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44
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LOTS

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1st March

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9th August

20th September

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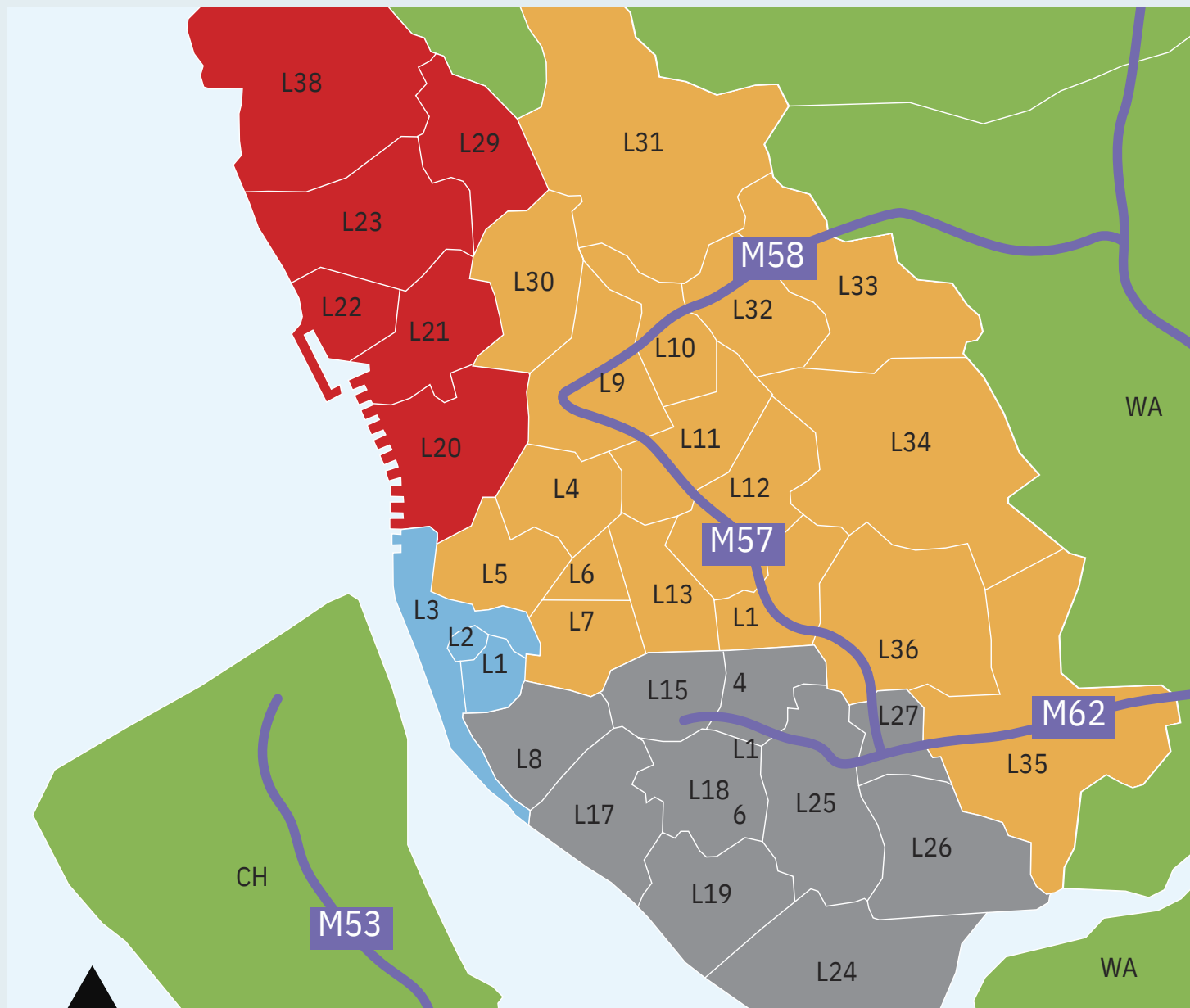
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Merseyside Area Map

You can use the map below as a guide to find the location of our properties.



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ORDER OF LOTS

44 LOTS

venmore
auctions

[CLICK ON ADDRESS FOR MORE INFO](#)

Lot	Address	Guide Price*
1	<u>59 Milton Road, Birkenhead, CH42 0JT</u>	£40,000 PLUS*
2	<u>5 Prior Street, Bootle, L20 4PS</u>	£65,000 PLUS*
3	<u>18 Ullswater Street, Everton, L5 6QX</u>	£55,000 PLUS*
4	<u>77 Queens Drive, Walton, Merseyside, L4 6SF</u>	£235,000 PLUS*
5	<u>110 Alderson Road, Liverpool, L15 1HH</u>	£95,000 PLUS*
6	<u>87 Southport Road, Ormskirk, L39 1LW</u>	£180,000 PLUS*
7	<u>121-123 Oakfield Road, Walton, Merseyside, L4 0UE</u>	-
8	<u>The Lodge, Leasowe Castle Leasowe Road, Moreton, CH46 3RD</u>	£410,000 PLUS*
9	<u>Flat 5, Marina House 22 13 Cambridge Road, Waterloo, Merseyside, L22 1RR</u>	£45,000 PLUS*
10	<u>27 Shore Road, Ainsdale, Merseyside, PR8 2PX</u>	£475,000 PLUS*
11	<u>366 Marsh Lane, Bootle, L20 9BX</u>	SOLD PRIOR
12	<u>Site Of Former Property 87 Craven Street, Birkenhead, CH41 4BW</u>	£8,000 PLUS*
13	<u>Apartment 506, Orleans House 19 Edmund Street, Liverpool, L3 9AH</u>	£130,000 PLUS*
14	<u>22 Carr Road, Bootle, L20 6EA</u>	SOLD PRIOR
15	<u>6 Harrowby Road South, Birkenhead, CH42 7HY</u>	£60,000 PLUS*
16	<u>2/2a Longmoor Grove, Liverpool, L9 0EL</u>	SOLD PRIOR
17	<u>174 Boaler Street, Liverpool, L6 6AD</u>	£135,000 PLUS*
18	<u>109 Albion Street, Wallasey, CH45 9JQ</u>	165,000 PLUS*
19	<u>17 Deane Road, Liverpool, L7 0ES</u>	£270,000 PLUS*
20	<u>23 Bath Street, Southport, PR9 0DP</u>	£300,000 PLUS*
21	<u>11 Springbank Road, Liverpool, L4 2QR</u>	SOLD PRIOR
22	<u>260 Hawthorne Road, Bootle, L20 3AS</u>	£160,000 PLUS*
23	<u>44 Dane Street, Everton, L4 4DZ</u>	£65,000 PLUS*
24	<u>97B County Road, Walton, Merseyside, L4 3QF</u>	£25,000 PLUS*
25	<u>5 Ursula Street, Bootle, L20 2EX</u>	£80,000 PLUS*

