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JULY CATALOGUE

VENMORE AUCTIONS

Liverpool's Longest Established Auction House

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We know this City, ask us about investment opportunities...



Daniel Lee
AREA MANAGER



Jenni Mitchell
BUSINESS DEVELOPMENT MANAGER / VALUER



Helen Wilson
AUCTION CO-ORDINATOR



Sarah Chippendale
AUCTION SALES CO-ORDINATOR

Call us: **0151 236 6746**

Email us: **auctions@venmores.co.uk**

Visit our website: **www.venmoreauctions.co.uk**

21
AVAILABLE
LOTS

2025 AUCTION DATES

Auction	Closing
5th February	10th January
26th March	28th February
15th May	22nd April
11th June	21st May
9th July	18th June
3rd September	13th August
15th October	19th September
3rd December	7th November

NOW TAKING LOTS

FOR OUR NEXT AUCTION

WEDNESDAY 3RD SEPTEMBER

CLOSING DATE: 13TH AUGUST

CONTACT US:

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Your property may be repossessed if you do not keep up repayments on your mortgage.

This firm usually charges a fee for mortgage advice. The amount of the fee will depend upon your circumstances and will be discussed and agreed with you at the earliest opportunity.

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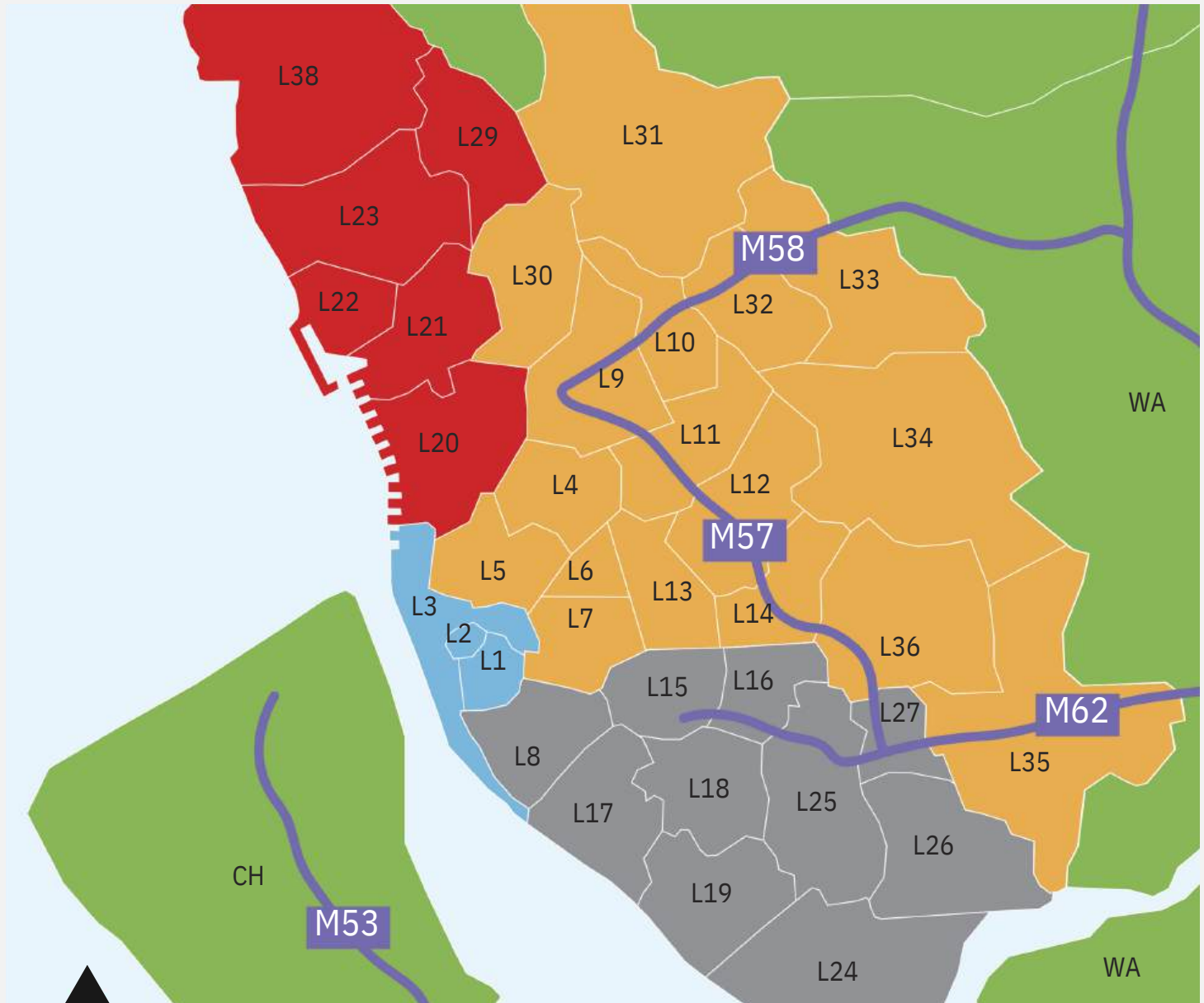


