

Online Auction Addendum 15th May 2024

If you are a successful bidder, you will be required to pay the following fees to the Auctioneers

- **Auction Deposit** - 10% deposit (minimum £2,000), payable on winning bid – **(Non-Refundable)**
- **Buyer's Premium** - 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 the Sales Particulars or Addendum. **(Non-Refundable)**
- **Additional Fees** The purchase of any property may include associated fees not listed here. Any additional fees will be implemented by the Sellers Solicitors and confirmed in the Legal Packs which can be downloaded for free from our website

Lot 1 – 59 Milton Road, CH42

This property has been Sold Prior to the auction

Lot 3 – 18 Ullswater Street, L5

Please note the Buyers Fee on this lot is set at 1% + Vat on the purchase price with a minimum charge of **£2,500 + Vat.**

Lot 4 – 77 Queens Drive, L4

The Guide Price on this lot has been **reduced to £220,000 Plus** since first marketing.

Lot 5 – 110 Alderson Road, L15

This property has been Sold Prior to the auction

Lot 6 – 87 Southport Road, L39

The Guide Price on this lot has been increased to £180,000 Plus since first marketing.

Lot 7 – 121-123 Oakfield Road, L4

This property has been Withdrawn from the auction.

Lot 8 – The Lodge, Leasowe Road, CH46

The Guide Price on this lot has been **reduced to £385,000 Plus** since first marketing.

Lot 9 – Flat 5, Marina House, L22

The rent has now been increased as follows: Flat – 13 payments of £382.81 and Garage – 12 payments of £60.00. This gives a combined income of £5,696.53 per annum.

Lot 11 – 366 Marsh Lane, L20

This property has been Sold Prior to the auction

Lot 12 – Land former site of 87 Craven Street, CH41

Please note the Buyers Fee on this lot is set at 1% + Vat on the purchase price with a minimum charge of **£2,500 + Vat.**

Lot 14 – 22 Carr Road, L20

This property has been Sold Prior to the auction

Lot 16 – 2/2a Longmoor Grove, L9

This property has been Sold Prior to the auction

Lot 21 – 11 Springbank Road, L4

This property has been Sold Prior to the auction

Venmores is a trading name of BFL Estate Agents Ltd.

Registered in England - 06734039. Registered office - 18 The Crescent, West Kirby, Wirral, CH48 4HN



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Lot 22 – 260 Hawthorne Road, L20

The Guide Price on this lot has been **reduced to £160,000 Plus** since first marketing.

Lot 23 – 44 Dane Street, L4

Please note the Buyers Fee on this lot is set at 1% + Vat on the purchase price with a minimum charge of **£2,500 + Vat**.

Lot 24 – 97b County Road, L4

The Guide Price on this lot has been **reduced to £25,000 Plus** since first marketing.

Lot 25 – 5 Ursula Street, L20

The Guide Price on this lot has been **reduced to £75,000 Plus** since first marketing.

Lot 26 – 12 Lanfranc Close, L16

This property has been Sold Prior to the auction

Lot 27 – 98 Orleans Road, L13

This property has been Sold Prior to the auction

Lot 28 – 66 Whittier Street, L8

This property has been Sold Prior to the auction

Lot 29 – 40c Liscard Road, CH44

The Guide Price on this lot has been **reduced to £25,000 Plus** since first marketing.

Lot 30 – 75 Stormont road, L19

The Guide Price on this lot has been **reduced to £140,000 Plus** since first marketing.

Lot 33 – 323 Boode Croft, L28

This property has been Withdrawn from the auction.

Lot 35, F4 - 31 South Drive, L15

The seller confirms that registration is pending at the Land Registry following their purchase in 2023. A request to expedite the application for registration will be submitted on completion.

Lot 37 – 44 Grant close, L14

This property has been Sold Prior to the auction

Lot 40 – Flat 6, 10-12 Pall Mall, L3

We have been informed the current rental is £400pcm.

Lot 41 – Flat 1, 8 Willowdale Road, L9

This property has been Postponed from the auction.

Lot 42 – 38 Scorton Street, L6

The Guide Price on this lot has been **reduced to £65,000 Plus** since first marketing.

Lot 43 – Apt 17 Pall Mall, L3

Please note the Buyers Fee on this lot is set at 1% + Vat on the purchase price with a minimum charge of **£2,500 + Vat**.

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