

part of
the venmore group

venmore
auctions

JULY CATALOGUE

VENMORE AUCTIONS

Liverpool's Longest Established Auction House

MEET THE TEAM

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



Mark Russell
BRANCH MANAGER



Daniel Berber
AUCTION VALUER



Helen Wilson
AUCTION CO-ORDINATOR



Sarah Chippendale
AUCTION SALES CO-ORDINATOR

Call us: **0151 236 6746**

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

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

49
AVAILABLE
LOTS

2026 AUCTION DATES

AUCTION

2nd September

14th October

2nd December

CLOSING

10th August

21st September

9th November

ORDER OF LOTS

49 LOTS

venmore
auctions

[CLICK ON ADDRESS FOR MORE INFO](#)

Lot	Address	Guide Price*
1	Apartment 2 26 Cornhill, Liverpool, L1 8DT	£65,000 PLUS*
2	67 Peter Road, Liverpool, L4 3RT	£55,000 PLUS*
3	Unit 12 Emirates House Stopgate Lane, Walton, Merseyside, L9 6AN	£250,000 PLUS*
4	17 Heswall Road, Liverpool, L9 4SE	£180,000 PLUS*
5	Flat 355 Queensland Place 2 Chatham Place, (Room G, Cluster 67), L7 3AA	£15,000 PLUS*
6	60 Moss Lane, Orrell Park, Merseyside, L9 8AN	£130,000 PLUS*
7	12 Rufford Road, Liverpool, L6 3BE	£275,000 PLUS*
8	Apartment 35 4 Leigh Street, Liverpool, L1 1NT	£45,000 PLUS*
9	441 Price Street, Birkenhead, CH41 4JG	£65,000 PLUS*
10	Apartment 217 25 Plaza Boulevard, Liverpool, L8 5RZ	£30,000 PLUS*
11	39 Latham Close, Prescot, L35 5BL	£115,000 PLUS*
12	Apartment 12 1 Wellington Street, Garston, Merseyside, L19 2LX	£30,000 PLUS*
13	28 Hawarden Avenue, Liverpool, L17 2AL	£150,000 PLUS*
14	Apartment 5 11 Sir Thomas Street, Liverpool, L1 6BW	£85,000 PLUS*
15	21 Seaforth Road, Liverpool, L21 3TX	£125,000 PLUS*
16	69, 71 & 73 Robson Street, Liverpool, L5 0TU	£175,000 PLUS*
17	Apartment 4, 10B Moss Street, Liverpool, L6 1HD	£70,000 PLUS*
18	6 Ashburton Road, Prenton, CH43 8TW	£550,000 PLUS*
19	Apartment 504 37 Strand Street, Liverpool, L1 8ND	£130,000 PLUS*
20	95 Alexandra Road, Crosby, Merseyside, L23 7TE	£160,000 PLUS*
21	Land At 116 Mill Lane, (Corner Of Pighue Lane), L13 1DG	£290,000 PLUS*
22	Apartment 19 4 Leigh Street, Liverpool, L1 1NT	£45,000 PLUS*
23	205 Grindon Crescent, Nottingham, NG6 8BU	£110,000 PLUS*
24	2 Viola Street, Bootle, L20 7DP	£90,000 PLUS*
25	1 Melville Avenue, Birkenhead, CH42 1RD	£75,000 PLUS*
26	Apartment 8 39 Lilley Road, Liverpool, L7 0LP	£45,000 PLUS*
27	Apartment 11 (Door No. 206) 35 Bridport Street, Liverpool, L3 5QF	£80,000 PLUS*
28	48 Sandy Grove, Liverpool, L13 0BU	£115,000 PLUS*
29	45 Allerton Road, Birkenhead, CH42 5LN	£215,000 PLUS*
30	Apt.19 9 Hatton Garden, Liverpool, L3 2FE	£75,000 PLUS*

ORDER OF LOTS

49 LOTS

venmore
auctions

[CLICK ON ADDRESS FOR MORE INFO](#)