Ball & Percival
Southport

01704 536 900
southport@venmores.co.uk

MERSEYSIDE AREA MAP

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



Early Bird Updates

Want to be the first to know about new instructions?

If you want to be the first to find out about new instructions then all you need to do is register online at www.venmoreauctions.co.uk, call one of our auction team on 0151 236 6746 or speak to someone on the day of the auction.

All we need is your name, email address, telephone number, the type of property you are currently looking for and we will send you regular updates of any opportunities that suit your personal requirements.

It's completely free to join and will keep you one step ahead of the competition!

ORDER OF LOTS

21 LOTS

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CLICK ON ADDRESS FOR MORE INFO

Lot Address

Guide Price*

1	<u>15 Lilley Road, Liverpool, L7 0LP</u>	£300,000 PLUS*
2	<u>225 New Hey Road, Wirral, CH49 8HA</u>	£85,000 PLUS*
3	<u>145 Walton Village, Liverpool, L4 6TG</u>	£85,000 PLUS*
4	<u>Apartment 84, The Albany 8 Old Hall Street, Liverpool, L3 9EL</u>	£110,000 PLUS*
5	<u>26 Bolan Street, Liverpool, L13 6RE</u>	-
6	<u>26 Bolan Street, Liverpool, L13 6RE</u>	£70,000 PLUS*
7	<u>1 Seabank Avenue, Wallasey, CH44 1EH</u>	£90,000 PLUS*
8	<u>Flat 1 -4 4 Swinley Lane, Wigan, WN1 2EB</u>	£130,000 PLUS*
9	<u>130 Manchester Road, Southport, PR9 9BH</u>	£70,000 PLUS*
10	<u>Apartment 3 26 Pall Mall, City Centre, L3 6AE</u>	£75,000 PLUS*
11	<u>61-63 Townsend Lane & 2 Monastery Road, Anfield, Merseyside, L6 0AX</u>	POSTPONED
12	<u>25 Greenheys Road, Liverpool, L8 0SX</u>	-
13	<u>36 Barford Road, Hunts Cross, Merseyside, L25 0PP</u>	£275,000 PLUS*
14	<u>Flat 1, Sefton Park Studios 4 Croxteth Drive, Liverpool, L17 3AD</u>	£135,000 PLUS*
15	<u>Land On North Side Of Sandy Lane, Macclesfield, SK10 4RJ</u>	-
16	<u>11 Springbank Road, Liverpool, L4 2QR</u>	£40,000 PLUS*
17	<u>19 Fernhill Close, Bootle, L20 9JR</u>	-
18	<u>28 Astor Street, Liverpool, L4 5RR</u>	£100,000 PLUS*
19	<u>60 Moss Lane, Orrell Park, Merseyside, L9 8AN</u>	-
20	<u>7 Riddock Road, Liverpool, L21 8HS</u>	£75,000 PLUS*
21	<u>477 Rice Lane, Liverpool, L9 8AP</u>	£80,000 PLUS*
	<u>Unit 404 City Point Great Homer Street, Liverpool, L5 3LD</u>	£70,000 PLUS*
		£125,000 PLUS*
		£60,000 PLUS*
		£135,000 PLUS*
		£15,000 PLUS*
		-

**Lot
01**

15 Lilley Road, Liverpool, L7 0LP



GUIDE PRICE - £300,000*

This is a large block of 8 apartments based on Lilley Road in the popular L8 district of Liverpool being sold with tenants in situ. Following a scope of upgrades, at full capacity the unit has the potential of bringing in circa £4,000 pcm. We invite all interested parties to assess the legal pack for further information on current lets.