ORDER OF LOTS

44 LOTS

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Lot	Address	Guide Price*
26	<u>12 Lanfranc Close, Liverpool, L16 1JX</u>	£180,000 PLUS*
27	<u>98 Orleans Road, Old Swan, L13 5XW</u>	SOLD PRIOR
28	<u>66 Whittier Street, Liverpool, L8 0RF</u>	£48,000 PLUS*
29	<u>40c Liscard Road, Wallasey, CH44 6LW</u>	£30,000 PLUS*
30	<u>75 Stormont Road, Liverpool, L19 1QQ</u>	£150,000 PLUS*
31	<u>34 Hamilton Street, Birkenhead, CH41 5AD</u>	£135,000 PLUS*
32	<u>34 Holmesway, Pensby, CH61 5XJ</u>	£185,000 PLUS*
33	<u>323 Boode Croft, Liverpool, L28 4EW</u>	WITHDRAWN
34	<u>Land At 10 Castle Fields Estate, Leasowe, Wirral, CH46 3RL</u>	£80,000 PLUS*
35	<u>Flat 4 31 South Drive, Wavertree, Merseyside, L15 8JJ</u>	-
36	<u>Former Church & Presbytery 2a Stopgate Lane, Walton, Merseyside, L9 6AP</u>	£30,000 PLUS*
37	<u>44 Grant Close, Liverpool, L14 0LJ</u>	-
38	<u>18 Bankside Court Field Lane, Litherland, Merseyside, L21 9QQ</u>	£380,000 PLUS*
39	<u>80B & 80C Smithdown Road, Liverpool, L7 4JQ</u>	-
40	<u>Flat 6 10-12 Pall Mall, Merseyside, L3 6AL</u>	£80,000 PLUS*
41	<u>Flat 1 8 Willowdale Road, Walton, Merseyside, L9 1BU</u>	£75,000 PLUS*
42	<u>38 Scorton Street, Liverpool, L6 4AT</u>	-
43	<u>Apartment 17 26 Pall Mall, Liverpool, L3 6AE</u>	£80,000 PLUS*
44	<u>46 Fieldway, Wallasey, CH45 4SQ</u>	£25,000 PLUS*
		£15,000 PLUS*
		£70,000 PLUS*
		£90,000 PLUS*
		£150,000 PLUS*

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Lot
01

59 Milton Road, Birkenhead, CH42 0JT



A large, traditional 3 semi-detached property, located in the Tranmere area of the Wirral, close local shops and schooling. The property and gardens require a full scheme of renovation and offer great potential for reconfiguration. Following works, the property will provide a strong family home for the re-sale market, with similar examples in the region having recently been SSTC for £155,000. Comparable rental income is also in the region of £750pcm/£9,000 per annum.

Lot
02

5 Prior Street, Bootle, L20 4PS



A good sized, 2 x double bedroom terraced property in a residential part of Bootle L20. Being sold with vacant possession, following minor updating, the property would be ideal for the re-sale market or enter the private rental market for circa £700-£750pcm. The property benefits from gas central heating and double glazing throughout.

Lot
03

18 Ullswater Street, Everton, L5 6QX



Guide Price - £55,000*

A two bedroomed mid terrace property with vacant possession is available in the popular L5 area of Everton, with close proximity to Anfield Stadium. The property could provide a rental return of circa £700pcm following a scope of renovations. With gas central heating and double glazing.

Lot
04

77 Queens Drive, Walton, Merseyside, L4 6SF



Guide Price -
£235,000*

A substantial four bedroomed detached property on Queens Drive, L4, with plenty of scope to split into self-contained apartments. With three large reception rooms, kitchen diner, bathroom and garage to the ground floor, and a spacious landing to the first floor providing access to four bedrooms, utility, and bathroom. Backing onto Walton Hall Park, the property has off road parking as well as a large garden space, gas central heating, majority double glazing and vacant possession.

**Lot
05**

110 Alderson Road, Liverpool, L15 1HH



Guide Price - £95,000*

A spacious 3 bedroomed terraced property in the popular rental postcode of L15, with the potential to add capital value for investors/owner occupiers. Located in-between Lawrence Road and Smithdown Road, close to all major shops and transport links, it is convenient for commuting to the City Centre, Universities and Tourist Attractions. The property is currently tenanted on an AST of £525pcm, however following a scheme of refurbishment, this could be significantly increased to circa £850pcm/£10,200pa.

**Lot
06**

87 Southport Road, Ormskirk, L39 1LW



Guide Price -
£180,000*

A ready made buy to let investment is on offer here on Southport Road - a well presented two bedroomed mid terraced property with off road parking, close transport links through to Liverpool and Southport, and walking distance to Ormskirk Town Centre. Nearby properties of the same calibre bring in an approximate rental of £900 - £1,000 pcm. The property has double glazing and gas central heating.

Lot
07

121-123 Oakfield Road, Walton, Merseyside, L4 0UE



A great development opportunity with this large building on Oakfield Road, just minutes' walk to Anfield Stadium. There is Planning intact to change use from retail/residential to ground floor bar/ restaurant with a bed and breakfast to the upper floor consisting of 8 rooms with 6 beds in each room, total number of beds 48. Significant build works have been completed, leading to a scheme of finishing being required.

Lot
08

The Lodge, Leasowe Castle Leasowe Road, Moreton, CH46 3RD



A four bedroomed detached 17th Century lodge house available with vacant possession and a serious amount of potential. There are three reception rooms, a sizeable kitchen diner, one bathroom and two shower rooms to the ground floor, as well as two further bedrooms to the first. With views to the coast, the property makes for a spacious family home, however is also prime for the short term holiday let market, and equally attractive on the private rental market, too, where properties of this calibre can potentially see a rental income of circa £1,750pcm. Of note, the property has large gardens to front, side and rear, please consult the Legal Pack where you will see the secondary Title included with this lot which has the potential to provide parking to The Lodge.

