 Mollington Avenue, Norris Green, Liverpool L11 3BQ
- 74 45 Devonfield Road, Liverpool L9 3BG
- 77 1 Cavendish Gardens, Devonshire Road, Liverpool L8 3TH
- 78 25 Robson Street, Liverpool L5 0TU
- 80 Ambleside, Shutta Road, Looe, Cornwall PL13 1HW
- 82 15 Topsham Road, Exeter EX2 4EZ
- 83 1a Grosvenor Place, Exeter EX1 2HJ
- 84 6 Treryn Close, St. Blazey, Par, Cornwall PL24 2LL
- 86 The Upper Flat and Freehold, 8 Churchway, Torquay TQ1 3NS
- 89 Sunrise, Diptford, Totnes, Devon TQ9 7NU
- 90 2 Florence Place, Plymouth PL4 9QQ
- 91 2 Trelawn Cottages, Mount, Bodmin, Cornwall PL30 4ES
- 92 1 Wellington Place, Regent Terrace, Mousehole, Cornwall TR19 6TJ
- 94 Ground Floor Flat, 35 Parkfield Road, Torquay TQ1 4AL
- 95 12a Southpark Road, Tywardreath, Par, Cornwall PL24 2PT
- 98 Enys An Huel, Five Lanes, Launceston, Cornwall PL15 7RX
- 99 11 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL
- 102 33 St Ives Holiday Village, Lelant, St. Ives, Cornwall TR26 3HX
- 105 Nelson House, 6 The Beacon, Exmouth, Devon EX8 2AG
- 106 66 Harvey Street, Torpoint, Cornwall PL11 2BU
- 108 58 West Street, Millbrook, Torpoint, Cornwall PL10 1AE
- 109 25 Longfield Road, Liverpool L21 8LA
- 110 16 Macdonald Street, Liverpool L15 1EL
- 111 Apt 12 Embassy Building, Wellington Street, Liverpool L19 2LX
- 113 Flat 9 Lance Court, 11 Lance Lane, Liverpool L15 6TS

LOT

1

## 13 Cherry Tree Road, Huyton with Roby, Liverpool L36 5TY

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is a blank canvas with bags of potential to put your own stamp and once modernised would make an excellent family home. There is also potential to extend to the side and rear and also provide a loft conversion subject to any consents.

### Situated

Off Linden Drive which in turn is off Tarbock Road in a very popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### Council Tax Band

C

### First Floor

Three Bedrooms, Shower Room/WC.

### Outside

Front and Rear Gardens, Driveway.

### EPC Rating

D



LOT

2

## 13 French Street, Widnes, Cheshire WA8 0BT

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom end town house benefiting from double glazing, central heating, front garden and driveway for three cars, garage and a good sized rear garden. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £9,000.00 per annum.

### Situated

Off Warrington Road in a popular residential location close to local amenities and transport links. Widnes town centre is approximately 1 mile away.

### Ground Floor

Through Living Room/Dining Room, Kitchen.

### First Floor

Two Bedrooms, Shower Room/WC

### Outside

Gardens to the front and rear, driveway and garage.

### EPC Rating

D

### Council Tax Band

A



LOT

3

## 67 Wavertree Nook Road, Liverpool L15 7LF

GUIDE PRICE **£110,000+**\*

VACANT COMMERCIAL

**Description**

A semi-detached commercial property comprising a ground floor retail unit which was previously let as an aquarium centre together with ancillary accommodation above which would be suitable for flat conversion, or semi-detached dwelling subject to gaining the necessary consents. The property benefits from partial double glazing and following refurbishment and modernisation would be suitable for investment purposes with a potential rental income of approximately £13,200 per annum.

**Situated**

Fronting Wavertree Nook Road in a popular and well established residential location close to local amenities. Liverpool city centre is approximately 4 miles away.

**Ground Floor**

The main sales area could be utilised as a workshop and storage area. Kitchen. The rear of the shop has a large solid prefabricated extension.

**EPC Rating**

C

**First Floor**

Hall, Three Rooms, WC  
(potential to convert to a flat with separate side entrance)

**Outside**

Shared Entry and Rear Courtyard



LOT

4

## 16 Twyford Street, Liverpool L6 0AH

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

**Description**

A three bedroom middle terraced property benefitting from double glazing and central heating. The property is let by the way of an assured shorthold tenancy producing a rental income of £7,800 per annum

**Situated**

Off Breck Road in a popular residential location close to local amenities. Liverpool city centre is approximately 3.5 miles away.

**Ground Floor**

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

**First Floor**

Three Bedrooms, Shower Room/  
WC

**Outside**

Yard To Rear

**EPC Rating**

C

**Council Tax Band**

A



LOT

5

## 31 Rossett Street, Liverpool L6 4AN

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £9,600 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, Front Living Room, Rear Living Room, Kitchen, Bathroom/WC

**Joint Agent**

Entwistle Green

**First Floor**

Three Bedrooms

**Outside**

Yard to the rear

**EPC Rating**

TBA

**Council Tax Band**

A



LOT

6

## 30 Blackhorse Lane, Old Swan, Liverpool L13 5TX

GUIDE PRICE £100,000+\*

VACANT RESIDENTIAL

**Description**

A two bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following modernisation the property would be suitable for resale, occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

**Situated**

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

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen, WC.

**Joint Agent**

Entwistle Green

**First Floor**

Two Bedrooms, Bathroom/WC.

**Outside**

Front and Rear Gardens, Driveway.

**EPC Rating**

TBA

**Council Tax Band**

B



LOT

7

## 71 Conwy Drive, Liverpool L6 5JP

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

**Description**

A two bedroomed ground-floor modern flat benefitting from double glazing, central heating, private good sized rear garden, parking bay and a conservatory. Following some minor cosmetic works, the property would be suitable for occupation or investment purposes. The potential rental income is approximately £8,500 per annum.

**Situated**

In a close off Whitefield Road and West Derby Road in a popular and well-established residential area within walking distance to Tuebrook Shopping, schooling and transport links. The property is approximately 3.5 miles from Liverpool city centre.

**Ground Floor**

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

**Joint Agent**

Sid Vance

**Outside**

Good sized private rear garden, Parking

**EPC Rating**

C

**Council Tax Band**

A



LOT

8

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

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

**Description**

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following minor cosmetic works, the property would be suitable for occupation or investment purposes with a potential rental income of approximately £8,500 per annum.

**Situated**

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

**Ground Floor**

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

**First Floor**

Three Bedrooms, Shower Room/WC.

**Outside**

Yard to the rear.

**EPC Rating**

C

**Council Tax Band**

A



LOT

9

## 5 Parkinson Road, Liverpool L9 1DL

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

**Description**

A two bedroom middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £6,900 per annum.

**Situated**

Off Rice Lane (A59) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Through Living Room/  
Dining Room, Kitchen

**First Floor**

Bathroom/WC, two Bedrooms

**Outside**

Yard to the Rear

**EPC Rating**

TBC

**Council Tax Band**

A



LOT

10

## 165 Blaguegate Lane, Lathom, Skelmersdale, Lancashire WN8 8TX

GUIDE PRICE **£130,000+**\*

VACANT RESIDENTIAL

**Description**

A three bedroomed dormer bungalow benefiting from double glazing, central heating and front and rear gardens. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes.

**Situated**

Fronting Blaguegate Lane off Ormskirk Road in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from Skelmersdale town centre.

**Ground Floor**

Vestibule, Hall, Lounge, Kitchen,  
Utility Room, two Bedrooms,  
Shower Room/WC.

**First Floor**

One Bedroom.

**Outside**

Front & Rear Gardens.

**EPC Rating**

D

**Council Tax Band**

B





LOT

11

## 47 Mandeville Street, Liverpool L4 5TJ

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

**Description**

A good sized three bedroomed end-of-terraced property benefitting from double glazing and central heating. The property is suitable for immediate investment purposes with a potential rental income of approximately £9,600 per annum.

**Situated**

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

**Ground Floor**

Hall, Living Room, Dining Room, Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Rear Yard

**EPC Rating**

D

**Council Tax Band**

A



LOT

12

## Flat 46 Arrivato Plaza, Hall Street, St. Helens WA10 1GH

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

**Description**

A sixth floor penthouse apartment benefitting from a lift, double glazing, electric room heaters and a balcony. The property has a potential rental income of £9,000 per annum.

**Situated**

Off Corporation Street in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 0.5 miles from St Helens Retail Park.

**Ground Floor**

Main Entrance Hallway

**Sixth Floor**

Flat Hall, two Bedrooms, Bathroom/WC, Open Plan Lounge/Kitchen/Dining Room, Balcony

**EPC Rating**

C

**Council Tax Band**

A



LOT  
13

## 86 Dorset Road, Anfield, Liverpool L6 4DX

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. The property is newly refurbished to include a new kitchen, carpets throughout and is ready for immediate occupation or investment purposes. The potential rental income is approximately £10,200 per annum.

### Situated

Off West Derby Road in a popular and well-established residential area close to local amenities, Tuebrook shopping, Newsham Park, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### Council Tax Band

A

### First Floor

Two Bedrooms, Bathroom/WC

### Joint Agent

Entwistle Green



### Second Floor

Further Bedroom

### Outside

Yard to rear

### EPC Rating

C



LOT  
14

## 25 Pansy Street, Liverpool L5 7RS

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A two bed mid terrace benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of £7,800.00.

### Situated

Off Stanley Road in an established residential location close to local amenities, schooling, transport links and approximately 2 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

C

### Council Tax Band

A



LOT  
15

75 Watling Avenue, Ford, Liverpool L21 9NX

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A three bedroom end town house benefiting from double glazing, electric heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Periodic Tenancy agreement producing a rental income of approximately £6,600 per annum.

#### Situated

Off Hatton Hill Road in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

#### Ground Floor

Hall, Front Lounge, Dining Room, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC.

#### Outside

Front Garden, Large Rear Garden, Driveway.

#### EPC Rating

TBC

#### Council Tax Band

B



LOT  
16

51 Pirrie Road, Liverpool L9 6AA

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

#### Description

A two bedroomed middle-terraced property benefitting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £9,000 per annum.

#### Situated

Off Stoppgate Lane which in turn is off Walton Hall Avenue in a popular residential area close to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

#### Ground Floor

Vestibule, Lounge, Kitchen,  
Utility Room, Bathroom/WC

#### First Floor

Two Bedrooms

#### Outside

Rear Garden

#### EPC Rating

C

#### Council Tax Band

A

**SOLD PRIOR**



LOT

17

ON BEHALF OF A HOUSING ASSOCIATION

71 Chirkdale Street, Liverpool L4 3SG

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

**Description**

A two bedroomed middle terraced property benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes. Please note this is a cash buy only.

**Situated**

Off Breck Road in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 3.5 miles away.

**Ground Floor**

Vestibule, Entrance Hall, Living Room, Dining Room, Kitchen, WC

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Rear yard.

**EPC Rating**

C

**Council Tax Band**

A



LOT

18

ON BEHALF OF A HOUSING ASSOCIATION

101 Ullswater Street, Liverpool L5 6QU

GUIDE PRICE £65,000+\*

VACANT RESIDENTIAL

**Description**

A two bedroomed semi-detached property benefitting from double glazing, central heating, gardens to the front and rear and conservatory. Following a scheme of upgrade and refurbishment works the property would be suitable for investment purposes.

**Situated**

Off Thirlmere Road which in turn is off Oakfield Road (A5089) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, Living Room, Kitchen, WC, Conservatory

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Gardens to the front and rear.

**EPC Rating**

D

**Council Tax Band**

B



LOT  
19

123 Stalmine Road, Liverpool L9 2AY

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroom middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation, the property would be suitable for investment purposes. Please note the vendor advises that the boiler, front and rear doors are all relatively new.

**Situated**

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

**Ground Floor**

Hall, Living Room, Dining Room, Kitchen.

**Joint Agent**

Entwistle Green



**First Floor**

Bathroom/WC, Three Bedrooms.

**Outside**

Yard To The Rear and Brick Store.

**EPC Rating**

D

**Council Tax Band**

A



LOT  
20

ON BEHALF OF A HOUSING ASSOCIATION

13 Clarendon Road, Anfield, Liverpool L6 0BS

GUIDE PRICE £67,500+\*

VACANT RESIDENTIAL

**Description**

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

**Situated**

Off Breck Road in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 3.5 miles away.

**Ground Floor**

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

**First Floor**

Three Bedrooms

**Outside**

Rear yard.

**EPC Rating**

D

**Council Tax Band**

A



LOT  
21

111 Eaton Gardens, Liverpool L12 3HN

GUIDE PRICE **£170,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroomed semi-detached house benefiting from partial double glazing, a garage and a lean to, front and rear gardens and a driveway. Following refurbishment and modernisation the property will be suitable for occupation, re-sale or investment purposes. There is also scope to extend the property, subject to gaining the necessary consents.

#### Situated

Off Blackmoor Drive which in turn is off Honey's Green Lane in a popular and well-established location close to Westfield village amenities and transport links. Liverpool city centre is approximately 5 miles away.

#### Ground Floor

Hall, Dining room, Lounge,  
Kitchen

#### Council Tax Band

C

#### First Floor

Three Bedrooms, Shower room/  
WC.

