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JULY CATALOGUE

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56 AVAILABLE LOTS

2024 AUCTION DATES

Auction	Closing
7th February	12th January
27th March	1st March
15th May	19th April
10th July	14th June
4th September	9th August
16th October	20th September
4th December	8th November

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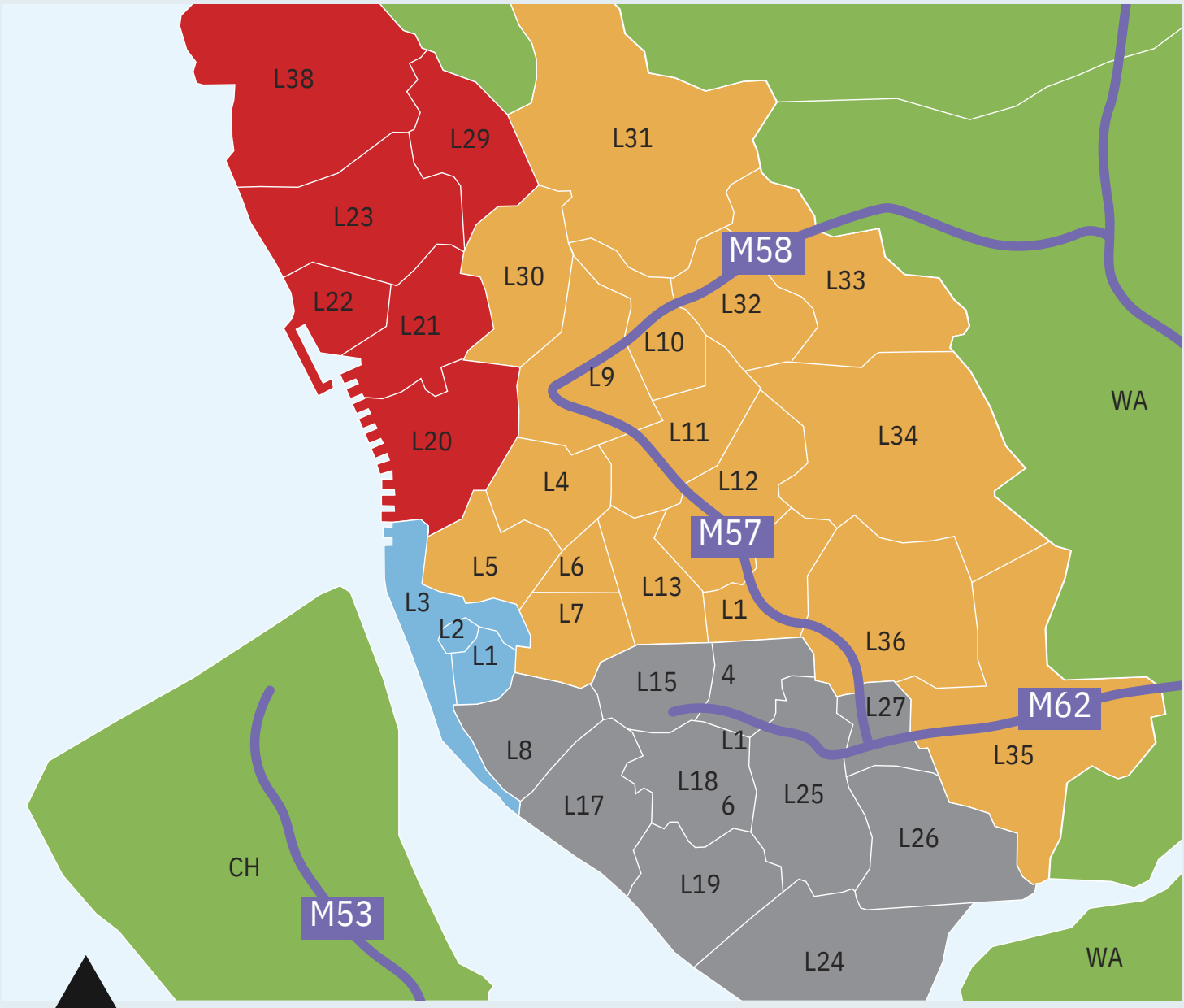
Merseyside Area Map

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



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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.

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ORDER OF LOTS

56 LOTS

venmore auctions

CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
1	16 Sandringham Drive, Wallasey, CH45 9JD	£150,000 PLUS*
2	14 Andrew Street, Liverpool, L4 4DT	£65,000 PLUS*
3	Apt. 6 21 Lydia Ann Street, Liverpool, L1 5DX	£95,000 PLUS*
4	Flat 3 53 Derby Lane, Liverpool, L13 6QE	£87,500 PLUS*
5	Flat 11, Birchen House 1 Canning Street, Birkenhead, CH41 1ND	£55,000 PLUS*
6	40C Liscard Road, Wallasey, CH44 6LW	£25,000 PLUS*
7	5 Ursula Street, Bootle, L20 2EX	£70,000 PLUS*
8	Flat 46 188 Lord Street, Southport, PR9 0QG	£72,500 PLUS*
9	Apartment 17 26 Pall Mall, Liverpool, L3 6AE	£90,000 PLUS*
10	23 Bath Street, Southport, PR9 0DP	£290,000 PLUS*
11	Site Of Former Property 87 Craven Street, Birkenhead, CH41 4BW	SOLD PRIOR -
12	Flat 6 10-12 Pall Mall, Merseyside, L3 6AL	£25,000 PLUS*
13	Flat 1 8 Willowdale Road, Walton, Merseyside, L9 1BU	£15,000 PLUS* -
14	Flat 5 31 South Drive, Wavertree, Merseyside, L15 8JJ	£30,000 PLUS* -
15	Former Church & Presbytery 2a Stopgate Lane, Walton, Merseyside, L9 6AP	£350,000 PLUS* -
16	22 Ullswater Avenue, Prenton, CH43 9RD	£135,000 PLUS*
17	18 Hall Lane, Walton, Merseyside, L9 0EX	£60,000 PLUS*
18	234 Derby Road, Bootle, L20 8LJ	£300,000 PLUS*
19	16 Ullswater Street, Liverpool, L5 6QX	£65,000 PLUS*
20	Apartment 98, East Float Quay Dock Road, Birkenhead, CH41 1DP	£165,000 PLUS* -
21	34 Holmesway, Pensby, CH61 5XJ	£160,000 PLUS*
22	29 Blessington Road, Liverpool, L4 0RY	£70,000 PLUS*
23	109 Westminster Road, Liverpool, L4 4LW	£110,000 PLUS*
24	95 Moore Street, Bootle, L20 4PL	£60,000 PLUS*