Lot
09

Flat 5, Marina House 13 Cambridge Road, Waterloo, L22 1RR

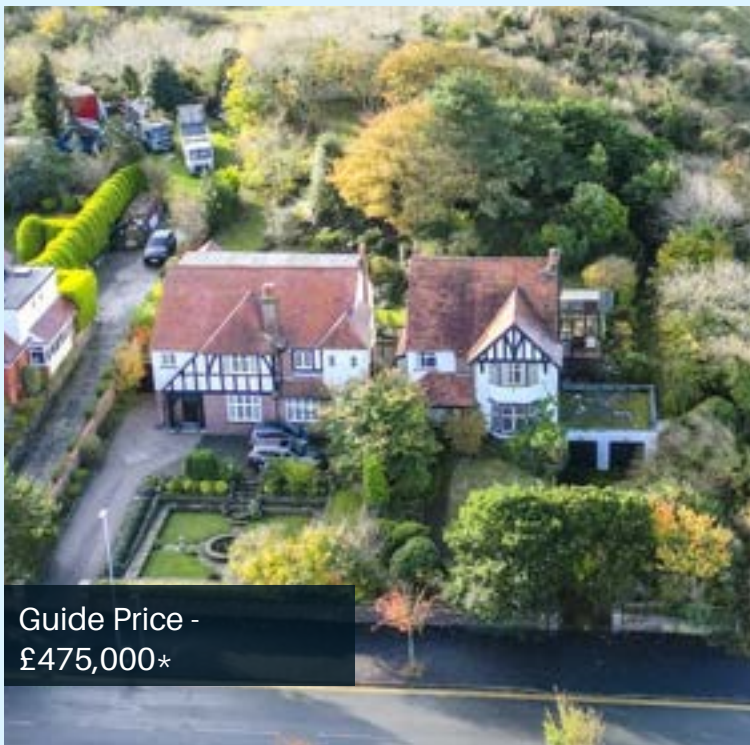


Guide Price - £45,000*

Located in a much sought after location in Waterloo, this spacious studio apartment, within walking distance to the Beach, the shops/bars/restaurants of Crosby/Waterloo. Located on the Ground Floor, the apartment offers a good sized bedroom/living area, separate kitchen and bathroom. It benefits from a large garage, currently rented out for storage for £60pcm. The apartment is currently tenanted via Housing Benefit direct to Landlord for 13 payments of 382.81. Along with the garage at 12 payments of £60, this gives a combined income of £5,696.53 per annum. If re-let on the private rental market, it could achieve circa £450-£500pcm. There is a long lease and zero ground rent.

Lot
10

27 Shore Road, Ainsdale, Merseyside, PR8 2PX



Guide Price -
£475,000*

A rare auction opportunity with this vast property and plot, located on one of the most desirable roads in Ainsdale/Southport, right next to Ainsdale Beach. Occupying a large corner plot, the original house requires a scheme of modernisation, following which, will provide a stunning family home. Such is the scale of the grounds, there is scope for redevelopment, subject to obtaining appropriate Planning. Set over 3 floors with views of the sea from floors 2 and 3, the property offers 5 double bedrooms, 2 receptions rooms, a sweeping driveway and double garage.

Lot
11

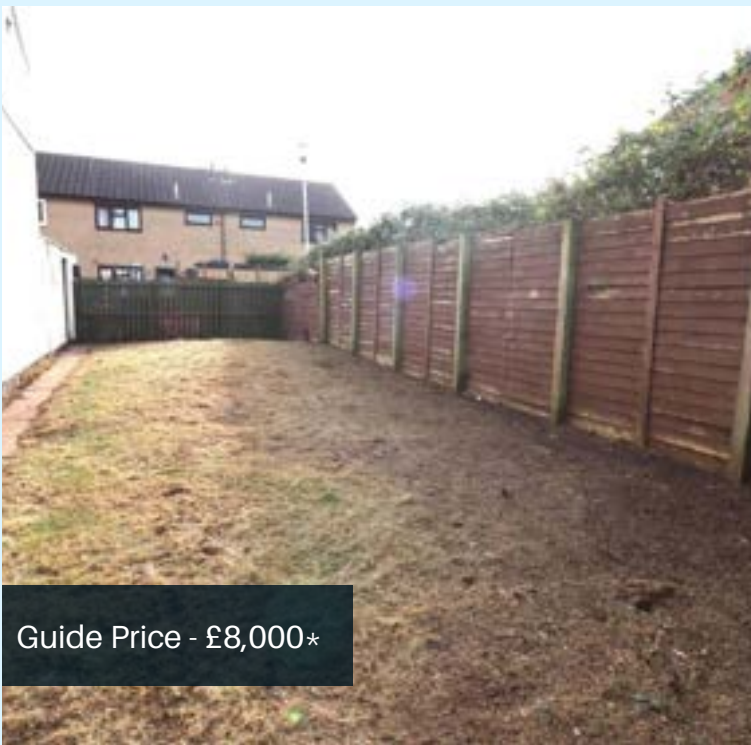
366 Marsh Lane, Bootle, L20 9BX



A large mixed use investment property situated on the corner of Marsh Lane in L20. The property comprises of a commercial retail unit on the ground floor and a three- bedroom flat set across the two upper floors. The flat is being sold with a tenant in situ and has a current rental income of £490pcm. The retail element is currently vacant and is in good condition.

Lot
12

Site Of Former Property 87 Craven Street, Birkenhead, CH41 4BW



A great opportunity to purchase a parcel of land within walking distance to Birkenhead town centre which offers an abundance of shops and eateries. Also benefiting from easy access to public transport links.

Lot
13

Apt 506, Orleans House 19 Edmund Street, Liverpool, L3 9AH



Guide Price -
£130,000*

A luxury, two-bedroom top floor apartment, situated in one of the most sought-after locations of Liverpool City Centre. Orleans House is an elegantly designed development combining historic architecture and modern living. Currently tenanted on an AST of £1,200pcm, this spacious property would make an ideal city dwelling, or investment property. The stylish accommodation briefly comprises: entrance hall, open plan living and dining area, modern fitted kitchen incorporating integrated appliances, master bedroom with en-suite shower room, 2nd double bedroom and an attractive, contemporary main bathroom. The building also benefits from an on-site concierge.

Lot
14

22 Carr Road, Bootle, L20 6EA



SOLD PRIOR

A three-bedroom semi-detached property in Bootle in need of full modernisation; with through lounge diner and separate kitchen, and three bedrooms to the first floor with bathroom. The property has double-glazing, off-road parking and a yard to side and rear. With modernised properties on the road reaching approximately £160,000 on the open market, this well-proportioned house on a quiet street in Bootle will make for a strong starter home or a buy to let investment - once renovations have been completed. The property has the potential to bring circa £850 on the private rental market.

**Lot
15**

6 Harrowby Road South, Birkenhead, CH42 7HY



A two- bedroom mid- terraced house, located in the heart of Birkenhead. The property is being offered with tenant in situ with a current rental income of £575pcm. This property is a great investment opportunity offering an immediate high yield rental income.

