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49
AVAILABLE
LOTS

2024 AUCTION DATES

Auction

7th February
27th March
15th May
10th July
4th September
16th October
4th December

Closing

12th January
1st March
19th April
14th June
9th August
20th September
8th November

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CLOSING DATE: 19TH APRIL

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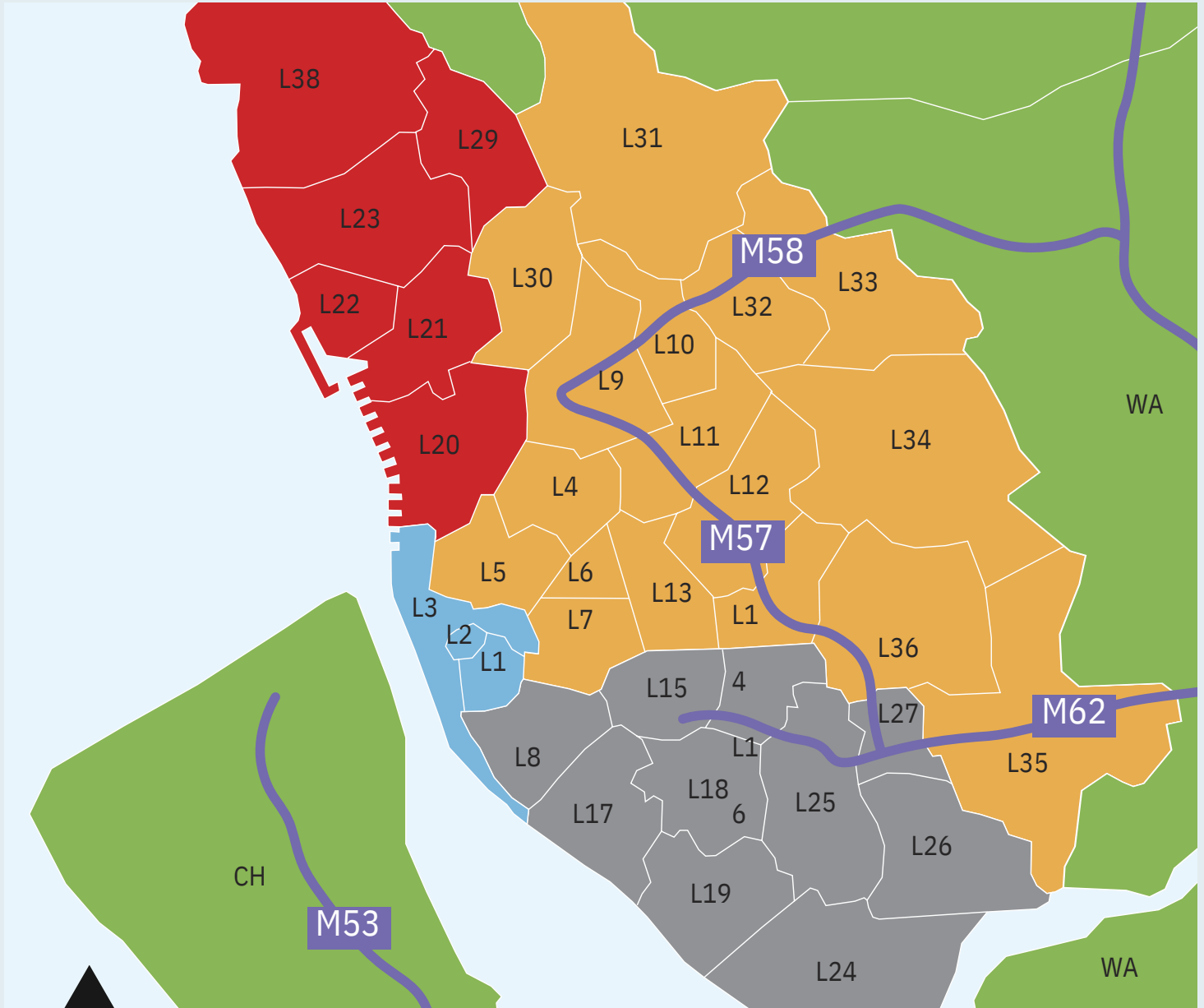
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Merseyside Area Map

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



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ORDER OF LOTS

49 LOTS

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auctions

CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
1	<u>14 Long Lane, Walton, Merseyside, L9 9AQ</u>	£65,000 PLUS*
2	<u>32 Penkett Road, Wallasey, CH45 7QN</u>	£265,000 PLUS*
3	<u>2/2a Longmoor Grove, Liverpool, L9 0EL</u>	£70,000 PLUS*
4	<u>Flat 14, Birchen House 1 Canning Street, Birkenhead, CH41 1ND</u>	£55,000 PLUS*
5	<u>23 Elmswood Road, Birkenhead, CH42 7HN</u>	-
6	<u>115 Carisbrooke Road, Liverpool, L4 3QY</u>	£65,000 PLUS*
7	<u>115 Carisbrooke Road, Liverpool, L4 3QY</u>	SOLD PRIOR
8	<u>139 Derby Road, Kirkdale, Merseyside, L20 8LP</u>	£110,000 PLUS*
9	<u>6 Harrowby Road South, Birkenhead, CH42 7HY</u>	£60,000 PLUS*
10	<u>6 Baycliff Road, Liverpool, L12 6QU</u>	SOLD PRIOR
11	<u>121-123 Oakfield Road, Walton, Merseyside, L4 0UE</u>	£145,000 PLUS*
12	<u>5 Rawlins Street, Fairfield, Merseyside, L7 0JE</u>	-
13	<u>67 East Lancashire Road, Liverpool, L11 7AY</u>	£125,000 PLUS*
14	<u>Apartment 404 15 Hatton Garden, Liverpool, L3 2HB</u>	£105,000 PLUS*
15	<u>Land & Buildings At Allenby Square, Liverpool, L13 2BR</u>	£105,000 PLUS*
16	<u>366 Marsh Lane, Bootle, L20 9BX</u>	-
17	<u>87 Makin Street, Liverpool, L4 5QF</u>	£295,000 PLUS*
18	<u>Apartment 17 26 Pall Mall, Liverpool, L3 6AE</u>	-
19	<u>11 Springbank Road, Liverpool, L4 2QR</u>	£80,000 PLUS*
20	<u>Land At 508 Leasowe Road, Wirral, CH46 3RD</u>	£80,000 PLUS*
21	<u>11 Blackburne Place, Liverpool, L8 7PE</u>	£90,000 PLUS*
22	<u>Land Adjacent To 85 Craven Street, Birkenhead, CH41 4BW</u>	£75,000 PLUS*
23	<u>28 Kiddman Street, Liverpool, L9 1EJ</u>	£65,000 PLUS*
24	<u>Flat 5, Marina House 13 Cambridge Road, Waterloo, Merseyside, L22 1RR</u>	£65,000 PLUS*
25	<u>9 Dyson Street, Liverpool, L4 5UX</u>	£250,000 PLUS*
26		£15,000 PLUS*
27		-
28		£40,000 PLUS*
29		£55,000 PLUS*
30		-
31		£60,000 PLUS*