ORDER OF LOTS

56 LOTS

venmore auctions

CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
25	10 Carlton Mount, Birkenhead, CH42 5LP	£145,000 PLUS*
26	16 Rullerton Road, Wallasey, CH44 5XQ	£150,000 PLUS*
27	1 Claude Street, Wigan, WN5 9QP	£130,000 PLUS*
28	34 Fallowfield Road, Liverpool, L15 5BW	£125,000 PLUS*
29	6A Marlborough Road, Southport, PR9 0RA	£250,000 PLUS*
30	Flat 14, Beaufort Apartments 272 Upper Parliament Street, Liverpool, L8 7QE	£70,000 PLUS* -
31	122 Corner Brook, Liverpool, L28 0QJ	£60,000 PLUS*
32	51 Arundel Avenue, Liverpool, L17 3BY	£125,000 PLUS*
33	12 Malden Road, Liverpool, L6 6BE	£180,000 PLUS*
34	5 Fenton Green, Liverpool, L24 3UD	£105,000 PLUS*
35	21 Warbreck Moor, Liverpool, L9 4RN	£120,000 PLUS*
36	105 Corporation Street, St. Helens, WA10 1SX	£100,000 PLUS*
37	47 Verdala Park, Liverpool, L18 3LD	£200,000 PLUS*
38	High View 428 Allerton Road, Calderstones, Merseyside, L18 3JU	£800,000 PLUS* -
39	81 And 89 Upton Park Drive, Wirral, CH49 6JW	£160,000 PLUS*
40	9 Westbrook Road, Liverpool, L25 2PU	£120,000 PLUS*
41	469 Hawthorne Road, Bootle, L20 9AT	£90,000 PLUS*
42	74 Southport Road, Thornton, Merseyside, L23 4TH	£375,000 PLUS* -
43	38 Waller Street, Bootle, L20 4PU	£60,000 PLUS*
44	19 Fernhill Close, Bootle, L20 9JR	£85,000 PLUS*
45	163-165 Linacre Road, Liverpool, L21 8JP	£180,000 PLUS*
46	59 Ismay Street, Liverpool, L4 4EE	£55,000 PLUS*
47	127 Kings Drive, Woolton, Merseyside, L25 8RQ	£250,000 PLUS*
48	63 Ashdale Road, Walton, Merseyside, L9 2AA	£100,000 PLUS*
49	Flat 1 &2 112 Hawthorne Road, Bootle, L20 9JY	£75,000 PLUS*
50	26 Bolton Avenue, Liverpool, L32 0TH	£100,000 PLUS*

ORDER OF LOTS

56 LOTS

venmore auctions

CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
51	30 Bardsay Road, Liverpool, L4 5SG	£70,000 PLUS*
52	6 Trafalgar Road, Wallasey, CH44 0EA	£135,000 PLUS*
53	72 Wellbrow Road, Liverpool, L4 6TY	£80,000 PLUS*
54	61 Ince Avenue, Anfield, Merseyside, L4 7US	£100,000 PLUS*
55	6 Evans Road, Wirral, CH47 2BE	£135,000 PLUS*
56	Apartment 36, East Float Quay Dock Road, Birkenhead, CH41 1DN	£100,000 PLUS*

-

CLICK HERE TO REGISTER TO BID!

Lot 01

16 Sandringham Drive, Wallasey, CH45 9JD

A strong investment opportunity on offer with this large semi detached property which has been converted into two self-contained flats. The ground floor comprises two bedrooms, with a tenant in situ, whilst the first floor offers three bedrooms with vacant possession. After a scope of modernisation works, and rent review, there is a potential to provide a combined income of circa £1,500pcm on the private rental market. There is off road parking, as well as a yard to the rear. The property is ideal for the buy to let market, and could also be restored to a four-bedroom home, with similar sized, modernised properties in the area returning circa £340,000 on the open market.

Lot 02

14 Andrew Street, Liverpool, L4 4DT

A good sized, 2 x double bedroom terraced property, within walking distance of Goodison and Anfield Football Stadiums. The property has the benefit of a downstairs cloakroom and a large Basement with electrics. It is double glazed throughout and has gas central heating. Being sold with vacant possession, it would be ideal for the private rental market, with rental income in the region of £700-£750pcm. Due to its location, it could also be used for the short-term holiday let market.

CLICK PHOTO TO VIEW PROPERTIES

Lot 03

Apt. 6 21 Lydia Ann Street, Liverpool, L1 5DX

This is a one bedroomed first floor apartment, appealing strongly to the buy to let and short-term holiday let market. The apartment is presented to a good standard and is offered with vacant possession and is located in the centre of Liverpool. Similar properties in the vicinity have let on the private rental market for circa £850pcm.

Lot 04

Flat 3 53 Derby Lane, Liverpool, L13 6QE

This is a well maintained three bedroomed first floor apartment situated close to the amenities of Old Swan. The accommodation includes a large living room, kitchen diner, three generous bedrooms, and a bathroom – included is off road parking and access to the communal garden. The property would perform well in the private rental market, with similar accommodation bringing in circa £850pcm. The apartment has double glazing and gas central heating.

CLICK PHOTO TO VIEW PROPERTIES

Lot 05

Flat 11, Birchen House 1 Canning Street, Birkenhead, CH41 1ND

A one bedroomed first floor apartment with vacant possession. Birchen House is a sought-after development for buy to let investors, and those utilising the short-term holiday let market – the apartment is situated next door to Hamilton Square train station with direct access to Liverpool City Centre, a short walk to the historic Town Hall, and to the Mersey Ferry terminal. With double glazing and electric heating.

Lot 06

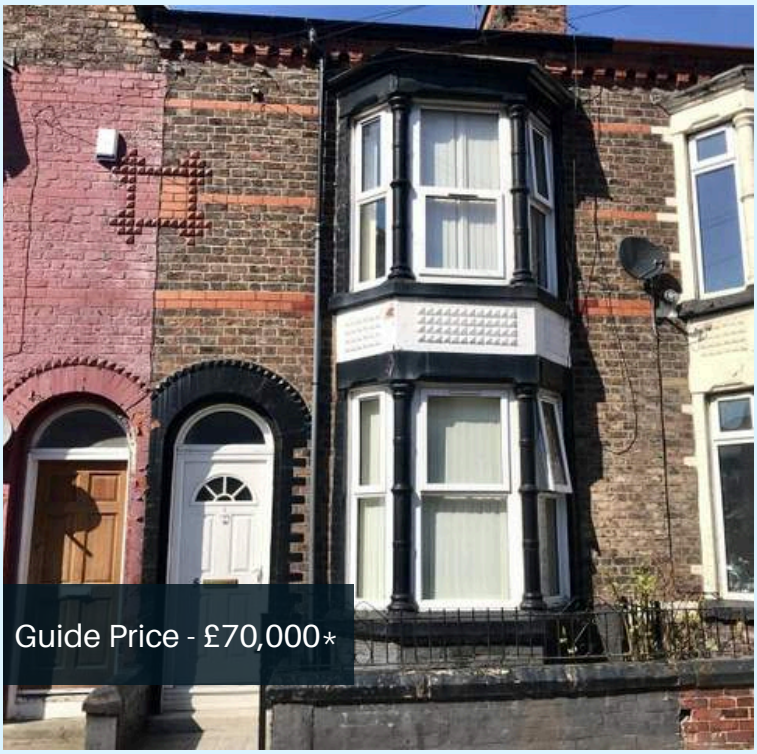
40C Liscard Road, Wallasey, CH44 6LW

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

CLICK PHOTO TO VIEW PROPERTIES

Lot 07

5 Ursula Street, Bootle, L20 2EX



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

Lot 08

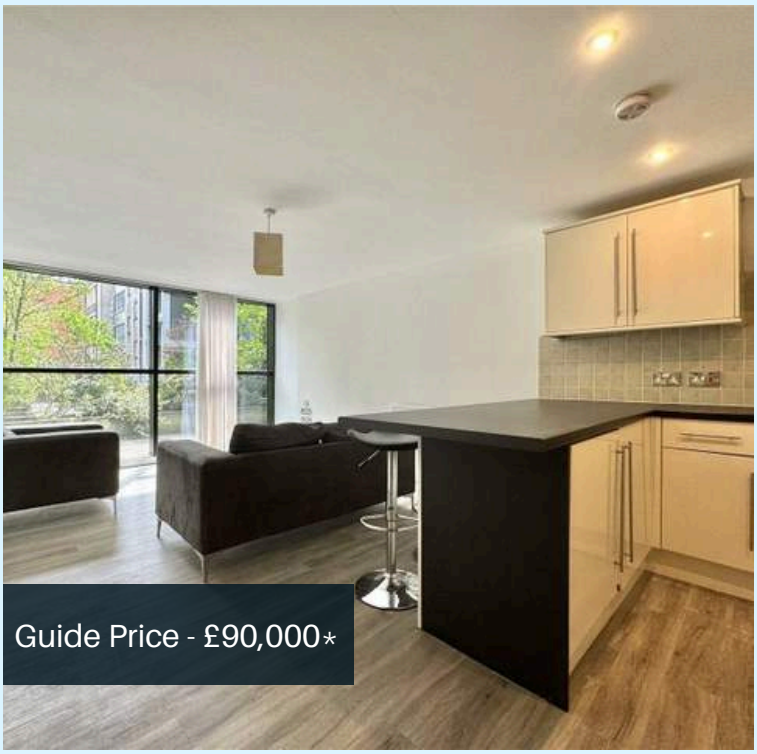
Flat 46 188 Lord Street, Southport, PR9 0QG