**Lot
16**

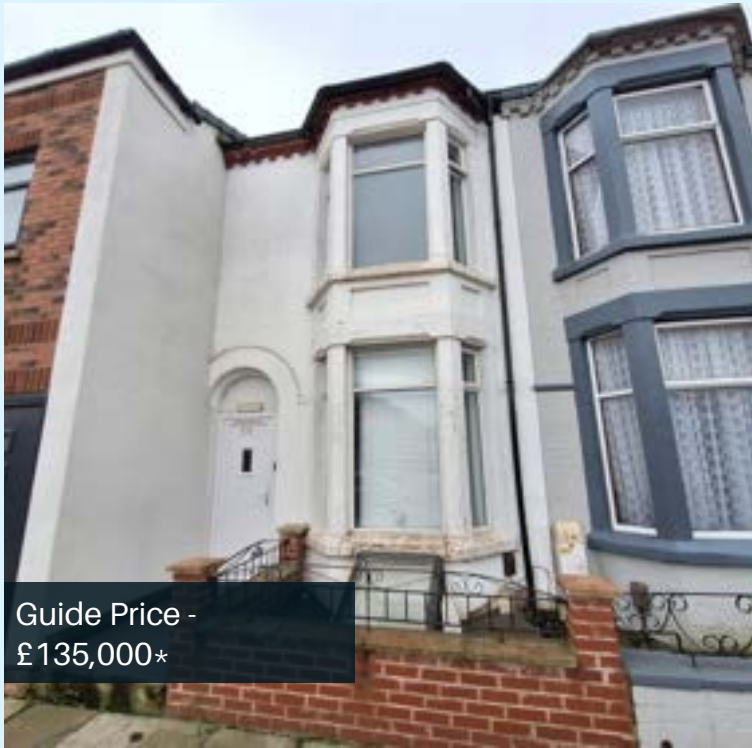
2/2a Longmoor Grove, Liverpool, L9 0EL



This site comprises derelict buildings and large yard space with outbuilding, recently cleared by the current owners. The site is currently secured by way of walled, gated perimeter and now ready for number of potential development opportunities, subject to gaining appropriate planning consents. Part of the building has been turned into an office with cloakroom, the other part of the building is in total disrepair and would require rebuilding. There is potential to replace with a small office block or may even be potential to convert to a residential unit, subject to planning. There is side access to the site.

Lot
17

174 Boaler Street, Liverpool, L6 6AD



Guide Price -
£135,000*

A four bedroomed mid terrace investment opportunity available on Boaler Street, L6, within close proximity of Anfield, and easy access into the city centre. The property is well presented and has the versatility to reconfigure ground floor receptions to bedrooms, making it prime for the short-term holiday let investment market. The property benefits from a modern kitchen, four bedrooms, two with en-suites, kitchen, and a family bathroom, double glazing, gas central heating and courtyard space.

Lot
18

109 Albion Street, Wallasey, CH45 9JQ



Guide Price -
£165,000*

A large four bedroom semi detached property in the popular New Brighton area of Wirral, within walking distance of the regenerated promenade and train line through to Liverpool and close connections to the M53. The property is set over two floors with double glazing and gas central heating and is being sold with vacant possession. Accommodation includes front sitting room, second reception, large kitchen diner, four good bedrooms and bathroom. There is a back yard with large work shed. Following cosmetic updates, the property could be entered onto the private rental market for circa £1,000 pcm.

Lot
19

17 Deane Road, Liverpool, L7 0ES



Guide Price -
£270,000*

Located in the popular location of Kensington L7 and set across 4 floors, this imposing semi-detached property provides an excellent investment/development opportunity. Being sold with vacant possession, the building is currently configured as 6 x self-contained flats: 2 x 2-bed and 4 x 1 bed. We are reliably informed that the building previously held HMO status. Subject to Planning, the space offers flexibility for developers to refurbish as is for the private rental market; restore to a family home for the resale market; or develop as luxury apartments for the lucrative short-term holiday let market. Kensington is ideal for the student market/professionals in the city and visitors for the football/waterfront and all other tourist attractions. If let on the private rental market, there is scope for a combined rental income of circa £49,000.

Lot
20

23 Bath Street, Southport, PR9 0DP



Guide Price -
£300,000*

A substantial HMO investment opportunity available here with seven en-suite bedrooms, three kitchens, ground floor communal space, garden and parking. With a very attractive rental income and a compliment of tenants in situ, the return per annum currently sits at £45,600 (based on full capacity). Of note, the properties to either side of #23 have had permissions to extend - with similar permissions being granted here, there is potential to bring the property to a 9 bed HMO.

Lot
21

11 Springbank Road, Liverpool, L4 2QR



SOLD PRIOR

A three- bedroom mid terrace house located in the popular residential location of L4, a short walk away from Anfield Football Stadium. This property is being sold with a tenant in situ and has a current rental income of £549pcm.

Lot
22

260 Hawthorne Road, Bootle, L20 3AS



Guide Price -
£160,000*

A lucrative opportunity to purchase a three-storey semi-detached property which is currently split into four self-contained apartments. The property is in need of a scope of works to finish the ground floor, which when complete, could bring in a combined monthly income of circa £2,000 on the private rental market. Traditional in its original build, the property offers sizeable accommodation, provides off road parking, basement storage and gardens to the rear.

Lot
23

44 Dane Street, Everton, L4 4DZ



Guide Price - £65,000*

This is a three bedroom end terrace property in Everton with through reception room, modern kitchen, two double bedrooms and bathroom to first floor and a double to the second floor. Offered to the market with double glazing, gas central heating, vacant possession and a potential rental income of circa £700-£750pcm.

Lot
24

97B County Road, Walton, Merseyside, L4 3QF



Guide Price - £25,000*

Modern one bedroomed second floor apartment available with vacant possession on County Road, L4. There's a potential rental income following some repair works circa £450-£500pcm. The property has electric storage heaters and double glazing.

Lot
25

5 Ursula Street, Bootle, L20 2EX



Guide Price- £80,000*

This is a four bedroomed mid terrace property which, once a scope of refurbishment works has been completed, offers a strong investment opportunity. With walking distance to local train services, as well as both football stadiums, local amenities and links to the city centre, the property lends itself well to the private rental market with a potential monthly income of circa £850. To the ground floor, the property has two separate receptions, a breakfast kitchen with access to the rear yard, as well as four bedrooms and a shower room to the first floor.

