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FEBRUARY CATALOGUE

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25
AVAILABLE
LOTS

2026 AUCTION DATES

AUCTION	CLOSING
11 th February	19 th January
25 th March	2 nd March
13 th May	20 th April
8 th July	15 th June
2 nd September	10 th August
14 th October	21 st September
2 nd December	9 th November

ORDER OF LOTS

25 LOTS

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CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
1	<u>69 Walton Vale, Liverpool, L9 4RQ</u>	£110,000 PLUS*
2	<u>Apartment 19, 9 Hatton Garden, Liverpool, L3 2FE</u>	£90,000 PLUS*
3	<u>1 Sandy Lane, Heswall, CH60 5SX</u>	£200,000 PLUS*
4	<u>3 Naples Road, Wallasey, CH44 7HJ</u>	£75,000 PLUS*
5	<u>Apt 18 Sir Thomas House 5 Sir Thomas Street, Liverpool, L1 6BW</u>	£50,000 PLUS*
6	<u>Flat 35, Beacon Court 77 Telegraph Road, Heswall, CH60 0AR</u>	£80,000 PLUS*
7	<u>Apartment 73, Tower Building 22 Water Street, Liverpool, L3 1BH</u>	£205,000 PLUS*
8	<u>Apartment 162, East Float Quay, Wirral Waters, CH41 1DN</u>	£75,000 PLUS*
9	<u>Apt.10 Justine Mansions (Door No.12) 4 Riding Street, Liverpool, L3 5NP</u>	£70,000 PLUS*
10	<u>Land At 148/148a High Park Street, Liverpool, L8 3UQ</u>	£40,000 PLUS*
11	<u>81 Muirhead Avenue, Liverpool, L13 9BH</u>	£85,000 PLUS*
12	<u>107 Priory Wharf, Birkenhead, CH41 5LD</u>	£95,000 PLUS*
13	<u>2 Fairview, Birkenhead, CH41 9EH</u>	£70,000 PLUS*
14	<u>Land to Northwest of Townsend Lane, Anfield, L6 0AY</u>	£135,000 PLUS*
15	<u>Flat 2 93 Ennisdale Drive, Wirral, CH48 9UF</u>	£90,000 PLUS*
16	<u>Apt. 62 East Float Quay Dock Road, Birkenhead, CH41 1DN</u>	£60,000 PLUS*
17	<u>74 Park Road, Tranmere, CH42 5NW</u>	£70,000 PLUS*
18	<u>169 Cleveland Street, Birkenhead, CH41 3QD</u>	£55,000 PLUS*
19	<u>Waverley Street/ West Street, and Hulme Street, PR8 1PG</u>	£195,000 PLUS*
20	<u>14 Halidon Court, Bootle, L20 4UL</u>	£35,000 PLUS*
21	<u>2 Roxborough Walk, Liverpool, L25 5HN</u>	£200,000 PLUS*
22	<u>6 Lander Road, Liverpool, L21 8JD</u>	£50,000 PLUS*
23	<u>198 Hart Street, Southport, PR8 6DY</u>	£100,000 PLUS*
24	<u>1 Springwood Court, Liverpool, L19 4XN</u>	£85,000 PLUS*
25	<u>88 Gray Street, Bootle, L20 4PR</u>	£60,000 PLUS*

**Lot
01**

69 Walton Vale, Liverpool, L9 4RQ



GUIDE PRICE - £110,000 PLUS*

Vacant mixed-use unit on the bustling high street of Walton Vale, L9. Formerly used as a well-known bakery, the unit has a large shop frontage with rear kitchen area and access to the rear yard. There is an internal staircase leading to upper floors which could, subject to planning permissions, be re configured to allow for a residential dwelling. Once a scope of refurbishment has been completed, the unit would perform well on the rental market for both retail and residential.

**Lot
02**

Apartment 19, 9 Hatton Garden, Liverpool, L3 2FE



GUIDE PRICE - £90,000 PLUS*

This is a smartly presented two bedroomed apartment situated in the heart of Liverpool's business district. Currently sub-let to the managing agent on site for circa £865.00 on a rolling contract. With lift, parking space, and a short walk to Moorfields train station, the unit lends itself well to the private rental market.

**Lot
03**

1 Sandy Lane, Heswall, CH60 5SX



GUIDE PRICE - £200,000 PLUS*

This is a three bedroomed semi-detached property in the middle of the sought after village of Heswall, Wirral. Note – ground floor extension, and third bedroom to first floor extension (planning passed under Wirral Council - APP/10/01347) demand immediate structural attention. Once works are complete, the property makes for a comfortable family home, or, alternatively, this specific lot also provides a strong re-sale opportunity in a popular residential area.