This is a one bedroomed third floor apartment with balcony, situated on the main high street in Southport, providing easy access to the amenities Lord Street offers including its bars and restaurants, as well as the tourist attractions at the beach. The apartment is offered with vacant possession, double glazing, electric storage heating, parking space, and provides a strong rental return in a busy tourist centred spot.

CLICK PHOTO TO VIEW PROPERTIES

Lot 09

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 10

23 Bath Street, Southport, PR9 0DP

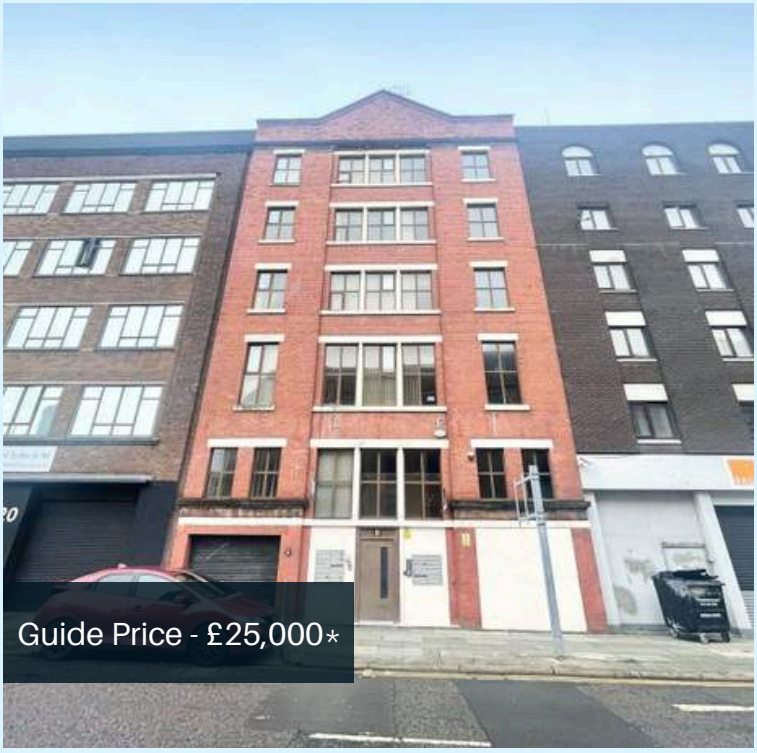
A substantial HMO investment opportunity available here with seven en-suite bedrooms, three kitchens, ground floor communal space, garden and parking. The property is fully tenanted providing an annual rental income of £40,800. Of note, the properties to either side of #23 have had permissions to extend – with similar permissions being granted here, there is potential to bring the property to a 9 bed HMO.

CLICK PHOTO TO VIEW PROPERTIES

Lot 11 — Site Of Former Property 87 Craven Street, Birkenhead, CH41 4BW

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

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



First floor leasehold studio apartment in central location close to business district and university in Liverpool. Sold with tenant in situ with current £400pcm rental. The property has electric heating and double glazing.

CLICK PHOTO TO VIEW PROPERTIES

Lot 13

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

A ground floor studio flat situated in a mid-terraced house. The property is being sold with a tenant in situ with an income of £300pcm, and comprises a bedroom/reception area, fitted kitchen and bathroom. Set in the popular residential postcode of L9, and within walking distance of a range of local amenities.

Lot 14

Flat 5 31 South Drive, Wavertree, Merseyside, L15 8JJ

A one bedroom first floor apartment in the popular Wavertree area of South Liverpool available with vacant possession. After a scope of works, the property will perform well on the private rental market, realising a strong yield circa £500pcm.