Lot
26

12 Lanfranc Close, Liverpool, L16 1JX



Guide Price -
£180,000*

A pleasant three bedroomed semi-detached home on Lanfranc Close, Childwall with living room open to conservatory, kitchen diner and separate workshop to garden with electric supply and underfloor heating. Three bedrooms and modern bathroom to first floor. The property benefits from gas central heating, double glazing, and off-road parking, with a rental income of approximately £1,100-£1,200pcm, the property sits in a highly desirable schooling district and has links to local transport links, including a short drive to the M62.

Lot
27

98 Orleans Road, Old Swan, L13 5XW



**** CASH BUYERS ONLY ****

A three bedroom end terrace property in Old Swan available with vacant possession comprises two receptions, kitchen, three bedrooms and bathroom. Following a project of works the lot has the potential to reach circa £145,000 on the open market. Modernised properties in the area achieve circa £900pcm on the private rental market.

Lot
28

66 Whittier Street, Liverpool, L8 0RF



**** NO INTERNAL VIEWINGS ****

A two-bedroom mid terrace property located just off Smithdown Road in the popular area of L8. The property is being sold with a tenant in situ, currently on Housing benefit. The property requires a full scheme of renovation, following which, rental income could achieve circa £650-£675pcm on the private rental market. The house is well located, close to all local shops, amenities and easy access to the City Centre.

Lot
29

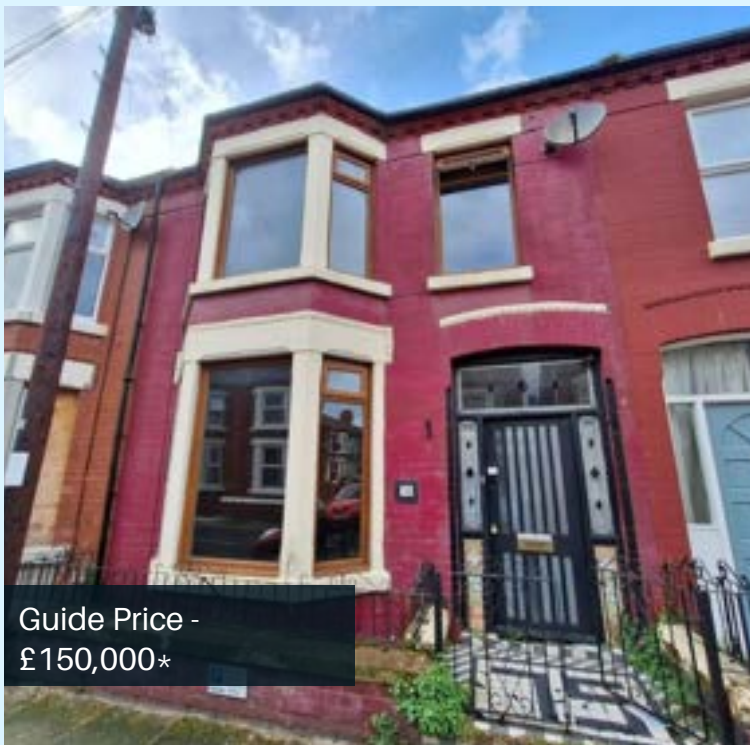
40c Liscard Road, Wallasey, CH44 6LW



A self-contained one bedroom duplex flat, with private garden, located in a popular location in Liscard/Wallasey. Until recently, the flat was rented on an AST at £550pcm/£6,600 per annum. Being sold with vacant possession, the property and garden require some refurbishment work, following which it could re-enter the rental market at the same level, providing a strong yield.

Lot
30

75 Stormont Road, Liverpool, L19 1QQ



**** CASH BUYERS ONLY ****

A three bedroom mid terrace house on Stormont Road in need of a full renovation project. With two separate reception rooms, the rear opening to the courtyard and kitchen space, and three beds and bathroom space to first floor, the property offers excellent potential to the investor market, with modernised properties on the road and immediate locale reaching approximately £220,000. The property would also suit buy to let investors with an approximate rental income of £900-£1,000 pcm.

Lot
31

34 Hamilton Street, Birkenhead, CH41 5AD



A large-scale development opportunity with this 3 storey, Grade II Listed building in a popular location, just off Hamilton Square in Birkenhead. Having been vacant for a number of years, the current owner has redeveloped much of the building to provide residential living throughout. This was under a previous Planning Application, ref APP/16/01383, for the 'Conversion of property into 2No. flats with internal and external improvements/repair works.' There are two access points to the building and a large Basement offering 3 rooms and vault. Part of the Basement is currently being used as a Workshop.

Lot
32

34 Holmesway, Pensby, CH61 5XJ



Situated on a large corner plot in Pensby is this three bedroom end terrace property with great potential. The accommodation is in need of modernisation and includes a good-sized reception room, kitchen and wc to the ground floor, and three bedrooms and four-piece bathroom to first. Similar properties in the area achieve circa £950-£1,000 pcm on the private rental market. Given the size of the plot there is scope to extend subject to relevant planning. The property has double glazing and gas central heating.

Lot
33

323 Boode Croft, Liverpool, L28 4EW

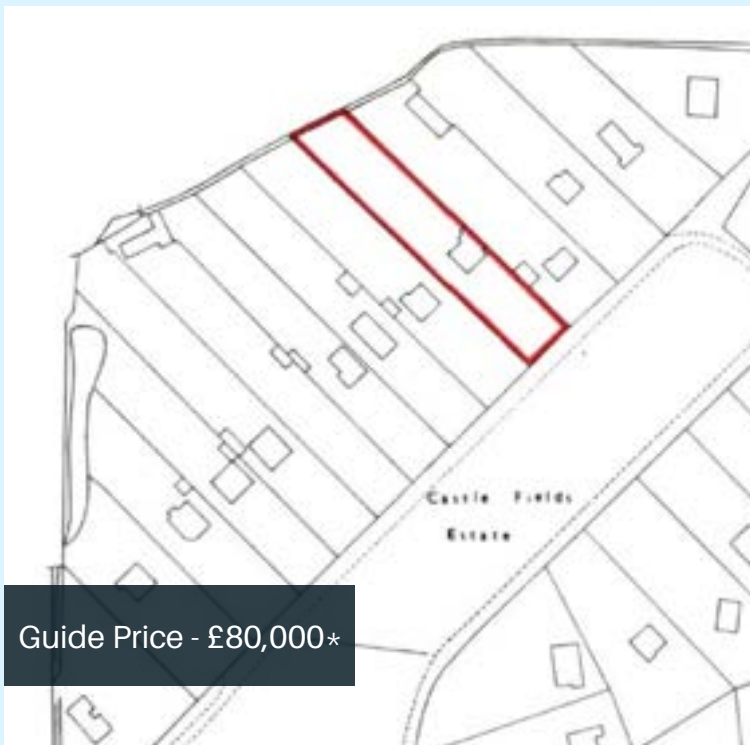


A spacious 3 bedroom, mid Town-House with gardens, located in Stockbridge Village, L28. The property is of a good standard and currently tenanted on an AST of £700pcm/ £8,400 per annum. Following a rent review, there is scope for the rent to be increased to circa £800pcm. It would also make an ideal family home for owner/occupiers.