**Lot
04**

3 Naples Road, Wallasey, CH44 7HJ



GUIDE PRICE - £75,000 PLUS*

A two bedroomed end terrace which has recently undergone a refurbishment programme. Available with vacant possession, the property poses a strong investment for any rental portfolio with similar lets in the area fetching circa £700pcm. With double glazing and central heating.

**Lot
05**

Apt 18 Sir Thomas House 5 Sir Thomas Street, Liverpool, L1 6BW



GUIDE PRICE - £50,000 PLUS*

This is a smart, vacant, studio apartment in the heart of Liverpool City Centre. With lets in the building fetching circa £725pcm, the unit provides a strong investment opportunity. With on site gym facilities, laundry, communal room and cinema.

**Lot
06**

Flat 35, Beacon Court 77 Telegraph Road, Heswall, CH60 0AR



GUIDE PRICE - £80,000 PLUS*

This is a vacant two bedroomed second floor retirement apartment in central Heswall, Wirral. With resident parking, lift access, communal residents lounge, the unit makes for a comfortable down size in a bustling, sought after area. With heating, double glazing, pull-cord system for emergencies, and onsite day manager.

**Lot
07**

Apartment 73, Tower Building 22 Water Street, Liverpool, L3 1BH



GUIDE PRICE - £205,000 PLUS*

City centre sixth floor duplex apartment with vacant possession. The popular unit in the central Water Street, L3 provides a strong investment within the Liverpool City Scape. With a potential rental income of circa £1,450pcm the apartment benefits from parking, two roof terraces with impressive views, and spacious living throughout.

**Lot
08**

Apartment 162, East Float Quay Dock Road, Wirral Waters, CH41 1DN



GUIDE PRICE - £75,000 PLUS*

This is an impressive two bedroomed apartment in the popular East Float Quay development. With vacant possession, the apartment, which spans just over 1,000 sqft, provides spacious living quarters, and two generous bedrooms. The unit lends itself well to the private rental market, with similar sized lets within the development fetching circa £995pcm. Includes allocated parking bay.

**Lot
09**

**Apt.10 Justine Mansions (Door No.12) 4 Riding Street,
Liverpool, L3 5NP**



GUIDE PRICE - £70,000 PLUS*

This is a vacant second floor apartment in central Liverpool. The unit has a large master bedroom, with a second study/office space. With similar apartments fetching circa £895pcm, the unit provides a strong investment yield.

**Lot
10**

Land At 148/148a High Park Street, Liverpool, L8 3UQ



GUIDE PRICE - £40,000 PLUS*

This is a cleared plot of land within a popular residential area at the end of a row of terraced houses. With re-development popular in the area, subject to planning permissions, the plot has the potential to provide a 2/3 bed terrace with a strong re sale opportunity.

**Lot
11**

81 Muirhead Avenue, Liverpool, L13 9BH



GUIDE PRICE - £85,000 PLUS*

This is a smartly presented three bedroomed ground floor flat. The property, which is vacant, enjoys private outdoor space to the rear, as well as a smart finish throughout. With similar lets in the area fetching circa £1,000pcm, this unit is a strong investment opportunity.

**Lot
12**

107 Priory Wharf, Birkenhead, CH41 5LD



GUIDE PRICE £95,000 PLUS*

This is a vacant two bedroomed duplex in the popular Priory Wharf development in Birkenhead, Wirral. The property, following a scope of refurbishment, would perform well on the private rental market, with similar lets fetching circa £995pcm. With views out to Liverpool, allocated parking, communal lawns, and quick access to Hamilton Square train station.

**Lot
13**

2 Fairview, Birkenhead, CH41 9EH



GUIDE PRICE £70,000 PLUS*

This is a two bedroomed semi detached property located in Birkenhead, Wirral. Currently tenanted at £400pcm, there is scope for a rental review and increase, with similar lets in the area fetching circa £850pcm. With double glazing, central heating, garden, and views across to Liverpool.

**Lot
14**

Land to Northwest of Townsend Lane, Anfield, L6 0AY



GUIDE PRICE £135,000 PLUS*

Freehold land available with planning to erect a part two-storey, part three-storey building to consist of 6 x1 bed flats and 3 x2bed flats. With annual rental income from advertising hoardings, we believe to be circa £7,000.