Lot	Address	Guide Price*
31	<u>Unit BLP 5 Fox Street Village, Fox Street, Merseyside, L3 3BQ</u>	£25,000 PLUS*
32	<u>212 Molyneux Road, Kensington, Merseyside, L6 6AW</u>	£75,000 PLUS*
33	<u>Land On The South Side Of Selwyn Street, Liverpool, L4 3TW</u>	£125,000 PLUS*
34	<u>19 Whitman Street, Liverpool, L15 0HU</u>	£75,000 PLUS*
35	<u>15 Cearns Road, Prenton, CH43 1XF</u>	£480,000 PLUS*
36	<u>Unit On West Side 1 Birstall Road, Liverpool, L6 9AH</u>	SOLD PRIOR*
37	<u>68 Waddicar Lane, Melling, Merseyside, L31 1DY</u>	£100,000 PLUS*
38	<u>9-11 Whetstone Lane, Birkenhead, CH41 2QS</u>	£145,000 PLUS*
39	<u>5 York Road, Wallasey, CH44 9EN</u>	£170,000 PLUS*
40	<u>17 Lower Lane, Liverpool, L9 7AD</u>	£70,000 PLUS*
41	<u>166 Long Lane, Walton, Merseyside, L9 6AG</u>	£75,000 PLUS*
42	<u>4 Heathbank Avenue, Wallasey, CH44 3AS</u>	£75,000 PLUS*
43	<u>42-44 Junction Lane, St. Helens, WA9 3JN</u>	£200,000 PLUS*
44	<u>4 Wilton Parade, Blackpool, FY1 2HE</u>	£260,000 PLUS*
45	<u>8 Lowwood Road, Birkenhead, CH41 2SR</u>	£190,000 PLUS*
46	<u>6 Woodend, Pensby, CH61 8RU</u>	£175,000 PLUS*
47	<u>28 Holbeck Street, Liverpool, L4 2UT</u>	£65,000 PLUS*
48	<u>83 North Linkside Road, Liverpool, L25 9NS</u>	£200,000 PLUS*
49	<u>Lower Ground Floor 40-42 Sydenham Avenue, Liverpool, L17 3AX</u>	£200,000 PLUS*

**Lot
01**

Apartment 2 26 Cornhill, Liverpool, L1 8DT



GUIDE PRICE £65,000 PLUS*

This is a two-bedroom two-bathroom apartment in Liverpool City Centre. Sold with vacant possession, this flat would serve well as a city base or perform well on the private rental market. Similar flats in the area have recently let at circa £800pcm.

**Lot
02**

67 Peter Road, Liverpool, L4 3RT



GUIDE PRICE £55,000 PLUS*

This is a three-bedroom terraced property in need of renovation. Once works are complete, the unit would perform well on the private rental market, with similar lets accruing circa £900pcm. The unit is sold with vacant possession. We have been provided with certificates for works carried out via a grant.

**Lot
03**

Unit 12 Emirates House Stopgate Lane, Walton, Merseyside, L9 6AN



GUIDE PRICE - £250,000 PLUS*

This is a ground floor commercial unit of approximately 4400 square feet, currently set up as a furniture clearance showroom and separate storage area. The shop front features an electric roller shutter and additional side access. Unit is offered with vacant possession and would serve as an excellent space for business owners or investors, with rents for similar properties fetching circa £40,000pa.

**Lot
04**

17 Heswall Road, Liverpool, L9 4SE



GUIDE PRICE - £180,000 PLUS*

This is a large six-bedroom semi-detached house occupying a corner plot on Heswall Road. The property will be sold with vacant possession and offers to be an impressive family home. Alternatively, the property could be optimised as an HMO subject to the relevant consents.

**Lot
05**

**Flat 355 Queensland Place 2 Chatham Place, (Room G, Cluster 67), L7
3AA**



GUIDE PRICE - £15,000 PLUS*

Student room in a flat at Chatham Place. This leasehold flat is sold with a tenancy in place for Room G with an advised income of £100 per week.

**Lot
06**

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



GUIDE PRICE - £130,000 PLUS*

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

**Lot
07**

12 Rufford Road, Liverpool, L6 3BE



GUIDE PRICE - £275,000 PLUS*

This is an impressive end-of-terrace house set up as a block of five self-contained apartments, consisting of four one-bedroom flats and one two-bedroom flat. The building is fully occupied, offering an excellent ready-made investment with an annual income of circa £34,000.