Accommodation comprises: living area, family kitchen, three bedrooms and a bathroom. There is a good sized garden to the rear and private walled terrace to the front with store area.

Lot
34

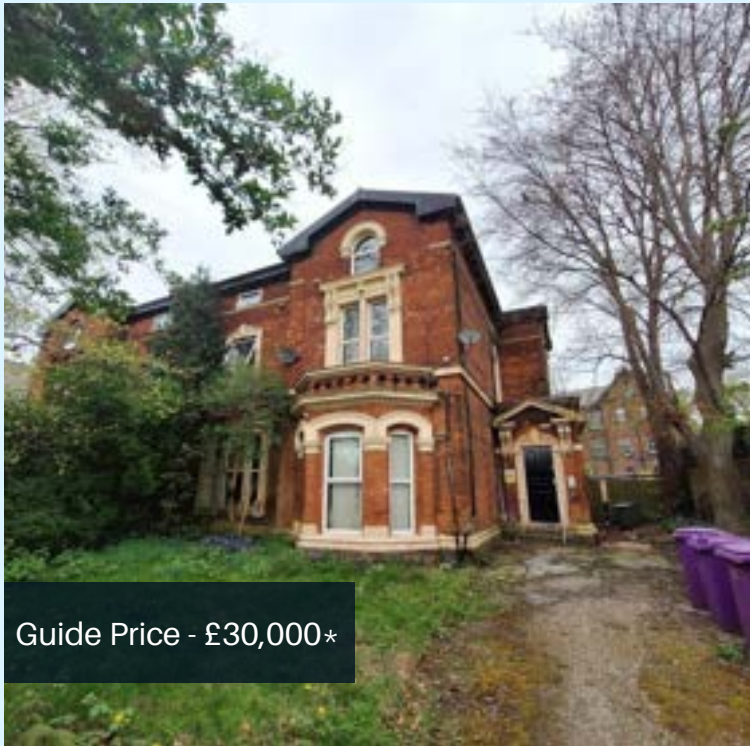
Land At 10 Castle Fields Estate, Leasowe, Wirral, CH46 3RL



A plot of land in need of clearing - within walking distance of the North Wirral Coastal Park and backing on to Leasowe Golf Club, this lot is located in a desirable spot in a popular residential setting. The land previously contained a bungalow and we would welcome interested buyers to consult with Wirral Borough Council to liaise on development potential.

Lot
35

Flat 4 31 South Drive, Wavertree, Merseyside, L15 8JJ



Guide Price - £30,000*

A ground floor studio apartment situated in the very popular Wavertree area of South Liverpool is available with vacant possession. Within walking distance of a collection of local amenities, the property has the potential to generate circa £450pcm on the private rental market.

Lot
36

Former Church & Presbytery 2a Stopgate Lane, Walton, L9 6AP

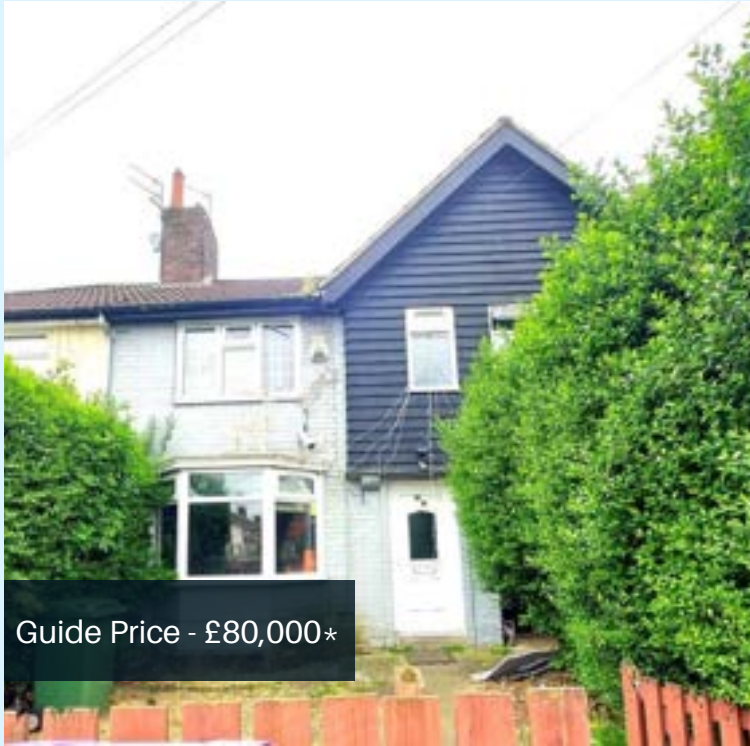


Guide Price -
£380,000*

A rare opportunity to purchase a former church and adjoining presbytery which offers vast development potential. The presbytery comprises a four bedroomed opportunity with several reception rooms, kitchen, and both ground floor and first floor bathrooms. There is direct access through to the church, however, this could be easily blocked off separating the two buildings, allowing, perhaps, for a rental income as a residential let. Accessing the church from the main foyer, there are several ancillary rooms, kitchen and toilet facilities, two large venue spaces which have been formerly used as a nursery as well as the former nave, a vast space with huge scope and with further meeting rooms off. The church sits at circa 5,500 sq ft, whilst the adjoining presbytery is circa 1,608 sq ft.

**Lot
37**

44 Grant Close, Liverpool, L14 0LJ



Guide Price - £80,000*

A strong buy-to-let investment opportunity with this spacious, 3 bedroom terraced property in the popular L14 postcode. The property offers good sized accommodation with plenty of storage and front/rear gardens. There is also a car-park area just in front of the property. The house is being sold with vacant possession and requires a scheme of refurbishment. Following works, the property could enter the private rental market for circa £800-£850pcm, giving a potential annual income of £9,600 - £10,200.

**Lot
38**

18 Bankside Court Field Lane, Litherland, L21 9QQ



Guide Price - £75,000*

A spacious two bedroom apartment, located on the top floor with lovely views overlooking the Leeds to Liverpool canal. Being sold vacant possession, the apartment is ideal for owner/occupiers or buy-to-let investors with rental income circa £700-£750pcm. The apartment offers 2 bedrooms, lounge, kitchen and bathroom. It benefits from secure intercom entry and an allocated parking space.