ORDER OF LOTS

49 LOTS

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CLICK ON ADDRESS FOR MORE INFO

Lot Address

Guide Price*

25	<u>18 Bankside Court Field Lane, Litherland, Merseyside, L21 9QQ</u>	£75,000 PLUS*
26	<u>111 Bridge Road, Litherland, Merseyside, L21 2PB</u>	-
27	<u>46 Long Lane, Garston, Merseyside, L19 6PF</u>	£80,000 PLUS*
28	<u>337 Smithdown Road, Liverpool, L15 3JJ</u>	-
29	<u>12 Lower Breck Road, Liverpool, L6 4BY</u>	£110,000 PLUS*
30	<u>12A Lower Breck Road, Liverpool, L6 4BY</u>	£215,000 PLUS*
31	<u>28 Springbourne Road, Aigburth, L17 7BJ</u>	£100,000 PLUS*
32	<u>Flat 2, 8 Willowdale Road, Walton, Merseyside, L9 1BU</u>	£90,000 PLUS*
33	<u>25 Lochinvar Street, Liverpool, L9 1ER</u>	£95,000 PLUS*
34	<u>31 Jubilee Drive, Kensington, L7 8SJ</u>	£15,000 PLUS*
35	<u>19 Eaton Street, Prescot, L34 6HD</u>	-
36	<u>Land Fronting Childwall Valley Road Tuffins Corner, Liverpool, L27 7BR</u>	£55,000 PLUS*
37	<u>23 Aigburth Road & 34 Alexandra Drive, Liverpool, L17 8TE</u>	£130,000 PLUS*
38	<u>45 Talbot Street, Southport, PR8 1HS</u>	£85,000 PLUS*
39	<u>40 Skipton Road, Anfield, Merseyside, L4 2UZ</u>	£45,000 PLUS*
40	<u>17 Deane Road, Liverpool, L7 0ES</u>	-
41	<u>The Dolphin Takeaway & Restaurant 30 - 34 Scarisbrick Avenue, Southport, PR8 1NW</u>	£1,400,000 PLUS*
42	<u>198 Litherland Road, Bootle, L20 5EH</u>	-
43	<u>110 Alderson Road, Liverpool, L15 1HH</u>	£400,000 - £425,000 PLUS*
44	<u>91-93 Brighton Street, Wallasey, CH44 6QL</u>	£90,000 PLUS*
45	<u>Apt. 901 Silkhouse Court Tithebarn Street, Liverpool, L2 2LZ</u>	£290,000 - £300,000 PLUS*
46	<u>149 Norman Street, Birkenhead, CH41 0AT</u>	£385,000 PLUS*
		-
		£75,000 PLUS*
		£95,000 PLUS*
		£220,000 PLUS*
		£95,000 PLUS*
		-
		WITHDRAWN

ORDER OF LOTS

49 LOTS

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[CLICK ON ADDRESS FOR MORE INFO](#)

Lot	Address	Guide Price*
47	<u>6 Evans Road, Wirral, CH47 2BE</u>	£135,000 PLUS*
48	<u>22 Canon Road, Anfield, L6 0BN</u>	£80,000 PLUS*
49	<u>Apartment 506, Orleans House 19 Edmund Street, Liverpool, L3 9AH</u>	£140,000 PLUS*
		-

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**Lot
01**

14 Long Lane, Walton, Merseyside, L9 9AQ



Guide Price - £65,000*

A two- bedroom mid terrace property with a large rear garden, situated in a popular residential area of Walton L9. The property is just a stones' throw away from Aintree University Hospital making it an ideal buy to let investment. Being offered with vacant possession and in need of renovation, upon completion of the works needed the property could be placed on the rental market for circa £850pcm.

**Lot
02**

32 Penkett Road, Wallasey, CH45 7QN

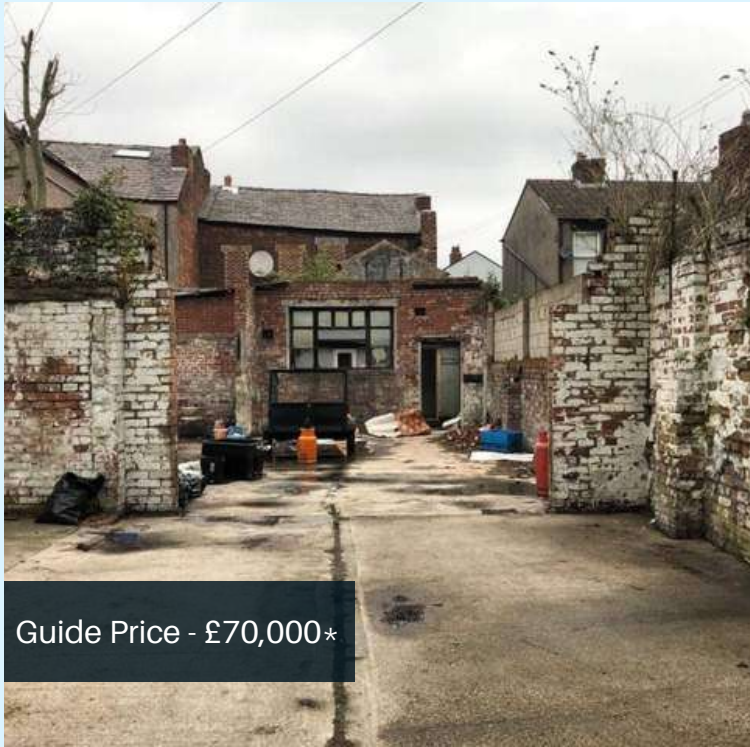


Guide Price -
£265,000*

A former church building set in a prime location on a good-sized plot, set back from the main road by long gardens. This detached commercial property, has until recently, been used as a day care centre, but could provide a number of opportunities such is the space and size of plot. In brief the property comprises of a large open plan area, a raised mezzanine platform, kitchen, washroom, store room, two offices, and wc. The property also benefits from gas central heating and retains many of its original features

**Lot
03**

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
04**

Flat 14, Birchen House 1 Canning Street, Birkenhead, CH41 1ND



A one-bedroom first floor apartment located in CH41 just a stones' throw away from Birkenhead Town Centre and Hamilton Square Train Station. The property provides and instant rental income and being sold with tenant in situ currently achieving £600pcm.

