

property auction

preview of 24 lots of
particular interest to
South West investors

Thursday 2 April 2026
12.00pm prompt

Registration closes promptly at
12pm on **Wednesday 1 April**
and you must be pre-registered
before this time in order to bid

Please note this auction will be streamed live online only


Countrywide
Property Auctions

SuttonKersh

www.countrywidepropertyauctions.co.uk

Welcome



Welcome to our second auction of 2026.

We have a wide selection of refurbishment projects on offer, properties with fabulous sea views and apartments for both holiday and residential use, to make the most of the hopefully

long hot spring and summer to come here in Devon and Cornwall, or to add to your property portfolios.

Our in-house Countrywide network of estate agents will be facilitating viewings of the lots on offer and the legal packs for all lots can be downloaded free of charge from our website www.countrywidepropertyauctions.co.uk

Please remember that registration to bid by telephone, proxy or via the internet closes 24 hours prior to the auction and you do need to be fully registered by that point to take part in the auction. Should you require any assistance with registration, please do call us and we will be more than happy to assist you.

We are now inviting early entries for our 21st May 2026 catalogue, so if you would like a free, no obligation, auction appraisal on your property then please do send us an email auctions@countrywide.co.uk or call us on 01395 275691.

Kindest regards & happy bidding!

Wendy Alexander ANAVA

Head of South West Property Auctions
wendy.alexander@countrywide.co.uk

Countrywide Property Auctions is a trading name of Countrywide Estate Agents Limited, Registered in England Number 00789476. Registered Office Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN.

108

 lots available

50+

vacant
residential

30+

residential
investment

4

development
opportunities

3

mixed
use

3

vacant
investment

1

land

Highlights



LOT 97
Sticker Methodist Church,
Chapel Hill, Sticker, St. Austell,
PL26 7HG



LOT 99
13 Honey Street, Bodmin,
Cornwall, PL31 2DL



LOT 100
Pen Dragon, Pengersick Lane,
Germoe, Penzance, TR20 9RB



LOT 101
8 Lescudjack Heights, Pendennis
Place, Penzance, TR18 2FA



LOT 104
Upper Fairholme, Perranuthnoe,
Penzance, Cornwall, TR20 9LZ



LOT 105
19 St. Nicholas Street, Bodmin,
Cornwall, PL31 1AB

Remote bidding guide

Our auctions are conducted live online, with a professional auctioneer managing proceedings in real time. Bidders can take part using any of the following methods:

Please note if you just want to watch the auction you do not have to register

Ways to Bid

1. **Internet Bidding** Bid live online via our secure bidding platform. Once approved, you will be able to access the live auction feed and place bids in real time.
2. **Telephone Bidding** A member of our team will call you shortly before your chosen lot is offered and bid on your behalf, based on your instructions.
3. **Proxy Bidding** You can authorise the auctioneer to bid on your behalf up to your specified maximum amount.

How to Register to Bid

Registration opens once the online catalogue is released, and must be completed for each auction you wish to participate in. Registration usually closes 24 hours before the auction.

To begin registration, visit the official online registration link for the auction.

Registration Steps

1. **Create Passport Account** To start with, you will need to create a Passport account, if you don't have one already. If you have an account, click continue below to log in and continue your registration process.
2. **Terms & Conditions** You will be required to accept the Terms & Conditions to bid at the auction.
3. **Registration Fee** You will be required to pay a registration fee of £10.
4. **Bidding Intention** You will be required to declare how you wish to bid at this auction. For example, Via The Telephone, Online, By Proxy.
5. **Lot Interest** You will be required to select the lot(s) you are interested in bidding on.
6. **Bidder Information** You will be asked to review and confirm that your personal data is correct and up-to-date.
7. **Bidder | Anti-Money Laundering Check** You will be asked to provide additional identification data so that an Anti-Money Laundering check can be carried out.
8. **Buyer Information** You will be asked to confirm details of the buyer(s), if different from yourself, the bidder.
9. **Buyer | Anti-Money Laundering Check** The buyer(s) will be asked to provide additional identification data so that an Anti-Money Laundering check can be carried out.
10. **Contract Details** You will be required to provide the name and address that you wish to use on the contract, should you be the winning bidder.
11. **Source of Funds Information** You will be required to provide information on the source of funds that you will be using to purchase the property.
12. **Source of Funds | Anti-Money Laundering Check** Individual(s) providing funds will be asked to provide additional identification data so that an Anti-Money Laundering check can be carried out.
13. **Solicitor Details** You will be required to provide details of the solicitor who will be acting on your behalf for the purchase.
14. **Bidder Security** You will be required to pre-authorise a payment for £5,000 for each lot that you intend to bid on at this auction.

Please note: Each auction has its own approval process, and you must register separately for every sale.

Deposit and fees explained

To bid on any property, you'll need to be pre-registered and pay an Entrance Fee. This fee includes both of the following:

Fee Type	Amount / Details
Buyer's Administration Charge	1.35% of the purchase price, subject to a minimum of £2,160 incl VAT (£1,800 plus VAT), whichever is the greater.
Bidder Security Deposit	£5,000
Total Entrance Fee (per lot)	£7,160

This fee must be secured in advance either by bank transfer or via a pre-authorised hold of funds on your debit card. Failure to arrange this may mean your remote bid is not accepted and you will be unable to participate in the auction.

Fees for Successful Bidders

If you are the successful bidder, the following will apply for each lot:

Fee Type	Amount / Details
Deposit	10% of the purchase price, subject to a minimum of £5,000 (whichever is greater).
Buyer's Administration Charge	1.35% of the purchase price, subject to a minimum of £2,160 incl VAT (£1,800 + VAT) whichever is the greater. This fee is non-refundable and does not form part of the purchase price.

Payment Process for Successful Bidders

Payment Stage	Details
On Winning the Lot	The £5,000 Bidder Security Deposit will be applied toward your 10% deposit and £2,160 toward your Buyer's Administration fee.
By End of Auction Day	You must pay the remaining balance of the 10% deposit plus any balance of the Buyer's Administration fee. Payments can be made via bank transfer or debit card.
Failure to Pay	May result in the loss of your winning bid and potential legal action.

Additional Fees

Other fees may apply, as set out in the Special Conditions of Sale. These can be reviewed in the legal pack before the auction.

For Unsuccessful Bidders

Your Entrance Fee will be refunded as follows:

Bank/Electronic Transfer: Funds will be released back to you within 48 hours of the auction.

Debit Card Hold: If a hold was placed on your debit card, it will be released. Please allow up to 7 days for your card issuer to complete the release.

If you're unsure, please contact your card provider directly as banks such as Starling, Monzo etc may take longer to release the hold on funds

Registration Deadline Reminder

You are strongly advised to complete your registration no later than 24 hours before the auction. We cannot guarantee approval of late registrations.

Important information for potential buyers

Catalogue Information

The catalogue and Sutton Kersh Auctions website provide details of the properties and land available for sale. Prospective buyers are encouraged to thoroughly verify the location, boundaries, conditions, and state of the lots before the auction.

Plans, Maps, and Media

Plans, floorplans, maps, photographs, and video tours included on the website and in the catalogue are intended solely to aid in property identification. Please note that these plans are not drawn to scale.

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 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 from 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

Unless otherwise stated all property is sold subject to a reserve price whether declared or not. It is 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.

Viewing

Due to the unique nature and condition of

auction properties, we advise caution and safety precautions when viewing lots. Viewings are at the potential buyer's own risk. Please be aware that some properties may not have electricity turned on, resulting in restricted viewing times. Viewers should bring their lighting and equipment for inspecting cupboards, cellars, and roof spaces.

Pre-Auction Sales

The Vendor may accept offers on properties in this auction before the auction date. If you plan to bid on a specific lot, we recommend staying in contact with the Auctioneer's office.