Lot
39

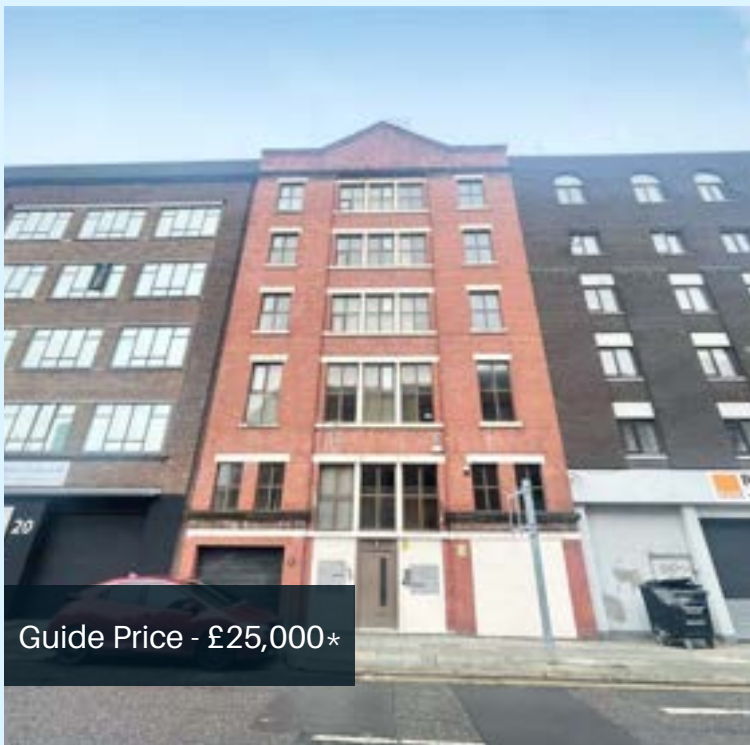
80B & 80C Smithdown Road, Liverpool, L7 4JQ



A great investment opportunity with these two self-contained flats, located in the popular rental area of Smithdown Road. Both properties benefit from Upvc double glazing, gas central heating, fitted kitchens with integrated appliances, and laminate flooring throughout. Flat 80B is a 1 bedroom, first floor flat, and 80C is a 2 bedroom, second floor flat, accessed via Whittier Street. Both are currently tenanted on AST's at £450pcm/£10,800 per annum. Following a rent review, these could be increased to the market rate of £575 - £650pcm, providing a an even stronger yield. We have been informed the properties are Leasehold with a term of 125 years from 6th August 2007. NB - Venmores have not carried out an internal inspection and all photos supplied were taken prior to the current tenants moving in.

Lot
40

Flat 6 10-12 Pall Mall, Merseyside, L3 6AL



One bedroom first floor leasehold apartment in central location close to business district and university in Liverpool. Sold with tenant in situ, and with electric heating and double glazing.

**Lot
41**

Flat 1 8 Willowdale Road, Walton, Merseyside, L9 1BU



A ground floor studio flat situated in a mid-terraced house. The property is being sold with a tenant in situ, and comprises a bedroom/reception area, fitted kitchen and bathroom. Set in the popular residential postcode of L9, and within walking distance of a range of local amenities.

**Lot
42**

38 Scorton Street, Liverpool, L6 4AT



A great buy-to-let investment opportunity with this modern, 2-bedroom terraced property in the popular L6 postcode, just off Rocky Lane and Lower Breck Road. The property is in good condition, offers two double bedrooms and spacious accommodation downstairs. It is being sold with vacant possession, however has been recently let on an AST at £595pcm. Following a rent review, this could be re-entered onto the private rental market to current rental rates of circa £650-£700pcm. The property benefits from gas central heating and double glazing.

Lot
43

Apartment 17 26 Pall Mall, Liverpool, L3 6AE



Guide Price - £90,000*

A two- bedroom first floor apartment with a terrace located on Pall Mall in the business district of Liverpool City Centre. The property is being offered with vacant possession and could be placed on the rental market immediately for circa £950pcm. This is a turn key investment opportunity.

Lot
44

46 Fieldway, Wallasey, CH45 4SQ



Guide Price -
£150,000*

A great auction opportunity with this large, semi-detached property, located in a sought-after neighbourhood in Wallasey. The house provides spacious accommodation including 3 bedrooms, 2 reception rooms, downstairs cloakroom and conservatory. Outside offers an off-road driveway for 2 vehicles to the front, at the rear is an established garden with a decked area, pebbled landscaping, and shed with power supply. The property is ideal for the re-sale market or for owner/occupiers as a family home. Such is the size of the property, there could also be scope for reconfiguration, subject to appropriate Planning.

**[CLICK HERE FOR THE FULL COMMON
AUCTION CONDITIONS](#)**

**TO TAKE A LOOK AT OUR HANDY GUIDES
FOR ALL THINGS BUYING AT AUCTION,
[CLICK HERE.](#)**

ONLINE AUCTIONS BUYING GUIDE

Venmore Online Auctions is a new, innovative and pioneering platform for buying and selling property. It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure-free from the comfort of your own home or office via desktop, tablet or mobile phone.

- Immediate exchange
- 28 day completion
- Longest established Auction House in Merseyside
- Buyer's Premium (Non Refundable) - this is 1% + VAT (1.2%incl of VAT) of the final purchase price, subject to a minimum of £1,800 + VAT (£2,160 incl of VAT) Unless specified differently in Sales Particulars or Addendum.
- Non-refundable 10% deposit payable on winning bid

REGISTRATION

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Venmore Online Auctions you will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can 'watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below.

Please note, the first time you register to bid you will also be asked to verify your mobile number, this is required so we can easily keep in touch. You will also need to provide to the Auctioneers certified photo ID (e.g. driver's licence or passport) and certified proof of address (dated within the last 3 months) in order that we can carry out our standard Anti Money Laundering checks, prior to you being able to enter a bid on any lot.

ACCEPT TERMS

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction 'Terms and Conditions'. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

BIDDER SECURITY

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

To bid online a holding fee is required. In order to bid you will be required to register a credit or debit card. The Holding Fee is a non-refundable £5,000 payable on a winning bid, which will be deducted from the 10% deposit due. We use SagePay who provide a secure, online card registration facility, and they will attempt to place a 'hold on funds' on your account for the Holding Fee amount (often known as a 'payment shadow' as no money is taken at this stage). The Holding Fee will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the Holding Fee, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

AUCTIONEER REVIEW

FINAL STEP - AUCTIONEER REVIEW

Once you have completed the bidder registration steps, Venmore will review your registration to bid. We may contact you to obtain some additional information, so that we can verify your identity electronically - this is a quick and simple process which leaves a 'soft footprint' on your credit file and won't affect your credit score. You will be notified by email as soon as you have been approved to bid.