**Lot
05**

23 Elmswood Road, Birkenhead, CH42 7HN



Guide Price - £65,000*

A strong rental investment with this modernised 2-bedroom property located in a sought after residential area in Tranmere. Being sold with tenant in situ on an AST of £475pcm, there is potential to increase at the next rent review to circa £650pcm. Similar properties on the Open Market are listed in the region of £85,000 - £90,000. The property is fully double glazed and has gas central heating. A new boiler has recently been installed.

**Lot
06**

115 Carisbrooke Road, Liverpool, L4 3QY



SOLD PRIOR

A large four- bedroom mid- terrace house located in the popular postcode of L4 within walking distance of a wide range of local amenities. The property is set across four floors and being sold with vacant possession. There is some cosmetic update required following which the property could be placed on the rental market for circa £900pcm.

Lot
07

139 Derby Road, Kirkdale, Merseyside, L20 8LP



A good size mixed-use property which is in close proximity to the new Everton Football Club stadium on Bramley Moor Dock and the busy commercial/residential area of L20. Set across three floors the building comprises a café to the ground floor and 2- bedroom flat across the upper floors. Being sold with tenants in situ the Café is currently achieving £500pcm and the flat is let at £550pcm.

Lot
08

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
09

6 Baycliff Road, Liverpool, L12 6QU



A spacious 2 bedroomed, semi-detached property, located in a sought after location off Deysbrook Lane, within easy reach of West Derby village and amenities. The property requires a full scheme of modernisation, following which, will provide a lovely home for owner/occupiers, buy-to let investors, or developers for the re-sale market. The house sits on a good sized plot with potential to extend, subject to Planning, and also benefits from a private gated driveway and sunroom.

Lot
10

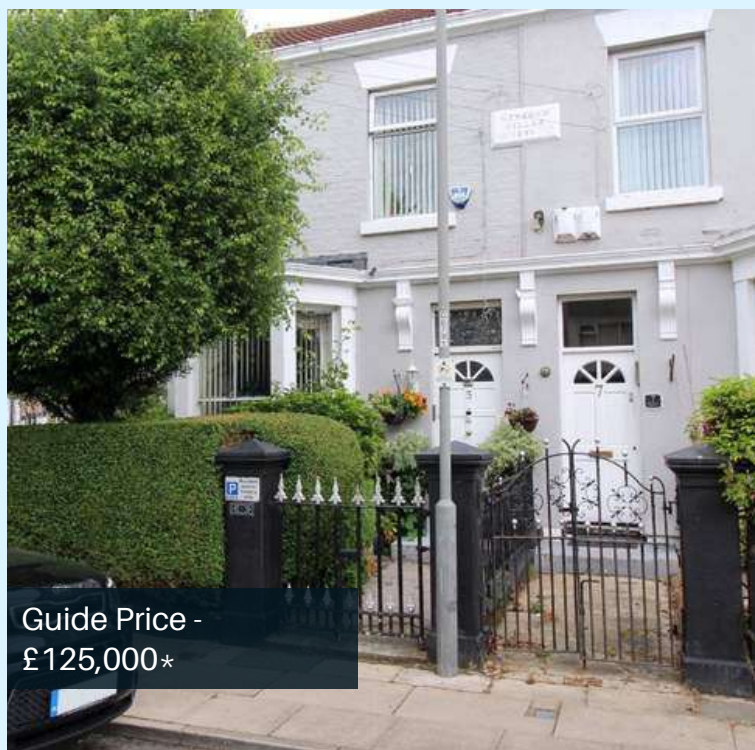
121-123 Oakfield Road, Walton, Merseyside, L4 0UE



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
11**

5 Rawlins Street, Fairfield, Merseyside, L7 0JE



Guide Price -
£125,000*

A large four- bedroom semi- detached house located in the popular residential postcode of L7. Being sold with vacant possession the property has potential to be converted to provide multiple self- contained flats subject to the relevant planning consents.

**Lot
12**

67 East Lancashire Road, Liverpool, L11 7AY



Guide Price -
£105,000*

A good size three- bedroom end terrace house located on East Lancashire Road, L11 benefiting from off road parking and a rear garden. The property is being sold with vacant possession and is in good condition. Following a cosmetic update the property could be placed on the rental market for circa £1,100pcm.

**Lot
13**

Apartment 404 15 Hatton Garden, Liverpool, L3 2HB

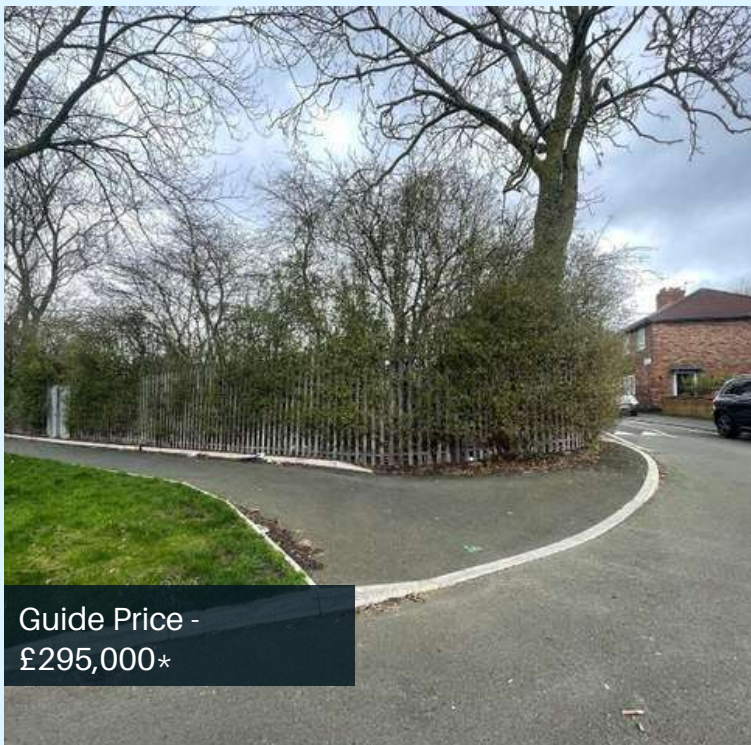


Guide Price -
£105,000*

A two- bedroom, top floor, City Centre apartment located on Hatton Garden, L3. Situated within the business district of Liverpool, the apartment is being offered with vacant possession and could be placed immediately on the rental market for circa £1,200pcm.