CLICK PHOTO TO VIEW PROPERTIES

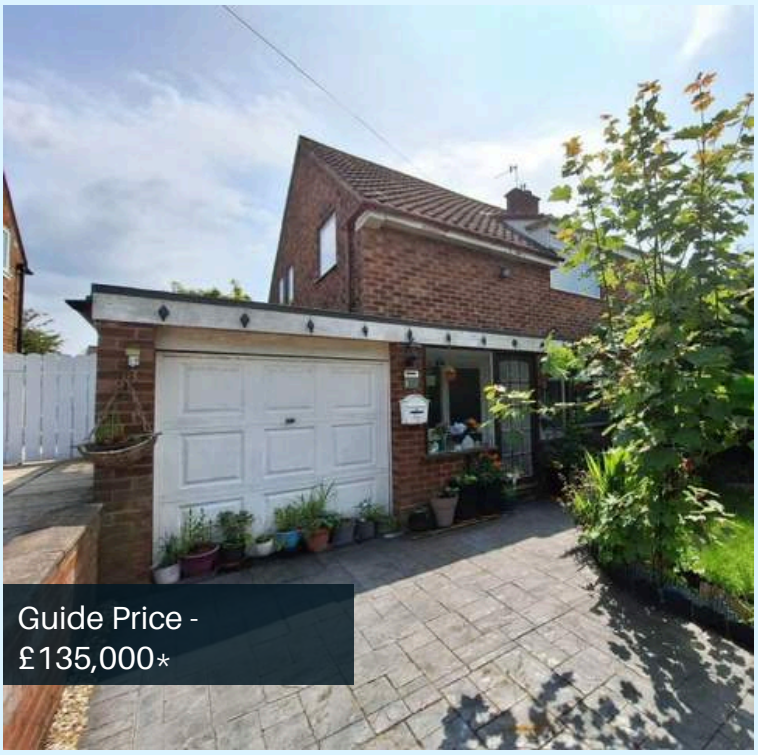
Lot 15

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

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

Lot 16

22 Ullswater Avenue, Prenton, CH43 9RD

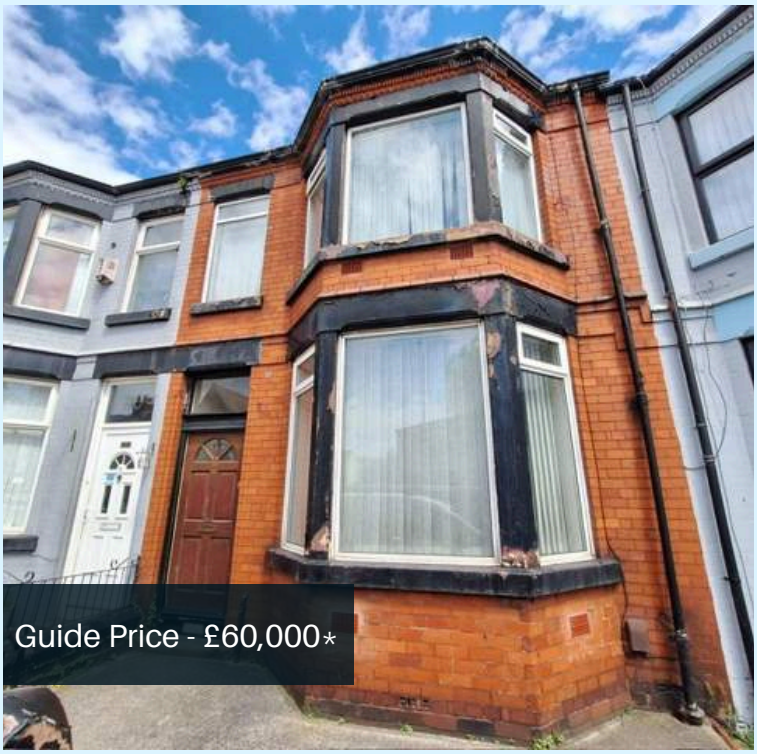


A three bedroom semi detached property in a popular residential area; the property comprises through lounge diner, conservatory, kitchen and garage, as well as three bedrooms, bathroom and separate wc. There is a driveway and front garden and a large rear garden. The property requires a full scheme of modernisation, following which, will provide a lovely home for owner/occupiers, buy-to let investors, or developers for the re-sale market.

CLICK PHOTO TO VIEW PROPERTIES

Lot 17

18 Hall Lane, Walton, Merseyside, L9 0EX



This is a large four bedroom terrace property in Walton with a tenant in situ. The property comprises two reception rooms, kitchen and ante space to rear as well as four bedrooms, bathroom, and yard. The property has a current rental income of £594 pcm, subject to a scope of works being completed, this could be increased to that of similar properties in the area with an income of circa £900pcm.

Lot 18

234 Derby Road, Bootle, L20 8LJ

This is a large mixed-use unit located on the corner of Derby Road, L20, with ground floor retail unit plus ancillary basement rooms, and a 6 bed licenced HMO to first and second floors. Both are offered with vacant possession, and based on full capacity, the property has generated a rental income circa £39,700 p/a. The property sits close to transport links taking you to the City Centre, as well as being a short distance from the new Everton football stadium.

CLICK PHOTO TO VIEW PROPERTIES

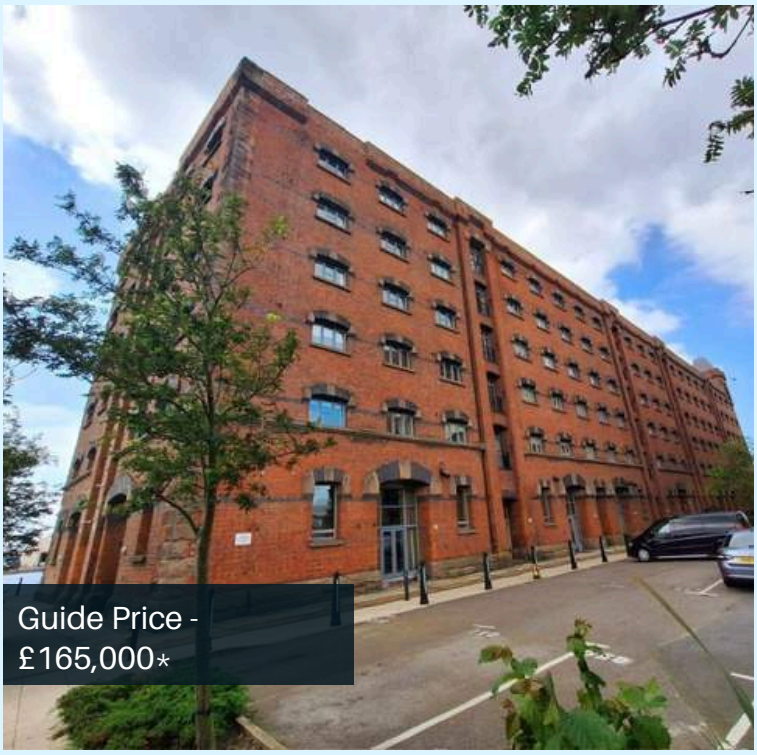
Lot 19

16 Ullswater Street, Liverpool, L5 6QX

This is a two bedroom mid terrace property on Ullswater Street, with a tenant in situ. The property comprises a through reception room, breakfast kitchen, two bedrooms, bathroom, and yard. The current rental income is £550pcm.

Lot 20

Apartment 98, East Float Quay Dock Road, Birkenhead, CH41 1DP



A large three bedroom duplex penthouse apartment available with vacant possession. Situated in the popular East Float Quay, CH41, with renowned neighbouring development Wirral Waters, this is a strong opportunity for your portfolio; with a potential income of circa £1,100pcm on the private rental market. Comprising bedrooms, bathroom and storage to lower level, and imposing open plan living to the top floor, with kitchen and access to roof deck with imposing 360 degree views.

CLICK PHOTO TO VIEW PROPERTIES

Lot 21

34 Holmesway, Pensby, CH61 5XJ

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

Lot 22

29 Blessington Road, Liverpool, L4 0RY

This is a large three bedroom end terrace property looking over to Anfield Stadium, it has performed well on the private rental market at £750pcm; and following a scope of works this could be increased to circa £800pcm. The property could also be a popular short term holiday let. Comprising living room, large kitchen, bathroom and three bedrooms.

CLICK PHOTO TO VIEW PROPERTIES

Lot 23

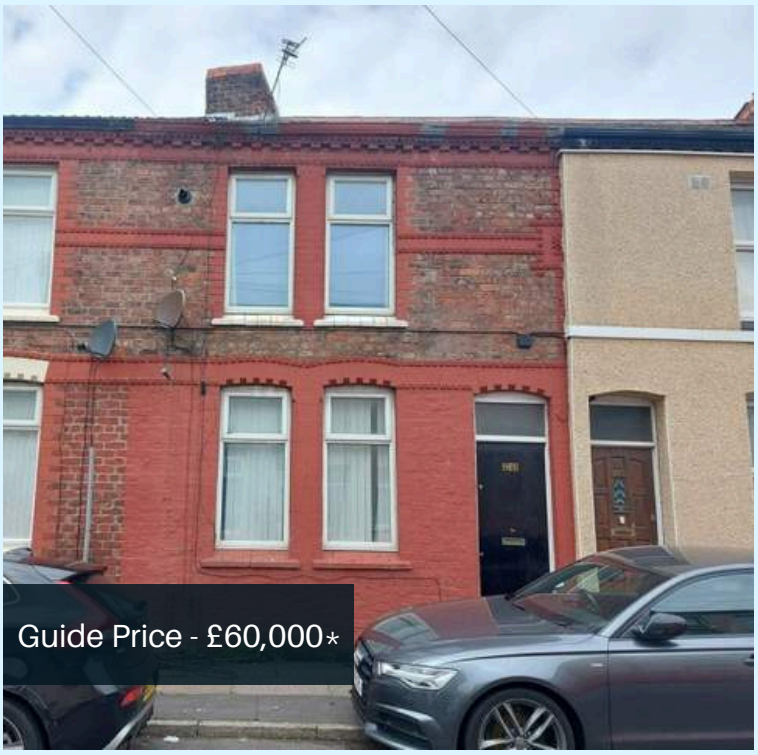
109 Westminster Road, Liverpool, L4 4LW

Guide Price - £110,000*

This is a well-established mixed-use unit on Westminster Road, L4. The property has a tenant in situ for both retail and residential with a combined return of £1,100pcm. The accommodation to the ground floor comprises retail space and basement. The residential unit has kitchen to ground floor; living room, bedroom and bathroom to first floor, two bedrooms and shower room to second floor. The property provides a strong yield for investors at 12.55% based on Guide Price.