DUE DILIGENCE

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online, and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

GUIDES AND RESERVES

UNDERSTAND THE GUIDE PRICE AND RESERVE PRICE

What is a Guide Price?

A Guide Price is an indication as to where the Reserve is currently set. It is not necessarily what the auctioneer expects to sell the lot for, and should not be taken as a valuation or estimate of sale price. The reserve will not exceed the Guide Price by more than 10% if it is a single figure Guide price, and if a Guide Price range is quoted, the Reserve will fall within that range.

What is a Reserve Price?

The Reserve is the minimum figure that the Auctioneer is currently authorised by the vendor to sell the property for. Please note that Reserve is liable to change throughout the course of marketing. The Auctioneer reserves the right to lower the Reserve during the auction to a level that matches the existing highest bid. In the event that there were no further bids, the bidder who placed that 'highest bid' will be declared the purchaser at the end of the auction process.

BIDDING

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

Maximum (Proxy) Bids

You are not restricted to placing a bid at the minimum bid amount, but can instead increase your bid and place a maximum (proxy) bid in the system. By setting a maximum bid, the system will automatically bid on your behalf to maintain your position as the highest bidder, up to your maximum bid amount. If you are outbid, you will be notified via email so you can opt to increase your bid if you so choose.

Reserve Prices

Virtually every lot is sold subject to a reserve price (the minimum price that the auctioneer is authorised to sell for on the day). When you submit a maximum bid, the actual bid placed by the system will depend on whether the reserve price has been met, as defined below.

If your maximum bid is below the reserve price

- The system will place an immediate bid at your maximum bid amount.

If your maximum bid is at or above the reserve price

- The system will automatically increase your bid to be at the reserve, and will only bid again on your behalf if you are subsequently outbid by another bidder (up to your maximum bid amount).
- If another bidder has already placed the same maximum bid or higher, they will be the highest bidder and the system will notify you via email so you can place another bid.

NB: Your maximum bid is kept completely confidential - it's presence or amount are not disclosed to the auctioneer, vendor or any other bidder.

Bidding example:

1. The current bid on a lot is £90,000. The reserve price has been set at £100,000 (not disclosed).
2. Tom wants to bid. The minimum bid amount is £91,000 but Tom decides to place a maximum bid of £97,000.

This is below the reserve price, so the system places a bid for Tom at his maximum bid amount and he becomes the highest bidder at £97,000.

3. Jane logs on to bid. The minimum bid amount is £98,000 but Jane places a maximum bid of £105,000.

The system automatically increases Jane's bid to meet the reserve and she is now the highest bidder at £100,000.

4. Tom is notified that he has been outbid. If no further bids are placed Jane would win the lot for £100,000.

5. If, however, Tom then places a maximum bid of £105,000, the bidding would jump to £105,000 and the bid would be with Jane as she bid that amount first.

BIDDING EXTENSIONS

THE BIDDING EXTENSION WINDOW ELIMINATES 'BID SNIPING'

Unlike eBay, bid sniping is impossible on our online auction platform. All auctions will close as per their advertised 'Auction End Date', however if a bid is placed within the final 30 seconds of the auction's scheduled end time the auction will be extended by an additional 30 seconds - known as the 'bidding extension window'.

If a bid is placed in the bidding extension window, the countdown clock will immediately reset to 30 seconds again, and the auction will only finish when an entire 30 second bidding extension window passes without any further bids being placed, i.e. 30 seconds of 'bidding silence'.

This ensures every bidder has a fair and equal opportunity to place another bid. Additionally, if you do leave your bid until the final few seconds you could risk your bid not being received by the platform server until after the closing time, and therefore not being accepted.

FALL OF THE GAVEL

LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction - usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

Please note at this point the system will take the Holding Fee from your registered credit or debit card (all under bidders will have their hold on funds released). If at this point you do not complete the transaction within the allotted timescales, the £5,000 Holding Fee will be non-refundable.

AUCTION FEES

WE'LL GUIDE YOU THROUGH TO COMPLETION

If you are the successful purchaser, we'll be in touch following the online auction to discuss the next steps.

The system will have already taken the Holding Fee from your registered credit or debit card (all under bidders will have their hold on funds released); the contract will then be signed on your behalf with copies being sent to both your solicitor and the seller's solicitor.

* The 10% deposit (less the £5,000 Holding Fee) and Bidder's Premium must be paid electronically, or otherwise, within 24 hours.

FOR MORE INFORMATION CONTACT VENMORE AUCTIONS ON 0151 236 6746

PAYMENTS EXPLAINED

HOW THE PAYMENT REGISTRATION WORKS

In order to bid online you are required to submit details of a credit or debit card. When you register your card, we will be placing a hold on funds on your credit card (or bank account if you use a debit card), to the value of the Holding Fee. This means that the amount we're holding will affect the available amount you have to spend on your card, as the amount will be ring-fenced and you will not be able to spend it until the hold has been released.

If you are the winning bidder then the amount will be taken in full from your registered credit card or bank account **immediately following the close of the auction**. If you are not a winning bidder then the hold on funds will be released from your card, but be aware that it can take anything from a few hours up to several days for the hold to be released (dependent on the card issuer). In doubt, contact your card issuer. Please be aware that you will not have access to the funds until the hold has been released.

Please see two example payment registrations below:

Scenario 1:

Tom has a credit card with an overall limit of £15,000, and a current available balance of £14,500

- Tom registers to bid on an online auction lot which has a 'Holding Fee' of £5,000 applicable
- Tom registers his credit card – a hold on funds is placed on the card to the value of £5,000
- The available balance to spend on the card is now £9,500
- Tom goes out shopping and buys a new laptop for £1,500
- The available balance on Tom's card is now only £8,000
- Tom bids on the online auction but is unsuccessful and doesn't win. The auction closes and the system automatically instructs SagePay to release the hold on funds from Tom's card
- The available balance on Tom's card will revert to £13,000 once the 'release' has taken place

Scenario 2:

Jane has a debit card for a bank account with a current balance of £5,750

- Jane registers to bid on an online auction lot which has a 'Holding Fee' of £5,000 applicable
- Jane registers her debit card – a hold on funds is placed on Jane's bank account, to the value of £5,000
- The available balance in Jane's bank account is now only £750
- Jane goes shopping and buys a new mobile phone for £800, pushing her £50 into an overdraft
- Jane bids on the online auction and wins the auction. The auction closes and £5,000 is immediately taken from her bank account
- Jane remains £50 overdrawn

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