**Lot
14**

Land & Buildings At Allenby Square, Liverpool, L13 2BR



Guide Price -
£295,000*

A parcel of land with full planning permission to erect six semi-detached dwellings with gardens and off- road parking (4x3 bedroom and 2x4 bedroom). Located in a highly sought after residential area of L13. Planning Reference - 21F/1207.

**Lot
15**

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
16**

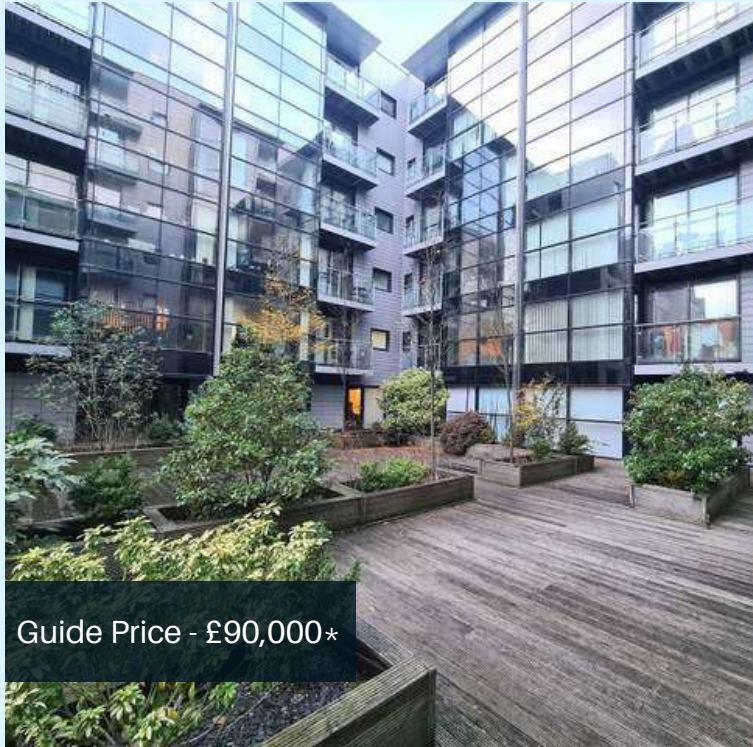
87 Makin Street, Liverpool, L4 5QF



A good size three- bedroom mid terrace house located in the popular residential location of Makin Street, L4. The property has been well maintained and currently has a tenant in situ with a rental income of £525pcm. We have been informed by the vendor that a Section 13 has been served to increase the rent to £700pcm from 5th May 2024, which could provide a rental yield of approximately 10% on the guide price. The increase is in line with the tenants new LHA entitlement, which is paid direct to the landlord.

**Lot
17**

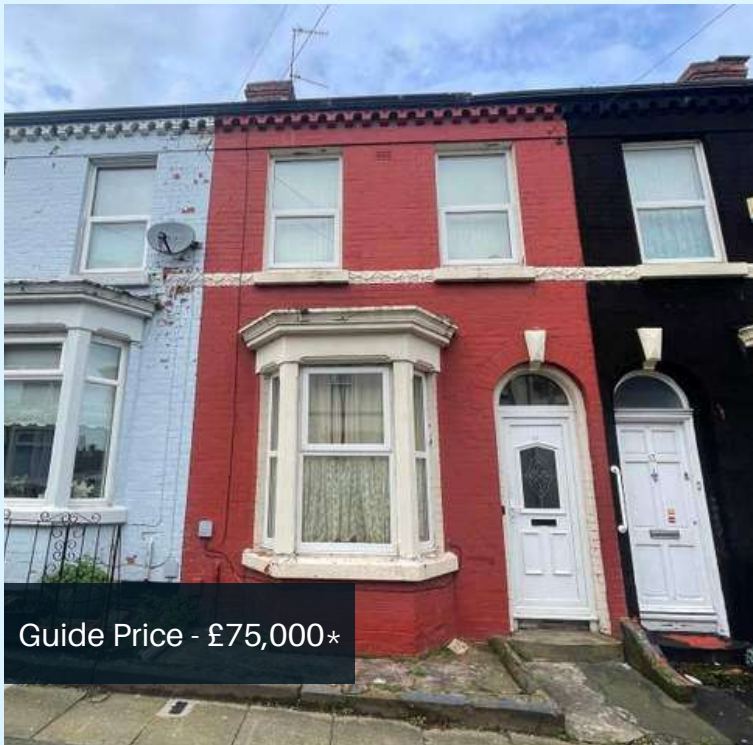
Apartment 17 26 Pall Mall, Liverpool, L3 6AE



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
18**

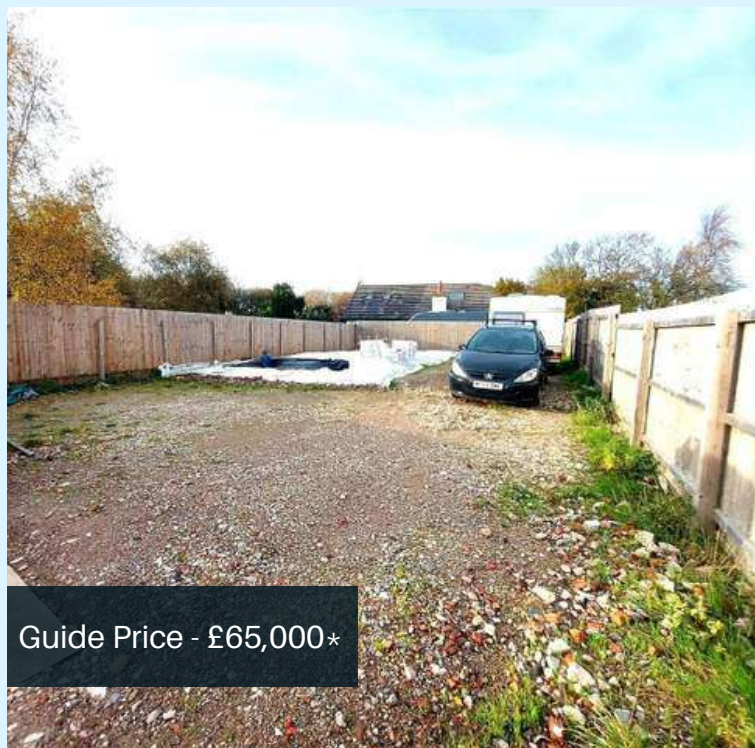
11 Springbank Road, Liverpool, L4 2QR



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
19**

Land At 508 Leasowe Road, Wirral, CH46 3RD



Guide Price - £65,000*

A cleared plot of land, located on Leasowe Road, right next to Leasowe Castle and within walking distance of the North Wirral Coastal Park. The popular tourist beachfront of New Brighton is just 9 minutes away and the shops/restaurants of Moreton within 2 miles. The M53 Motorway link for access to Liverpool/North Wales and further afield is just minutes away. The land previously housed a cottage and backs onto the Castlefields Estate where a number of similar plots have been developed into residential dwellings. It benefits from a secured perimeter fence/locked gate and presents a rare opportunity for developers to build for the residential or commercial market, subject to Planning.