#### Outside

Front and Rear gardens,  
Driveway, Lean to and separate  
garage

#### EPC Rating

F



An  
excellent  
team...



To sell your own property and benefit from the 5\* Sutton Kersh service please contact the auction team today on  
**0151 207 6315**

*Hi Victoria*

*Just letting you know that completion took place today as planned and the funds are now in my account.*

*We were very impressed with your service and that provided by Brown Turner Ross - an excellent team, I think.*

*The final result certainly exceeded my expectations in every respect.*

*Kind regards*

*Elaine*



**Description**

A residential investment opportunity fully let producing approximately £62,000 per annum A fantastic opportunity to acquire a freehold three storey plus basement detached period property converted to provide five spacious self-contained flats (three x two bed, one x four bed and one x one bed) sat on a good sized corner plot. All flats are let by way of Assured Shorthold Tenancies. The property benefits from partial double glazing, central heating, newly slated roof to front, many original features and well maintained front and side gardens. The two ground floor flats benefit from private rear gardens. All white goods are included in the sale. The basement is suitable for conversion to provide another two bed apartment and permission was granted which has now expired (Ref: 05F/0270) Plans are available for inspection at the auctioneers offices. Vacant possession could be available from 1st August 2024.

**Situated**

Fronting Linnet Lane on the corner of South Albert Road in a sought after location in South Liverpool and just a stone's throw from Sefton Park and Lark Lane shops, bars and restaurants. Liverpool city centre is approximately 3 miles north.

**Basement**

Not inspected.

**Ground Floor**

Main Entrance Hallway

**Flat 1** Hall, Open Plan Lounge/ Kitchen, Two Bedrooms, Bathroom/WC with private garden access

**Flat 2** Hall, Lounge, Kitchen, Two Bedrooms, Bathroom/WC with private garden access

**First Floor**

**(Flat 3 over three floors) Flat 3** Entrance, Hall, Lounge, Kitchen, Half Landing, Bathroom/WC, stairs to Study, Bedroom.

**Flat 4** Hall, open plan Lounge/ Kitchen, Bathroom/WC, separate WC, four Bedrooms

**Second Floor**

**Flat 5** Hall, Open Plan lounge/ kitchen, bathroom/wc, two bedrooms.

**Outside**

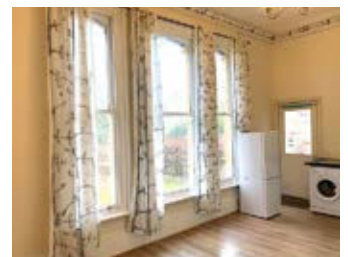
Well matured front and side garden. Two private rear gardens

**EPC Rating**

**Flat 1 D. Flat 2 D. Flat 3 D. Flat 4 C. Flat 5 D**

**Council Tax Band**

A



LOT  
**23**

## Briarley House, Flats 1–6, 5 Woolton Road, Garston L19 5ND

GUIDE PRICE **£350,000+**\*

RESIDENTIAL INVESTMENT

### Description

An investment opportunity currently fully let producing £35,100 per annum. The property comprises a modern four storey block of six self-contained flats (three × two and three × one bed) benefitting from double glazing, electric heating, secure gated private access with parking and secure intercom entry system. The flats are all currently tenanted producing a rental income of £35,100 per annum and there is potential to increase the rental income to the current market value.

### Situated

Fronting Woolton Road in a popular residential location, close to local amenities, shopping, schooling and transport links. Liverpool city centre is approximately 5.5 miles away.

### Ground Floor

Main entrance hallway.

**Flat 1** Open Plan Lounge/  
Kitchen, Bathroom/WC, two  
Bedrooms one with ensuite/WC

**Flat 2** Open plan lounge/kitchen,  
Bathroom/WC, Bedroom

### First Floor

**Flat 3** Open plan lounge/kitchen,  
Bathroom/WC, Bedroom

**Flat 4** Open Plan Lounge/  
Kitchen, Bathroom/WC, two  
Bedrooms one with ensuite/WC

### Second Floor

**Flat 5** Open plan lounge/kitchen,  
Bathroom/WC, Bedroom

**Flat 6** Open Plan Lounge/  
Kitchen, Bathroom/WC, two  
Bedrooms one with ensuite/WC

### Outside

Secure gated access with rear  
parking.

### EPC Rating

**Flat 1** D. **Flat 2** C. **Flat 3** TBC.  
**Flat 4** TBC. **Flat 5** C. **Flat 6** D



### Council Tax Band

A

### Joint Agent

Core Property Management



LOT  
**24**

## 5 Elmers Green, Skelmersdale, Lancashire WN8 6RZ

GUIDE PRICE **£190,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed detached property benefitting from double glazing, central heating, front and rear gardens with a driveway and a detached garage. Following modernisation, the property would be suitable for occupation or investment purposes.

### Situated

Off Elmers Wood Road which in turn is off Tanhouse Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Skelmersdale Concourse Shopping Centre.

### Ground Floor

Entrance Porch, Hallway,  
Lounge, Living Room, Dining  
Room, Kitchen, Wet Room/WC

### Council Tax Band

D

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens,  
Driveway, Detached Garage

### EPC Rating

D





LOT  
25

## 47 Verdala Park, Allerton, Liverpool L18 3LD

GUIDE PRICE **£200,000+**\*

VACANT RESIDENTIAL

### Description

A bright and modern three bedroom mid-town house benefitting from double glazing, central heating, gardens and two allocated parking spaces. The property is a fantastic opportunity for a beautiful family home or investment purposes.

### Situated

Nestled in the highly sought after suburb of Calderstones in South Liverpool, within close proximity to Allerton Road amenities, bars and restaurants, Calderstones Park and schooling with excellent transport links. Liverpool city centre is approximately 6 miles away.

### Ground Floor

Entrance, modern Kitchen with appliances included, Dining Room, Living Room.

### Council Tax Band

C

### Joint Agent

Atlas Estates



### First Floor

Three Bedrooms, family Bathroom with free-standing bath and separate walk-in shower

### Outside

Large Yard, Balcony Area and Two Allocated Car Park Spaces.

### EPC Rating

E



LOT  
26

## 3 Cliff Street, Liverpool L7 2PX

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefitting from partial double glazing. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £8,400 per annum. Please note this is a cash buy only.

### Situated

Situated off Holt Road in an popular and well established residential location close to local amenities and transport links and approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen (no fittings)

Not available. Please note there is a 6 week completion with this property.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard To Rear

### Council Tax Band

A

### EPC Rating

G



LOT  
**27**

## Land and Buildings at Pacific Road, Bootle L20 4DX

GUIDE PRICE **£220,000+**\*

COMMERCIAL INVESTMENT

### Description

A freehold block of five industrial units currently fully let producing a rental income of approximately £25,000 per annum. Two units have been let to the same tenants for over 7 years and the rest have been rented to the same business for over 15 years. All units are on a rolling lease. All units have their own services, together with a shared toilet block and secure gated parking.

### Situated

Just off Derby Road the units are located within Liverpool's biggest regeneration project which includes The Strand Shopping Centre and Liverpool Freeport. The property is approximately 5 miles from Liverpool city centre.

### Accommodation

**Unit 3** Garage with electric shutter

**Unit 4** rented for storage with electric shutter

**Units 5, 6 and 7** (5/6 two storey building with unit 7 annexed)

rented to an engineering company, with electric shutters

**Unit 8** This is the largest unit with 2 double electric shutters



LOT  
**28**

## 24-26 Priory Road, Liverpool L4 2RY

GUIDE PRICE **£200,000+**\*

MIXED USE

### Description

A mixed-use investment opportunity fully let producing £24,000 per annum increasing to £27,600 per annum. The property comprises a ground floor retail unit together with a three bedroomed flat to the first floor. The whole property is currently let by way of a 7 year FRI Lease from November 2023 producing a rental income of £24,000 per annum.

### Situated

Fronting Priory Road in a popular and well-established area close to local amenities, schooling, Liverpool Football Club and transport links. The property is approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Sales Area, Walk-in Fridge, Kitchen, Store Room, Hall, Store Room

### Council Tax Band

TBC

### First Floor

Kitchen (with balcony), Shower/WC, 3 Rooms

### Second Floor

Two Rooms, Kitchen, Shower Room/WC

### EPC Rating

C



LOT  
**29**

## The Bidston Hotel 50–52 Hoylake Road, Birkenhead CH41 7BY

GUIDE PRICE **£180,000+**\*

DEVELOPMENT OPPORTUNITIES

### Description

A redevelopment opportunity comprising a former detached brick built public house over three floors offered with the benefit of full planning permission to convert to nine generously sized self-contained apartments (four × two bed and five × one bed). Planning Ref No: APP/22/01995 Plans are available for inspection at the auctioneer's offices or on Wirral council's website Alternatively, it could continue to be used as a Public House with rooms/accommodation above.

### Situated

Situated fronting Hoylake Road on the corner of Challis Street in a popular residential location within easy reach of local amenities, Junction One retail park, schools, Birkenhead North train station, Ilchester Park and a short distance to the town centre.

### Basement

Several rooms

### EPC Rating

C

### Ground Floor

Lounge with Bar, Ladies and Gents WCs

### First Floor

Several Rooms

### Outside

Rear Yard Area



LOT  
**30**

## 74 Gloucester Road, Anfield, Liverpool L6 4DS

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom middle terraced property benefitting from double glazing and electric heating. Following refurbishment and modernisation, the property would be suitable for occupation, resale or investment purposes with a potential rental income of £10,200 per annum.

### Situated

Off West Derby Road in a popular and well established residential location within easy reach of local amenities, schooling, Newsham Park, transport links and Liverpool Football Club. Liverpool city centre is approx. 5 miles away.

### Ground Floor

Hall, Through Living Room/ Dining Room, Kitchen.

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Yard.

### EPC Rating

C

### Council Tax Band

A



LOT  
31

## 4 Bold Place, Liverpool L1 9DN

GUIDE PRICE **£450,000+**\*

RESIDENTIAL INVESTMENT

### Description

A fantastic opportunity to acquire a city centre freehold HMO producing a gross annual income of £49,440 per annum. The property comprises a shared student house offering seven good sized bedrooms over three floors with two shared bathrooms and two double bedrooms with ensuite shower rooms, with a communal living room and kitchen. The property is fully occupied until June 2024 and benefits from a lawful development certificate along with a new boiler and cylinder. For more information, please visit [www.4boldplaceliverpool.com](http://www.4boldplaceliverpool.com)

### Situated

The property is located fronting Bold Place within Liverpool city centre, near the top of Bold Street and adjacent to the iconic Bombed Out Church. The city's universities are in walking distance as is Chinatown and the amenities of Liverpool city centre.

### Basement

Two Ensuite Bedrooms.

### Second Floor

Three Bedrooms, Shower Room/ WC

### Ground Floor

Bedroom, Living Room, Kitchen.

### Outside

Rear Yard.

### First Floor

Three Bedrooms, Shower Room/ WC

### EPC Rating

C



### Council Tax Band

E

### Further Photos

Please visit the following website to view further photos [www.4boldplaceliverpool.com](http://www.4boldplaceliverpool.com)



LOT  
32

## 57 Avondale Road, Southport, Merseyside PR9 0ND

GUIDE PRICE **£250,000+**\*

VACANT RESIDENTIAL

### Description

A substantial five bedroom semi detached house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property would be suitable for occupation as a family home or either potential flat conversion or use as an Airbnb, subject to any necessary consents.

### Situated

Off Leicester Street (B5245) in a popular and well established location within Southport town centre close to local amenities, popular attractions and Southport Promenade.

### Basement

Two Rooms.

### Outside

Front and Rear Gardens, Driveway.

### Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen/Diner, Utility Room, WC.

### EPC Rating

D

### First Floor

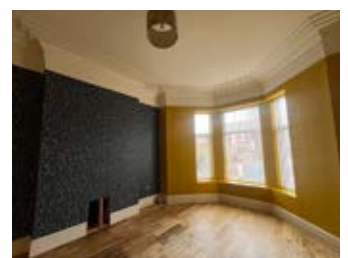
Four Bedrooms, four Piece Bathroom/WC.

### Council Tax Band

B

### Second Floor

One Bedroom with en-suite Shower Room/WC.



LOT  
33

84 Max Road, Liverpool L14 4BJ

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

**Description**

A vacant three bedroomed middle town house benefiting from majority double glazing, front and rear gardens and a driveway. Following modernisation the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £9,000 per annum.

**Situated**

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

**Ground Floor**

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

**First Floor**

Three Bedrooms.

**Attic Room**

Not inspected

**Outside**

Front & Rear Gardens, Driveway,  
Shed.

**EPC Rating**

E



**SOLD PRIOR**



LOT  
34

36 Lune Street, Preston PR1 2NN

GUIDE PRICE **£140,000+**\*

COMMERCIAL INVESTMENT

**Description**

A freehold retail investment producing £15,500 per annum. The property comprises a three storey mid terraced property currently trading as a nail salon. We understand the current tenant has been in occupation for circa 15 years.

**Situated**

Situated within a prominent position fronting Lune Street within Preston town centre.