Planning Portal - Liverpool City Council.
Planning Reference - 22F/1667

**Lot
15**

Flat 2 93 Ennisdale Drive, Wirral, CH48 9UF



GUIDE PRICE £90,000 PLUS*

This is a two bedroomed purpose built apartment in the popular CH48 area of Wirral, close to the amenities of West Kirby and Newton. We believe this is currently tenanted at £650pcm, the property comes as a ready-made investment - following a rental review, and a scope of upgrades, this could be increased in line with similar lets in the area, which can fetch circa £800pcm.

**Lot
16**

Apt. 62 East Float Quay Dock Road, Birkenhead, CH41 1DN



GUIDE PRICE £60,000 PLUS*

This is a large one bedroomed apartment within the East Float Quay development. Currently tenanted with a rental income of £640pcm, the property has a new boiler, double glazing and lift access.

**Lot
17**

74 Park Road, Tranmere, CH42 5NW



GUIDE PRICE £70,000 PLUS*

This is a two bedroomed mid terraced property currently rented at £550pcm. Following a scope of refurbishment, a rental increase could be implemented to that of similar lets in the area which accrue circa £825pcm. With double glazing and central heating.

**Lot
18**

169 Cleveland Street, Birkenhead, CH41 3QD



GUIDE PRICE £55,000 PLUS*

This is a two bedroomed mid terrace property which comes to the auction market with vacant possession. Whilst the property is in need of refurbishment, it does have gas central heating, double glazing, and a recently fitted kitchen and shower room. Once works are complete, the property would serve well on the private rental market fetching circa £750pcm.

**Lot
19**

Waverley Street/ West Street, and Hulme Street, PR8 1PG



GUIDE PRICE £195,000 PLUS*

A well-known former night club and bar is available, with vacant possession, in the heart of Southport. Spanning approximately 6,800 sq ft, the premises includes a collection of venue spaces including the former Le Moose bar, which is accessed from the corner of West Street and Waverley Street. The former Level 1 night club is accessed from Waverley Street and has versatile floor spaces over ground and first floor levels. There is separate access to the former Evoque night club which, again, has adaptable spaces over ground and first floor levels. There is a self-contained apartment to the second floor, and storage to the basement. This particular lot number has had a rip-out project started; the space in its entirety would lend itself well to full redevelopment, subject to relevant planning.

**Lot
20**

14 Halidon Court, Bootle, L20 4UL



GUIDE PRICE £35,000 PLUS*

This is a two bedroomed ground floor apartment which is currently tenanted. We believe the tenancy is set at £490pcm. Following a scope of refurbishment and a rental increase, this could be increased to circa £650pcm. With parking.

**Lot
21**

2 Roxborough Walk, Liverpool, L25 5HN



GUIDE PRICE £200,000 PLUS*

This is a four bedroomed detached property close to Woolton Village, L25. Available vacant upon possession, the property is in need of full renovation, which, once complete, will stand the unit well either as a re-sale opportunity, or on the private rental market. With double glazing, heating, garage and parking.

**Lot
22**

6 Lander Road, Liverpool, L21 8JD



GUIDE PRICE £50,000 PLUS*

This is a two bedroomed terrace property which is currently tenanted. We believe the tenancy is set at £440pcm – with a scope of refurbishment and a subsequent rental review, this could be increased in line with similar lets in the area which bring in circa £750pcm.

**Lot
23**

198 Hart Street, Southport, PR8 6DY



GUIDE PRICE £100,000 PLUS*

This is a vacant three bedroomed semi-detached property in need of full renovation. The property enjoys a large garden, and versatile accommodation, lending itself well to the private rental market – once works are complete, the unit could fetch circa £950pcm. With central heating.

**Lot
24**

1 Springwood Court, Liverpool, L19 4XN



GUIDE PRICE £85,000 PLUS*

This is a one bedroomed bungalow which is currently tenanted. We believe the current rent to be £430pcm, which is due a rental review. Following a scope of refurbishment, the rental income could be increased to circa £675pcm.

**Lot
25**

88 Gray Street, Bootle, L20 4PR



GUIDE PRICE £60,000 PLUS*

This is a three bedroomed end terrace property which is currently tenanted. With a tenancy currently bringing in £520pcm, there is scope for a rental increase after a scope of works have been completed to be in line with similar lets in the area which accrue circa £895pcm.

CLICK HERE FOR THE FULL COMMON
AUCTION CONDITIONS

TO TAKE A LOOK AT OUR HANDY GUIDES
FOR ALL THINGS BUYING AT AUCTION,
CLICK HERE.