Auction Day

Allocate sufficient time to log into the auction the auction bidding platform. The auctioneer typically presents lots in the order listed in the catalogue but reserves the right to adjust the order.

Addendum

The addendum is a crucial document detailing amendments to the catalogue and Conditions of Sale. Prospective buyers must inspect this document, as its content becomes part of the sales contract. It's essential to have a copy of the catalogue and addendum before bidding, and buyers are considered to have read these documents, whether explicitly or not. The Addendum is available on our website adjacent to each lot and prospective bidders should check the auctioneers website by 10am on the day of 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 they are bidding on or in the case of proxy bidders have authorised the Auctioneer to bid on their behalf.

Bidding

Each property will be offered individually by the Auctioneer. Bids may be refused at the Auctioneer's discretion, and the Auctioneer may bid on behalf of the seller up to the reserve price. Winning bids on the fall of the hammer create a binding contract based on the general and special conditions of sale, along with the addendum. You are bidding on the basis that you have checked all the necessary documents relating to each

individual lot, particularly in respect of lots where the auctioneer has not inspected or had sight of the tenancy details. Please see terms & conditions for telephone, internet, and proxy bidders.

The Contract

The Memorandum of Sale is signed in duplicate, with one copy given to the prospective buyer for their solicitor and the other retained by the Vendor's solicitor. Completion and payment typically occur 28 days after the exchange of contracts, unless stated otherwise in the special conditions of sale.

Deposit

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.

Additional Fees

Additional fees or disbursements may become payable to the seller upon completion, as detailed in the Special Conditions of Sale within the property's legal pack. Prospective buyers are urged to review these conditions carefully.

VAT

Unless specified otherwise in the Special Conditions of Sale, all lots are sold exclusive of VAT.

Legally Binding

Purchasing at auction is a contractual commitment. Buyers are expected to have reviewed the General Conditions of Sale, found at the back of the catalogue on the website and bidding platform, and the Legal Pack including the Special Conditions of Sale for each lot. In the case of conflicts between these conditions, the Special Conditions of Sale prevail. Legal packs are available online. Buyers are assumed to have inspected all lots, made necessary enquiries, and understood the legal documentation. It's advisable to seek legal and professional advice before offering, bidding, or post-auction.

Access

Access to properties and keys is typically granted upon completion of the sale. 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 and is subject to vendor approval.

Insurance

Some sellers will continue to insure properties until completion, while others may require purchasers to arrange insurance from the date of exchange. We advise that you insure the property from exchange of contract.

Post-Auction Sale

If a property is unsold during the auction and you're interested, speak to the Auctioneers offices to make an offer at, above, or below the Guide price. If accepted, you can proceed with the purchase under auction rules.

Disclaimer

Particulars, on the website and in the catalogue are believed to be accurate but not guaranteed. The auctioneers strive to inform prospective purchasers of any catalogue variations when brought to their attention. Neither the auctioneers nor their clients can be held liable for any losses, damages, or abortive costs incurred regarding withdrawn or pre-auction sold lots. Buyers are advised to make their enquiries regarding Rating matters and occupancy of tenanted properties. Measurements, areas, and distances are approximate. Professional surveys are recommended. Offers based solely on virtual viewings are at the buyer's discretion, and Sutton Kersh Auctions assumes no liability for errors in information provided, including measurements, photography, and video content.

Terms & conditions for proxy, telephone or internet bidders

1. Registration and Completing Bidding Forms

Prospective buyers intending to bid via telephone, proxy, or the internet must complete the appropriate registration ID checks and bidding form accurately. Failure to do so may render the instructions ineffective.

2. Proxy Bidders

Proxy bidders are advised to contact the Auctioneer's offices before 10a.m. on the day of the sale to ascertain whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf. 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.

3. 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.

4. 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 proxy bid stated on the form submitted.

5. Maximum Bids

Maximum bids should be specified as exact figures. Any reference to bids calculated based on other bids will not be accepted. In case of any confusion regarding the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective bidder.

6. Payment and Deadline

Winning bidders must pay a deposit of 10% of the maximum bid or £5,000, whichever is greater (or as otherwise stated in the Special Conditions).

Additionally, a Buyer's Administration Charge of 1.35% of the purchase price, subject to a minimum of £2,160 (including VAT), will be required upon exchange of contracts for each property purchased. In some cases, this figure may be higher, as stated in the addendum.

Receipt of the deposit and buyer's administration charge on successful bids must be received on the day of the auction payable by debit card or bank transfer. Failure to provide the required deposit and buyer's administration charge within this timeframe allows Sutton Kersh to retain the pre-authorized £7,160, consisting of a £5,000 contribution toward the deposit and the Auctioneer's Buyer's Administration Charge of 1.35% of the purchase price or £2,160 including VAT, whichever is the greater.

Sutton Kersh Auctions and/or the seller reserves the right to pursue the winning bidder via legal means for the deposit, the buyer's administration charge, and any associated losses and interest, if applicable.

7. Change of Purchaser/s' Name

Prospective bidders acknowledge that the winning bidder is the contractual purchaser unless they notify Sutton Kersh of a change in purchaser details in writing prior to the auction. The new purchaser must complete all necessary ID verifications to meet Money Laundering obligations. If the proposed purchaser does not meet these requirements, the winning bidder named on the bidding form is contractually obliged to purchase the property. It may not be possible to change the purchaser's name after the fall of the hammer.

8. Auctioneer's Authority

The auctioneer, when accepting remote bids, acts as an agent for the prospective bidder/purchaser, who is considered to have authorised the auctioneer based on all relevant conditions of sale and any amendments to the auction particulars. If the prospective purchaser's bid is successful, the auctioneer or any duly authorised partner or employee of Sutton Kersh is authorised by the bidder and purchaser to sign any Memorandum of Sale or Sale Contract relating to the property concerned, incorporating any addendum.

9. Auctioneer's Bidding Rights

The auctioneer accepts no liability for any bid made on behalf of the prospective purchaser and reserves the right to bid himself or through an agent up to the reserve price for the specific property.

10. Handling of Equal Bids

If another bidder places a bid equal to the maximum bid of a remote bidder, the auctioneer reserves the right to accept either bid at their own discretion.

11. Technical Failures and Delays

The auctioneer accepts no responsibility for the failure of telecommunications or internet connections for telephone or internet bids.

12. Amendments to Terms and Conditions

Prospective bidders should check with the auctioneer's office prior to the auction that there have been no changes to these published terms and conditions.

13. Notification of Successful Bids

Successful bids will be communicated to prospective buyers within 24 hours of the conclusion of the auction sale. Unsuccessful bidders will have their deposits returned, or if their card was pre-authorized, the funds will be released 48 hours post-auction (or longer, depending on the bank's processing time).

14. Below Maximum Bids

Should the property be sold to the proxy, telephone, or internet bidder by the Auctioneer at a figure which is less than the maximum bid price on the bidding form or the security deposit, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.

15. Compliance with Conditions

Remote bidders are deemed to make their bids with full knowledge and compliance with the Common Auction Conditions, Extra Conditions, Special Conditions of Sale, Addendum, and the Important Notice for Prospective Buyers in the catalogue. Bidders are expected to carefully review the Special Conditions of Sale for any additional costs and fees payable to the seller as detailed therein.