**Lot
08**

Apartment 35 4 Leigh Street, Liverpool, L1 1NT



GUIDE PRICE - £45,000 PLUS*

A smartly-presented studio apartment in Liverpool City Centre, sold with a tenant in situ currently paying £675pcm. The property features heating, double glazing, and a contemporary kitchen and shower room.

**Lot
09**

441 Price Street, Birkenhead, CH41 4JG



GUIDE PRICE - £65,000 PLUS*

This is a two-bedroom terraced property with basement in need of renovation. The unit is sold with vacant possession and has the potential to be converted into three self-contained flats subject to the relevant consents. Once works are complete, the unit would perform well on the private rental market, with similar blocks accruing rents in the region of £2000pcm / £24,000pa.

**Lot
10**

Apartment 217 25 Plaza Boulevard, Liverpool, L8 5RZ



GUIDE PRICE - £30,000 PLUS*

This is a modern studio apartment offered as a ready-made investment, with tenant in situ paying £750pcm.

**Lot
11**

39 Lathum Close, Prescot, L35 5BL



GUIDE PRICE - £115,000 PLUS*

This is a three-bedroom end of terrace house with front and rear gardens. Following installation of carpets/flooring upstairs, the property will be ready for occupation and purports to be an impressive family home. It would also perform well on the private rental market, with similar units in the area fetching circa £950pcm.

**Lot
12**

Apartment 12 1 Wellington Street, Garston, Merseyside, L19 2LX



GUIDE PRICE - £30,000 PLUS*

This is a large one-bedroom apartment with resident parking. Offered with vacant possession, this flat would serve well as a first-time buy or private rental, with similar properties nearby fetching circa £650pcm.

**Lot
13**

28 Hawarden Avenue, Liverpool, L17 2AL



GUIDE PRICE - £150,000 PLUS*

This is a large five/six-bedroom terraced house in L17. Following a scope of refurbishment, the property could become an impressive family home. It would also perform well on the private rental market once converted into a six/seven-bedroom HMO, subject to the necessary planning consents and license granted. Similar houses have let nearby for circa £3800pcm / £45,000pa.

**Lot
14**

Apartment 5 11 Sir Thomas Street, Liverpool, L1 6BW



GUIDE PRICE - £85,000 PLUS*

This is a modern two-bedroom duplex apartment with bathroom and additional WC in great internal condition. The property has been successfully let for many years and could potentially relet in the region of £1100pcm. Offered with vacant possession.

**Lot
15**

21 Seaforth Road, Liverpool, L21 3TX



GUIDE PRICE - £125,000 PLUS*

This is a recently refurbished mixed-use unit in L21. The shop benefits from electric shutters and hardwired smoke alarms, with access to a cellar for additional storage.

The two-bedroom maisonette is finished to a high standard and would perform well on the private rental market, with similar units fetching circa £800pcm. Includes new hard flooring, gas central heating, double glazing, fire escape windows, fire doors.

**Lot
16**

69, 71 & 73 Robson Street, Liverpool, L5 0TU



GUIDE PRICE - £175,000 PLUS*

This is a block of three two-bedroom apartments offered as a ready-made investment, with all flats occupied and the current income in the region of £1480pcm / £17750pa. If the rents were increased to market rate, the income would be closer to £2100pcm / £25,000pa. 73 Robson Street has the added benefit of a garage and driveway.

**Lot
17**

Apartment 4, 10B Moss Street, Liverpool, L6 1HD



GUIDE PRICE - £70,000 PLUS*

This is a two-bedroom two-bathroom apartment with balcony. The block benefits from secure code access to communal entrance and stair/lift access to the apartment level. Car parking is allowed in the lease for one car in the ground floor car park. The apartment is well-suited to the private rental market, with similar flats fetching circa £900-1000pcm.

**Lot
18**

6 Ashburton Road, Prenton, CH43 8TW



GUIDE PRICE - £550,000 PLUS*

This is a unique eight-bedroom detached residence currently operating as a holistic centre. The large plot offers significant development potential to become an impressive family home or self-contained apartments (subject to planning). The property further benefits from a detached annexe ideal for conversion to additional accommodation or office space.

**Lot
19**

Apartment 504 37 Strand Street, Liverpool, L1 8ND



GUIDE PRICE - £130,000 PLUS*

This is a two-bedroom two-bathroom modern apartment in One Park West. Situated on the 5th floor with stair and lift access. The apartment would perform well on the private rental market, with similar units fetching circa £1500pcm. The building benefits from 24/7 concierge service and secure fob access.