**Ground Floor**

Sales Area 48.5sq m (522sq ft)

**First Floor**

Hair Salon 52.3sq m (563sq ft)  
Kitchen 23.23sq m (250sq ft)

**Second Floor**

Office/Living Room & Kitchen  
44.04sq m (474sq ft)  
Rear Office 14.49sq m (156sq ft)  
Shower Room/WC

**Lease**

The property is let by the way of a 7 years full repairing and insuring lease at a rental of £15,500 per annum – with 3 yearly rent reviews.

**Joint Agent**

Trevor Dawson



LOT  
35

## 85 Silverdale Avenue, Tuebrook, Liverpool L13 7EZ

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom middle terrace property benefitting from majority 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 £10,500 per annum.

### Situated

Off West Derby Road in a popular residential location close to local amenities, Newsham Park, Tuebrook shopping facilities, schooling and good transport links. Liverpool city centre is approximately 4 miles away.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen, Utility Room.

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms. Bathroom/WC

### Outside

Rear Yard

### EPC Rating

D

### Council Tax Band

A



LOT  
36

## 18 July Road, Liverpool L6 4BT

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle-terraced house benefiting from central heating. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £9,600 per annum.

### Situated

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

### Ground Floor

Hall, Living Room/Dining Room, Breakfast Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

E

### Council Tax Band

A



LOT  
**37**

## 409 Walton Breck Road, Liverpool L4 2RN

GUIDE PRICE **£115,000+\***

VACANT RESIDENTIAL

### Description

A good sized spacious three storey five bedroomed terraced property benefitting from majority double glazing and central heating. Following a scheme of modernisation, the property would be suitable for occupation or investment purposes. The potential rental being approximately £13,200 per annum Alternatively it could be utilised as an Airbnb investment providing 6/7 rooms and a stone's throw from Liverpool Football Club, subject to any consents

### Situated

Fronting Walton Breck Road within walking distance to local amenities, schooling and Liverpool Football Club. Liverpool city centre is approximately 2 miles away

### Ground Floor

Entrance Hallway, Through Living Room/Dining Room, Kitchen/Breakfast Room.

### EPC Rating

E

### Council Tax Band

A

### First Floor

Three Bedrooms, Bathroom/WC

### Joint Agent

Atlas Estates



### Second Floor

Two Large Bedrooms Above.

### Outside

Yard To Rear.

**SOLD PRIOR**



LOT  
**38**

## 65 Sheil Road, Liverpool L6 3AD

GUIDE PRICE **£80,000+\***

RESIDENTIAL INVESTMENT

### Description

A three storey mid terraced property converted to provide two self-contained flats (one x one bed and one x three bed). The property benefits from double glazing and central heating to ground floor flat. The ground floor one bed flat is let producing a rental income of £4,416 per annum. When fully let the potential rental income would be in excess of £12,000 per annum.

### Situated

Fronting Sheil Road (B5188) in a popular and well established residential location close to local amenities, Newham park, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Main entrance hallway  
**Flat 1** Hall, Lounge, Bedroom, Kitchen, Bathroom/WC (central heating)

### Outside

Yard to rear.

### EPC Rating

**Flat 1 E. Flat 2 D**

### First Floor

**Flat 2** Kitchen/Breakfast, Bathroom/WC, Lounge, Bedroom. (electric heating)

### Council Tax Band

A

### Second Floor

Two Further Bedrooms



LOT  
39

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

48 Bedford Road, Liverpool L4 5PU

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A five bedroomed end-terraced property benefitting from double glazing and central heating. Following a full upgrade and scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £11,400 per annum.

### Situated

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

### Ground Floor

Hall, Living Room, Dining Room,  
Breakfast Kitchen

### Council Tax Band

A

### First Floor

Three Bedrooms, Bathroom/WC

### Second Floor

Two Further Bedrooms

### Outside

Yard to rear

### EPC Rating

D



LOT  
40

14 Hartwell Street, Litherland, Liverpool L21 8JW

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed mid-terraced property benefitting from majority double glazing and central heating. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation or investment opportunities. The potential rental income is approximately £9,000 per annum.

### Situated

Off Stanley Road in a popular and well-established residential area close to local amenities, Bootle Strand shopping facilities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

E

### Council Tax Band

A







**Description**

A three storey, semi-detached, Victorian property converted to provide an eight bed roomed HMO investment opportunity. There is also the potential of two additional vacant rooms to the ground floor for use as letting rooms subject to obtaining approval as a 10 bed HMO. A certificate of lawfulness has been granted by planning. This could increase potential income to approx. £50,000 pa. The property is currently fully let until June 30th 2024 by way of AST agreements producing a rental income of £ 36,400 for 10 months and £43,680 over a 12 month period. The property benefits from double glazing, central heating and two bathrooms, all bedrooms are doubles. There is also the potential to be used as a large, family residence with a garden to the rear.

**Situated**

Off Ullet Road in a very popular and well-established residential area within close proximity to local amenities, schooling and excellent transport links and is within walking distance to Sefton Park. The property is approximately 3 miles from Liverpool city centre and 1 mile to Allerton Road shopping, bars and restaurants.

**Ground Floor**

Main Entrance Hallway, one Letting Room, Communal Lounge, Breakfast Kitchen, two vacant Rooms, Shower/WC

**EPC Rating**

E

**Council Tax Band**

D

**First Floor**

Four Letting Rooms, Bathroom/WC

**Second Floor**

Three Letting Rooms

**Outside**

Gardens to the front and rear

LOT  
42

## Flat 14 Broughton Hall Road, Liverpool L12 9JS

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

### Description

A self-contained first floor studio flat within a purpose-built block. The property benefits from double glazing, parking and communal gardens and would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

### Situated

Off Grange Avenue which in turn is off Yew Tree Lane in a popular residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 5.5 miles away.

### Ground Floor

Communal Entrance Hall.

### First Floor

**Studio** Open Plan Lounge/  
Kitchen/Bedroom, Bathroom/  
WC.

### Outside

Car Parking, Communal Gardens.

### EPC Rating

E

### Council Tax Band

A



LOT  
43

## Flat 4, 2b Eaton Road, West Derby, Liverpool L12 7JJ

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A purpose-built two bedroomed ground floor apartment benefiting from double glazing, electric heating, secure intercom system and allocated parking. Following minor cosmetic work the property would be suitable for occupation or investment purposes. The potential rental income is approximately £8,400 per annum.

### Situated

Fronting Eaton Road just off Mill Lane in a very popular and well-established location within walking distance to West Derby Village, shops bars and restaurants, and approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway  
**Flat** Open Plan Lounge/  
Kitchen with French doors,  
two Bedrooms, Bathroom/WC,  
Cloakroom

### Council Tax Band

B

### Outside

Allocated parking. Communal  
Gardens

### EPC Rating

D



LOT  
**44**

## 49–51 Poulton Road, Wallasey, Merseyside CH44 9DD

GUIDE PRICE **£160,000+**\*

MIXED USE

### Description

A double fronted three storey middle terraced property part let currently producing a total rental income of £8,340 per annum. Number 49 comprises a ground floor retail unit currently let as a hairdressing salon producing £3,840.00 per annum together with a vacant three bedroom flat above. Number 51 comprises a ground floor one bedroom flat let producing a rental income of £4,500.00 per annum together with a vacant two bedroom flat above. The property benefits from double glazing, electric heating and is in need of refurbishment and modernisation. It would be suitable for reconfiguration or full flat conversion, subject to gaining any necessary consents.

### Situated

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

### Ground Floor

**Shop** Salon, WC, Kitchenette, Treatment Room.

**Flat 51a** Hall, Bedroom, Living Room, Kitchen, Bathroom/WC

### First Floor

**Flat 51b (Duplex)** Hall, Living Room, Bedroom, Kitchen, Bathroom/WC

**First Floor Flat 49a** Kitchen, Living Room, Bathroom/WC, Bedroom.

### Second Floor

**51b** Further Bedroom.

**Second Floor Flat 49a** Two Bedrooms.

### Outside

Rear Yard.



### EPC Rating

**Shop 49a E. 51a E. 51b F**

### Council Tax Band

TBC



LOT  
**45**

## 6 Norwich Road, Liverpool L15 9HL

GUIDE PRICE **£200,000+**\*

VACANT RESIDENTIAL

### Description

A fantastic opportunity to acquire a four/five bed good sized double fronted middle terraced property in need of a full upgrade and scheme of refurbishment works. The property is a blank canvas to put your own stamp on it and once refurbished would make excellent family accommodation. Alternatively, it could be resold or let out as an investment opportunity. The property will only sell to a cash buyer!

### Situated

Off Church Road which is a stone's throw from Allerton Road within walking distance to local amenities including bars and restaurants and Penny Lane, with excellent schooling nearby and transport links. Liverpool city centre is approximately 4 miles away.

### Ground Floor

Vestibule, Hallway, Three Reception Rooms, Kitchen/Diner, Utility Room, Bathroom/WC, Store Room.

### EPC Rating

E

### Council Tax Band

C

### First Floor

Kitchen/Bedroom, Bathroom, Separate WC, four Bedrooms.

### Outside

Yard To Rear



LOT  
**46**

## 76 Long Lane, Walton, Liverpool L9 6AE

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, conservatory, driveway and gardens to the front, side and rear. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £11,400 per annum.

### Situated

Fronting Long Lane at its junction with Tilston 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, Open plan Lounge/Dining room, Kitchen, Conservatory.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Driveway, Gardens to the front, side and rear.

### Council Tax Band

B

### EPC Rating

D



LOT  
**47**

## 76 Briarwood Road, Aigburth, Liverpool L17 6DH

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A one bedroomed middle terraced house benefiting from majority double glazing and central heating. Following a scheme of refurbishment, the property would be suitable for occupation or investment purposes and there is potential to convert back to a two bedroomed house subject to gaining any necessary planning consents. Please note the property is a cash buy only.

### Situated

Off Victoria Road which in turn is off Aigburth Road in a popular and well-established residential area within walking distance to Sefton Park. The property is approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Living Room, Kitchen/  
Diner

### First Floor

One Bedroom, Shower Room/  
WC

### Outside

Yard to rear

### EPC Rating

C

### Council Tax Band

A

### Joint Agent

Atlas Estates



LOT  
48

## 18 Stockbridge Street, Liverpool L5 6PB

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle-terraced property benefitting from double glazing and central heating. The property is currently let to a long standing tenant producing a rental income of £5,016 per annum.

### Situated

Off Breckfield Road North in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

### Ground Floor

Living Room, Kitchen/Diner,  
Bathroom/WC

### First Floor

Two Bedrooms

### Outside

Yard to rear

### EPC Rating

C

### Council Tax Band

A

### Note

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



LOT  
49

## 18/18a West Derby Village, Liverpool L12 5HW

GUIDE PRICE **£225,000+**\*

COMMERCIAL INVESTMENT

### Description

A commercial investment opportunity producing a rental income of £23,100 per annum. The property comprises two ground floor commercial units. 18 is currently let by way of a 5 year lease from 16/02/24 to Sutton Kersh Estate Agents producing a rental income £16,500 per annum. 18A is currently let by way of a 3 year lease from 01/01/24 to a fitness studio producing a rental income of £6,600 per annum. The property benefits from double glazing, central heating, air conditioning and electric steel roller shutters.

### Situated

In the heart of West Derby Village close to local amenities and transport links. Liverpool city centre is approximately 5 miles away.

### Ground Floor

**18** Main Sales area, Reception, 3 offices, kitchen and WC  
**18A** Studio with kitchen and WC

### EPC Rating

**18** C. **18a** E



LOT  
50

## 6 Alpha Street, Liverpool L21 8HL

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, a garage and driveway. Following modernisation, the property would be suitable for investment purposes with a potential rental income of £10,200 per annum

### Situated

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

### Ground Floor

Hall, Lounge, Dining Room,  
Kitchen, Wetroom/WC

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear, Garage, Driveway

### EPC Rating

E

### Council Tax Band

A



LOT  
51

## 346 Marsh Lane, Bootle, Merseyside L20 9BX

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three storey plus basement end-of-terrace five bedroomed house benefitting from majority double glazing and central heating. Following a scheme of refurbishment work and modernisation, the property would be suitable for investment purposes and would be suitable for a potential flat conversion, subject to gaining any necessary planning consents. Cash purchases only.

### Situated

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

### Basement

Basement

### Outside

Yard to the Rear

### Ground Floor

Vestibule, Hall, Living Room,  
Shower Room/WC, two  
Bedrooms

### EPC Rating

D

### Council Tax Band

A

### First Floor

Four Piece Bathroom/WC, one  
Bedroom, Kitchen (no fittings)

### Second Floor

Two Bedrooms



LOT  
**52**

## 11 Victoria Court, Wavertree, Liverpool L15 8LZ

GUIDE PRICE **£200,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached property benefitting from double glazing, central heating, front and rear gardens and a driveway. Following modernisation, the property would be suitable for occupation or investment purposes. The property is situated on generously sized plot of land perfect for potential expansions, subject to gaining the necessary consents. The rear garden is full of potential and also features two outbuildings and a garage.