**Lot
02**

225 New Hey Road, Wirral, CH49 8HA



GUIDE PRICE - £85,000*

This is a three bedroom terrace property with tenant in situ currently paying £750pcm. With a scope of modernisation and rental review, this could be increased to £850pcm.

**Lot
03**

145 Walton Village, Liverpool, L4 6TG



GUIDE PRICE - £85,000*

This is a vacant three bedroom terrace property which would be well suited to the private rental market with similar rentals in the area let circa £850pcm. The property has double glazing and central heating and benefits from a recently fitted kitchen and bathroom.

**Lot
04**

Apartment 84, The Albany 8 Old Hall Street, Liverpool, L3 9EL



GUIDE PRICE - £110,000*

This is an impressive vacant two-bedroomed first floor apartment within The Albany in the heart of Liverpool City Centre. The property is well suited to the private rental market, with similar lets in the block renting for circa £1,050 pcm.

**Lot
05**

26 Bolan Street, Liverpool, L13 6RE



GUIDE PRICE - £70,000*

Three bed mid terrace sold with long term tenant in situ currently paying £484.44pcm, following a rental review and remedial works, this could be increased to circa £775pcm.

**Lot
06**

1 Seabank Avenue, Wallasey, CH44 1EH



GUIDE PRICE - £90,000*

This is a large three bedroomed end terrace property in the popular CH44 area of Wirral. This particular lot would continue to work well on the private rental market, with a tenant currently in situ paying £725pcm. After a scope of remedial works are completed, this could be increased in line with similar lets in the area which accrue circa £875pcm.

**Lot
07**

Flat 1 -4 4 Swinley Lane, Wigan, WN1 2EB



GUIDE PRICE - £130,000*

This particular lot has been converted into four flats; there are two studios and two one-bed flats. Two of the units are currently let with a combined income of approx. £640pcm. With a rental review, and at full capacity, the unit has the potential of accruing circa £1,420pcm.

**Lot
08**

130 Manchester Road, Southport, PR9 9BH



GUIDE PRICE - £70,000*

This particular lot ran as a well-established beauty salon in a prominent position on the busy crossroads of Manchester Road and Hartwood Road in Southport, PR9. Close to the town centre, the unit enjoys footfall traffic from local businesses and the surrounding residential area. With a strong rental potential for the local area.

**Lot
09**

Apartment 3 26 Pall Mall, City Centre, L3 6AE



GUIDE PRICE - £75,000*

This is a vacant, two bedroomed ground floor apartment situated in the business district of Liverpool City Centre. With similar lets in the block accruing circa £1,000 pcm, this unit provides a strong rental yield.

**Lot
10**

61-63 Townsend Lane & 2 Monastery Road, Anfield, L6 0AX



POSTPONED

An interesting opportunity to acquire this large, vacant, corner plot development with prior approval for change of use into 4 residential apartments (Liverpool Council 23PO/2279). We'd strongly recommend joining us on a full tour of this particular lot due to its versatility and size. With necessary consents in place, this unit has the potential of additional accommodation with multi use purpose. Formerly a commercial lot, the unit has benefitted from a full rip out and is in need of full refurbishment.

**Lot
11**

25 Greenheys Road, Liverpool, L8 0SX



GUIDE PRICE - £275,000*

A large development plot available within the L8 district of South Liverpool with a full scheme of renovation works needed. The unit has the potential, with the correct consents, of being split into multiple apartments.