**Lot
20**

95 Alexandra Road, Crosby, Merseyside, L23 7TE



GUIDE PRICE - £160,000 PLUS*

This is a large three-bedroom terraced house with three reception rooms and outside space. Following some general upkeep and modernisation throughout, the property would perform well on the private rental market, with rents reaching up to £1400pcm/£16,800pa nearby. Features gas central heating and double glazing.

**Lot
21**

Land At 116 Mill Lane, (Corner Of Pighue Lane), L13 1DG



GUIDE PRICE - £290,000 PLUS*

This is a development plot with outline planning for fifteen apartments, plus provisions for parking. Please see the attached plans for reference (note this is subject to full planning approval). In addition, the site also includes a former filling station - the tanks have been filled and the site decontaminated.

**Lot
22**

Apartment 19 4 Leigh Street, Liverpool, L1 1NT



GUIDE PRICE - £45,000 PLUS*

A well-presented third-floor studio apartment located in Liverpool City Centre, offered with a tenant in situ currently paying £675pcm. We are informed the tenant is due to vacate on 5th May 2026, following this the rent could be increased to circa £750pcm. The property benefits from heating, double glazing, and a modern kitchen and shower room.

**Lot
23**

205 Grindon Crescent, Nottingham, NG6 8BU



GUIDE PRICE - £110,000 PLUS*

This is a three-bedroom semi-detached house in the popular NG6 area of Nottingham. The property is offered as a ready-made investment with tenant in situ currently paying circa £700pcm. This could be increased in line with market rents to circa £1100pcm. Gas central heating.

**Lot
24**

2 Viola Street, Bootle, L20 7DP



GUIDE PRICE - £90,000 PLUS*

This is a large 3-bedroom end of terrace house that would perform well on the private rental market following a scope of works, with similar units fetching circa £950pcm. The property benefits from fitted kitchen & bathroom as well as double glazing & central heating.

**Lot
25**

1 Melville Avenue, Birkenhead, CH42 1RD



GUIDE PRICE - £75,000 PLUS*

This is a spacious two-bedroom first-floor maisonette with its own private garden. Offered with vacant possession, the property would be an ideal first-time buy or rental investment, with similar units fetching circa £800pcm.

**Lot
26**

Apartment 8 39 Lilley Road, Liverpool, L7 0LP



GUIDE PRICE - £45,000 PLUS*

This is a one-bedroom apartment in the popular L7 area of Liverpool. After a scope of works, the property would perform particularly well on the private rental market with similar lets fetching circa £800pcm. Sold with vacant possession. Gas Central Heating.

**Lot
27**

Apartment 11 (Door No. 206) 35 Bridport Street, Liverpool, L3 5QF



GUIDE PRICE - £80,000 PLUS*

This is a two-bedroom apartment with two bathrooms in Liverpool City Centre. The property is ideally situated as a city base or rental investment, with similar units nearby fetching circa £1250pcm.

**Lot
28**

48 Sandy Grove, Liverpool, L13 0BU



GUIDE PRICE - £115,000 PLUS*

This is a three-bedroom semi-detached house in need of modernisation. Following a scope of works, the property would be an ideal family home, resale project or rental investment. Similar units nearby have let for circa £1200pcm / £14,400pa. Large gardens offer potential for future development subject to the relevant planning consents.

**Lot
29**

45 Allerton Road, Birkenhead, CH42 5LN



GUIDE PRICE - £215,000 PLUS*

This is an impressive seven-bedroom semi-detached house, currently set up as an HMO with certificate of lawfulness and license in place. Six rooms are currently let, generating an annual income of circa £34,800. Features front parking area, modern fitted kitchen, double glazing and gas central heating.

**Lot
30**

Apt.19 9 Hatton Garden, Liverpool, L3 2FE



GUIDE PRICE - £75,000 PLUS*

This is a smartly presented two-bedroom apartment situated in the heart of Liverpool's business district. Currently sub-let to the managing agent on site for circa £865.00pcm on a rolling contract, notably this agreement can be severed upon completion. The unit lends itself well to the private rental market, with similar units fetching circa £1200pcm.