Order of sale **Thursday 2 April 2026**

For sale by public auction unless sold prior or withdrawn

1	Allerton Tower Lodge, Woolton Road, Woolton, Liverpool, Liverpool, L25 7UL	£225,000+*
2	142 Wadham Road, Bootle, Merseyside, L20 2DE	£90,000+*
3	163 Chatham Street, Liverpool, Merseyside, L7 7AZ	£350,000+*
4	28 South Grove, Dingle, Liverpool, Merseyside, L8 9SU	£75,000+*
5	3 Louis Braille Close, Bootle, Merseyside, L30 5SN	£90,000+*
6	Apartment 1, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£80,000+*
7	Apartment 46, 27 Gradwell Street, Liverpool, Merseyside, L1 4LH	£40,000+*
8	43 Ellamsbridge Road, St. Helens, Merseyside, WA9 3PY	£60,000+*
9	9 Bianca Street, Bootle, Merseyside, L20 7DS	£50,000+*
10	33 Hayes Avenue, Prescot, Merseyside, L35 5BH	£80,000+*
11	58 Thornycroft Road, Wavertree, Liverpool, Merseyside, L15 0EW	£125,000+*
12	20 Huntley Road, Liverpool, Merseyside, L6 3AJ	£200,000+*
13	6A The Green, Liverpool, Merseyside, L13 4BX	£70,000+*
14	Flat 12 Shandon Court, 73 London Road, Liverpool, Merseyside, L3 8HY	£65,000+*
15	5 Woodland View, Liverpool, Merseyside, L23 4UH	£260,000+*
16	71 Window Lane, Liverpool, Merseyside, L19 8EJ	£250,000+*
17	Apartment 3, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£80,000+*
18	3 Liberty Street, Liverpool, Merseyside, L15 0ET	£95,000+*
19	431/431a Mill Street, Liverpool, Merseyside, L8 4RD	£275,000+*
20	Apartment 7, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£80,000+*
21	68 Knowsley Road, Bootle, Merseyside, L20 4NP	£65,000+*
22	11 Station Road, Prescot, Merseyside, L34 5SN	£140,000+*
23	Land at 62 Wilmere Lane, Widnes, Cheshire, WA8 5UR	£125,000+*
24	10 Wendell Street, Liverpool, Merseyside, L8 0RQ	£55,000+*
25	Barrows Cottages, 174 Dragon Lane, Whiston, Knowsley, L35 3QT	£300,000+*
26	19 Killarney Road, Liverpool, Merseyside, L13 5SW	£80,000+*
27	267 Lower Breck Road, Liverpool, Merseyside, L6 0AE	£70,000+*
28	5 Cambridge Drive, Crosby, Liverpool, Merseyside, L23 7UB	£275,000+*
29	31 St. Andrew Road, Liverpool, Merseyside, L4 2RJ	£65,000+*
30	Land and Buildings on the SE Side of Mather Road, Bury, Bury, BL9 6QU	£450,000+*
31	10 The Cedars, Liverpool, Merseyside, L12 0PH	£150,000+*
32	20 Eridge Street, Liverpool, Merseyside, L8 9RS	£120,000+*
33	28 Sydney Street, Liverpool, Merseyside, L9 4SW	£75,000+*
34	13 Calder Drive, Maghull, Liverpool, Merseyside, L31 9DR	£155,000+*
35	72-76 Prescot Road, Fairfield, Liverpool, Merseyside, L7 0JA	£475,000+*
36	Flat 55A, Norfolk House, 42 Simpson Street, Liverpool, Merseyside, L1 0AZ	£40,000+*
37	20 Endborne Road, Liverpool, Merseyside, L9 8DR	£80,000+*
38	Flat 21 Timperley Court, Widnes, WA8 6FN	£65,000+*
39	69 Scargreen Avenue, Liverpool, Merseyside, L11 3AY	£90,000+*
40	49 Strand Road, Bootle, Sefton, L20 4BB	£180,000+*
41	22 Breckfield Road North, Liverpool, Merseyside, L5 4NH	£150,000+*
42	Hope & Anchor, 33 High Street, Prescot, Merseyside, L34 6HF	£300,000+*
43	46 Ronald Street, Liverpool, Merseyside, L13 2AB	£70,000+*
44	41 Kremlin Drive, Liverpool, Merseyside, L13 7BU	£160,000+*
45	Flat 8 Woolton Court, 24-37 Woodvale Road, Woolton, L25 8RY	£45,000+*
46	9 Belmont Drive, Liverpool, Merseyside, L6 7UW	£280,000+*
47	Apartment 1, 17 North John Street, Liverpool, Merseyside, L2 5AA	£55,000+*
48	78 Elmstead, Skelmersdale, Lancashire, WN8 6BY	£60,000+*
49	Apartment 102, 15 Hatton Garden, Liverpool, Merseyside, L3 2HA	£80,000+*
50	72 Parton Street, Liverpool, Merseyside, L6 3AW	£65,000+*
51	Apartment 11, 17 North John Street, Liverpool, Merseyside, L2 5AA	£60,000+*
52	30 Hillcroft Road, Wallasey, Merseyside, CH44 4BL	£80,000+*
53	49 Bryanston Road, Liverpool, Merseyside, L17 7AL	£175,000+*
54	Flat 35, 35 Holland Street, Liverpool, Merseyside, L7 0JG	£50,000+*
55	45 Crowland Street, Southport, Merseyside, PR9 7RL	£85,000+*
56	11 Redvers Drive, Liverpool, Merseyside, L9 8BS	£95,000+*
57	8 Buxted Road, Liverpool, Merseyside, L32 6SQ	£75,000+*
58	City View, 45 Netherfield Road South, Liverpool, Liverpool, L5 4LS	£50,000+*