**Lot
20**

11 Blackburne Place, Liverpool, L8 7PE



Guide Price -
£250,000*

A two- bedroom coach house located in the popular Georgian Quarter area of Liverpool, just a stones' throw away from Liverpool City Centre, The Baltic Triangle and Liverpool's famous waterfront. The property is in excellent condition and is currently being utilised on a short term let basis via air B&B achieving circa £4,000 per month and would be suitable for continued rental use subject to any necessary consents.

**Lot
21**

Land Adjacent To 85 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
22**

28 Kiddman Street, Liverpool, L9 1EJ



This two bedroom terraced property is in need of modernisation throughout but is available with vacant possession. The property is located nearby a variety of amenities and would make an ideal purchase for investment.

Lot
23

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



Guide Price - £55,000*

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 £360.20. Along with the garage, this gives a combined income of £5,402.20 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
24

9 Dyson Street, Liverpool, L4 5UX

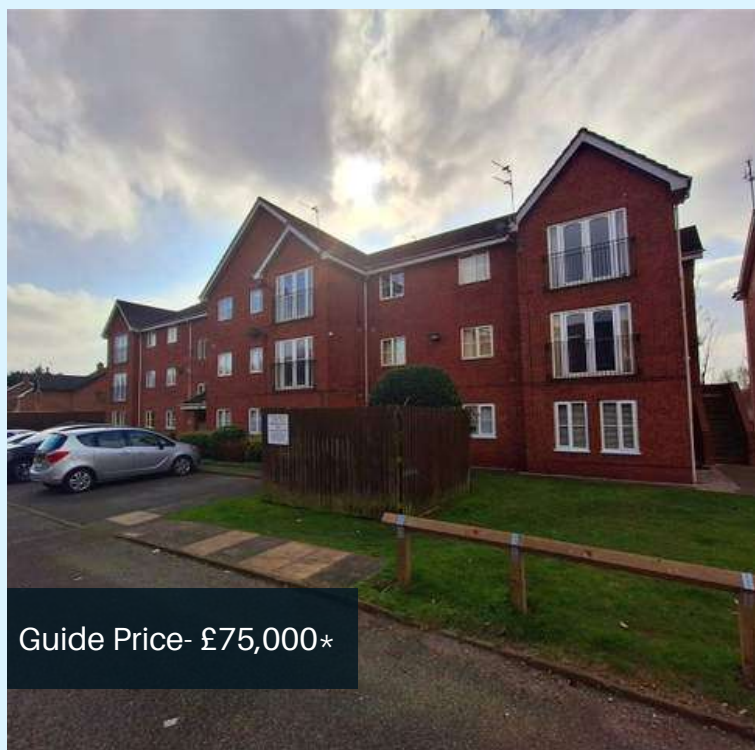


Guide Price - £60,000*

A ready-made investment opportunity with this 2 x double bed roomed property, located close to both football grounds. County Road with numerous shops, bars, restaurants and transport links are all on the doorstep. Being sold with vacant possession, following a scheme of refurbishment, this property is ideal for buy-to-let investors, with potential income circa £750-£800pcm/£9,000/£9,600 per annum. The property offers 2 reception rooms, kitchen, 2 bedrooms, bathroom and a further purpose built loft areas, suitable for home office etc.

**Lot
25**

18 Bankside Court Field Lane, Litherland, L21 9QQ

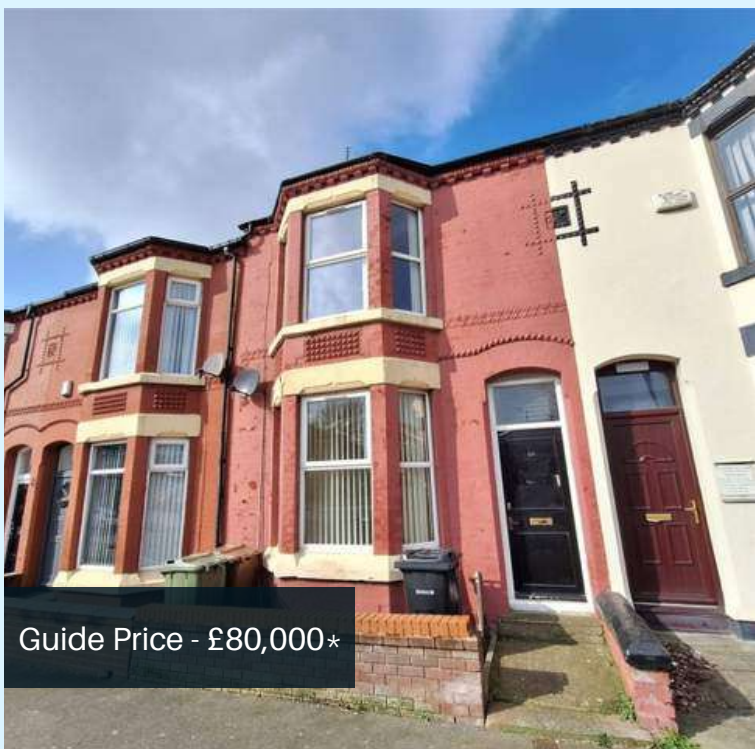


Guide Price- £75,000*

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
26**

111 Bridge Road, Litherland, Merseyside, L21 2PB



Guide Price - £80,000*

A traditional, red-brick terraced property located in the heart of Litherland and providing large accommodation. The property is being sold with vacant possession and following a scheme of refurbishment, will be ideal for re-sale or buy-to-let investors with predicted rental income of circa £700-£750pcm. The property offers 2 reception rooms, 3 bedrooms, kitchen and bathroom.