NOW TAKING LOTS

FOR OUR NEXT AUCTION

WEDNESDAY 25TH MARCH 2026

CLOSING DATE: 2ND MARCH 2026

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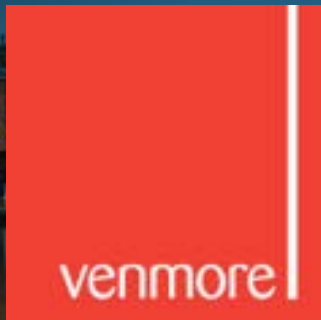
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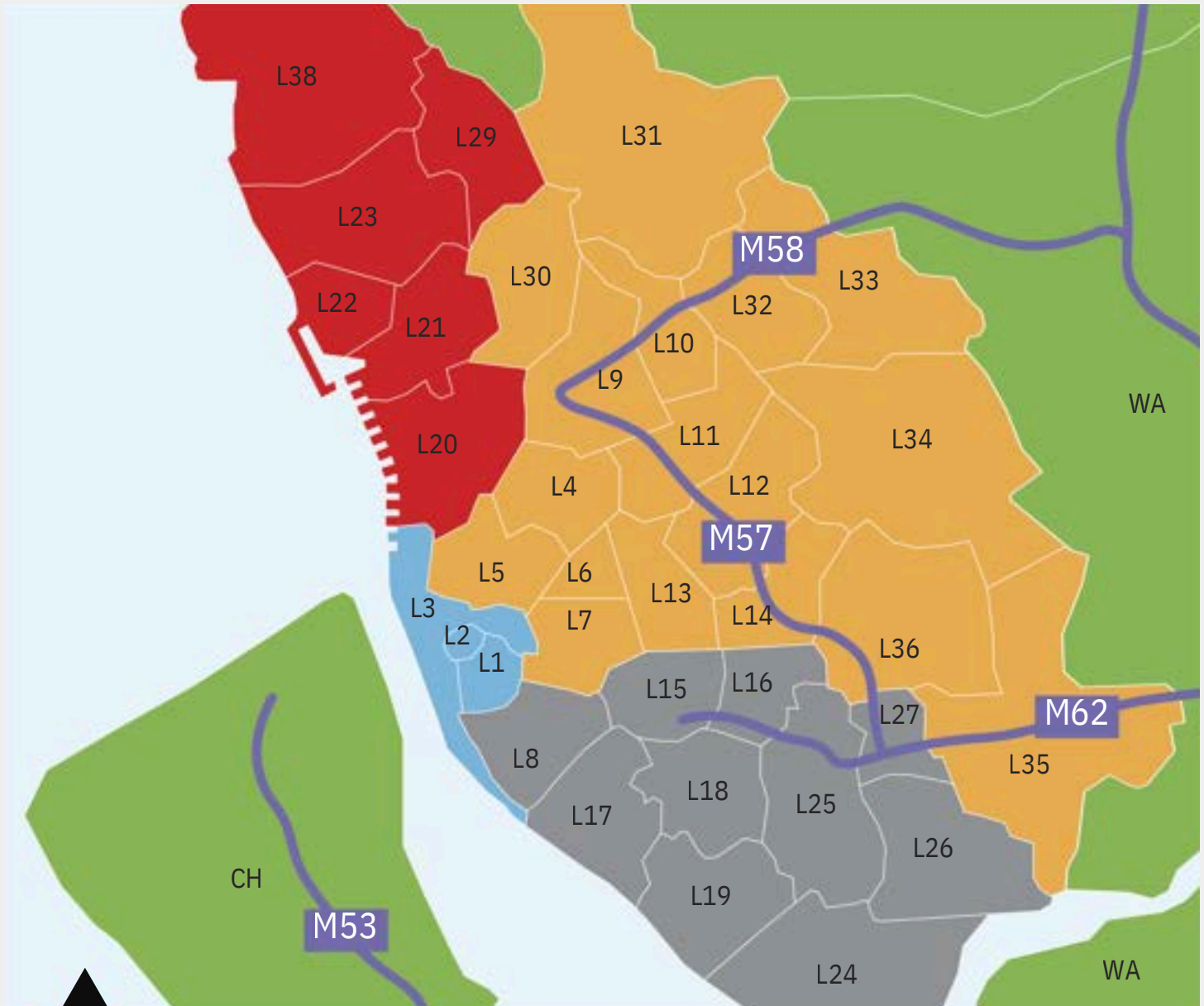


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southport@venmores.co.uk

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!

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 £3,000 + VAT (£3,600 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 – 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 £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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