59	79 Adlam Road, Liverpool, Merseyside, L10 1LG	£75,000+*
60	Unit B, Atlantic Road, Bootle, Merseyside, L20 1DR	£145,000+*
61	Apartment 5 Mossfield House, Thingwall Road, Liverpool, Merseyside, L15 7JZ	£110,000+*
62	Apartment 6, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£50,000+*
63	Apartment, 15 Gilmartin Grove, Liverpool, Merseyside, L6 1EG	£65,000+*
64	5 Pauline Walk, Liverpool, Merseyside, L10 4XY	£75,000+*
65	Apartment 3, 17 North John Street, Liverpool, Merseyside, L2 5AA	£55,000+*
66	19 Wolverton Street, Liverpool, Merseyside, L6 5AH	£85,000+*
67	92 Errol Street, Aigburth, Liverpool, Merseyside, L17 7DJ	SOLD PRIOR
68	Apartment 5, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£80,000+*
69	18 Ashwood Close, Kirkby, Liverpool, Merseyside, L33 1ZB	£80,000+*
70	20 Meadowside Drive, Liverpool, Merseyside, L33 1SA	£70,000+*
71	Apartment 9, 17 North John Street, Liverpool, Merseyside, L2 5AA	£55,000+*
72	Apartment 215 Reliance House, 20 Water Street, Liverpool, Merseyside, L2 8AA	£85,000+*
73	Apartment 4, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£50,000+*
74	47 Snowberry Road, Liverpool, Merseyside, L14 8XN	£70,000+*
75	Flat 12 Queens Court, 65-67 Shrewsbury Road, Prenton, Merseyside, CH43 6TE	£70,000+*
76	170 Cornwall Street, Hartlepool, Cleveland, TS25 5RN	£25,000+*
77	Apartment 10, 17 North John Street, Liverpool, Merseyside, L2 5AA	£55,000+*
78	Apartment 2, 75 Henry Street, Liverpool, Merseyside, L1 5BU	£60,000+*
79	UNIT BS 11 Fox Village, 30 Fox Street, Liverpool, Liverpool, L3 3BQ	SOLD PRIOR
80	86 Snowberry Road, Liverpool, Merseyside, L14 8XR	SOLD PRIOR
81	33 Quernmore Road, Liverpool, Merseyside, L33 6UY	SOLD PRIOR
82	3 Burnthwaite Road, Liverpool, Merseyside, L14 1PY	SOLD PRIOR
83	Flat B and C, 443 Stanley Road, Bootle, Sefton, L20 5DN	SOLD PRIOR
84	1 Cyril Noall Square, St. Ives, Cornwall, TR26 1FR	£85,000+*
85	Southwind, Portuan Road, Looe, Cornwall, PL13 2DN	£445,000+*
86	24 Pengover Park, Liskeard, Cornwall, PL14 3QH	£120,000+*
87	21 Carclew Street, Truro, Cornwall, TR1 2DY	SOLD PRIOR
88	1 Cheltenham Place, Newquay, Cornwall, TR7 1BA	£235,000+*
89	21 Garth-an-Creet, St. Ives, Cornwall, TR26 2ER	SOLD PRIOR
90	Higher Trenoweth, Longstone, St Ives, Carbis Bay, Cornwall, TR26 3LT	SOLD PRIOR
91	33 Bedford Road, St. Ives, Cornwall, TR26 1SP	SOLD PRIOR
92	11 Chywoone Place, Newlyn, Penzance, Cornwall, TR18 5NW	£115,000+*
93	Former Lamb Inn, Horton Cross, Ilminster, Somerset, TA19 9PY	£400,000+*
94	51 Old Exeter Road, Newton Abbot, Devon, TQ12 2NH	£220,000+*
95	10 Chywoone Place, Newlyn, Penzance, Cornwall, TR18 5NW	SOLD PRIOR
96	5 Veronica Court, Penmur Road, Newquay, Cornwall, TR7 2LY	£150,000+*
97	Sticker Methodist Church, Chapel Hill, Sticker, St. Austell, Cornwall, PL26 7HG	£235,000+*
98	Rudge House, Queen Street, Lostwithiel, Cornwall, PL22 0AB	£155,000+*
99	13 Honey Street, Bodmin, Cornwall, PL31 2DL	£50,000-£75,000*
100	Pen Dragon, Pengersick Lane, Germoe, Penzance, Cornwall, TR20 9RB	£395,000+*
101	8 Lescudjack Heights, Pendennis Place, Penzance, Cornwall, TR18 2FA	£115,000+*
102	23 Brook Street, Dawlish, Devon, EX7 9AE	£80,000+*
103	Stable Barn Cottage, 1 Stable Lane, Torquay, Devon, TQ1 4SA	£100,000+*
104	Upper Fairholme, Perranuthnoe, Penzance, Cornwall, TR20 9LZ	£115,000+*
105	19 St. Nicholas Street, Bodmin, Cornwall, PL31 1AB	£65,000+*
106	17 St. Nicholas Street, Bodmin, Cornwall, PL31 1AB	£75,000+*
107	Flat 3 Polkirt, Castle Street, Looe, Cornwall, PL13 1AZ	SOLD PRIOR
108	2 Whitchurch Way, Halton Lodge, Runcorn, Cheshire, WA7 5YW	SOLD PRIOR

Next auction **Thursday 21 May 2026**

01395 275 691 | auctions@countrywide.co.uk

www.countrywidepropertyauctions.co.uk


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Description

A single storey town centre lock-up shop premises, enjoying a courtyard setting of mixed retail premises and cafes, situated just off Fore Street in the heart of St Ives town centre and in proximity of the harbour. The property comprises a ground floor retail zone of circa 17.4 square metres, rear storage area and a WC, along with the freehold of Unit 2 and the flat above, with peppercorn ground rents. The current owners insure the building, with the leaseholders paying an apportionment of the total cost. The property has a VOA Rating of £9,700 but is currently subject to small business rates relief.

Situated

Cyril Noall Square is situated just off Fore Street in the thriving seaside town of St Ives, renowned for its art galleries, bespoke shops and eateries, along with a working harbour and sandy beaches.

Ground Floor

Retail zone A, rear storage area and WC.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331.

EPC Rating

C

Council Tax Band

VOA Rating £9,700

Tenure

Freehold





Description

A spacious semi detached three bedroom dormer bungalow requiring modernisation enjoying a cul-de-sac location, with panoramic sea views to Looe Island. This versatile property has the benefit of gas central heating and double glazing, front and rear terraced gardens, garage and a detached workshop to the rear of the property.

Situated

Portuan Road is a no-through road, situated above Hannafore Beach with access to the South West Coast Path. Hannafore is a favoured residential area of Looe, with a bowling club, tennis courts and seasonal refreshment kiosk, with the main facilities and amenities of Looe town centre being located a short distance away offering a selection of bespoke shops, cafes and restaurants, along with a branch line to Liskeard.

Ground Floor

Entrance porch, hallway, dual aspect lounge/diner, bedroom 3 with sun porch off, kitchen/diner and bathroom.

First Floor

Landing, master bedroom with en-suite shower room, bedroom 2 with under eaves storage room.

Outside

Gravelled terraced front garden with decked seating area and garage. Good sized rear terraced lawn gardens with secluded seating areas and a detached workshop with power and lighting.

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271.



EPC Rating
D

Council Tax Band
D

Tenure
Freehold





Description

A three bedroom terrace property requiring modernisation situated in a well-established residential area in Liskeard. The property has the benefit of gas central heating and double glazing, along with front and rear gardens.

Situated

Pengover Park is situated on the outskirts of Liskeard town centre with its wide variety of shopping and leisure facilities, retail park and railway station, along with educational facilities catering for all age groups.

Ground Floor

Entrance hall, sitting room, kitchen/diner and WC/utility area.

EPC Rating

C

Council Tax Band

B

Second Floor

Landing, two double bedrooms, single bedroom, bathroom and separate WC.

Tenure

Freehold

Outside

Front and rear gardens being mainly laid to lawn.

Viewings

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561.





Description

A vacant two bedroom mid terrace character cottage, requiring updating, being conveniently situated for Truro city centre. The property offers a sitting room, kitchen/diner and rear porch to the ground floor, two bedrooms and bathroom to the first floor and a good-sized rear garden with patio seating area and raised lawn, with a useful storage shed and on street permit parking.

Situated

Carclew Street is situated in the heart of the cathedral city of Truro, with its wide range of bespoke shops, boutiques, supermarkets and leisure facilities, along with educational facilities catering for all age groups. Truro is readily accessible to the A30 and has a mainline railway station.

Ground Floor

Entrance hall, sitting room, kitchen/diner.

First Floor

Landing, two bedrooms and bathroom.

Outside

Patio seating area and a raised lawned garden with storage shed.

Viewings

Strictly by prior appointment with Stratton Creber Truro 01872 275375. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

B

Tenure

Freehold





Description

An interesting opportunity to acquire a three storey freehold town centre premises, currently comprising a one bedroom ground floor flat and an upper floors four bedroom maisonette, with enclosed rear garden area and on-street parking. The property would lend itself to investment purposes, multigenerational occupancy or for conversion to a sizeable family home subject to any requisite consents.

Situated

Cheltenham Place is ideally located within walking distance to the centre of Newquay and under 0.5 miles away from your nearest beach. Newquay offers a range of amenities including a number of popular bars and restaurants, many sandy beaches including the world-renowned surfing beach of Fistral, a popular golf course and several superstores. Newquay airport is seven miles distant.

Flat One

Entrance hall, living room, kitchen, two bedrooms and a shower room.

Flat Two

Entrance hall, living room, kitchen, three bedrooms and bathroom.

Outside

Enclosed rear low maintenance gardens with seating areas to service both flats.

Viewings

Strictly by prior appointment with Miller Countrywide Newquay 01637 871242.

EPC Rating

Flat 1 D

Flat 2 E



Council Tax Band

Flat 1 A

Flat 2 B

Tenure

Freehold





Description

A vacant three bedroom end of terrace property, situated in a popular and well-established residential location, in proximity of St Ives town centre. The property has the benefit of gas central heating, double glazing, rear low maintenance enclosed garden and on-drive parking, along with a garage in the neighbouring block. The property is likely to be of interest to both owner occupiers and the residential lettings fraternity in this popular location.