**Lot
31**

Unit BLP 5 Fox Street Village, Fox Street, Merseyside, L3 3BQ



GUIDE PRICE - £25,000 PLUS*

This is a studio flat on the lower penthouse floor of a purpose-built block. It is offered as a ready-made investment, with tenant in situ paying £625pcm / £7500pa.

**Lot
32**

212 Molyneux Road, Kensington, Merseyside, L6 6AW



GUIDE PRICE - £75,000 PLUS*

This is a two-bedroom terraced house in the popular L6 area of Liverpool. The property has a large bathroom which could be separated to provide an additional third bedroom. Sold with vacant possession, the property would perform particularly well on the private rental market, with similar units fetching circa £900pcm.

**Lot
33**

Land On The South Side Of Selwyn Street, Liverpool, L4 3TW



GUIDE PRICE - £125,000 PLUS*

Massive brown field site of about 7095 sq ft that could be suitable for a variety of uses (commercial / residential) and development, subject to obtaining any necessary consents (STPP). It is located in a residential location & within the development boundary.

**Lot
34**

19 Whitman Street, Liverpool, L15 0HU



GUIDE PRICE - £75,000 PLUS*

This is a two-bedroom mid-terraced house located in a popular part of L15. Sold with vacant possession, the property would perform particularly well on the private rental market, with similar units fetching circa £900pcm.

**Lot
35**

15 Cearns Road, Prenton, CH43 1XF



GUIDE PRICE - £480,000 PLUS*

This is an impressive semi-detached house configured as five self-contained apartments. The flats are currently at full occupation giving a rental income of £2685pcm. Following a scope of works, the rents could be increased in line with market rents to give a total income of circa £4700pcm / £56,400pa. This is a substantial property that also comes with land in the front and rear. This could also be a development opportunity to either upgrade the existing flats and sell individually, or build on the land subject to the relevant consents.

**Lot
36**

Unit On West Side 1 Birstall Road, Liverpool, L6 9AH



GUIDE PRICE - SOLD PRIOR*

This is a detached, vacant unit situated at the head of a residential road, close to Liverpool City Centre. The unit is of double height, with relevant permissions, it has the potential to be redeveloped, allowing for either residential use, or commercial.

**Lot
37**

68 Waddicar Lane, Melling, Merseyside, L31 1DY



GUIDE PRICE - £100,000 PLUS*

This three-bedroom, end terrace property presents a prime investment opportunity. Offered at auction, it requires a full renovation to modernise but has the potential to generate a highly lucrative yield. Once works are complete, this property would perform well on the private rental market with similar properties in the area fetching circa £1,350 pcm if maintained as a three-bedroom home. This impressive corner plot, offers rare potential for a broader development of a substantial side or rear extension. There is also the option of an additional or completely different dwelling, subject to relevant consents, which could potentially deliver a higher yield.

**Lot
38**

9-11 Whetstone Lane, Birkenhead, CH41 2QS



GUIDE PRICE - £145,000 PLUS*

A Birkenhead landmark, with this imposing red-brick building, known as the Birkenhead Pram and Toy Centre. Having traded for almost a century, the building is now up for sale via Auction, to be 'sold as seen,' including stock*. The property itself provides significant opportunity for developers and investors, such as the configuration, with three distinct parts to the building, and three access points.

Lot
39

5 York Road, Wallasey, CH44 9EN



GUIDE PRICE - £170,000 PLUS*

A rare auction opportunity with this outstanding five bedroom, double fronted, Victorian house on York Road, Wallasey. The property presents great potential for investors with multiple lucrative avenues: a strong Buy to Let opportunity, a high yield HMO (subject to consents), or potential re-configuration into separate flats (subject to consents). With original period features, it also lends itself to owner occupiers, or the re-sale market as a stunning family home.

Lot
40

17 Lower Lane, Liverpool, L9 7AD



GUIDE PRICE - £70,000 PLUS*

This is a three-bedroom semi-detached house with garage and driveway. Following a scope of works it would perform well on the private rental market, with similar houses nearby fetching circa £1200pcm. The property benefits from partial double glazing and central heating.

