



## Music Memorabilia & Vinyl Showcase Auction (A170B)

Tue, 30th Nov 2021

### Lot 240

**Estimate:** £160000 - £200000 + Fees

**GEORGE HARRISON CHILDHOOD HOME - 25 UPTON GREEN, SPEKE.**

**Please note that you will require specific approval in advance to bid on this lot.**

Omega Auctions are proud to present the former childhood home of George Harrison. George and his family moved into the property in 1950 when George was just 6 years old and here they spent 12 important and happy years prior to moving in 1962. During this period the house became a regular rehearsal venue for The Quarrymen and then latterly The Beatles. There are numerous pictures of George inside and outside the property (example pictures included in the listing).

A truly unique opportunity to own the property where George spent his formative years and that played an important part in helping The Beatles flourish soon after the Harrison family moved in 1962. Whether you want to live here yourself or be able to share the space with fellow fans this represents an excellent investment opportunity. Our current vendor bought the property in 2014 and according to Zoopla average house prices in the area have risen 20% since that date.

This spacious 3 bedroom family home has undergone a complete renovation. The ground floor comprises a hallway, lounge, kitchen/dining room. The first floor includes three spacious bedrooms, bathroom and WC. There is a family-sized rear garden. According to the vendor, a number of original features from George's time at the property still remain and include the bath, sink, some original doors, hanging rails in wardrobes and outbuildings with original doors and decor. In addition to this, the vendor will also be including a large kitchen dresser unit that was found in the outbuildings and would most likely have originally been in the kitchen when George and his family lived there. **IMPORTANT NOTE** - any successful buyer could apply for a blue plaque from November 2021.

Location: Upton Green is located in the suburb of Speke which is approximately 8 miles South East of Liverpool City Centre. Liverpool Airport is nearby and the area is well served by public transport and local amenities including supermarkets and retail parks.

**IMPORTANT NOTE:** Viewing will be by appointment only during the 2 week period ahead of the auction. Legal pack including contract are available to view for all prospective bidders. Proof of funds and bidding deposit will also be required prior to being approved to bid.

**BUYERS PREMIUM:** Significantly reduced for this lot to 10% inclusive of VAT. Buyers will also need to factor in the legal costs of purchasing the property along with any other costs as set out in the legal pack. Omega Auctions will assist the buyer as much as possible throughout the buying process.

**OTHER CHARGES PAYABLE BY THE BUYER:** 1.5% (inc VAT) Seller Commission, £650+VAT seller's legal fees, seller's disbursements associated with the sale (eg Official Copy entries, filed plan and associated documents)

**EXCHANGE OF CONTRACTS:** As is standard with UK property auctions, legal exchange of contracts will occur on

the fall of the hammer and a 10% Property Deposit plus the Buyer Premium and Seller Commission is payable immediately after the auction. Completion is required within 30 working days of the sale date.

View more images on our Youtube channel -

<https://www.youtube.com/watch?v=TIUuhNFqoYo&t=35s>