Situated

The favoured seaside town of St Ives offers a wide selection of bespoke shopping, art galleries and leisure facilities, along with education establishments catering for all age groups.

Ground Floor

Entrance porch, lounge and kitchen/diner.

First Floor

Landing, three bedrooms and bathroom.

Outside

Garage in the neighbouring block and additional on drive parking to the front of the property, with a paved, low maintenance, enclosed rear garden.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331.

EPC Rating

C

Council Tax Band

B

Tenure

Freehold



Note

The legal pack will contain details of a remediated mineshaft in the adjacent car park and a structural engineer's report relating to the property.





Description

A charming three bedroom detached character cottage, set in circa half an acre of gardens and grounds on the outskirts of Carbis Bay. The property offers a well-equipped kitchen/diner, dual aspect sitting room, utility room and wet room to the ground floor, three bedrooms and a bathroom to the first floor, large gardens and ample on-drive parking, along with a stone outbuilding.

Situated

Longstone is situated on the rural fringes of the popular coastal village of Carbis Bay and in close proximity of the popular seaside town of St Ives, offering a wide range of bespoke shops, cafes and restaurants, art galleries and glorious sandy beaches.

Ground Floor

Entrance hall, kitchen/diner, sitting room, utility room and wet room.

First Floor

Landing, three bedrooms and a bathroom.

Outside

Formal gardens and grounds of circa 0.5 acres, on-drive parking for several vehicles and stone outbuilding.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331.

EPC Rating

D

Council Tax Band

D

Tenure

Freehold





Description

A deceptively spacious five bedroom mid terrace property, with accommodation arranged over three floors, requiring modernisation. The property has a terraced front garden, rear courtyard with outbuilding/store and access to the rear service lane, situated in close proximity of the town centre, harbour and the sandy beaches of St Ives, with residents permit parking on street.

Situated

Bedford Road is situated in close proximity of St Ives town centre, with its working harbour and a selection of sandy beaches. The thriving town centre is host to a wide range of bespoke shops, boutiques, art galleries and restaurants, proving to be a popular year-round tourist destination.

Ground Floor

Entrance porch, hallway, sitting room, study, kitchen/diner and bathroom.

First Floor

Landing, four bedrooms and a shower room.

Second Floor

Bedroom 5

Outside

Terraced front garden, rear courtyard with outbuilding and access to the rear service lane.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331.

EPC Rating

D

Council Tax Band

D



Tenure
Freehold





Description

A two bedroom mid terrace property situated on the higher fringes of the popular fishing town of Newlyn. The property offers a sitting room, kitchen and wet room to the ground floor, with two double bedrooms to the first floor with panoramic sea views to St Michaels Mount and Penzance Promenade from the rear of the property. The property has the benefit of gas central heating, double glazing and on street parking.

Situated

Chywoone Place is situated on the Gwavas estate, in the popular fishing village of Newlyn, with a working harbour, cafes and restaurants, art galleries, cinema and public houses, with further facilities and amenities in the nearby town of Penzance, with a mainline railway station and excellent access to the A30.

Ground Floor

Entrance hall, lounge/diner, kitchen and wet room.

First Floor

Landing, two bedrooms.

Outside

Front and rear gardens, with patio seating area, shared pathway and lawned garden beyond.

Viewings

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

EPC Rating

C

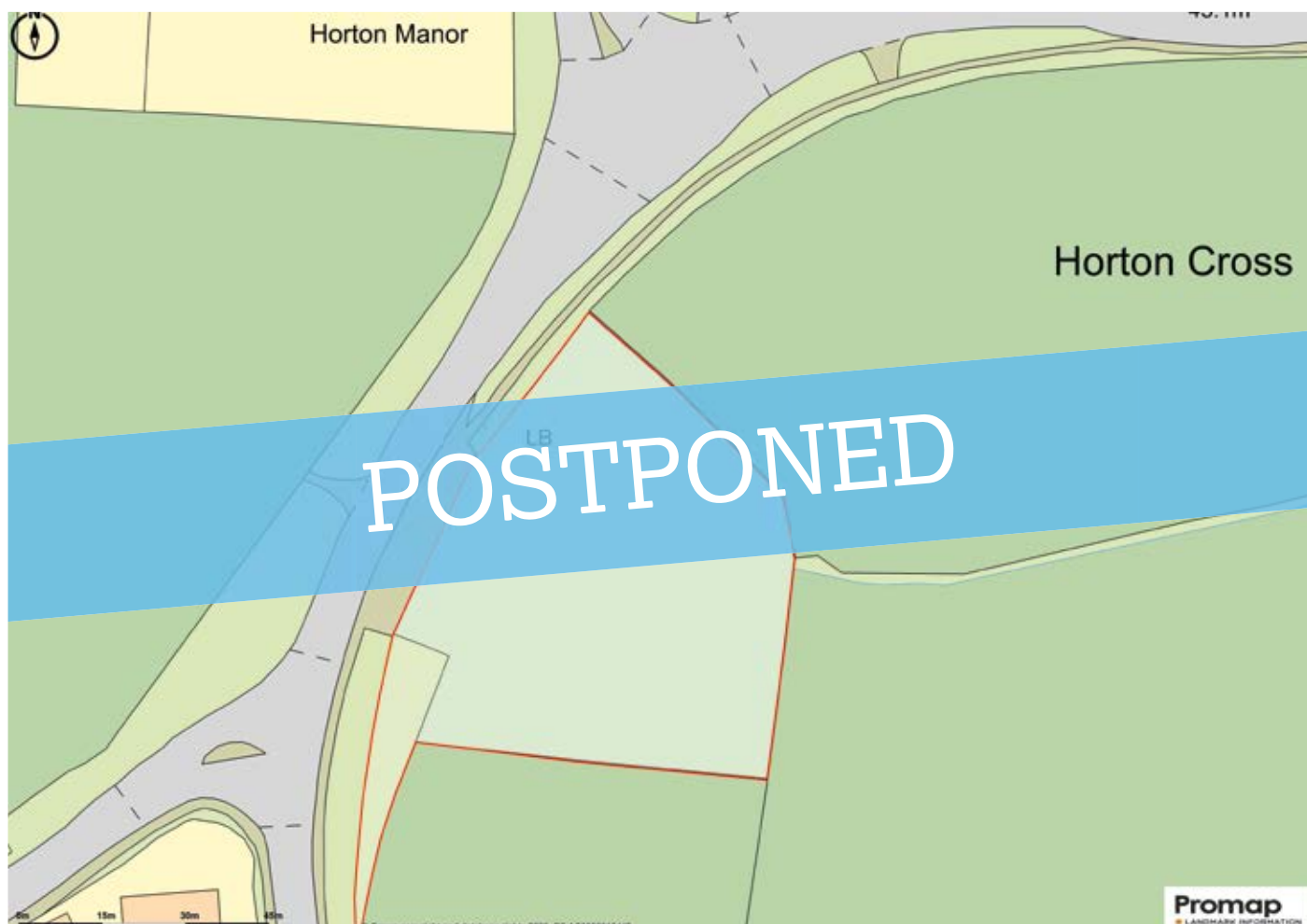
Council Tax Band

A



Tenure
Freehold





Description

A rare opportunity to acquire a residential development site of circa 1 acre at Horton Cross, with a Grant of Outline Planning Permission in place, under application number 22/02709/OUT, for 'Outline application for the erection of up to 9 dwellinghouses with all matters reserved' which was granted on the 4th December 2025. Interested parties must make and rely upon their own planning enquiries of Somerset Council Planning Department 0300 123 2224.