### Situated

Off Long Lane which in turn is off Olive Lane and Mill Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

### Ground Floor

Porch, Hall, Living Room, Dining Room, Kitchen, WC

### Council Tax Band

C

### First Floor

Three Bedrooms, Bathroom/WC

### Joint Agent

Entwistle Green



### Outside

Front and Rear Gardens, Driveway, Outbuilding, Garage

### EPC Rating

TBC



LOT  
**53**

## 75 Eccleston Street, Prescot, Merseyside L34 5QH

GUIDE PRICE **£135,000+**\*

COMMERCIAL INVESTMENT

### Description

A two storey mixed use corner property comprising a ground floor retail unit together with a two bedroomed self-contained flat to the first floor accessed via a separate rear entrance. The property benefits from steel roller shutters and partial central heating (in the flat). The shop is currently let by way of a 5 year lease and trading as 'The Brazilian Waxing Studio' producing a rental income of £8,400 per annum. The flat is also currently let by way of an Assured Shorthold Tenancy agreement producing £7,800 per annum. ~~The total current rental income is approximately £16,200 per annum.~~

### Situated

On the corner of Chapel Street in Prescot town centre, a popular location surrounded by local amenities and approximately 10 miles from Liverpool city centre.

### Basement

Cellar – Not inspected

### Outside

Yard to the rear.

### Ground Floor

Shop Main Reception Area, four Beauty Rooms, WC.

### EPC Ratings

Shop C. Flat D

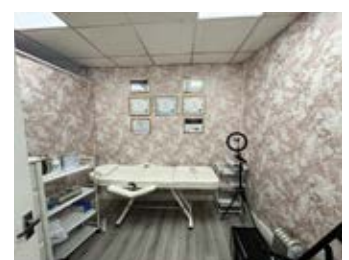
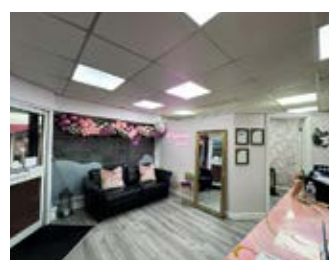
### First Floor

Flat Lounge, Kitchen/Dining Room, two Bedrooms, Shower Room/WC.

### Council Tax Band

Flat A

**SOLD PRIOR**



LOT  
54

## Summerdale House, St. Agnes Road, Huyton, Liverpool L36 5AH

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroomed three storey semi-detached period building benefitting from double glazing and central heating. Following modernisation, the property would be suitable for occupation or investment purposes with a potential rental income in excess of £12,000 per annum.

### Situated

Fronting St Agnes Road in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 7.5 miles away.

### Ground Floor

Hall, Kitchen, Lounge, WC

### Council Tax Band

C

### First Floor

Two Bedrooms, Bathroom/WC

### Second Floor

Two Further Bedrooms (one with en suite)

### Outside

Communal Front Driveway and Private Rear Garden.

### EPC Rating

D



LOT  
55

## 23 Winstanley Road, Waterloo, Liverpool L22 4QN

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroomed middle terraced house benefitting from majority double glazing and central heating. The property is a blank canvas to put your own stamp on it and once upgraded and modernised would make an excellent family home for occupation, resale or investment purposes. Suitable for cash buyers only.

### Situated

Off Crosby Road North in a sought after location within easy reach of Waterloo and Crosby amenities, schooling and transport and railway links. Approximately 6 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Through Lounge, sitting room, Kitchen and Dining room.

### Council Tax Band

B

### First Floor

Four Bedrooms, Bathroom/WC.

### Outside

Yard to the Rear.

### EPC Rating

D





LOT  
**56**

## 2 Maberley View, Wavertree, Liverpool L15 8JT

GUIDE PRICE **£75,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed ground floor purpose built apartment benefiting from double glazing, central heating, secure cctv intercom system and allocated parking. The property is in good condition and currently let by way of an Assured Shorthold tenancy producing £7,800 per annum.

### Situated

Set back off Mill Lane in a secure gated development in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre and less than 1 mile from Liverpool Shopping Park.

### Ground Floor

Communal Entrance Hall.

### Note

We are advised that the tenant is due to vacate in July 2024.

### First Floor

Hall, Open Plan Lounge/Kitchen,  
Two Bedrooms, Bathroom/WC.

### Outside

Allocated Parking.

### EPC Rating

C

### Council Tax Band

A



LOT  
**57**

## Flat 1, 48 Windsor Road, Tuebrook, Liverpool L13 8BD

GUIDE PRICE **£38,000+\***

VACANT RESIDENTIAL

### Description

A self-contained one bedroom ground floor flat within a three storey terraced property. The flat benefits from double glazing and central heating and would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

### Situated

Off West Derby Road (A5049) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Communal Entrance Hall

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

### EPC Rating

TBC

### Council Tax Band

A



LOT  
58

## 57 Melwood Drive, West Derby, Liverpool L12 8RL

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, driveway and gardens. The property is currently let by way of a Regulated Tenancy agreement producing a rental income of £6,000 per annum.

### Situated

Fronting Melwood Drive in a popular and well-established residential location within close proximity to West Derby Village and Croxteth Country Park which the rear garden backs onto. The property is approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen, Utility room.

### Council Tax Band

C

### First Floor

Three Bedrooms, Bathroom/WC with disabled adaption.

### Note

We are advised by the vendor that a new boiler was fitted in 2019, new thermostatic radiator valves fitted in 2024 and a timber frame utility room was built in 2019.

### Outside

Driveway, Front and Rear Gardens.

### EPC Rating

D



LOT  
59

## 27 Woodbine Street, Liverpool L5 7RR

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom middle terraced property benefiting from double glazing and central heating. The property is currently let by the way of an assured shorthold tenancy producing a rental income of £7,200.00 per annum.

### Situated

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

### Ground Floor

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

### Joint Agent

Sid Vance



### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard To Rear.

### EPC Rating

C

### Council Tax Band

A



LOT  
**60**

## 86 Windsor Road, Tuebrook, Liverpool L13 8BB

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A good sized five bedroom semi-detached house benefiting from double glazing, central heating and garden to the side. The property has undergone a scheme of refurbishment works and is currently let by way of a 3 year corporate lease producing £18,000 per annum.

### Situated

Fronting Windsor Road and on the corner of Albert Road in the Tuebrook district within walking distance to local amenities, Newsham Park, Liverpool Football Club and transport links. Approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Entrance Hallway, three Reception Rooms, Kitchen, Utility Room

### EPC Rating

D

### Council Tax Band

A

### First Floor

Half Landing, Bathroom/WC, three Bedrooms

### Second Floor

Two Further Bedrooms

### Outside

Side Garden.



LOT  
**61**

## Flats 1-4, 28 Croxteth Road, Liverpool L8 3SQ

GUIDE PRICE **£275,000+**\*

RESIDENTIAL INVESTMENT

### Description

A residential investment opportunity part let producing a rental income of approximately £18,240 per annum (approximately £37,000 per annum when fully let). The property comprises a substantial three storey semi-detached period house converted to provide six self-contained flats. We are selling Flats 1-4 (two x one bedroom and two x two bedrooms). The property benefits from central heating, a secure intercom entry system, communal gardens and off road parking to the front and allocated parking to the rear. Flat 2 has its own private rear garden. Two of the flats are currently let by way of Assured Shorthold Tenancy Agreements. Flats 5 and 6 are NOT included in the sale and have been sold off separately

### Situated

Off Sefton Park Road in a very popular and well established residential location close to Sefton Park, Princes Park, local amenities, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

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

**Flat 2** two Bedrooms, stairs down to: Open Plan Lounge/Kitchen/Diner, Bathroom/WC (with walk-

in shower). This flat has private rear garden.

### First Floor

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

**Flat 4** Hall, Open Plan Lounge/



Kitchen, Bedroom, Bathroom/WC.

### Outside

Front garden with parking. Private garden and allocated parking to the rear

### EPC Rating

C

### Council Tax Band

A

LOT  
62

## Flat 22 Catherine House, Upper Parliament Street, Liverpool L8 7LQ

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A second floor, two bedroom apartment within a Grade II listed building benefitting from electric heating and a rear car park. Following modernisation, the property would be suitable for occupation or investment purposes.

### Situated

Fronting Upper Parliament Street (A562) in the Georgian Quarter, within walking distance to Liverpool city centre amenities, Universities, shops, bars and restaurants.

### Ground Floor

Main Entrance Hallway, Lift Access

### Joint Agent

Entwistle Green



### Second Floor

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

### Outside

Rear Car Park

### EPC Rating

E

### Council Tax Band

C



LOT  
63

## Flat 4, 36 Pelham Grove, Sefton Park, Liverpool L17 8XD

GUIDE PRICE **£90,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed second floor apartment within a converted three storey semi-detached period property. The flat is currently let producing £9,000 per annum and benefits from double glazing, central heating, secure intercom entry system, good sized communal gardens to the front and rear and off road parking.

### Situated

In a much sought after cul de sac location off Lark Lane within easy reach of local amenities, restaurants and wine bars and within walking distance and Sefton Park, Princes Park and approximately 5 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

### Second Floor Flat

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

### Outside

Communal Gardens and parking

### EPC Rating

D

### Council Tax Band

A



LOT  
**64**

## 38 Elm Grove, Birkenhead, Merseyside CH42 0LA

GUIDE PRICE **£200,000+**\*

RESIDENTIAL INVESTMENT

### Description

A residential investment opportunity producing £32,388 per annum. A three storey plus basement semi-detached house converted to provide eight self-contained flats (three × one bedroomed and five × studios). Seven of the flats are currently let by way of Assured Shorthold Tenancy Agreements producing a rental income of approximately £32,388 per annum. When fully let the potential rental income is approximately £36,000 per annum. The property benefits from double glazing, electric heating, intercom entry system, large rear garden and car parking to the front for several cars. Please note this property is sold as seen.

### Situated

Off Derby Road in a popular and well established location close to local amenities, schooling and approximately 1 mile from Birkenhead town centre and Queensway Tunnel linking to Liverpool city centre.

### Basement

**Flat 1** (separate entrance) Lounge, Kitchen, Bedroom, Bathroom/WC.

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

**Flat 4** (studio) Lounge/Bedroom, Kitchen, Shower Room/WC.

### Ground Floor

**Flat 2** (separate rear entrance & private rear garden) Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC. Main Front Entrance

### First Floor

Half Landing

**Flat 5** (studio) Lounge/Bedroom, Kitchen, Shower Room/WC.

**Flat 6** (studio) Lounge/Bedroom, Kitchen, Shower Room/WC.



**Flat 7** (studio) Lounge/Bedroom, Kitchen, Shower Room/WC.

### Second Floor

**Flat 8** Lounge, Kitchen, Bedroom, Shower Room/WC.

### EPC Ratings

**Flat 1 D. Flat 2 E. Flat 3 E. Flat 4 C. Flat 5 C. Flat 6 C. Flat 7 C. Flat 8 E.**

### Council Tax Band

A

### Outside

Communal rear gardens, parking for several cars, garage.

LOT  
**65**

## 57 Saxony Road, Kensington, Liverpool L7 8RU

GUIDE PRICE **£120,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom middle terraced property benefiting from partial double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for occupation, re sale investment purposes. The potential rental income is approximately £10,200 per annum. Alternatively, it could be utilised as an Airbnb investment opportunity, subject to consents.

### Situated

Off Kensington High Street (A57) in a popular and well established residential location close to local amenities, Jubilee Sports Bank and transport links. Approximately 2 miles from Liverpool city centre.

### Basement

Not inspected

### EPC Rating

E

### Ground Floor

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

### Council Tax Band

A

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard To Rear.



LOT  
**66**

## Flat 105, 15 Hatton Garden, Liverpool L3 2HA

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed first floor apartment with character and unique original features, windows, electric heating, secure intercom entry system and will be sold fully furnished. With the added benefit the sale will also include an allocated car parking space in the basement. The property is ideal for both investors and residential buyers suitable for immediate occupation or investment purposes with a potential income £1,000 per calendar month. Alternatively, it could be utilised as a Airbnb investment. There is a lift service to all floors.

### Situated

just off bustling Dale Street in Liverpool city centre, offering the best of city living right on your doorstep. within short walking distance to Liverpool ONE, Albert Dock and many other city centre amenities and attractions. Hatton Garden itself is a thriving area, with a range of independent shops and cafes while being just a few streets away from some of the best restaurants and meeting places in the city.

### Ground Floor

Main Entrance Hallway

### Mezzanine Floor

Two Bedrooms (one with en-suite)

### Council Tax Band

C

### First Floor

Flat Hall, Impressive Open Plan Lounge/Kitchen/Diner, Cloakroom, Bathroom/WC

### Outside

Underground Parking Space

### EPC Rating

TBC



LOT  
**67**

## 25 Birchwood Avenue, Birkenhead, Merseyside CH41 3RT

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom mid-town house benefitting from double glazing and central heating. The property is in need of some upgrades and modernisation and would be suitable for occupation or investment purposes, with the potential rental income being in excess of £7,200 per annum.