**Lot
12**

36 Barford Road, Hunts Cross, Merseyside, L25 0PP



GUIDE PRICE - £135,000*

This is a three bedroomed semi detached property in the popular residential L25 area of Liverpool. In need of modernising, the property holds a strong re-sale opportunity. With off road parking, garden and lean to storage.

**Lot
13**

Flat 1, Sefton Park Studios 4 Croxteth Drive, Liverpool, L17 3AD



GUIDE PRICE - £40,000*

This is a self contained studio apartment within the popular Sefton Park Studios, L17. With a tenant in situ currently paying £675pcm, the unit comes as a ready-made investment. With electric heating, and private courtyard.

**Lot
14**

Land On North Side Of Sandy Lane, Macclesfield, SK10 4RJ



GUIDE PRICE - £100,000*

This is circa 0.6 acres of freehold land with water and electricity supply situated between Alderley Edge and Macclesfield. An excellent development spot, subject to necessary planning consents via Cheshire East Council.

**Lot
15**

11 Springbank Road, Liverpool, L4 2QR



GUIDE PRICE - £75,000*

Three-bedroom mid terrace sold with a sitting tenant. This property is in need of some modernisation as the current tenant has been in situ for ten years, but sits in a popular part of the city for renters seeing great yield for investors.

**Lot
16**

19 Fernhill Close, Bootle, L20 9JR



GUIDE PRICE - £80,000*

A well maintained three-bedroom terrace property with vacant possession. With double glazing, gas central heating, garden and spacious accommodation throughout. The property would be well suited to the private rental market with similar lets accruing circa £850pcm

**Lot
17**

28 Astor Street, Liverpool, L4 5RR



GUIDE PRICE - £70,000*

This is a three bedroomed mid terrace in need of modernisation. The property is available with vacant possession and would perform well on the private rental market once works have been completed - with similar lets in the area accruing circa £850pcm.

**Lot
18**

60 Moss Lane, Orrell Park, Merseyside, L9 8AN



GUIDE PRICE - £125,000*

This is a mixed-use unit on the popular Moss Lane in L9. Whilst the commercial unit to the ground floor is available with vacant possession, the two self-contained flats above have tenants in situ - 60a at £525pcm and 60b at £475pcm. Expectant rental for the vacant commercial unit sits circa £600pcm.

**Lot
19**

7 Riddock Road, Liverpool, L21 8HS



GUIDE PRICE - £60,000*

This is a three bedroomed terrace property with a tenant in situ currently paying £525pcm, following a rental review and a scope of modernisation this could be increased in line with similar lets in the area which accrue circa £775pcm.

**Lot
20**

477 Rice Lane, Liverpool, L9 8AP



GUIDE PRICE - £135,000*

Mixed use unit on the busy Rice Lane high street of L9. The commercial unit to ground floor is vacant, whilst two of the three flats above are tenanted. Currently generating £765.24pcm – at full capacity expectant rental income is circa £1,700pcm.

**Lot
21**

Unit 404 City Point Great Homer Street, Liverpool, L5 3LD



GUIDE PRICE - £15,000*

This is a vacant student room within the City Point development on Great Homer Street. With en suite, and access to communal living room and kitchen. Reception desk to entrance, and lift access to upper floors.

CLICK PHOTO TO VIEW PROPERTIES

**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 £2,000 + VAT (£2,400 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 £7,000 payable on a winning bid, which will be deducted from the 10% deposit due. We use Stripe Live (StripeSca) 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.

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.

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. In most instance, 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.

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 – its 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 £7,000 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 £7,000 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). If 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 £7,000 applicable
- Tom registers his credit card – a hold on funds is placed on the card to the value of £7,000
- The available balance to spend on the card is now £7,500
- Tom goes out shopping and buys a new laptop for £1,500
- The available balance on Tom's card is now only £6,000
- 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 £7,750

- Jane registers to bid on an online auction lot which has a 'Holding Fee' of £7,000 applicable
- Jane registers her debit card – a hold on funds is placed on Jane's bank account, to the value of £7,000
- 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 £7,000 is immediately taken from her bank account
- Jane remains £50 overdrawn

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