Lot 24

95 Moore Street, Bootle, L20 4PL



Guide Price - £60,000*

A 2-bedroom terraced property located in a residential part of Bootle, within a mile of Bootle town centre. The property is vacant and in need of a scheme of light cosmetic work, following which there is potential for capital increase or the property could be placed on the rental market for circa £750-800pcm.

CLICK PHOTO TO VIEW PROPERTIES

Lot 25

10 Carlton Mount, Birkenhead, CH42 5LP

A large investment opportunity with this large end terrace property on Carlton Mount, which has been split into 2x1 bed, and 1x2 bed self-contained flats. Each flat comprises a kitchen, bathroom, reception room, and bedroom, as well as double glazing. Following a scope of works, at full capacity the property has a potential rental income of circa £1,450pcm

Lot 26

16 Rullerton Road, Wallasey, CH44 5XQ

This is a four bedroom semi detached property which has been let out on a room-by-room basis achieving circa £21,230p/a with three rooms currently let. Subject to HMO status, there are two further rooms which could also be let. The accommodation includes a living room, wc, kitchen and two rooms to the ground floor. Three rooms and bathroom to first floor, and loft room to the top floor. The property provides an excellent investment opportunity.

CLICK PHOTO TO VIEW PROPERTIES

Lot 27

1 Claude Street, Wigan, WN5 9QP

A three bedroomed, semi-detached property, ideal for a young family or a landlord looking to increase their portfolio. Located close to highly rated schools and local amenities, with good transport links for Wigan Town Centre and the M6 motorway. The property offers spacious living, including a separate utility room and gardens to the front and rear. The front garden could be turned into an off-road driveway, similar to some neighbouring properties. Being sold with vacant possession, following a scheme of decor, the property could enter the private rental market in the region of £850-£900pcm.

Lot 28

34 Fallowfield Road, Liverpool, L15 5BW

Development opportunity on Fallowfield Road, L15; a popular residential area of South Liverpool for students, professionals, and families. Originally a three bedroomed end terrace home, the property requires a full scope of renovation works having been taken back to brick. Once complete, the property would provide an excellent re-sale opportunity, with similar properties in the area selling for circa £260,000. Alternatively, the property would perform well on the private rental market.

CLICK PHOTO TO VIEW PROPERTIES

Lot 29

6A Marlborough Road, Southport, PR9 0RA

A three-bedroom detached bungalow with vacant possession close to nearby Southport town centre. The spacious accommodation incudes three beds, en suite to master, main bathroom, large reception and separate kitchen. With wrap around gardens, parking, double glazing, and central heating. The property would serve well for an owner occupier, or as part of a private rental portfolio.

Lot 30

Flat 14, Beaufort Apartments 272 Upper Parliament Street, Liverpool, L8 7QE

Venmore Auctions bring to the market this two-bedroom third floor apartment on Upper Parliament Street. Located close to the city centre and near the women's hospital, this area proves popular with young professionals and would make for a great investment opportunity, with a potential rental income of £950 per calendar month. Briefly comprising of an entrance hallway with two double bedrooms, three-piece bathroom suite, large lounge and dining area and a kitchen internally the property further benefits from off road allocated parking.

CLICK PHOTO TO VIEW PROPERTIES

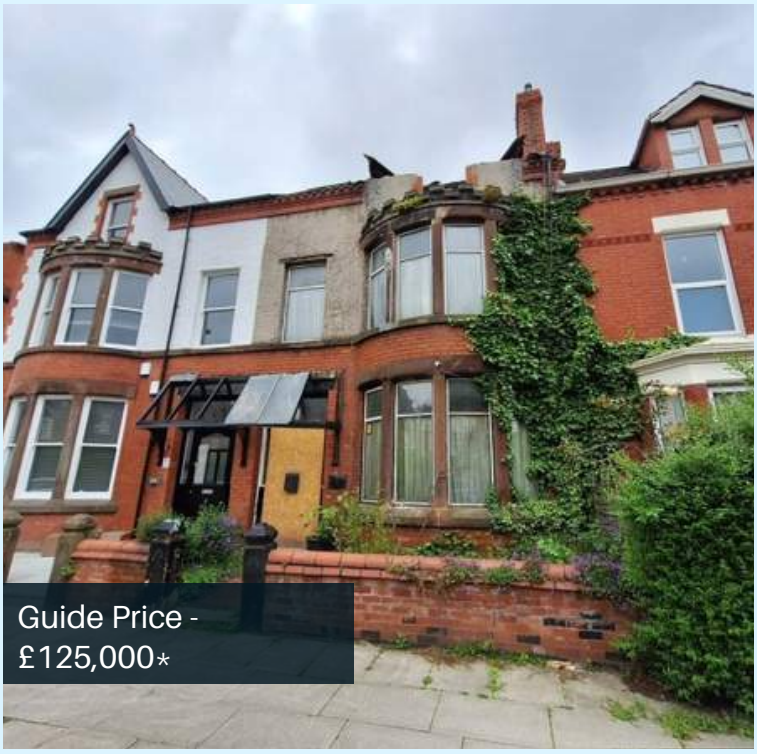
Lot 31

122 Corner Brook, Liverpool, L28 0QJ

This is a three bedroom mid terrace property in a very popular residential area which requires full modernisation. Once full renovation works are complete, the property would perform well on the private rental market with an income circa £950pcm. With double glazing.

Lot 32

51 Arundel Avenue, Liverpool, L17 3BY

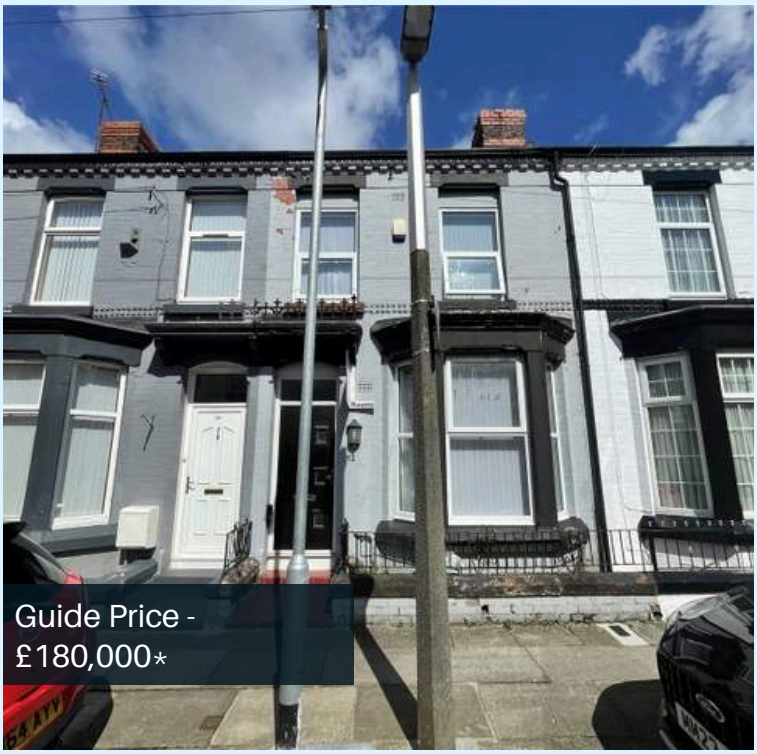


A development opportunity on Arundel Avenue in the very popular L17 area of South Liverpool – the property has suffered severe fire damage and is of shell-like construction internally. Sold subject to a Section 79 notice which will be made available as part of the legal pack. Formally, the property had been large 6 bed terraced home; and once works have been completed will provide a strong re sale opportunity

CLICK PHOTO TO VIEW PROPERTIES

Lot 33

12 Malden Road, Liverpool, L6 6BE



This is a six bedroom fully licenced HMO property in Kensington, Liverpool, offering a strong investment opportunity in an area which is popular for students of the nearby universities. Comprising six bedrooms over three floors, as well as shower room and w.c. The property has double glazing, and comes with tenants in situ in all six rooms, currently generating £2,122pcm.