Situated

The site can be located on the A358 at Cheshay's Hill, having excellent access to the A303 and all of the major towns throughout South Somerset and East Devon.

Outside

Not applicable

Viewings

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

EPC Rating

Freehold

Council Tax Band

A phosphate credit scheme is in place for up to nine houses. The cost of the final purchase & the transfer will fall on the purchaser, should they wish to proceed @ circa £35K

Tenure

Freehold.



Description

A three bedroom detached property requiring modernisation being conveniently situated for Newton Abbot town centre. This versatile property offers two reception rooms, kitchen/breakfast room with conservatory off, utility room to the ground floor, with three bedrooms and bathroom to the first floor. The property has a good-sized south facing garden, being mainly laid to lawn with a raised decked seating area and two useful outbuildings.

Situated

Old Exeter Road is a prime location giving easy access to Newton Abbot town centre, offering a wide range of shopping, leisure and educational facilities catering for all age groups.

Ground Floor

Entrance hall, lounge, dining room, kitchen/breakfast room, utility room and conservatory.

Second Floor

Entrance hall, lounge, dining room, kitchen/breakfast room, utility room and conservatory.

Outside

South facing enclosed garden, with large lawn and raised decked seating area, two useful outbuildings.

Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951.

EPC Rating

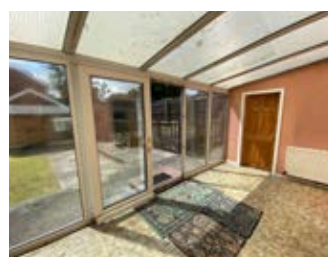
E

Council Tax Band

D

Tenure

Freehold.





Description

A vacant two bedroom mid terrace property situated on the higher fringes of the fishing town of Newlyn, now requiring a degree of refurbishment, having the benefit of front and rear gardens, gas central heating and double glazing. The property enjoys a cul-de-sac location, with on-street parking and sea views from the rear of the property.

Situated

Chywoone Place is situated on the Gwavas estate, in the popular fishing village of Newlyn, with a working harbour, cafes and restaurants, art galleries, cinema and public houses, with further facilities and amenities in the nearby town of Penzance, with a mainline railway station and excellent access to the A30.

Ground Floor

Entrance hall, lounge/diner, kitchen, bathroom.

First Floor

Landing, two bedrooms.

Outside

Front and rear gardens, with patio seating area and lawn beyond the shared pathway. On-street parking on an adhoc basis.

Viewings

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

EPC Rating

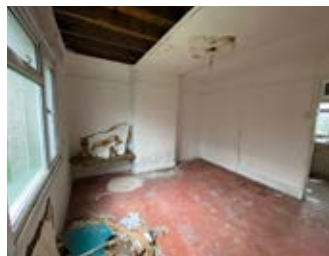
C

Council Tax Band

B

Tenure

Freehold





Description

A vacant two storey mews style one bedroom reverse level property, enjoying a courtyard setting within close proximity of Newquay town centre and beaches. The property was constructed in 2017 and has the benefit of an enclosed garden, open plan lounge/kitchen/diner with balcony off, double bedroom and bathroom, UPVC double glazing and gas central heating.

Situated

Veronica Court is situated off Penmur Road, in close proximity of Newquay's vibrant town centre and surfing beaches, offering a wide variety of shopping and leisure facilities catering for all age groups.

Ground Floor

Entrance hall, double bedroom with door to the garden and bathroom.

First Floor

Open plan lounge/kitchen/diner with balcony off and rural views.

Outside

Low maintenance enclosed courtyard style garden.

Viewings

Strictly by prior appointment with Miller Countrywide Newquay 01637 871242.

EPC Rating

B

Council Tax Band

A

Tenure

Freehold





Description

A fabulous opportunity to acquire a Grade II listed former Methodist Church enjoying a plot size of 0.16 acres, being part way through conversion to a high standard, with garden, parking and a detached outbuilding set in the popular village of Sticker. The property comprises a well appointed kitchen/diner, utility room, master bedroom with en-suite bathroom, second bedroom and bathroom, along with the stunning main church room still to be converted. All main services are connected.

Situated

Sticker is a small rural village with a village stores/post office, public house and village hall, with a primary school located in St Mewan circa 1 mile away, with further facilities and amenities in the nearby town of St Austell circa 2 miles offering a wide range of shopping, leisure and educational facilities, along with a mainline railway station.

Ground Floor

Entrance vestibule, main church hall with planning for a mezzanine level, inner hallway, kitchen/diner/family room, utility room, master bedroom with en-suite bathroom, second double bedroom and bathroom.

by Cornwall Council Planning Department on the 8th October 2014, under application numbers PA14/07113 & PA14/07114, for 'Change of Use of listed Methodist Chapel to single residential dwelling'.

Outside

Gardens and parking areas of circa 0.16 acres, outbuilding.

Planning

Grants of Conditional Planning Permission and Listed Building Consent were granted



Viewings

Strictly by prior appointment with Miller Countrywide St Austell 01726 66435.

EPC Rating

TBC

Council Tax Band

TBC





Description

A vacant four storey, five bedroom, end of terrace property set in the popular and thriving town of Lostwithiel. The property offers a dining room, kitchen and cloakroom to the ground floor. Split landing, lounge, bedroom and bathroom to the first floor. Split landing, master bedroom with en-suite bathroom, bedroom, shower room and laundry to the second floor, with two further bedrooms to the third floor and an enclosed rear courtyard garden.

Situated

Lostwithiel is a thriving town, in easy reach of the surrounding sandy beaches and circa 15 minutes drive to the Eden Project. The town offers a selection of shops, cafes, restaurants and public houses, two primary schools, a community centre, health centre and dentist, along with a mainline railway station.

Ground Floor

Entrance hall, cloakroom, dining room, kitchen and rear lobby.

First Floor

Split landing, lounge, bedroom and bathroom.

Second Floor

Split landing, master bedroom with en-suite bathroom, further bedroom, shower room and laundry room.

Third Floor

Split landing, two bedrooms.

Outside

Enclosed rear courtyard garden.

Viewings

Strictly by prior appointment with Miller Countrywide Bodmin 01208 77991.

EPC Rating

D



Council Tax Band

C

Tenure

Freehold





Description

An interesting opportunity to acquire a vacant mixed use, three storey, town centre property enjoying a prominent trading position in Honey Street requiring refurbishment throughout. The property comprises a ground floor commercial premises of circa 61 square metres, with WC and rear courtyard, along with an upper floors three bedroom maisonette with roof terrace off.

Situated

Bodmin town centre offers a selection of retail shops, cafes and public houses, along with outlying supermarkets and business parks, with recreational and educational facilities catering for all age groups. The town is readily commutable to the A30/A38 road networks and also has a mainline railway station at Bodmin Parkway.

Ground Floor

Two linked retail zones, office, storage and WC.

First Floor

Landing, living room, kitchen with access to the sun terrace, bathroom.

Second Floor

Landing, three bedrooms.

Outside

Rear courtyard area accessed from the commercial premises and an upper floor sun terrace.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422.

EPC Rating

The Book Shop TBC
The Maisonette TBC

Council Tax Band

The Book Shop VOA rating £5,200
The Maisonette A

Tenure

Freehold

Note

The property is to be sold as seen.





Description

A four bedroom detached bungalow, enjoying a tucked away location in proximity of Praa Sands beach. The property was previously used as a family home, with additional income from holiday letting two of the bedrooms, which can be self-contained from the main living accommodation for multi-generation occupancy, or as a sizeable family home. Accessed via a shared driveway, with gated access to on-drive parking for multiple vehicles, front and rear gardens with decked seating area, lawns and a garden pond, detached garage and adjacent car port.