**Lot
27**

46 Long Lane, Garston, Merseyside, L19 6PF



Guide Price -
£110,000*

CASH BUYERS ONLY. A spacious three bedroom end of terrace property in a highly sought after location, overlooking Garston Park. This property could be an ideal purchase for a developer as there is a huge amount of potential to make this into a wonderful home.

**Lot
28**

337 Smithdown Road, Liverpool, L15 3JJ



Guide Price -
£215,000*

A large corner mixed-use property in a prime location on Smithdown Road and Gainsborough Road. Set across 3 floors, plus basement, the building provides a shop/retail floor and four self-contained flats. The property is fully let on 2 separate 5 year leases, until March with 2028, bringing a combined income of £24,059.64 per annum. The ground floor of 337 Smithdown Road is leased to an established letting agent. The upper floors are accessed via 2 Gainsborough Road and provide 3 x studio flats and 1 x two bedroom flat, all tenanted. The property is secured by way of roller shutters, has electric heaters and is predominantly double glazed. Outside there is a yard to the rear.

**Lot
29**

12 Lower Breck Road, Liverpool, L6 4BY



Guide Price -
£100,000*

A large Victorian town house, set over 3 floors and providing large scale accommodation throughout. The property is located in a sought after investment location, just off Rocky Lane and with quick access to the City Centre, Hospitals and University Campus's. Accommodation includes 2 x Reception Rooms, 4 x Bedrooms, Kitchen and Bathroom. The property is currently tenanted on an AST of £750pcm, bringing an annual income of £9,000.

**Lot
30**

12A Lower Breck Road, Liverpool, L6 4BY



Guide Price - £90,000*

A large Victorian town house, set over 3 floors and providing large scale accommodation throughout. The property is located in a sought after investment location, just off Rocky Lane and with quick access to the City Centre, Hospitals and University Campus's. Accommodation includes 2 x Reception Rooms, 4 x Bedrooms, Kitchen and Bathroom. The property is currently tenanted on an AST of £675pcm, bringing an annual income of £8,100. Following a scheme of refurbishment, the rental income could be increased in line with current market rents.

**Lot
31**

28 Springbourne Road, Aigburth, L17 7BJ



Guide Price - £95,000*

A development opportunity in the much sought-after St Michael's area of L17, just half a mile from Lark Lane. The property has suffered significant fire damage and is of shell-like construction internally. A mid-terraced property that previously presented large accommodation, including 2 reception rooms and 3 bedrooms. Once works have been completed, it will provide an excellent re-sale opportunity.

**Lot
32**

Flat 2, 8 Willowdale Road, Walton, Merseyside, L9 1BU

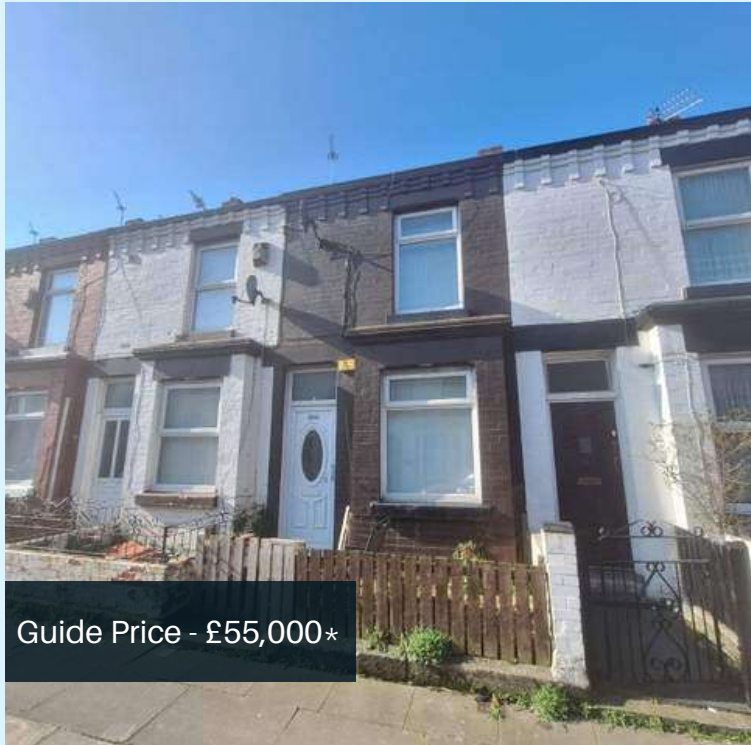


Guide Price - £15,000*

A ground floor studio flat situated in a mid-terraced house in the popular residential postcode of L9, within walking distance of a range of local amenities. The property is being sold with a tenant in situ currently paying £395pcm. We are informed the leaseholders now undertake the block management after a recent successful Right to Manage (RTM) with the intention to reduce the service charges and enhance the building.

**Lot
33**

25 Lochinvar Street, Liverpool, L9 1ER



Guide Price - £55,000*

A 2 bedroom terraced property located in a popular L9 residential area, within walking distance of both Walton Village and County Road, offering many shops, restaurants and other local amenities. The property is currently tenanted on an AST of £500pcm/£6,000 per annum, however following a rent review, this could be increased to circa £550-£600pcm.

**Lot
34**

31 Jubilee Drive, Kensington, L7 8SJ



Guide Price -
£130,000*

A large, 4 bedroomed property located in the popular Kensington Fields area of L7. Being sold with vacant possession, the property requires a full scheme of renovation, providing an ideal investment/development opportunity. The property is set across three floors, plus basement, and comprises: 4 bedrooms, 1 reception rooms, utility room, kitchen and 2 bathrooms. Such is the current configuration, it would lend itself to re-development into 2 x sizeable flats, restored to a large family home, or enter the private rental market. The property benefits from double glazing.

**Lot
35**

19 Eaton Street, Prescot, L34 6HD



A well presented 2 double-bedroom terraced property in the popular residential area of Prescot. The property has been nicely refurbished throughout and includes a modern bathroom with separate walk-in shower, new kitchen, good sized through lounge/dining room and 2 double bedrooms. Outside is a raised sun terrace to the rear and on-street parking to the front. Being sold with vacant possession, the property will appeal to owner/occupiers or investors for the rental market at circa £775-£825pcm.