### Situated

Off Park Street in a popular and well established location close to local amenities, schooling and within walking distance to Birkenhead town centre. Approximately 4.6 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen/Diner

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Driveway, Front & Rear Gardens

### EPC Rating

C

### Council Tax Band

A



LOT  
68

## 32 Kelso Road, Fairfield, Liverpool L6 3AQ

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A good sized two bedroomed middle terraced house benefiting from double glazing, central heating and two bathrooms. The property is in need of a full upgrade and scheme of refurbishment works following which it would be suitable for re-sale or investment purposes. There is also potential to convert the upper bathroom into a third bedroom, subject to any necessary consents. Alternatively, it could be utilised as an Airbnb investment opportunity.

### Situated

Off Prescott Road and Sheil Road in a popular and well-established location within easy reach of local amenities, schooling, universities and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining room, Kitchen, Shower room/WC.

### Council Tax Band

A

### Joint Agent

Entwistle Green



### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to rear.

### EPC Rating

D



LOT  
69

## 457 Grafton Street, Liverpool L8 9TA

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed plus attic room end of terraced house benefiting from majority double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £9,900 per annum.

### Situated

Off Beresford Road in a popular and well established location close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

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

### Council Tax Band

A

### Joint Agent

Entwistle Green



### First Floor

Two Bedrooms.

### Attic

One Room.

### Outside

Lean-to.

### EPC Rating

E



LOT  
70

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

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced house in need of a full upgrade and scheme of refurbishment works. Once modernised the property would be suitable for resale, occupation or investment purposes. The potential rental income is approximately £10,500 per annum.

### Situated

Off Knowsley Road (A566) in a popular and well established location close to local amenities, Boote Strand Shopping facilities, bars and restaurants, schooling and transport links. Approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### First Floor

Three Bedrooms, Shower Room/  
WC

### Outside

Yard to the Rear

### EPC Rating

F

### Council Tax Band

A



LOT  
71

## 9 Tilston Road, Kirkby, Liverpool L32 0UH

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Off Sidney Powell Avenue in a popular residential location, close to local amenities, schooling, Kirkby town centre and Kirkby train station. Liverpool city centre is approximately 9 miles away.

### Ground Floor

Hall, Kitchen/Diner, Lounge/  
Diner.

### First Floor

Three Bedrooms, Shower Room  
and Separate WC

### Outside

Front and Rear Garden

### EPC Rating

C

### Council Tax Band

A





LOT  
72

## 55 Heyes Street, Liverpool L5 6SE

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced property benefiting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes with the potential rental income in excess of £9,600 per annum.

### Situated

Off Breckfield Road North in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Lounge, Kitchen, Bathroom/WC

### First Floor

Three Bedrooms

### Outside

Rear Yard

### EPC Rating

D

### Council Tax Band

A



LOT  
73

## 40 Mollington Avenue, Norris Green, Liverpool L11 3BQ

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed end town house benefiting from double glazing, central heating, front, side and rear gardens and a garage. The property is a blank canvas with bags of potential and ready to put your own stamp and once modernised would be suitable for occupation, resale or investment purposes. There is also potential to extend to the side subject to any consents.

### Situated

Off Scargreen Avenue which in turn is off Utting Avenue East in a popular and well established residential location close to local amenities, Broadway Shopping schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor

Vestibule, Lounge, Kitchen/Diner.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens, Garage.

### EPC Rating

TBC

### Council Tax Band

A



LOT  
**74**

## 45 Devonfield Road, Liverpool L9 3BG

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefiting from double glazing, central heating and a garden to the rear. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,500 per annum.

### Situated

Off Chatsworth Avenue which in turn is off Moss Lane in a popular and well established residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Utility Room, Kitchen.

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Garden to the rear.

### EPC Rating

C

### Council Tax Band

A



LOT  
**75**

## 13 Hereford Road, Seaforth, Liverpool L21 1EG

GUIDE PRICE **£235,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey semi-detached property which has been converted into three x two bedroomed flats. The property has been recently refurbished and benefits from double glazing and central heating. It is currently let on a 3 year lease from 3rd April 2024 to be used as a serviced accommodation producing a rental income of £30,000 per annum.

### Situated

Off Crosby Road South in a popular and well-established residential area close to Crosby Beach and South Road amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

### Ground Floor

**Flat 1** Hall, Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC

### Outside

Rear Yard

### EPC Rating

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

### First Floor

**Flat 2** Hall, Lounge, Kitchen, two Bedrooms, Shower Room/WC

### Council Tax Band

A

### Second Floor

**Flat 3** Hall, Lounge, Kitchen/ Dining Room, two Bedrooms, Bathroom/WC



### Note

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



LOT  
**76**

## 198 Rice Lane, Liverpool L9 1DJ

GUIDE PRICE **£100,000 +\***

RESIDENTIAL INVESTMENT

### Description

A three storey middle terraced property converted to provide two x two bed roomed flats benefitting from double glazing and electric heating along with new roof and render. The property is currently fully let producing a rental income of £12,000 per annum.

### Situated

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

### Ground Floor

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

### First Floor

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

### Second Floor

Two Bedrooms.

### Council Tax Band

198A A. 198B A

### EPC Rating

198A D. 198B D



LOT  
**77**

## 1 Cavendish Gardens, Devonshire Road, Liverpool L8 3TH

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A one bedroomed ground floor self-contained flat benefitting from double glazing, central heating, intercom system, parking and communal gardens. The flat would be suitable for investment purposes with a potential rental income of approximately £8,400 per annum.

### Situated

Off Devonshire Road in a popular and well-established residential area close to local amenities, schooling and transport links and is a short walk to Princes Park. The property is approximately 2 miles from Liverpool city centre.

### Ground Floor

Communal Entrance Hall  
**Flat** Hall, Shower Room/WC, Open Plan Living Room/Dining Room/Kitchen, Bedroom

### Note

Please note there are approximately 75 years left on the lease

### Outside

Parking, Communal Gardens

### EPC Rating

E

### Council Tax Band

A



LOT  
78

## 25 Robson Street, Liverpool L5 0TU

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A modern three bedroomed semi detached house benefiting from central heating (with new boiler), double glazing, rear garden and garage. The property is currently tenanted however will be vacant upon sale and would be suitable for immediately occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

### Situated

Off Walton Breck Road in a popular and well established residential location close to local amenities, schooling and transport links and approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Hall, WC, Kitchen/Diner, Living Room

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Garden, Garage

### EPC Rating

C

### Council Tax Band

A



LOT  
79

## Flat 151 Central Gardens, Benson Street, Liverpool L1 2SS

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

A one bedroomed fourth floor city centre flat benefiting from double glazing, electric heating and a car parking space. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,800 per annum.

### Situated

Off Mount Pleasant in the centre of Liverpool in a popular and well-established area close to all city centre amenities and transport links. The property is approximately a 6 minute walk from Liverpool Central Station.

### Ground Floor

Communal Entrance Hallway, Lift Access

### Fourth Floor

Flat Hall, Bedroom, Shower Room/W.C., Open Plan Living Room/Kitchen

### Outside

Car Parking Space

### EPC Rating

D

### Council Tax Band

A

### Note

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

### Joint Agent

C&D Properties



**Description**

A semi-detached three storey 1930s property presented in excellent order throughout, enjoying panoramic views over both East and West Looe Rivers. The property boasts four bedrooms, two en-suite and two family bathrooms, sitting room with decked sun terrace off, kitchen/diner and family bathroom. The property would make an enviable family home in this stunning location, likewise as it is currently utilised for a holiday lettings opportunity in this highly popular seaside town. The property is to be sold fully furnished, with any forward bookings available to be transferred should the new owners wish to continue with a holiday lettings venture.

**Situated**

The ever popular seaside resort of Looe offers sandy beaches, a working harbour, Banjo pier and a selection of bespoke shops, cafes, restaurants and public houses, along with shopping facilities catering for day to day needs.



**Ground Floor**

Entrance hall, kitchen/diner, sitting room.

**First Floor**

Landing, family bathroom, double bedroom, master bedroom with en-suite.

**Second Floor**

Landing, family bathroom, double bedroom, double bedroom with en-suite.

**Outside**

Decked seating terraces and veranda, with a further elevated garden to the rear of the property.

**Viewings**

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

**Note**

Cash buyers only due to a Class B mundic test.

**EPC Rating**

F

**Council Tax Band**

D

**The No. 1 option**



To sell your own property and benefit from the 5\* Sutton Kersh service please contact the auction team today on **0151 207 6315**

*Sutton Kersh have recently auctioned two properties for me and I just want to say a big thank you to all the team for the outstanding professional service I received. From start to finish the Sutton Kersh team made the process so simple and easy for me, I would definitely recommend Sutton Kersh to anyone looking to sell their property. In the future if I ever need auction services again I will not hesitate in picking Sutton Kersh as my No 1 option.*

*Regards*

*Gareth*



**Description**

A fabulous opportunity to acquire a freehold town centre mixed use premises, presented in good order throughout and comprising two self-contained ground floor retail units and a two bedroom fully furnished flat. Unit 6 is currently let and generating an income of £240pcm/£2,880pae on a rolling AST, VOA rating £3,350. Unit 7 is currently vacant with the potential, subject to any requisite consents, for residential conversion, VOA rating £3,800. 6A a vacant fully furnished two bedroom flat with kitchen/diner, sitting room and shower room. The property is likely to appeal to career lettings investors, as a break-up and resale opportunity of the individual components, or those looking for a live/work opportunity with an additional income stream.

**Situated**

Higher Fore Street is situated at the top end of the main retail area of Redruth town centre, conveniently situated for the mainline railway station, car parks and educational facilities, being readily commutable to the A30.

**6 Higher Fore Street – Ground Floor**

Covered entrance porch, retail zone A 22.5 square metres, hallway/storage area, kitchenette and WC.

**6A – First Floor Flat**

Entrance hall at ground floor level with stairs rising to the landing, lounge/diner, kitchen/breakfast room, two bedrooms and shower room.



**EPC Ratings**

6 D. 6A E. 7 TBC (expired)

**Council Tax Band**

6A A

**7 Higher Fore Street – Ground Floor**

Covered entrance porch, retail zone A 25.4 square metres, hallway/storage area, kitchenette and WC.

**Viewings**

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





**Description**

A substantial double fronted, end of terrace period property, situated in the sought after St Leonards area of Exeter, currently comprising three x one bedroom flats and a studio apartment, along with two large rear patio areas, an elevated front garden, a courtyard area accessed from Flat 1 and a sizeable two storey detached outbuilding to the rear of the property. The property is presented in good order retaining many character features, along with the potential for upwards extension into the loft space and the detached two storey outbuilding, both offering tremendous potential for further development and enhancement of the existing accommodation already on offer, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Exeter City Council planning department.



**Situated**

Topsham Road is situated in the popular St Leonards area of the Cathedral city of Exeter, being a short walk to the historic quayside, the Royal Devon and Exeter hospital, the city centre and readily commutable to the A30/A38/M5 road networks, along with public transport links and mainline railway stations.

**Ground Floor**

Entrance vestibule, hallway giving access to flat 1 and staircase to the upper floors.

**Flat 1** Sitting room, dining room with sunroom and courtyard area off, bedroom, kitchen/breakfast room, rear lobby with access to the patio areas and bathroom.

**First Floor**

Landing.  
**Flat 2** Dual aspect lounge/

kitchen/diner, double bedroom and en-suite shower room.

**Second Floor**

Landing with loft access.  
**Flat 3** Lounge, kitchen/diner, bedroom and shower room.  
**Flat 4** Lounge/bedroom, kitchen and shower room.

**Outside**

Front terraced garden giving access to main entrance of the property along with a covered side alleyway leading to the rear

of the building, two sizeable patio areas and a rear courtyard serving Flat 1, with additional gated pedestrian access to the rear of the property.

**Detached Outbuilding Ground Floor**

Storage area.

**First Floor**

Accessed externally from the upper patio level, room one, room two being triple aspect, having a WC and storage area.

**EPC Ratings**

**Flat 1 D. Flat 2 TBC. Flat 3 TBC. Flat 4 TBC. Outbuilding TBC**

**Council Tax Bands**

All flats are individually rated as A.

**Viewings**

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

LOT  
83

## 1a Grosvenor Place, Exeter EX1 2HJ

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom garden floor flat requiring refurbishment, having the benefit of front and rear courtyard style gardens, two reception rooms, kitchen and bathroom. The property is conveniently situated in the heart of the city of Exeter in proximity of local shops, the university and public transport links, enjoying a cul-de-sac location with on street permit parking available, double glazing and gas central heating.

### Situated

Grosvenor Place is conveniently situated for the thriving city centre of Exeter, offering a wide range of shopping, educational and leisure facilities catering for all age groups. The property is situated within a mile of Exeter's railway stations, with nearby bus services and a range of local shops, along with Belmont Park.

### Flat A – Garden Floor

Private access leading into the sitting room, kitchen and sun room, two bedrooms and bathroom.

### Outside

Small raised front garden area and enclosed rear courtyard garden with storage facility.

### Viewings

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

### EPC Rating

D

### Council Tax Band

A



### Lease Details

999 years from 24th June 1985  
Ground rent £60 per annum  
Service charge £123 per calendar month



LOT  
84

## 6 Treryn Close, St. Blazey, Par, Cornwall PL24 2LL

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A vacant three bedroom link detached property requiring refurbishment in this popular no-through road setting in St Blazey, Par. The property has the benefit of an entrance porch, lounge, kitchen/diner on the ground floor, three bedrooms and bathroom to the first floor, along with good sized front and rear gardens, with on drive parking for several vehicles in tandem.