**Lot
41**

166 Long Lane, Walton, Merseyside, L9 6AG



GUIDE PRICE - £75,000 PLUS*

This is a three-bedroom town house in the popular area of L9. Following modernisation the property would suit the private rental market, with similar units fetching circa £950pcm / £11,400pa. The house benefits from double glazing, central heating, front and rear gardens and driveway.

**Lot
42**

4 Heathbank Avenue, Wallasey, CH44 3AS



GUIDE PRICE - £75,000 PLUS*

This is a three-bedroom terraced house in the popular CH44 area of Wirral. The property offers to be a great rental investment, with similar units accruing an income of circa £10,500pa.

**Lot
43**

42-44 Junction Lane, St. Helens, WA9 3JN



GUIDE PRICE - £200,000 PLUS*

This is a substantial vacant commercial unit situated on a corner plot, close to St Helen's town centre. Having been used primarily as a cinema, and then as multi use warehouses, the proportions of the unit, which stands at circa 5,500 sq ft, provide excellent versatility for a number of ventures. With parking and sub office spaces.

**Lot
44**

4 Wilton Parade, Blackpool, FY1 2HE



GUIDE PRICE - £260,000 PLUS*

This is an end-of-terrace house arranged as seven self-contained apartments. All seven units are currently let, with an annual rental income of £35,000pa.

**Lot
45**

8 Lowwood Road, Birkenhead, CH41 2SR



GUIDE PRICE - £190,000 PLUS*

Generous three-bedroom detached home with separate self-contained one/two-bedroom basement flat with level access. Grade II listed with potential for modernisation and resale / rental of both elements. Additional potential to convert into a large single property HMO subject to the relevant consents. Plans provided are for demonstrative purposes. The property has a driveway.

**Lot
46**

6 Woodend, Pensby, CH61 8RU



GUIDE PRICE - £175,000 PLUS*

This is a vacant two-bedroom semi-detached bungalow with driveway and detached garage. The property is in need of general updating throughout, but offers substantial scope for a redevelopment opportunity subject to planning. With gas central heating.

**Lot
47**

28 Holbeck Street, Liverpool, L4 2UT



GUIDE PRICE - £65,000 PLUS*

A strong, ready-made investment property with this two bedroom terraced property, located on the popular Holbeck Street L4. Being sold with tenants in situ, on tenancy agreement of £725pcm/£8,700, this gives a 13% yield on the Guide price. Accommodation comprises: entrance vestibule, two reception rooms, and fitted kitchen to the ground floor. Upstairs provides two bedrooms, and fitted family bathroom. Outside is a rear paved courtyard with storage shed, and on-street parking to the front. The property benefits from an EPC rating of C.

**Lot
48**

83 North Linkside Road, Liverpool, L25 9NS



GUIDE PRICE - £200,000 PLUS*

This is a three-bedroom semi-detached house in the popular L25 area. The property is offered with vacant possession and would perform particularly well on the private rental market, with similar units nearby fetching circa £1300pcm. The property benefits from single garage, gas central heating and double glazing.

Lot
49

Lower Ground Floor 40-42 Sydenham Avenue, Liverpool, L17 3AX



GUIDE PRICE - £200,000 PLUS*

Located in a prime residential location within L17, this exciting development opportunity comes with planning permission for two 2 bedroom apartments to the lower ground floor of this established conversion of 7 existing apartments. Planning application: 20F/0853

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.**

NOW TAKING LOTS

FOR OUR NEXT AUCTION

WEDNESDAY 2ND SEPTEMBER 2026

CLOSING DATE: 10TH AUGUST 2026

CONTACT US:

0151 236 6746

AUCTIONS@VENMORES.CO.UK



CALL THE RIGHT CLICK FINANCE TEAM TODAY

FOR FREE

MORTGAGE ADVICE

0151 734 6777

rightclick
finance 

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

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

A LANDLORD PACKAGE TO SUIT YOU...



TVG LETTINGS

Covering the whole of Merseyside

- AVERAGE TIME TO SECURE A TENANT IS ONLY 7 DAYS
- RENT GUARANTEE AVAILABLE
- DEDICATED TENANCY MANAGER
- DISCOUNTED FEES FOR ALL VENMORE AUCTION CLIENTS

Speak to Venmore's Lettings Team today!