Lot 34

5 Fenton Green, Liverpool, L24 3UD

A two storey, three-bedroom freehold mid terrace property. The property is sold with tenant in situ at a rental of £800 pcm. The property benefits from parking and front and rear gardens.

CLICK PHOTO TO VIEW PROPERTIES

Lot 35

21 Warbreck Moor, Liverpool, L9 4RN

Guide Price - £120,000*

A mixed-use unit with vacant possession throughout. The retail space to the ground floor comprises a large shop area, sub room, sink area and w.c. The residential unit has separate entrance with access to basement, as well as to the first floor. Currently a two bedroom flat over two floors with kitchen and bathroom; similar property within close proximity has developed this large space into two self contained flats. This is an ideal investment opportunity with further development potential.

Lot 36

105 Corporation Street, St. Helens, WA10 1SX

Guide Price - £100,000*

This is a mid-terrace property which has been split into two one-bedroom self-contained flats in the centre of St Helens. Both flats have been recently renovated and have the potential of circa £450pcm each on the private rental market. Given the property's location, it would also perform well on the short-term holiday let market. Available with vacant possession.

CLICK PHOTO TO VIEW PROPERTIES

Lot 37

47 Verdala Park, Liverpool, L18 3LD

Venmore Auctions are delighted to bring to auction this stunning three-bedroom mid terrace on Verdala Park. The property is approached by a tarmac driveway, ideal for off road parking. Upon entering, you are greeted by a welcoming entrance hall which provides access to the dining room, fully fitted kitchen, utility room, living room and additional conservatory with French doors to the rear garden. As you ascend to the first floor of this fantastic family home, you are greeted with three generous bedrooms and a four-piece family bathroom. The master bedroom is bathed in natural light via sliding doors to a balcony overlooking the garden. To the rear, a decorative slate stoned garden with raised boarders. The garden is of generous size and is ideal for al fresco dining.

Lot 38

High View 428 Allerton Road, Calderstones, L18 3JU

An opportunity to purchase a property within one of Liverpool's most desired roads.

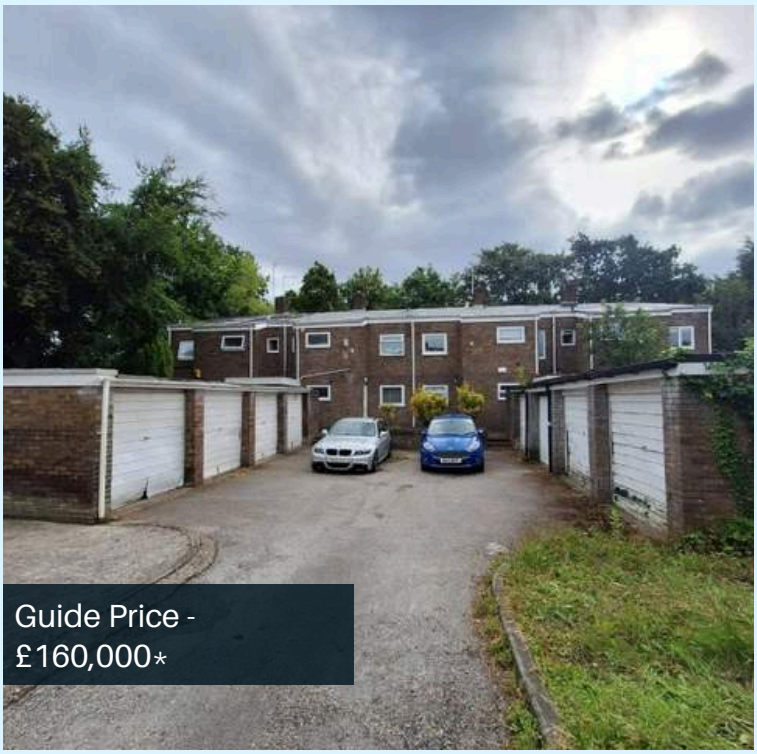
This substantial property was purchased in 2021 for £1,200,000 with the intension of developing the site.

The property enjoys a brilliant plot adjacent to Allerton Manor Golf Course and is accessed via secure electric gates. Internally there is the potential to make this into a substantial five bedroom home which could include a swimming pool and a roof terrace with stunning views on the city. There is also a basement.

CLICK PHOTO TO VIEW PROPERTIES

Lot 39

81 And 89 Upton Park Drive, Wirral, CH49 6JW



This lot includes two titles; 81 Upton Park Drive is a one-bedroom split level flat with kitchen, bathroom, living room, bedroom, and large outside space – this comes with tenant in situ currently paying £500pcm. 89 Upton Park Drive, also with tenant in situ paying £750pcm, is a three-bedroom maisonette, situated directly above 81. Both properties have gas central heating and double glazing as well as a garage per property.

Lot 40

9 Westbrook Road, Liverpool, L25 2PU

Cash Buyers Only This is a three bedroom end terrace with driveway and garden. Ideal opportunity for private rental market, or for owner/occupier. Situated in the corner of the quiet road, there is ample opportunity for extension either to side or rear. The property is in need of modernisation and comes with vacant possession. Similar rental property in the area achieves circa £1,000pcm.

CLICK PHOTO TO VIEW PROPERTIES

Lot 41

469 Hawthorne Road, Bootle, L20 9AT

A four bedroom mid terrace property close to local Bootle amenities. The property has majority double glazing and gas central heating. Having been adapted, the property offers a through living room, large kitchen, and ground floor wet room. To the first floor there are three rooms and a spacious bathroom. The second floor provide a double room. With yard and vacant possession

Lot 42

74 Southport Road, Thornton, Merseyside, L23 4TH

This is a stunning four bedroom property with versatile living space. A great opportunity for an owner occupier with this newly developed lot; with spacious L shaped kitchen diner and living room, utility, two beds and bathroom to ground floor, master with en suite, further bedroom and bathroom to first floor. With parking, gardens, vacant possession, and a notable specification throughout.

CLICK PHOTO TO VIEW PROPERTIES

Lot 43

38 Waller Street, Bootle, L20 4PU

A two bedroom well maintained end terrace with through lounge diner, kitchen and bathroom, and two double bedrooms. The property has a tenant in situ paying £900pcm based on a furnished short hold let. With double glazing and gas central heating,