Situated

The coastal village of Germoe is set between the thriving towns of Penzance and Helston, being readily accessible to the A30 and mainline railway station, along with glorious rural and coastal walks at Praa Sands. The village has a primary school, church, independent shops, a general store and deli, along with a selection of restaurants and a golf and leisure club.

Ground Floor

Entrance porch, hallway, kitchen/diner, sitting room, bedroom three with en-suite shower room, bedroom four, family bathroom, utility room, rear hallway, bedroom two with en-suite shower room and kitchenette, bedroom one with en-suite shower room and a kitchen.

Outside

Lawned gardens with raised decked seating area, detached garage and car port, along with additional on drive parking.

Viewings

Strictly by prior appointment with Miller Countrywide Helston 01326 563411



EPC Rating

D

Council Tax Band

F

Tenure

Freehold



Map taken from Ordnance Survey 2010. The map is for information only and does not constitute a guarantee of accuracy. The map is subject to change without notice. The map is not to be used for navigation. The map is not to be used for any other purpose. The map is not to be used for any other purpose.



Description

A vacant two bedroom ground floor apartment enjoying a tucked away location at the end of a no-through road, enjoying an elevated position in the popular seaside town of Penzance. The apartment has the benefit of a well equipped kitchen area with integrated appliances, a charming fully enclosed low maintenance patio style garden and covered seating area, along with an allocated parking space and additional visitors parking on an ad hoc basis. The property has the benefit of a 999 year lease which commenced in January 2011. Cash buyers only. The property has been utilised as a holiday let and has a VOA business rate of £2,700. Furnishings may be available by separate negotiations with the vendor.

Situated

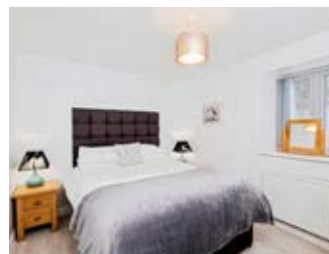
Lescudjack Heights is situated in an elevated position and at the end of a no-through road in the ever popular seaside town of Penzance which offers a comprehensive range of shopping, educational and leisure facilities, along with a glorious promenade and Lido, a working harbour and sandy beaches, along with a mainline railway station and being readily commutable to the A30.

Ground Floor

Entrance hall, open plan living accommodation with patio doors leading to its own private garden, two double bedrooms and a shower room.

Outside

A fully enclosed courtyard style garden with covered seating area. Allocated parking space to the front of the building, along with visitors car parking on an ad hoc basis.



Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260.

EPC Rating

C

Council Tax Band

VOA rating £2,7000

Tenure

Leasehold



Description

A two bedroom character cottage requiring modernisation situated in the heart of the popular seaside town of Dawlish. The property offers an open plan lounge/kitchen/dining area with exposed beams and spiral staircase to the ground floor, with master bedroom and en-suite shower room and second double bedroom to the first floor.

Situated

Dawlish is a popular seaside town with a dog friendly sandy beach and a mainline railway station, famous for its black swans and offering a selection of bespoke shops, leisure and educational facilities catering for all age groups. Dawlish is readily commutable to Exeter city centre and the nearby towns of Torquay, Paignton and Teignmouth.

Ground Floor

Open plan lounge/kitchen/diner with spiral staircase rising to the first floor.

Tenure

Freehold

Viewings

Strictly by prior appointment with Fulfords Dawlish 01626 863140.

EPC Rating

F

Council Tax Band

A





Description

A vacant two bedroom detached cottage situated in the popular St Marychurch area of Torquay. The property offers two double en-suite bedrooms to the ground floor, with an open plan lounge/kitchen/diner with vaulted ceilings and Juliet balcony to the first floor. The property is presented in good order throughout, with double glazing and gas central heating.

Situated

St Marychurch is a popular residential area offering a range of shops, cafes and restaurants in St Marychurch precinct, nearby golf course and coastal path walks. Further shopping, leisure and recreational facilities can be found in Torquay town centre.

Ground Floor

Entrance hall, bedroom one with en-suite shower room, bedroom two with en-suite shower room.

EPC Rating

E

Council Tax Band

B

First Floor

Open plan lounge/kitchen/diner with vaulted ceilings, Juliet balcony and additional velux windows.

Tenure

Freehold

Viewings

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





Description

A charming and deceptively spacious one bedroom first floor apartment situated in the highly sought after coastal village of Perranuthnoe. The property has the benefit of a private sun terrace, living room, kitchen/diner and double bedroom, electric heating, double glazing and an off road parking space, with many rooms being dual aspect and enjoying both rural and sea views.

Situated

The coastal village of Perranuthnoe is set on the South West Coast Path in an Area of Outstanding Natural Beauty, with a sandy beach, two cafes, St Pirran and St Michael Church, art gallery and the Victoria Inn, with further facilities and amenities in the neighbouring village of Goldsithney and the towns of Marazion and Penzance, offering a wide array of shopping and leisure facilities catering for all age groups, being readily accessible to the A30 and mainline railway station.

Ground Floor

External staircase to the sun terrace opening onto a gallery outside the front door.

First Floor

Entrance hall, living room, kitchen/diner, bedroom and bathroom.

Outside

Sun terrace with views over the surrounding countryside, parking space.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260.

EPC Rating

E

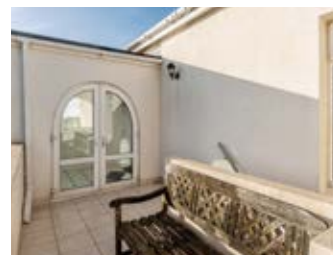


Council Tax Band

A

Tenure

Leasehold with the remainder of a 999 year lease granted 25 November 1987





Description

A vacant one bedroom character cottage situated in close proximity of Bodmin town centre. The property comprises a sitting room with spiral staircase to the first floor, kitchen giving access to the rear garden, with double bedroom and bathroom to the first floor.

Situated

St Nicolas Street is located just off the main town centre of Bodmin, offering a wide variety of bespoke and high street shops, cafes and public houses, along with educational facilities catering for all age groups and out of town retail parks. Bodmin is readily accessible to the A30/A38 road networks, with a mainline railway station at Bodmin Parkway.

Ground Floor

Sitting room, kitchen with spiral staircase.

First Floor

Double bedroom and bathroom.

Outside

Enclosed rear garden.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422.

EPC Rating

C

Council Tax Band

A

Tenure

Freehold





Description

A vacant two bedroom character cottage situated in close proximity of Bodmin town centre. The property comprises a sitting room, kitchen, bathroom and rear lobby, giving access to the rear garden area and two bedrooms to the first floor.

Situated

St Nicolas Street is located just off the main town centre of Bodmin, offering a wide variety of bespoke and high street shops, cafes and public houses, along with educational facilities catering for all age groups and out of town retail parks. Bodmin is readily accessible to the A30/A38 road networks, with a mainline railway station at Bodmin Parkway.

Ground Floor

Sitting room, kitchen, bathroom and rear lobby.

First Floor

Landing and two bedrooms

Outside

Enclosed garden area to the rear of the property.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422.

EPC Rating

C

Council Tax Band

A

Tenure

Freehold





Description

A two bedroom second floor flat with balcony, refurbished in 2024 and situated in proximity of Looe beach, the Quayside and the town centre. Accessed via an external staircase, the property offers a lounge/diner with balcony off, kitchen, two bedrooms and shower room. The property is currently let on a 12 month month tenancy agreement and generating an income of £750pcm/£9,000pae.

Situated

The popular seaside town of Looe offers a sandy beach, working harbour and a range of bespoke shops, cafes and restaurants, along with educational and recreational facilities catering for all age groups and a branch line to Liskeard.

Second Floor

Flat 3 Balcony giving access to the lounge/diner, kitchen, inner hallway, two bedrooms and shower room.