**Lot
36**

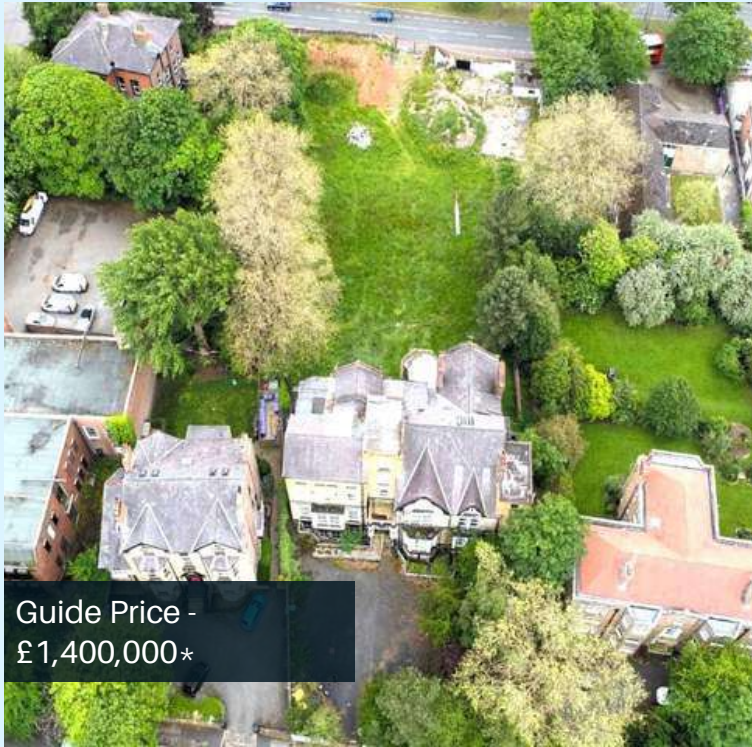
Land Fronting Childwall Valley Road Tuffins Corner, Liverpool, L27 7BR



A potential development opportunity with this plot of land, just off Childwall Valley Road at Tuffins Corner, within the Belle Vale Ward. The site is approximately 1 acre and set within a residential area of Netherley, and amongst a combination of an established estate and modern build. There is scope for development, subject to obtaining appropriate Planning from Liverpool City Council.

**Lot
37**

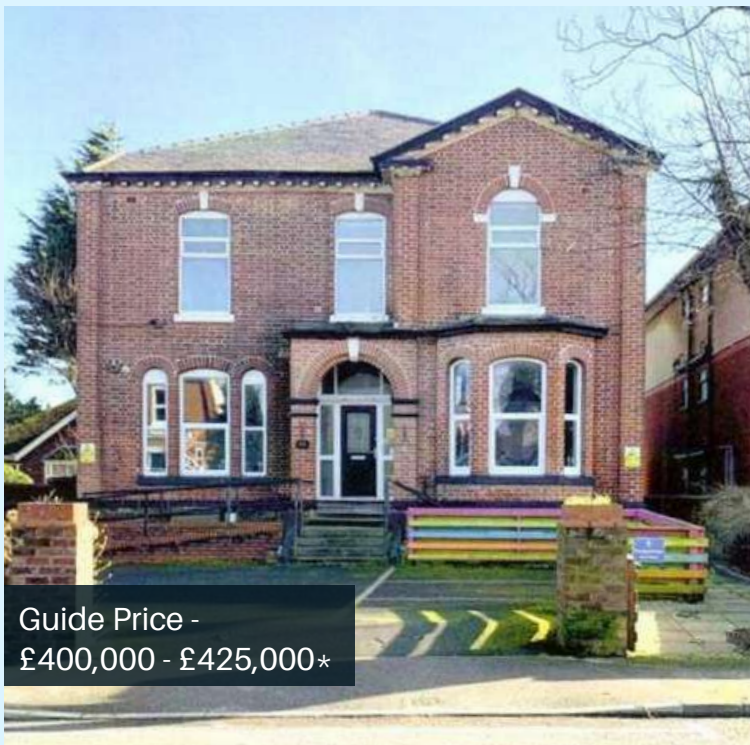
23 Aigburth Road & 34 Alexandra Drive, Liverpool, L17 8TE



A rare, large-scale development opportunity with this double-site in a prime location of St. Michael's Ward, L17, close to Lark Lane and Sefton Park. Planning has previously been granted in November 2017 'To demolish 23 Aigburth Road and to erect part 4/part 5 storey building comprising 56 apartments and convert 34 Alexandra Drive into 20 apartments with associated 2 storey extension to side and other external alterations.' The site area extends to 0.44 Hectares (1.09 Acres), with parking available for 30 cars. The existing site comprises a large Victorian former residential dwelling (34 Alexandra Drive) and connected adjoining land (23 Aigburth Road). 34 Alexandra Drive currently comprises a Grade II listed Victorian Villa which was constructed in 1878, and offers four floors and attic. Please refer to previous Planning Permission under references: 16F/3025 and 17F/3289

**Lot
38**

45 Talbot Street, Southport, PR8 1HS



An amazing investment/development opportunity with this imposing detached property, with separate Bungalow and large gardens to the rear. The property has, until recently, been used as a children's day nursey on a lease of £4,300pcm/ £51,600 per annum. The main building comprises of 10 usable rooms, kitchen areas, cloakrooms, bathroom facilities and storage areas. There is also a detached Bungalow/Annexe at the rear, currently used as an extension to the day nursery, comprising open plan space, kitchen area and cloakroom. The site is being sold with vacant possession and could be configured for a number of uses, including individual flats, subject to obtaining appropriate Planning. Both buildings are fully fire compliant and benefit from double glazing throughout. The gardens are far reaching, and currently landscaped as a children's playground.

**Lot
39**

40 Skipton Road, Anfield, Merseyside, L4 2UZ



Guide Price - £90,000*

A great investment opportunity with this 3 bedroom mid-terraced property in the heart of Anfield. The property is being sold with vacant possession and requires a full scheme upgrading, following which, it will be ideal for the buy-to-let market for circa £800pcm/ £9,600pa. The property is within walking distance to both Anfield Stadium and Goodison Park, giving great potential for short-term holiday lets. Outside to the rear is a private yard and storage shed. There is on-street parking to the front.