Lot 44

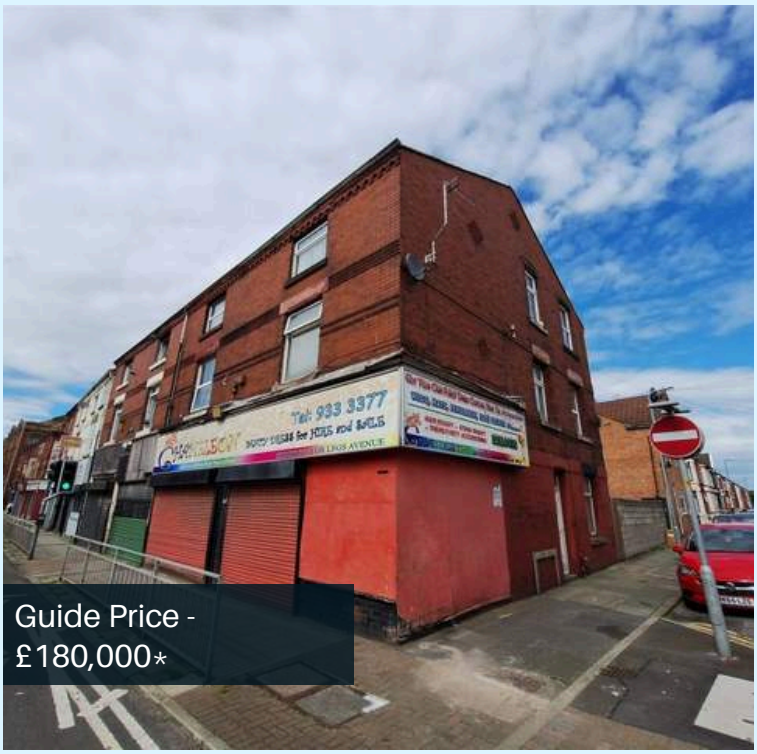
19 Fernhill Close, Bootle, L20 9JR

A well maintained three-bedroom terrace property with tenant in situ currently paying £575pcm and rent increase due in July 2024 to £700pm. With double glazing, gas central heating, garden and spacious accommodation throughout. The property would be well suited to the private rental market with a long term tenant in situ.

CLICK PHOTO TO VIEW PROPERTIES

Lot 45

163-165 Linacre Road, Liverpool, L21 8JP

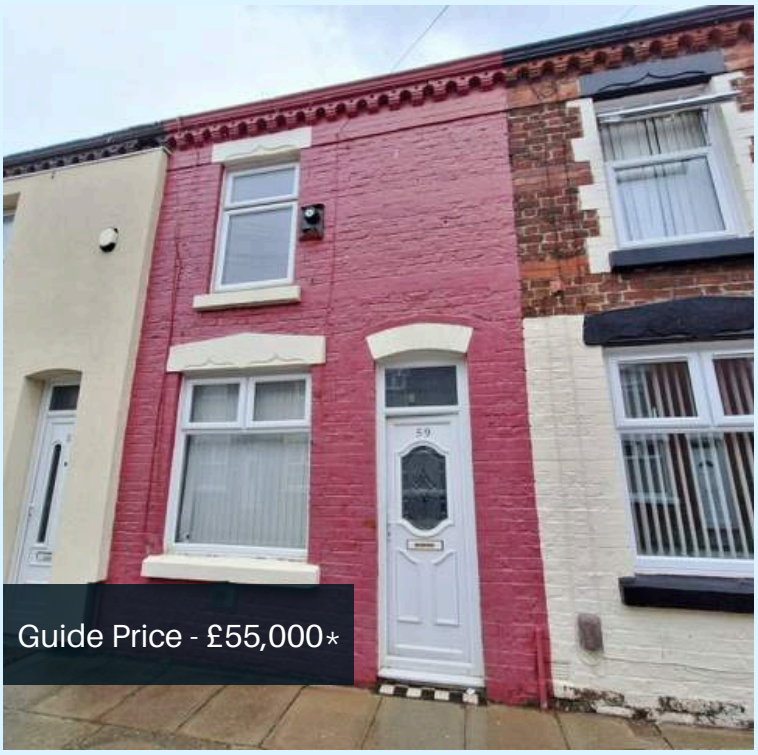


Guide Price - £180,000*

This is a large mixed-use unit with retail opportunities, and four self-contained flats on a popular high street in Litherland, L21. The retail unit comes with vacant possession and comprises a double façade and storage spaces. Further accommodation to the ground floor includes a vacant one-bedroom flat with courtyard space. There are three further self-contained flats with long term tenants in situ. This is a strong contender to add to your buy to let portfolio with a current rental income of £1,200pcm – the retail space has an additional potential income of circa £650pcm, and the ground floor apartment, after a scope of works, a further £450pcm.

Lot 46

59 Ismay Street, Liverpool, L4 4EE



Guide Price - £55,000*

A two bedroom mid terrace property located off County Road benefitting from direct access to the city centre, and further afield from the motorway network. The property is in need of renovation, but does benefit from gas central heating and double glazing, as well as a fairly recently refurbished bathroom. This is a strong buy to let opportunity for private rental, as well as the short term holiday let market.

CLICK PHOTO TO VIEW PROPERTIES

Lot 47

127 Kings Drive, Woolton, Merseyside, L25 8RQ

A traditional three bedroom semi detached property with two separate receptions, modern kitchen and bathroom, and spacious bedrooms. The property has a large rear garden with scope to extend into with necessary planning. Also benefitting from gas central heating, double glazing, driveway and garage. The property would perform well on the private rental market with a potential income of £1,300pcm, but would be equally suited as an owner occupier family home.

Lot 48

63 Ashdale Road, Walton, Merseyside, L9 2AA

This is a three bedroom semi-detached property in Walton with tenant in situ currently paying £750pcm. Accommodation includes front reception, rear reception open to kitchen, three bedrooms and spacious bathroom. The property does require a scope of updating works, but is ideal as a buy to let investment, or as a re sale opportunity.

CLICK PHOTO TO VIEW PROPERTIES

Lot 49

Flat 1 &2 112 Hawthorne Road, Bootle, L20 9JY

This is a mid-terrace property which has been split into two one-bedroom self-contained flats in Bootle, Liverpool. Both properties have living room, one bedroom, bathroom, kitchen and living room. The ground floor flat comes with vacant possession and has a potential £425pcm rental income, whereas the first floor flat come with a tenant in situ currently paying £400pcm.

Lot 50

26 Bolton Avenue, Liverpool, L32 0TH

Three bedroom end terrace property with parking and garden. The property is offered with vacant possession and is an ideal buy to let investment with similar on the road renting at circa £750pcm. With gas central heating and double glazing.

CLICK PHOTO TO VIEW PROPERTIES

Lot 51

30 Bardsay Road, Liverpool, L4 5SG

Two bedroom mid terrace property with tenant in situ currently on £600pcm rental. The property benefits from double glazing and gas central heating.

Lot 52

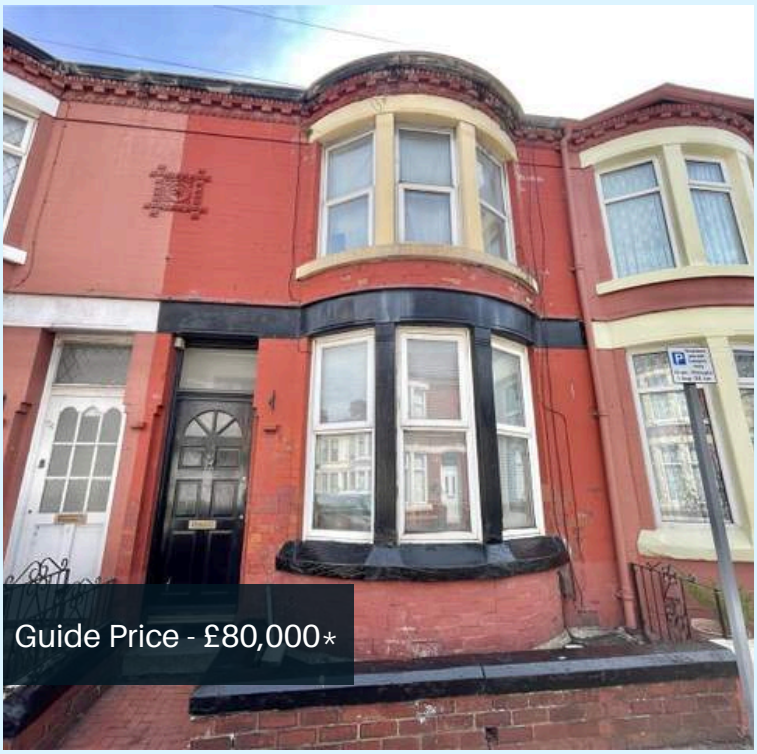
6 Trafalgar Road, Wallasey, CH44 0EA

Venmore auctions bring to the market this large-scale development opportunity with this semi-detached red-brick building located on Trafalgar Road in Wallasey. In need of a full scheme of refurbishment, the property is currently configured as 4 flats, however, there is potential for HMO conversation, subject to Planning. Once works are completed, the property will generate a strong rental income or add value to the re-sale market.