### Situated

Par is a popular Cornish village offering a range of shopping, leisure and recreational facilities including a sandy beach, primary schools, library, chemist, Post Office, general store, public houses and a mainline railway station, with further facilities and amenities available at nearby St Austell.

### Ground Floor

Entrance porch, hallway, lounge/diner and kitchen.

### First Floor

Landing, three bedrooms and bathroom.

### Outside

Good sized front and rear gardens, along with on-drive parking in tandem for several vehicles.

### Viewings

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

### EPC Rating

F

### Council Tax Band

B





**Description**

An interesting opportunity to acquire a development site with planning permission in place for five x two storey, three bedroom terraced dwellings, associated gardens, bin stores and parking, having the benefit of a Certificate of Proposed Lawful Development issued under application number 20/01371/PRUS on the 12th February 2021 by Plymouth City Council.

**Situated**

Crownhill Road is situated in the Higher Saint Budeaux area of Plymouth, with excellent access to the A38, local shops and facilities, along with those of Plymouth city centre beyond.

**Proposed Accommodation**

House 1: Entrance hall, kitchen/diner, lounge, WC. Landing, three bedrooms and bathroom.  
 House 2: Entrance hall, lounge/kitchen/diner, WC. Landing, three bedrooms and bathroom.  
 House 3: Entrance hall, lounge/kitchen/diner, WC. Landing, three bedrooms and bathroom.  
 House 4: Entrance hall, lounge/kitchen/diner, WC. Landing, three bedrooms and bathroom.  
 House 5: Entrance hall, lounge/kitchen/diner, WC. Landing, three bedrooms and bathroom.

**Planning**

20/01371/PRUS Erection of 5no. Dwellings (Class C3) approved on appeal under application 02/01727 and appeal reference APP/N1160/A/03/1128364. Interested parties must make and rely upon their own planning enquiries of Plymouth City Council planning department.

**Viewings**

At any reasonable time during daylight hours and at the viewer's own risk, or by prior appointment with Fulfords St



Budeaux 01752 362481. General planning enquiries Charlie Staines 07731 988875. General enquiries Countrywide Property Auctions 01395 275691.



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*Hi Jess*

*Sorry to be a pain I'm not sure where to send this feedback.*

*I just wanted to highlight and feedback that the gent who showed the property to me last week, Paul, was very helpful and it was such a great experience viewing a property. I've viewed several properties recently and his level of engagement with everyone, not just myself, was above and beyond what I have experienced in the past.*

*I also want to feedback that you were very helpful also and made the process very smooth and easy to follow.*

*Both of you are exceptional employees of Sutton Kersh.*

*Kind regards*

*Hassan Majeed*



### Description

A vacant two bedroom spacious first floor flat, having the benefit of garden and car parking to the front of the property, along with views to All Saints Church in this quiet cul-de-sac location. The property is set in a terrace of predominantly houses, with number 8 having been subdivided to form two self-contained flats, with the first floor flat owning the freehold of the building. The flat offers the clear potential for conversion of the loft space to form further additional accommodation, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.

### Situated

Churchway is a quiet cul-de-sac in the popular Babbacombe area of Torquay, in close proximity of All Saints Church, Cary Park and tennis courts, along with a selection of local bespoke shops, cafes and restaurants, with further facilities and amenities available in Torquay town centre.

### Ground Floor

Entrance hall serving both flats, door to the first floor flat with stairs rising to the landing area.

### First Floor Flat

Large landing area with loft hatch, kitchen/diner, sitting room, double bedroom, single bedroom and bathroom.

### Outside

To the front of the property there is a gated driveway/additional garden area serving the first floor flat only, with a second area of garden beyond, being mainly laid

to lawn with mature hedgerow screening and a useful storage shed.

### Viewings

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

### EPC Rating

C

### Council Tax Band

B

### Note

The land in this title is subject to a perpetual yearly rent charge of £4 0s 0d created by a Conveyance of the land in this title and other land dated 29 September 1920 made between (1) Alfred Gustavus Findeisen (2) The Commercial Union Assurance Company Limited and (3) William Robert Hamblin.





### Description

A deceptively spacious freehold licensed premises of circa 215 square metres requiring refurbishment, set in the heart of the fishing village of Polperro, having in the past traded as a restaurant, pizzeria and as a hotel with additional owner's accommodation. The main accommodation is set over three storeys, with an additional loft room and a cliff top garden area accessed via external steps from the top floor. This versatile property would lend itself to a variety of configurations and uses of the existing accommodation, subject to any requisite consents, with perhaps the potential for conversion into residential apartments upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

### Situated

The traditional fishing village of Polperro is a popular tourist destination steeped in history, retaining its original character and a working harbour, offering a range of bespoke shops, cafes and public houses, with further facilities and amenities available at Looe circa 3 miles.

### Ground Floor

External steps leading up to the entrance hall, restaurant and bar, commercial kitchen with access to the side alleyway, prep/storage area.

elevated garden, sitting room, double bedroom and shower room.

### VOA Rating

£5,400

### EPC Rating

TBC

### First Floor

Lounge/kitchen/diner, two double bedrooms, bathroom with fire escape to ground floor level, store room and WC.

### Third Floor

Dual aspect loft room with sleeping platform.

### Viewings

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

### Note

Part of the restaurant area forms a small flying freehold over part of a street level commercial premises below. The Mermaid Hotel & Pizzeria have ceased trading but still remain licensed premises.





### Description

An interesting opportunity to acquire a detached barn, enjoying a plot size of circa 0.17 acres and far reaching rural views, with planning permission in place for conversion to form a two storey, three bedroom rural property along with associated garden and car parking. Barn E forms part of a complex of three barns with a Grant of Conditional Planning Permission being approved on the 21st August 2023, under application number PA23/01379, for 'Demolition of existing agricultural buildings and conversion of redundant barns to form 3 dwellings'. Interested parties must make and rely upon their own planning enquires of Cornwall Council planning department.

### Situated

Barn E at Bosanketh Farm enjoys a rural location situated between the villages of Sennen and St Buryan. St Buryan offers a range of facilities and amenities, including a junior school, village shop, post office, public house and a church, with nearby sandy beaches and countryside walks, with further facilities and amenities available in Penzance circa 5 miles.

### Proposed Accommodation

#### Ground Floor

Entrance hall, kitchen/breakfast room, utility room, sitting room and WC.

#### First Floor

Landing, master bedroom with en-suite shower room, two further bedrooms and family bathroom.

### Outside

Garden area and parking.

### Note

We understand that the property has the benefit of an electricity supply in place, with drainage to be provided via a septic tank and water via a borehole to be installed by the purchaser.

### Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. Land and New Homes South West – Charlie Staines 07731 988875. General enquiries Countrywide Property Auctions 01395 275691.





**Description**

A two bedroom detached bungalow situated in the heart of the highly sought after village of Diptford. The property offers on-drive parking and a plot size of 0.13 acres. The property is in need of refurbishment throughout and may offer the potential for replacement of the existing dwelling, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of South Hams District Council planning department.

**Situated**

Diptford is a small village situated in an Area of Outstanding Natural Beauty in the South Hams. The village has a primary school, Parish Hall, sub-post office, play park and St Mary's Church, with further facilities and amenities in the nearby villages of Avonwick and North Huish, being readily commutable to both Totnes and Ivybridge.

**Ground Floor**

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

**Previous Planning Application Details**

A Grant of Planning Permission was initially granted on the 30th April 2009, under application number 17/0382/09/F by South Hams District Council for 'Resubmission of 17/1573/08/F for demolition of existing dwelling and erection of replacement dwelling'. The planning permission granted in 2009 allowed for a reverse level,

three bedroom (master en-suite) two storey dwelling, with associated gardens and parking. This permission has since lapsed but may give an indication for the potential re-development of the property subject to any requisite consents.

**Viewings**

Strictly by prior appointment with Fulfords Totnes 01803 864112. General enquiries Countrywide Property Auctions 01395 275691.

**EPC Rating**

E

**Council Tax Band**

D

**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.



LOT  
90

## 2 Florence Place, Plymouth PL4 9QQ

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

### Description

A sizeable vacant end of terrace property requiring modernisation situated just off Embankment Road and within walking distance of local shops and bus routes, along with the city centre. The property is currently loosely arranged as a two bedroom ground floor flat, with sitting room, kitchen, wet room and access to the rear courtyard and service lane, along with a one bedroom first floor flat, with sitting room, kitchen and bathroom. The property would lend itself to either formal subdivision of the existing accommodation, as a residential lettings opportunity or for an onwards breakup and resale opportunity, or for conversion back into a family home subject to any requisite consents.

### Situated

Florence Place is situated in the popular St Judes area of Plymouth, being a short walk from Embankment Road shops and bus routes, along with being in walking distance to the nearby retail parks, leisure facilities and in turn the city centre.

### Ground Floor

Entrance hall with stairs rising to the first floor, sitting room, kitchen with wet room off and access to the rear courtyard, two bedrooms.

with feature fireplace, double bedroom, kitchen and bathroom.

### Outside

Enclosed rear courtyard with gardeners WC and gated access to the rear service lane. Parking on street.

### First Floor

Landing, large sitting room



### Viewings

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

### Council Tax Bands

**Ground Floor Flat A. First Floor Flat A**

### EPC Rating

TBC

LOT  
91

## 2 Trelawn Cottages, Mount, Bodmin, Cornwall PL30 4ES

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom character cottage requiring modernisation set in the pretty moorland village of Mount. The property offers three reception rooms, kitchen, conservatory and bathroom to the ground floor, with two bedrooms at first floor level and gardens with on drive parking measuring circa 0.125 acres set on the rural fringes of the village.

### Situated

The village of Mount is a traditional Cornish village set between Bodmin and Liskeard, both offering a wide selection of shopping, leisure and recreational facilities catering for all age groups and access to the A30/A38 road networks. The nearest village to Mount is St Neot circa 3 miles with a primary school, village shop and Post Office.

### Ground Floor

Entrance porch, three reception rooms, conservatory, kitchen and bathroom.

### Viewings

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

### First Floor

Landing and two bedrooms.

### EPC Rating

G

### Outside

Lawned garden with on drive parking and storage facilities, totalling circa 0.125 acres.

### Council Tax Band

A



### Note

The access from the lane is shared with 1 Trelawn Cottages and forms a right of way.





### Description

A charming and deceptively spacious end of terrace, double fronted character cottage situated in the heart of the highly sought after coastal village of Mousehole, set within walking distance of the harbour, shops, restaurants and public houses. The cottage offers two reception rooms and kitchen/breakfast room on the ground floor, with two double bedrooms and a bathroom on the first floor in the main building. To the rear of the property is a sunny enclosed courtyard garden, with a useful covered storage and showering area, with additional access via a pedestrian gateway from the side garden area, along with a two storey former net loft comprising an additional open plan living/kitchen/dining area and bathroom on the ground floor with a mezzanine level above.

### Situated

Mousehole is one of the most popular traditional fishing villages in West Cornwall, with a beautiful working harbour, local shops, a delicatessen, restaurants and public houses, with further shopping, leisure and educational facilities available in Newlyn and Penzance, being readily commutable to the A30 and mainline railway station.

### The Cottage – Ground Floor

Entrance hall, sitting room, dining room, kitchen/breakfast room leading out into the rear courtyard.

### The Cottage – First Floor

Landing, two double bedrooms and bathroom.

### The Net Loft

Open plan living/dining/kitchen area with mezzanine level above and a ground floor bathroom.

### Outside

Pretty small cottage style garden area to the side of the property and an enclosed rear courtyard garden area with additional covered storage area and showering facility.

### Viewings

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

### EPC Rating

E

### Council Tax Band

B

### Note

The Net Loft has a partial flying freehold at first floor level.





**Description**

A former detached Victorian mortuary building, now renamed Lillian House, being halfway through consented redevelopment to form a two floor office conversion, with roof lantern and six windows on the upper floor and light wells in the floor to send natural light to the ground floor. Lillian House has level access from the road to a small patio area at the front door with circa 42 square metres of floor space, with cloakroom, staircase and kitchen area proposed, and unrestricted on street parking. Crayon Architects and Cook Brown building control have overseen the project.



**Situated**

North Grange forms part of a former Victorian hospital, conveniently situated for access to the M5, the Park & Ride service, with Digby & Sowton railway stations nearby.



**Proposed Accommodation  
Ground Floor**

Entrance, meetings room, cloakroom, kitchen, bike store, staircase to first floor.

**First Floor**

Open plan office space with roof lantern and windows.

**Outside**

Small patio area at front door, on street parking. There is no authorised use of the communal gardens.

**Viewings**

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

**VOA Rating**

TBC

**EPC Rating**

Exempt

**Planning**

A Grant of Full Planning Permission was granted on the 18th February 2020 by Exeter City Council, under application numbers 19/1648/FUL & 19/1649/LBC, for 'Conversion of former mortuary into office (Class B1) with works having been commenced'.