0151 640 0340

www.tvglettings.co.uk

part of
the venmore group

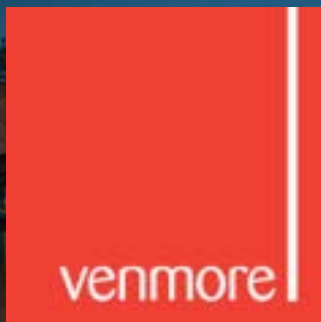
bradshaw
farnham
& lea

bell &
percival

venmore

RENOVATING YOUR PROPERTY?

Sell on the open market with the North West's largest group of independent estate agents



Venmore
Liverpool

0151 733 9000
allerton@venmores.co.uk



Bradshaw Farnham & Lea
The Wirral

0151 625 8844
westkirby@bflhomes.co.uk

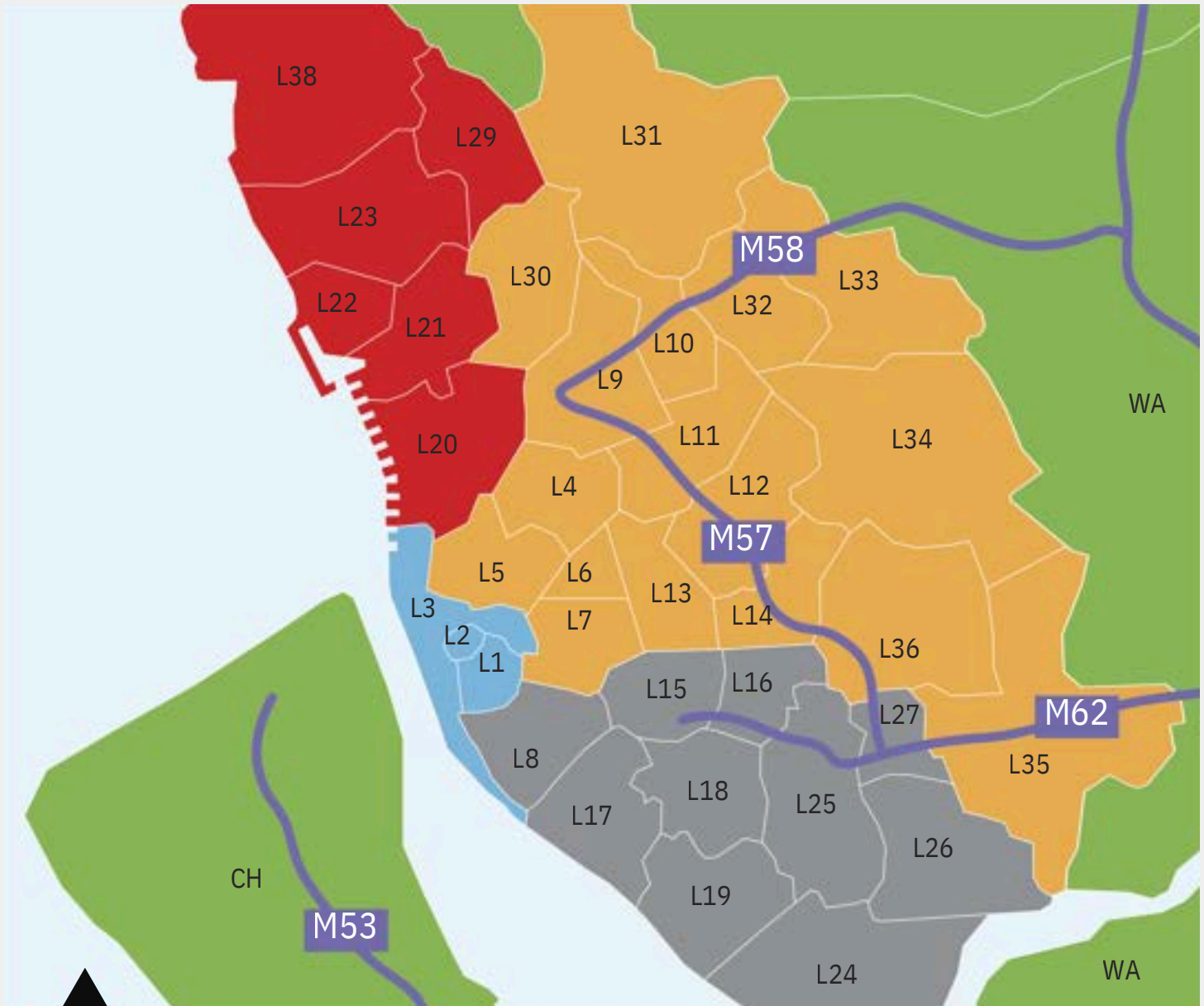


Ball & Percival
Southport

01704 536 900
southport@venmores.co.uk

MERSEYSIDE AREA MAP

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



Early Bird Updates

Want to be the first to know about new instructions?