CLICK PHOTO TO VIEW PROPERTIES

Lot 53

72 Wellbrow Road, Liverpool, L4 6TY



A mid terrace 3-bedroom property in a popular Walton Location, just next to the Queen's Drive/ Walton Hall Ave intersection. Being sold with tenant in situ with a current rental of £650pcm/ £7,800pa. The spacious accommodation comprises: Entrance hall, through lounge/dining room and kitchen to the ground floor. Upstairs offers 3 bedrooms and bathroom, outside is a yard to the rear and on-street permit parking to the front. The property benefits from double glazing and gas central heating.

Lot 54

61 Ince Avenue, Anfield, Merseyside, L4 7US

This is a three bedroom mid terrace property with tenant in situ paying £750pcm. The property benefits from gas central heating, double glazing, and a recent refurb. This is an ideal buy to let opportunity.

CLICK PHOTO TO VIEW PROPERTIES

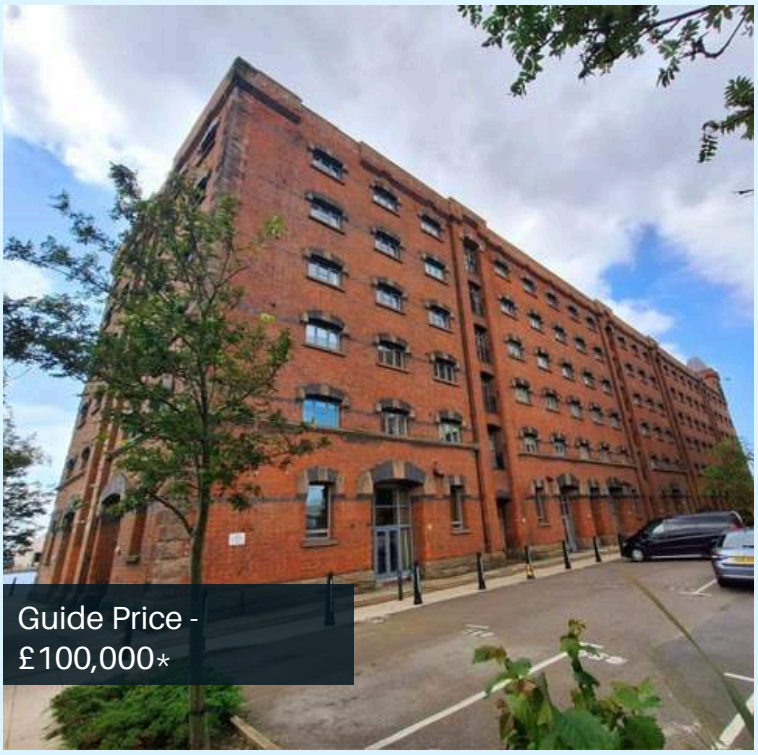
Lot 55

6 Evans Road, Wirral, CH47 2BE

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 or 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 56

Apartment 36, East Float Quay Dock Road, Birkenhead, CH41 1DN



A two-bedroom third floor apartment in the popular East Float Quay development in Wirral. With vacant possession, the property is suited to the buy to let market, with similar apartments in the building letting for £735pcm. With double glazing, and allocated parking spot.

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 £1,800 + VAT (£2,160 incl of VAT) Unless specified differently in Sales Particulars or Addendum.
- Non-refundable 10% deposit payable on winning bid

REGISTRATION

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Venmore Online Auctions you will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can 'watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below.
Please note, the first time you register to bid you will also be asked to verify your mobile number, this is required so we can easily keep in touch. You will also need to provide to the Auctioneers certified photo ID (e.g. driver's licence or passport) and certified proof of address (dated within the last 3 months) in order that we can carry out our standard Anti Money Laundering checks, prior to you being able to enter a bid on any lot.

ACCEPT TERMS

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction 'Terms and Conditions'. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.
Once accepted, you will receive a copy of the document(s) via email for your own records.

BIDDER SECURITY

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

To bid online a holding fee is required. In order to bid you will be required to register a credit or debit card. The Holding Fee is a non-refundable £5,000 payable on a winning bid, which will be deducted from the 10% deposit due. We use SagePay who provide a secure, online card registration facility, and they will attempt to place a 'hold on funds' on your account for the Holding Fee amount (often known as a 'payment shadow' as no money is taken at this stage). The Holding Fee will be clearly displayed when registering your card.
On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the Holding Fee, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

AUCTIONEER REVIEW

FINAL STEP – AUCTIONEER REVIEW

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

DUE DILIGENCE

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

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

GUIDES AND RESERVES

UNDERSTAND THE GUIDE PRICE AND RESERVE PRICE

What is a Guide Price?

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

What is a Reserve Price?

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

BIDDING

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

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

Maximum (Proxy) Bids

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

Reserve Prices

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

If your maximum bid is below the reserve price

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

If your maximum bid is at or above the reserve price

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

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

Bidding example:

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

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

3. Jane logs on to bid. The minimum bid amount is £98,000 but Jane places a maximum bid of £105,000.
The system automatically increases Jane's bid to meet the reserve and she is now the highest bidder at £100,000.
4.Tom is notified that he has been outbid. If no further bids are placed Jane would win the lot for £100,000.
5.If, however, Tom then places a maximum bid of £105,000, the bidding would jump to £105,000 and the bid would be with Jane as she bid that amount first.

BIDDING EXTENSIONS

THE BIDDING EXTENSION WINDOW ELIMINATES 'BID SNIPING'

Unlike eBay, bid sniping is impossible on our online auction platform. All auctions will close as per their advertised 'Auction End Date', however if a bid is placed within the final 30 seconds of the auction's scheduled end time the auction will be extended by an additional 30 seconds – known as the 'bidding extension window'.
If a bid is placed in the bidding extension window, the countdown clock will immediately reset to 30 seconds again, and the auction will only finish when an entire 30 second bidding extension window passes without any further bids being placed, i.e. 30 seconds of 'bidding silence'.
This ensures every bidder has a fair and equal opportunity to place another bid. Additionally, if you do leave your bid until the final few seconds you could risk your bid not being received by the platform server until after the closing time, and therefore not being accepted.

FALL OF THE GAVEL

LEGAL POSITION WHEN YOU'VE WON THE AUCTION

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

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

AUCTION FEES

WE'LL GUIDE YOU THROUGH TO COMPLETION

If you are the successful purchaser, we'll be in touch following the online auction to discuss the next steps.
The system will have already taken the Holding Fee from your registered credit or debit card (all under bidders will have their hold on funds released); the contract will then be signed on your behalf with copies being sent to both your solicitor and the seller's solicitor.
* The 10% deposit (less the £5,000 Holding Fee) and Bidder's Premium must be paid electronically, or otherwise, within 24 hours.

FOR MORE INFORMATION CONTACT VENMORE AUCTIONS ON 0151 236 6746

PAYMENTS EXPLAINED

HOW THE PAYMENT REGISTRATION WORKS

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

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