LOT  
94

## Ground Floor Flat, 35 Parkfield Road, Torquay TQ1 4AL

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A vacant one bedroom ground floor flat, having the benefit of the remainder of a 999 year lease, electric heating and on street parking, being conveniently situated for local shops and facilities, along with those of Torquay town centre. The property is likely to appeal to both the career residential lettings fraternity to add to their portfolio, with an estimated potential rental income of circa £650pcm and to those looking for a low maintenance property within the Torquay area.

### Situated

Parkfield Road is an established residential area, centrally located for Torquay town centre along with local shops catering for day to day needs.

### Ground Floor

Communal entrance hall for the ground floor and first floor flat.

**Ground Floor Flat** Lobby, open plan kitchen/lounge/diner, double bedroom and shower room.

### EPC Rating

D

### Council Tax Band

A

### Lease Details

999 year lease from March 1988.  
Ground rent £20 per annum.

### Viewings

Strictly by prior appointment with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 27691.



LOT  
95

## 12a Southpark Road, Tywardreath, Par, Cornwall PL24 2PT

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A vacant two bedroom ground floor apartment requiring modernisation, set in the popular coastal village of Tywardreath. The property offers a sitting room, kitchen/dining room, two bedrooms and shower room, with sea glimpses from the front of the property and a parking space to the rear.

### Situated

The popular coastal village of Tywardreath is situated between Fowey and Par, with a village pub, primary school and convenience store, with further facilities and amenities available within walking distance at Par with doctor's surgery, library, post office and local shopping facilities.

### Ground Floor

Entrance porch, sitting room, kitchen/dining room, two bedrooms and a shower room.

### Outside

Parking space to the rear of the property.

### Viewings

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

### EPC Rating

E

### Council Tax Band

A

### Tenure

Leasehold with a share of the Freehold.  
Lease length 999 years from 18th August 1989 Service charge TBC





**Description**

An interesting opportunity to acquire a former public conveniences situated at Hamleys Corner in Par and having the benefit of a Grant of Conditional Planning Permission, granted on the 18th January 2022 under application number PA21/06741 for 'Proposed construction of a dwelling house'. The proposed accommodation allows for a one bedroom, reverse level dwelling with a car parking space and bin store, set within walking distance of the harbour and Par Sands beach, with a mainline railway station from Par to London Paddington.

**Situated**

Par is a village and fishing port on the south coast of Cornwall offering a variety of shops, a convenience store, doctor's surgery, takeaway and public house, with further facilities and amenities available circa 3.5 miles in the town of St Austell.

**Proposed Accommodation  
Ground Floor**

Entrance hall with stairs rising to the first floor, double bedroom and bathroom.

**First Floor**

Open plan lounge/kitchen/diner.

**Outside**

Single car parking space and bin storage area.

**Viewings**

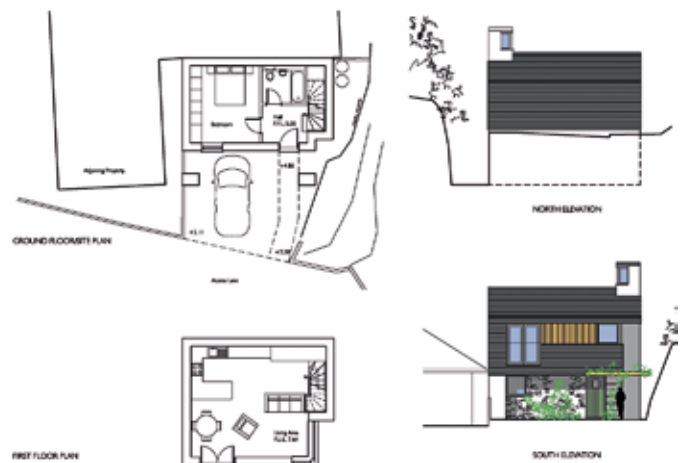
Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

**EPC Rating**

Exempt

**Council Tax Band/VOA Rating**

Not applicable.



**Note**

A non-material amendment in relation to decision notice PA21/06741 dated 18/01/2022 for omission of chimney style roof light, two rooflights proposed for rear roof pitch, photovoltaic panels on front pitch of roof, new window to side elevation at ground floor level and air source heat pump unit mounted on side elevation at

ground floor level, was granted under application number PA23/00774 on the 16/02/2023. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

LOT  
97

## 2 Valley Bungalows, Millendreath Holiday Village, Looe PL13 1PD

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom chalet bungalow situated in the Millendreath Beach Resort, having a sandy beach and residents allocated parking space, along with a visitors parking space. The site offers a beach bar and café, is dog/pet friendly and set in a 90 acre Cornish valley with access to the South West Coastal Path.

### Situated

Millendreath Beach Resort is one of the Valley Resorts sites, with residents parking, beach bar and café and a private sandy beach. The nearby seaside town of Looe offers a wide range of shopping and leisure facilities, working harbour and railway station.

### Ground Floor

Open plan lounge/kitchen/diner, two double bedrooms and bathroom.

### Council Tax Band

A

### Viewings

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

### EPC Rating

F



LOT  
98

## Enys An Huel, Five Lanes, Launceston, Cornwall PL15 7RX

GUIDE PRICE **£235,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom detached character cottage situated in the popular moorland village of Five Lanes. The property offers a kitchen/diner and sitting room on the ground floor, three bedrooms and bathroom to the first floor, elevated rear garden and a detached garage with hardstanding. The cottage while offering the potential for further modernisation has the benefit of two multifuel stoves and oil fired central heating.

### Situated

Five Lanes is a charming rural village situated within an Area of Outstanding Natural Beauty on Bodmin Moor, with a public house, primary and pre-school, local shop and Post Office, Church hall and Church of St Nonna. The village has excellent access to the A30/A38 road networks, with further facilities, shopping and leisure facilities available at nearby Launceston and Bodmin town centres.

### Ground Floor

Entrance hall, sitting room, kitchen/diner.

both sides of the property and a detached garage for repair/replacement with additional hardstanding.

### First Floor

Landing, three bedrooms and bathroom.

### Viewings

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561. General enquiries Countrywide Property Auctions 01395 275691.

### Outside

Elevated rear garden with pedestrian access gates from



**EPC Rating**  
TBC

**Council Tax Band**  
C



**Description**

A four bedroom detached holiday villa situated on the ever popular Hengar Manor holiday park. The property comprises an open plan lounge/kitchen/diner, two bedrooms and shower room to the ground floor, master bedroom with balcony, bedroom four and a bathroom to the first floor, private seating area and use of the onsite facilities and grounds.

**Situated**

Hengar Manor holiday park is located on the rural fringes of St Tudy, in proximity of the North Cornwall Coastline. The site enjoys circa 35 acres of communal gardens and grounds, incorporating fishing lakes, park land and woodlands. On site facilities include a golf course, tennis courts, indoor swimming pool and leisure complex with sauna and beauty treatment rooms, games room and restaurants.

**Ground Floor**

Open plan lounge/kitchen/diner, two bedrooms and shower room.

**EPC Rating**

TBC

**First Floor**

Master bedroom with balcony off, bedroom four, family bathroom.

**Council Tax Band**

TBC

**Viewing arrangements.**

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

**Outside**

Private seating area and use of the communal gardens, grounds and on site facilities.



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*The whole auction process was made 'stress-free' by your professionalism, exemplary organisational skills and keeping me updated every step of the process.*

*I can't sing your praises enough and I will most definitely be recommending Sutton Kersh Auctions as the go-to agent for selling your home*

*Thanks again*

*Linda Clarke*



### Description

An incredibly versatile opportunity to acquire a charming two storey former restaurant premises of circa 208 square metres in total, with parking and being prominently situated just off the A38, along with a sizeable attached but fully self-contained three bedroom house with additional loft room, previously utilised as owner's accommodation, having the benefit of LPG central heating, partial double glazing, a large lawned garden and storage facilities, enjoying views over the surrounding countryside. The properties are likely to appeal to those looking for a home with additional business premises, or for the builder/developer fraternity as post works, break up and re-sale opportunities, with the potential for residential conversion of The Hayloft, subject to any requisite consents, upon which interested parties must make and rely upon their own enquiries of Cornwall Council planning department.

### Situated

The properties are situated just off the A38 running from Plymouth into Cornwall and circa 2 miles from the popular village of Menheniot with shop/post office, primary school, public houses and sports club and railway station, with further facilities and amenities available in the nearby towns of Bodmin, Liskeard and Saltash, with Plymouth city centre accessed via the Tamar Bridge.

#### The Hayloft – Ground Floor

Main reception area with former servery and seating area, two further dining rooms, rear kitchen with large store room off giving access to the rear of the property, three WCs.

#### The Hayloft – First Floor

Landing, two dining rooms, kitchen and rear store room.

#### The Hayloft Owner's Accommodation – Ground Floor

Entrance hallway, sitting room, kitchen/diner and large storage

room giving access to the rear of the property.

#### First & Second Floors

Landing, two double bedrooms, third bedroom with open staircase leading up to the second floor loft room, with velux windows and dressing area.

#### EPC Ratings

The Hayloft C  
The Hayloft Owner's Accommodation E

#### Council Tax/VOA Rating

The Hayloft – VOA rating £9,900  
The Hayloft Owners Accommodation D

#### Viewings

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561. General enquiries Countrywide Property Auctions 01395 275691.

#### Note

There is a right of way across the car park serving the neighbouring properties, their garage and associated car parking spaces. The rear garden currently has a gated pedestrian right of way for the adjacent property giving access to the car park. Please refer to the title documents contained in the legal pack for further clarification.

LOT  
**101**

## 3a Coburg Place, Torquay TQ2 5SU

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A one bedroom ground floor flat situated in Coburg Place, in close proximity of the town centre and seafront and having the benefit of its own private balcony area. The property is currently let on a rolling assured shorthold tenancy, generating an income of £600pcm/£7,200pae.

### Situated

Coburg Place is conveniently situated for Torquay town centre shopping and leisure facilities, along with the seafront, marina and beaches.

### Ground Floor

Communal entrance hall.  
3A Sitting room, kitchen, double bedroom, office/study area and bathroom.

### EPC Rating

D

### Council Tax Band

A

### Outside

Private balcony area access from the kitchen.

### Lease details

Lease length: 994 years from 1988  
Insurance: £225 per annum  
Ground rent: £25 per annum

### Viewings

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



General view of building



LOT  
**102**

## 33 St Ives Holiday Village, Lelant, St. Ives, Cornwall TR26 3HX

GUIDE PRICE **£20,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom caravan/lodge situated in the centre of the popular St Ives John Fowler holiday village, set in over 100 acres of woodland and with excellent on-site facilities catering for all age groups. Lodge 33 offers an open plan lounge/kitchen/diner leading out to a balconied seating area and integrated appliances, master bedroom with en-suite WC, twin bedroom and shower room, having the benefit of gas heating and double glazing, with guest parking and on-site facilities nearby, along with public transport services from the site to St Ives town centre.

### Situated

St Ives Holiday Village is situated circa 2 miles from St Ives, in the village of Lelant. St Ives is a traditional Cornish fishing village, with glorious sandy blue flag beaches, coastal walks, a wide selection of bespoke shops, cafés and restaurants.

### Ground Floor

Entrance hall, open plan lounge/kitchen/diner with integrated appliances and doors to the decked balcony. Master bedroom with en-suite WC, twin bedroom and shower room.

indoor swimming pool, family entertainment and children's club, shop and launderette, café, bar and restaurant, play and sports areas and a nature trail. The holiday village has enjoyed recent rejuvenation and offers a wide selection of themed weekends, along with family entertainment throughout the peak holiday season. The site is

### Site Facilities

Guest car parking and public bus service to St Ives. Facilities



open for 10 months of the year from the 1st February to the 30th November.

inclusive of VAT and pro-rata Service charge £504 per annum for rates, water and sewerage.

### Lease Details

The current lease expires December 2031 and we understand that this can be renewed on an annual basis. The pitch fee for 2024 is £4,455

### Viewings

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



### Description

A tremendous opportunity to acquire this iconic four storey property enjoying a 0.26 acre site on the fringes of the highly sought after seaside town of Sidmouth, offering circa 1,255 square metres of accommodation, with associated recreational areas and car parking, with both coastal and rural views over the Pavilions from the front elevation. The property is situated within a level walk and close proximity to the Esplanade and the town centre, with excellent public transport links to the surrounding towns and villages. Abbeyfield Court has in recent years been utilised for sheltered accommodation and previously as a hotel, now offering tremendous potential for a variety of uses/conversion opportunities subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of East Devon District Council planning department.

### Situated

Sidmouth is a vibrant and highly sought after coastal town in East Devon both with residents and tourists alike, situated on the Jurassic Coast with Blue Flag beaches and enjoying UNESCO World Heritage status. Sidmouth offers a wide range of bespoke and boutique shops, restaurants, public houses, entertainment and leisure facilities catering for all groups, along with a thriving local community.

### Ground Floor

Entrance hall with lift and staircases to all floors, entrance hall, lounge, dining room, community area, kitchen, two offices, room one with bedroom and en-suite shower room, plant room, utility room, six store rooms and four WC's.

en-suite facilities and six of the rooms having balcony access, kitchen, store room, rear flat with living room, kitchen, bedroom and en-suite shower room.

### Second Floor

Landing, twelve rooms with en-suite facilities and kitchen.