**Lot
40**

17 Deane Road, Liverpool, L7 0ES



Guide Price -
£290,000 - £300,000*

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. With close proximity to Liverpool City Centre, 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
41**

The Dolphin Takeaway & Restaurant 30 - 34 Scarisbrick Avenue, Southport, PR8 1NW

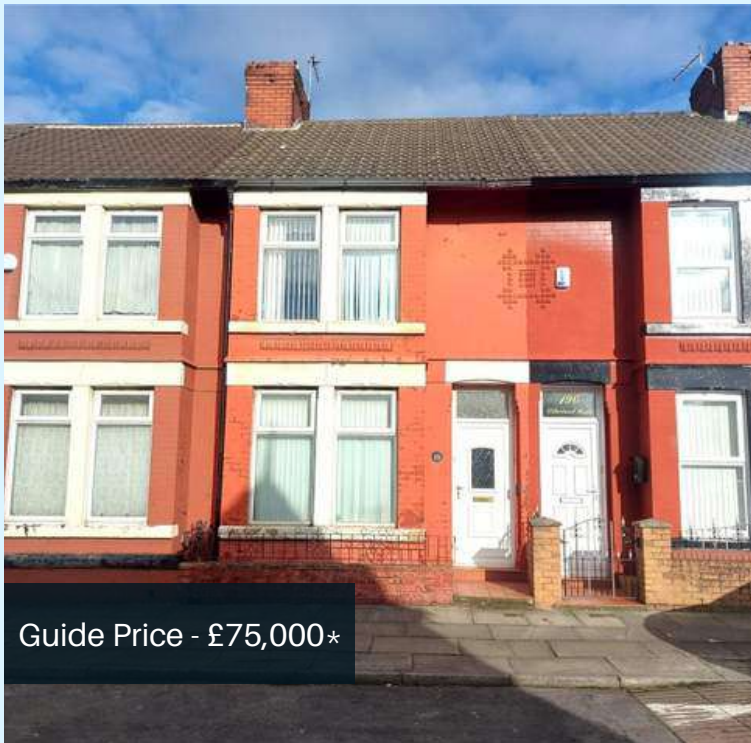


Guide Price -
£385,000*

A substantial four storey property being sold with an annual income of approximately £52,320 per annum giving a potential gross yield of around 13%.
The building includes the ground floor restaurant which brings in £1400pcm incl vat.

**Lot
42**

198 Litherland Road, Bootle, L20 5EH



Guide Price - £75,000*

A large 3-bedroom terraced property located in a popular residential location in Bootle, with access to all local amenities, a wide choice of supermarkets and frequent public transport links. Being sold with vacant possession, following a scheme of modernisation, the property would add capital value for the re-sale market or be popular on the private rental market for circa £800-£850pcm/£9,600-£10,200pa. The property provides 2 good sized reception rooms, kitchen/diner, 3 bedrooms and family bathroom. To the rear is a private yard area.

**Lot
43**

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 £480pcm, however following a scheme of refurbishment, this could be significantly increased to circa £850pcm/£10,200pa.

**Lot
44**

91-93 Brighton Street, Wallasey, CH44 6QL

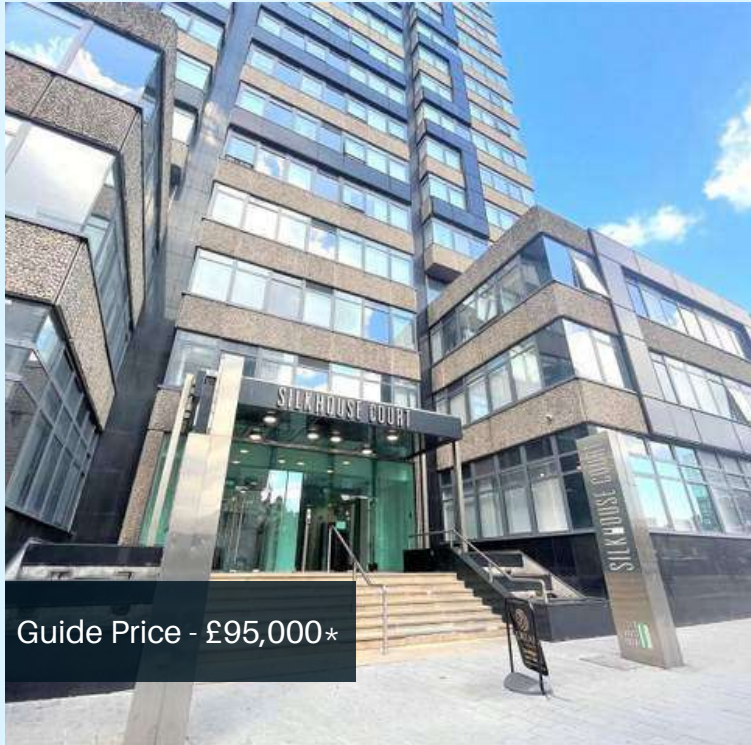


Guide Price -
£220,000*

A high yield opportunity with large corner, three storey property, located in a popular residential and commercial area in Wallasey, opposite the Town Hall. It is configured to provide a convenience store to the ground floor and 4 x one-bedroom flats to the upper floors. The retail unit is currently let on a long lease at £13,000pa, and the flats are currently let at £400pcm. This provides a combined annual rental income of £32,200 per annum, almost 15% yield on the Guide Price.

**Lot
45**

Apt. 901 Silkhouse Court Tithebarn Street, Liverpool, L2 2LZ



Guide Price - £95,000*

A rare opportunity with this immaculate City Centre furnished apartment in Silkhouse Court with 2 bedrooms, one with en-suite and being sold with vacant possession. Located on the 9th floor, the apartment has City views and is ready to be let on the rental market for circa £1,000pcm. Accommodation comprises: Communal foyer and lift to all floors. Entrance hall, 2 bedrooms (one with en-suite), open plan living/dining/kitchen area and double shower room. An allocated parking space is included in the sale.

**Lot
46**

149 Norman Street, Birkenhead, CH41 0AT



WITHDRAWN

A well presented 2- bedroom mid terraced house in the popular residential postcode of CH41 in close proximity to a range of local amenities. The property is being offered with vacant possession and is in good condition throughout. This is a turnkey investment opportunity and the property is ready to be placed immediately on the rental market for circa £850pcm.

**Lot
47**

6 Evans Road, Wirral, CH47 2BE



Guide Price -
£135,000*

A traditional former Fisherman's Cottage, located in the heart of Hoylake with all of its shops, restaurants and Sea Front on the doorstep. Accommodation includes lounge, modern kitchen and bathroom, plus two double sized bedrooms. Being sold with vacant possession, the property is in good condition and provides an ideal opportunity for buy-to-let investors with rents circa £800-£850pcm. It will also appeal to owner/occupiers. With close proximity to Royal Liverpool Golf Club and fast train link to Liverpool, the property would be ideal for lucrative short-term holiday lets.

**Lot
48**

22 Canon Road, Anfield, L6 0BN



Guide Price - £80,000*

A spacious three bedroom terraced property located nearby many amenities such as shops and great transport links. This property could be an ideal BTL investment with a potential rent circa £800pcm upon a full scheme of refurbishment.

Lot
49

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



Guide Price -
£140,000*

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.

**[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.

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. 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 £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). 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 £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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