

Lot 12

A Portfolio of 233 Rentcharges in Avon, Cheshire,
Greater Manchester, Lancashire, Merseyside & Somerset

***Guide: £10,500**

Gross Yield 24.8%
4 week completion

12 Danefield Road, Crewe



30 Turnberry, Skelmersdale, Lancashire



9 Gleneagles Drive, Henbury, Avon



18 Springwood Drive, Henbury, Avon



SITUATION

A portfolio of 233 Rentcharges on 255 houses in various locations throughout Avon, Cheshire, Greater Manchester, Lancashire, Merseyside and Somerset.

VAT is NOT applicable to this Lot

SUMMARY OF RENTCHARGE SCHEDULE

Refer to Auctioneers for full list of addresses and rentcharges

Locations	Net Rentcharge
233 Rentcharges on 255 houses in Avon, Cheshire, Greater Manchester, Lancashire, Merseyside and Somerset	£2,604.96

Note 1: The last two sales of rentcharges to rentpayers (Freeholders) were completed on 28th August 2020 at 10 times the annual rentcharge payable.

Note 2: According to the Government's website, the cost of a statutory rentcharge redemption is at present about 16 to 17 times the annual amount of the rentcharge. Visit: www.gov.uk/guidance/rentcharges

Note 3: There are currently arrears totalling £10,203.95 of which £6,729.48 has been accrued within the last 6 years. The Purchaser will be liable to pay 50% of these arrears accrued over the last 6 years on completion, i.e. £3,364.74 – refer to rentcharge schedule from Auctioneers for full breakdown of arrears.

Note 4: Rentcharges will compulsorily extinguish on 22nd July 2037. Therefore, if none of these rent charges are redeemed before this date, total income received will amount to over £44,000.

£2,604.96 per annum

The Surveyors dealing with this property are
Steven Grossman and **John Barnett**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Abensons Solicitors

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