### Third Floor

Landing, twelve rooms with

en-suite facilities, kitchen and bathroom.

### Viewings

Strictly by prior appointment with Fulford's Exmouth 01395 273757. Countrywide Land & New Homes South West – Charlie Staines 07731 988875. General enquiries Countrywide Property Auctions 01395 275691.



### EPC Rating

C

### Council Tax Band

H



### Description

An interesting opportunity to acquire a sizeable freehold town centre premises, currently arranged as a self-contained ground and basement level retail unit, currently let to long established tenants until 2027 and generating an income of £8,000 per annum, along with a vacant upper floors three bedroom maisonette for refurbishment, with useful attic rooms and a small garden area. The property is situated in a prominent trading position in close proximity of the seafront, Promenade and mainline railway station in the heart of Penzance town centre, with the potential for subdivision of the maisonette to create two one bedroom flats, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

### Situated

Market Jew Street forms the main retail area of Penzance town centre and is set in proximity of the seafront, Promenade, car parks and the mainline railway station. This thriving seaside town offers a wide variety of shopping, educational and leisure facilities catering for all age groups, a heliport and ferry crossing to the Isles of Scilly, along with excellent access to the A30.

### 75 Market Jew Street

Ground floor retail area with basement storage accessed from the main retail area, giving a total combined area of circa 61.2 square metres and having a VOA rating of £6,500.

### 75a Market Jew Street – Ground Floor

Communal entrance hall with doors to the rear alleyway, the neighbouring property and 75a.

### First Floor

Landing with stairs leading to the second floor, kitchen, sitting room and bedroom three. Second Floor Landing with stairs leading to the loft rooms, two bedrooms, bathroom and separate WC Loft Rooms Main loft room with velux window, second loft room.

### Outside

The shared rear alleyway gives access to a small garden area a short distance from the property.

### Viewings

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

### EPC Ratings

75 E. 75A G

### VOA/Council Tax Band

75 VOA Rating £6,500. 75A B







### Description

A superbly situated Grade II Listed double fronted freehold property comprising the upper three floors of the building, which was once the home of Lady Nelson in the early 1800s, offering stunning panoramic views of the coastline, estuary and the countryside beyond from the upper floors, along with a single lock up garage situated nearby in Beacon Place. This sizeable and versatile property is being offered for sale for the first time since the 1980s and offers a wealth of character features throughout, previously utilised as a multigeneration family residence. The property would lend itself to a variety of residential/commercial ventures, along with the clear potential for conversion into apartments, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of East Devon District Council planning department.



### Situated

The Beacon is set above the Esplanade and Manor Park, with stunning views over the Jurassic Coast and a wide selection of tourist attractions and leisure facilities. Exmouth also boasts a selection of restaurants, cafes, bespoke shops and high street brands, along with a marina and a railway station linking to the Cathedral city of Exeter.

### Ground Floor

Entrance vestibule, hallway, sitting room, kitchen with larder off and access to an external decked seating area, store and WC, three double bedrooms and bathroom.

### First Floor

Landing, sitting room, dining room, snug/bedroom, kitchen with larder off, sun porch with decked seating area, WC and store off, two bedrooms and bathroom.

### Second Floor

Landing, kitchen, two further double bedrooms, a single bedroom/study, bathroom and store room.

### Outside

Timber steps and decked landings from the ground and first floors lead down to the enclosed rear courtyard garden, which is shared with the garden floor flat, each having their own half of the garden and a shared

storage facility, with pedestrian access to Beacon Place and a short distance to the single lock up block built garage, with metal up and over door.

### Viewings

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

### EPC Rating

EPC – Exempt as Grade II Listed

### Council Tax Band

D

### Note

The basement flat is under separate ownership and away on a long lease, contributing a third of all maintenance and repair costs to the building on an adhoc basis.

**Description**

A second and third floors two double bedroom maisonette situated in this purpose-built apartment block with communal gardens, conveniently situated for the shopping and leisure facilities of Torpoint town centre. The property is well presented throughout and has the benefit of gas central heating and double glazing, perfect for the career residential lettings investors to add to an existing portfolio, or for owner occupation.

**Situated**

Torpoint is a popular and thriving coastal town, offering a wide range of shopping, leisure and educational facilities catering for all age groups, with the Torpoint Ferry offering excellent access to Plymouth city centre.

**Ground Floor**

Communal entrance hall with stairs rising to all floors.

**Second Floor**

Entrance hall, kitchen, lounge/ diner.

**Third Floor**

Landing, two double bedrooms, bathroom.

**Outside**

Communal gardens.

**Viewings**

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

**EPC Rating**

C

**Council Tax Band**

A



General view of building

**Lease details**

125 years from 15th March 2004. Service Charge TBC Ground Rent TBC



**Going the extra mile**



To sell your own property and benefit from the 5\* Sutton Kersh service please contact the auction team today on **0151 207 6315**

*I was administering an deceased estate and was required to sell a property on behalf of multiple beneficiaries based around the UK. An added complication was that I live in Australia so obviously this posed significant difficulties in selling the property via the traditional method. The team at Sutton Kersh Auctions were excellent from start to finish. I explained the situation on the telephone to Cathy Holt, who met me at the UK property the next day and gave invaluable advice on how the auction process worked and on what a realistic sales price would be. Given that I was traveling back to Australia in a couple of days, she expedited the AML process and put me in touch with a solicitor to act on my behalf. Cathy and team were very professional, courteous and contractable - they were easy to work with and knowledgeable. In comparison to other real estate agents I have dealt with this was a pleasant surprise!*

*The sales process was simple and given the particular circumstances, Cathy went the extra mile to expedite the entire process on my behalf. This was my first property sale at auction and the team at Sutton Kersh provided me with everything I needed to explain the sale to the beneficiaries and answer questions when required. The house was sold at a price that each of the beneficiaries confirmed was best value to the estate - an important criteria for an Executor. Cathy kept me fully informed throughout the process and it was a pleasure to deal with her and team. I would wholeheartedly recommend Cathy Holt and Sutton Kersh if you were looking to sell a house at Auction. Thank you Cathy.*

*With kind regards,*

*Robbie Blackman*



### Description

An interesting opportunity to acquire circa 3.7 acres of sloping amenity/agricultural land with a stream forming the lower boundary and access from the top of Longcoombe Lane. The land has the benefit of a concrete driveway and hardstanding, covered store with tractor shed off on the upper level, with a glasshouse with ornamental sunken pond and potting room off, along with a separate L shaped storeroom with kitchenette and WC facilities on the lower level. The structures have the benefit of a LPG boiler providing hot water and heating, solar power, septic tank drainage and mains water. The land has had the benefit of some landscaping with grassed pathways to the lower level buildings, productive orchard and tree plantations, with the potential for further cultivation of the land.



### Situated

Longcoombe Lane sits on the outskirts of the pretty traditional Cornish fishing village of Polperro, enjoying rural views over the valley and a tram service from the main car park to the centre of the village, offering a wide selection of bespoke shops, cafes, public houses and restaurants, a working harbour and access to the coastal path.

### Planning History

A Certificate of Lawful Development was issued on the 15th January 2016, under application number PA16/00184, for 'Certificate of lawfulness for existing works undertaken comprising: Repositioning gate to allow vehicles to park off the road to gain access to the site; scraping the existing track, laying gravel and compacting; laying mesh on 2" supports and resurfacing with ready mix to a minimum depth

of 4" (a material commencement of works approved under decision PA13/00459 dated 11th April 2013). PA13/00459 – Construction of store, tractor shed and glass house with associated WC, septic tank and solar panels – Approved 11.04.2013 PA14/09019 – Submission of details to discharge conditions 3 in relation to decision notice PA13/00459 dated 11.04.2013 – Approved 21.10.2014. Interested parties must make and rely upon

their own planning enquiries of Cornwall Council planning department.

### Viewings

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

### Note

Measurements have been taken using the Promap Mapping facility, interested parties must

make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

There is an additional plan provided by the seller within the legal pack which highlights the boundary line of the property. We advise buyers to rely on their own inspection.

LOT  
**108**

58 West Street, Millbrook, Torpoint, Cornwall PL10 1AE

GUIDE PRICE **£50,000–£75,000\***

VACANT RESIDENTIAL

**Description**

A two bedroom terraced cottage requiring refurbishment throughout, situated in the popular Cornish village of Millbrook and having the benefit of a large rear garden. The property is likely to appeal to the builder/developer fraternity as a post works onwards re-sale/lettings venture, or those looking to create a family home in this sought after location.

**Situated**

Millbrook village offers a range of facilities and amenities to cater for day to day needs including a convenience store, primary and pre-school, doctors surgery, café, fish and chip shop and public houses, along with nearby beaches, lake and parkland, with further facilities and amenities available in Torpoint, along with a ferry service to Plymouth.

**Ground Floor**

Sitting room and kitchen.

**First Floor**

Landing, two bedrooms and bathroom.

**Outside**

Garden area requiring formalisation to the rear of the property.

**Viewings**

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

**EPC Rating**

F

**Council Tax Band**

B



LOT  
**109**

25 Longfield Road, Liverpool L21 8LA

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

**Description**

A two bedroomed middle-terraced property benefitting from double glazing and central heating. Following cosmetic work and carpeting the property would be suitable for investment purposes. The potential rental income is approximately £8,700 per annum.

**Situated**

Off Linacre Road in a popular and well-established residential area close to local amenities, Bottle Strand shopping, Hugh Baird College, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

**Ground Floor**

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

**First Floor**

Two Bedrooms

**Outside**

Yard to rear

**EPC Rating**

C

**Council Tax Band**

A



LOT  
**110**

16 Macdonald Street, Liverpool L15 1EL

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from central heating. Following a scheme of refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £8,400 per annum.

### Situated

Fronting Macdonald Street just off Strathcona Road in a popular and well established residential location within close proximity to Picton Road Amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Vestibule, Through Living Room/  
Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

### EPC Rating

E

### Council Tax Band

A



LOT  
**111**

Apt 12 Embassy Building, Wellington Street, Liverpool L19 2LX

GUIDE PRICE **£25,000+**\*

VACANT RESIDENTIAL

### Description

A one bedroomed second floor apartment within a converted detached property known as The Embassy building and offers some historic beautiful architecture inside. The property is currently vacant and suitable for investment purposes with a potential rental income of £6,600 per annum. The property benefits from double glazing and central heating and secure entry system.

### Situated

The Embassy Building is within walking distance of local amenities including Asda supermarket and Garston Village shopping facilities and transport links. Liverpool South Parkway Train Station is also within a 12 minute walk away for those who need to travel further afield. Garston Park is located close by which you will be able to view the large green open space.

### Ground Floor

Main Entrance Hallway

### Council Tax Band

A

### Second Floor

Flat Hall, Open plan Lounge/  
Kitchen, Bedroom, Shower  
Room/WC

### EPC Rating

D



LOT  
**112**

## 52d Chestnut Grove, Wavertree, Liverpool L15 8HS

GUIDE PRICE **£80,000+**\*

VACANT COMMERCIAL

### Description

Two garage/workshop units together with yard space benefiting from steel roller shutters, secure parking with two parking spaces. The sale includes the private road with access to the units. The premises would be suitable for a number of uses including conversion into residential use subject to obtaining any necessary planning consents

### Situated

Off Wavertree High Street in a popular and well established residential location close to local amenities, transport links and Schooling. Liverpool city centre is approximately 3 miles away.

**SOLD PRIOR**



LOT  
**113**

## Flat 9 Lance Court, 11 Lance Lane, Liverpool L15 6TS

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A purpose built second floor two bedroom flat benefiting from double glazing, electric heating, a secure intercom entry system, communal parking and communal gardens. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

### Situated

Off Woolton Road in a very popular residential location close to Wavertree Green, local amenities, Allerton Road shops, bars and restaurants, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

### Council Tax Band

A.

### Second Floor

Flat Hall, Lounge, Kitchen, two Bedrooms, Shower Room/WC.

### Joint Agent

Entwistle Green



### Outside

Communal Parking, Communal Gardens.

### EPC Rating

D.



## Attention Landlords!

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

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\*Available at an additional cost



# Money Laundering Regulations

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

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

## ID can be approved as follows:

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

### Alternatively

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

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

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

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

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



## Acceptable Identification Documents

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

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

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

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

#### List 1:

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

or

#### List 2:

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

and

#### List 3:

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

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

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

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

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

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

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

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

# Our results speak for themselves!

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



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

*Balraj Singh Bahia*



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

A superb service!

Thanks guys

*John M*



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

Many thanks

*Lynn Cullington*



Hi Victoria,

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

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

Many thanks

*Billy*

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



**Cathy Holt**  
MNAEA MNAVA  
Associate Director



**Victoria Kenyon**  
MNAVA  
Valuer/Business  
Development  
Manager



**Katie Burgess**  
BSc (Hons) MNAVA  
Auction Valuer/  
Business  
Development  
Manager

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

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

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

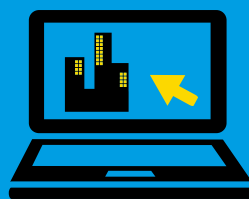
#### G30.3 Extra Auction Conduct Conditions

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

#### G30.4 Searches

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

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