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

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

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

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.

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. In most instances, 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 - its presence or amount are not disclosed to the auctioneer, vendor or any other bidder.

Bidding example:

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

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

3. Jane logs on to bid. The minimum bid amount is £98,000 but Jane places a maximum bid of £105,000.

The system automatically increases Jane's bid to meet the reserve and she is now the highest bidder at £100,000.

4. Tom is notified that he has been outbid. If no further bids are placed Jane would win the lot for £100,000.

5. If, however, Tom then places a maximum bid of £105,000, the bidding would jump to £105,000 and the bid would be with Jane as she bid that amount first.

BIDDING EXTENSIONS

THE BIDDING EXTENSION WINDOW ELIMINATES 'BID SNIPING'

Unlike eBay, bid sniping is impossible on our online auction platform. All auctions will close as per their advertised 'Auction End Date', however if a bid is placed within the final 30 seconds of the auction's scheduled end time the auction will be extended by an additional 30 seconds - known as the 'bidding extension window'.

If a bid is placed in the bidding extension window, the countdown clock will immediately reset to 30 seconds again, and the auction will only finish when an entire 30 second bidding extension window passes without any further bids being placed, i.e. 30 seconds of 'bidding silence'.

This ensures every bidder has a fair and equal opportunity to place another bid. Additionally, if you do leave your bid until the final few seconds you could risk your bid not being received by the platform server until after the closing time, and therefore not being accepted.

FALL OF THE GAVEL

LEGAL POSITION WHEN YOU'VE WON THE AUCTION

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

Please note at this point the system will take the Holding Fee from your registered credit or debit card (all under bidders will have their hold on funds released). If at this point you do not complete the transaction within the allotted timescales, the £7,000 Holding Fee will be non-refundable.

AUCTION FEES

WE'LL GUIDE YOU THROUGH TO COMPLETION

If you are the successful purchaser, we'll be in touch following the online auction to discuss the next steps. The system will have already taken the Holding Fee from your registered credit or debit card (all under bidders will have their hold on funds released); the contract will then be signed on your behalf with copies being sent to both your solicitor and the seller's solicitor.

* The 10% deposit (less the £7,000 Holding Fee) and Bidder's Premium must be paid electronically, or otherwise, within 24 hours.

FOR MORE INFORMATION CONTACT VENMORE AUCTIONS ON 0151 236 6746

PAYMENTS EXPLAINED

HOW THE PAYMENT REGISTRATION WORKS

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

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

Please see two example payment registrations below:

Scenario 1:

Tom has a credit card with an overall limit of £15,000, and a current available balance of £14,500

- Tom registers to bid on an online auction lot which has a 'Holding Fee' of £7,000 applicable
- Tom registers his credit card - a hold on funds is placed on the card to the value of £7,000
- The available balance to spend on the card is now £7,500
- Tom goes out shopping and buys a new laptop for £1,500
- The available balance on Tom's card is now only £6,000
- Tom bids on the online auction but is unsuccessful and doesn't win. The auction closes and the system automatically instructs SagePay to release the hold on funds from Tom's card
- The available balance on Tom's card will revert to £13,000 once the 'release' has taken place

Scenario 2:

Jane has a debit card for a bank account with a current balance of £7,750

- Jane registers to bid on an online auction lot which has a 'Holding Fee' of £7,000 applicable
- Jane registers her debit card - a hold on funds is placed on Jane's bank account, to the value of £7,000
- The available balance in Jane's bank account is now only £750
- Jane goes shopping and buys a new mobile phone for £800, pushing her £50 into an overdraft
- Jane bids on the online auction and wins the auction. The auction closes and £7,000 is immediately taken from her bank account
- Jane remains £50 overdrawn

part of
the venmore group

venmore
auctions