Tenure

Leasehold length 83 years remaining

Service charge £2,400 per annum

Ground rent £30 per annum

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271.

EPC Rating

D

Council Tax Band

A



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 from 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

countrywide.co.uk/notices/PrivacyNotice.pdf

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Common Auction Conditions

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

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

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

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

A3 Bidding and reserve PRICES

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.	G9.5	The BUYER must promptly
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;		G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G10	Interest and apportionments
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;		G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
	(e) rights, easements, quasi-easements, and wayleaves;		G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(f) outgoing and other liabilities;		G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.	G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.				(a) the BUYER is liable to pay interest; and
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.	G5	TRANSFER		(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;
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and		(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and	G10.4	Apportionments are to be calculated on the basis that:
G1.8	(b) the SELLER is to leave them at the LOT.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		(a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;
	The BUYER buys with full knowledge of		G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.		(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
	(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.		G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER	G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
G1.9	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.		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;	G11	ARREARS
G2	Deposit		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and	Part 1 – Current rent	
G2.1	The amount of the deposit is the greater of:		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and			G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
G2.2	(b) 10% of the PRICE (exclusive of any VAT on the PRICE). If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6	COMPLETION	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	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.	Part 2 – BUYER to pay for ARREARS	
G3	Between CONTRACT and COMPLETION		G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless		G6.3 Payment is to be made in pounds sterling and only by	G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	Part 3 – BUYER not to pay for ARREARS	
G3.2	If the SELLER is required to insure the LOT then the SELLER		G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
	(a) must produce to the BUYER on request all relevant insurance details;		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.		(a) so state; or
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;		G6.6 Where applicable the CONTRACT remains in force following COMPLETION.		(b) give no details of any ARREARS.
	(c) gives no warranty as to the adequacy of the insurance;			G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
	(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;				(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(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				(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);
	(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;				(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;
	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).				(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;
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.				(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
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.				(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
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.			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.
G4	Title and identity			G12	Management
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.			G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:			G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
	(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.			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:
	(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.				(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;
	(c) If title is in the course of registration, title is to consist of:				(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
	(i) certified copies of the application for registration of title				(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:
- (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
 - (b) give notice of assignment to the tenant; and
 - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

- G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

G15 TRANSFER as a going concern

- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
 - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- (a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
- (a) of the BUYER'S VAT registration;
 - (b) that the BUYER has made a VAT OPTION; and
 - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs;
- and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
 - (b) collect the rents payable under the TENANCIES and charge VAT on them.
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
 - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16 Capital allowances

- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

G18 Landlord and Tenant Act 1987

- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 Sale by PRACTITIONER

- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold
- (a) in its condition at COMPLETION;
 - (b) for such title as the SELLER may have; and
 - (c) with no title guarantee;

and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20 TUPE**
- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
 - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
 - (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.

G21 Environmental

- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

G22 Service Charge

- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows:
- (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
 - (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;
- but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
 - (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

G23 Rent reviews

- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

G24 TENANCY renewals

- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the

BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
 - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26 No assignment

The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.

G27 Registration at the Land Registry

- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
 - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
 - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

G28 Notices and other communications

- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

G29 CONTRACTS (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

- General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- A5.5a. The Deposit:
- (a) must be paid to the AUCTIONEERS by bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
 - (b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses which part of the deposit shall be held as agents for the seller
 - (c) Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.

G30.2 Buyer's Administration Charge

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

G30.3 Extra Auction Conduct Conditions

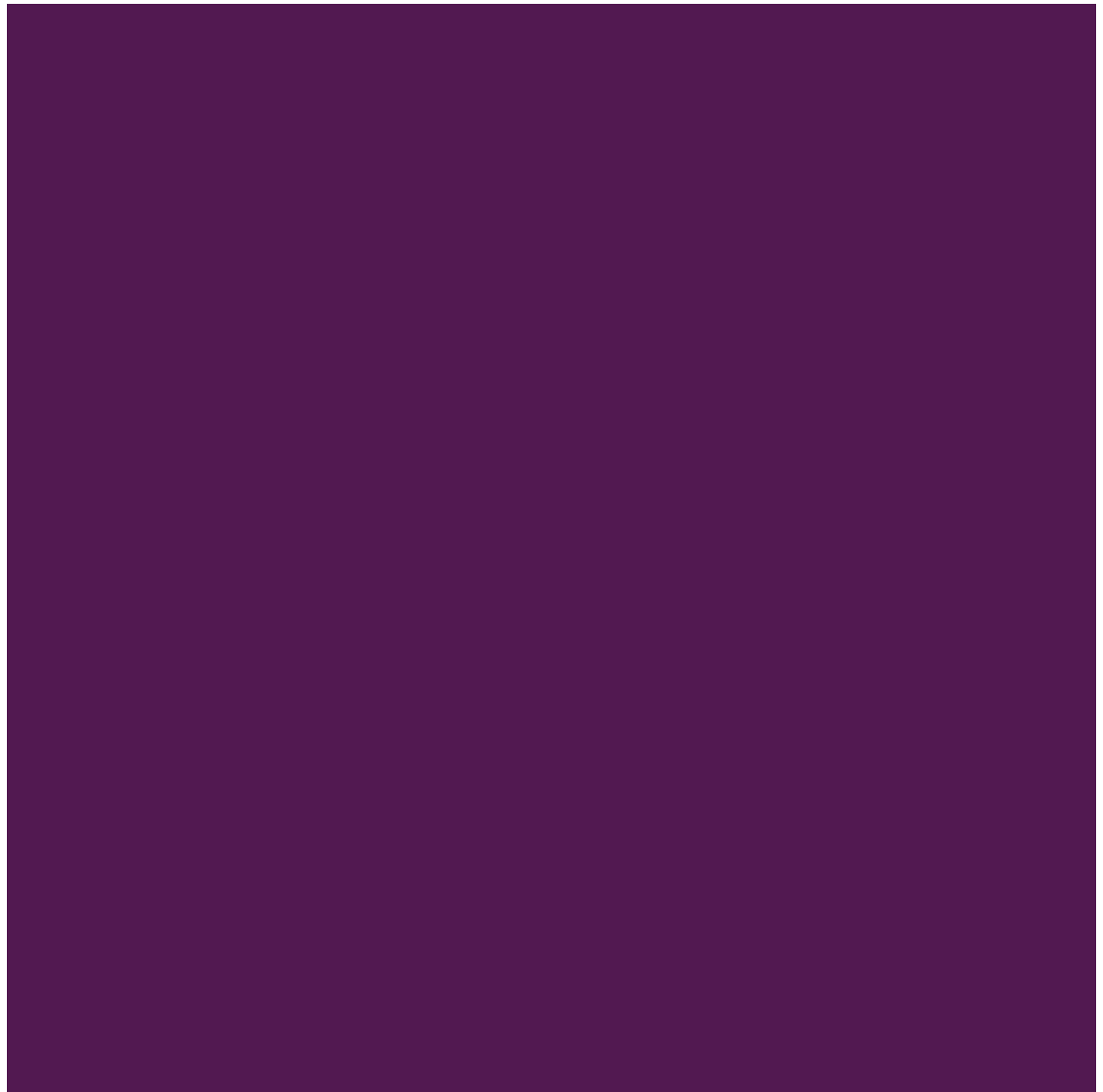
Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

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.

G30.5 Tenancies and Possession

Where a property is marketed or stated in the legal pack to be tenanted or subject to occupation, the property shall be deemed to be sold subject to such tenancy or occupation, regardless of any notice given or expiry thereof, unless the Special Conditions expressly state that vacant possession will be provided. The buyer shall not be entitled to rely on General Condition G1.2 to claim vacant possession unless the Special Conditions so specify.



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