

Online Auction Addendum 4th September 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 3 – 61 Ince Avenue, L4

This property has been Sold Prior to the auction

Lot 4 – 72 Wellbrow Road, L4

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

Lot 5 – 20 David Street, L8

This property has been Sold Prior to the auction

Lot 11 – 234 Derby Road, L20

The Guide Price on this lot has been **reduced to £250,000 Plus** since first marketing.

Lot 13 – 1 Claude Street, WN5

This property has been Withdrawn from the auction

Lot 15 – 163-165 Linacre Road, L22

The Guide Price on this lot has been **reduced to £150,000 Plus** since first marketing.

Lot 16 – 123 Westminster Road, L4

This property has been Postponed from the auction

Lot 17 – 6 Trafalgar Road, CH44

This property has been Sold Prior to the auction

Lot 18 – 469 Hawthorne Road, L20

This property has been Sold Prior to the auction

Lot 19 – 10 Carlton Mount, CH42

This property has been Sold Prior to the auction

Lot 20 – 47 Verdala Park, L18

This property has been Sold Prior to the auction

Lot 21 - F46, 188 Lord Street, PR9

This property has been Sold Prior to the auction

Lot 22 – F5, 31 South Drive, L15

This property has been Sold Prior to the auction

Lot 23 – 9 Carr Lane, L24

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 24 – Apt 6, 21 Lydia Ann Street, L1

This property has been Sold Prior to the auction

Lot 27 – 34 Fallowfield Road, L15

This property has been Sold Prior to the auction

Lot 28 – 81 Wigan Lower Road, WN6

The Guide Price on this lot has been **reduced to £155,000 Plus** since first marketing.

Lot 29 – 87 Makin Street, L4

This property has been Sold Prior to the auction

Lot 32 – Flat 5 Marina House, L22

This property has been Sold Prior to the auction

Lot 33 – 174 Hartsbourne Avenue, L25

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

Lot 34 – Land at 18 Oak Avenue, CH49

This lot has been Postponed form this auction

Lot 36 – Land to west of Mercer Court, L31

Please note this is under West Lancashire council and not Sefton as initially advertised.

Lot 37 – 48 Parbrook Road, L36

This property has been Sold Prior to the auction

Lot 39 – Land at 115-117 Windsor Road, L8

This property has been withdrawn from the auction

Lot 40 – 128 Moore Street, L20

This property has been Sold Prior to the auction

Lot 41 – 29 North Road, WA10

This property has been Postponed from the auction

Lot 45 – 28 Bolan Street, L13

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

Lot 46 – F3, 53 Derby Lane, L13

This property has been Sold Prior to the auction

Lot 47 – Apt 201 Beetham Plaza, L2

This property has been Postponed from the auction

Lot 52 – Unit 224 City Point, L5

Please note this property will be tenanted from 1st September 2024 at £120.00 per week

Lot 162 Boaler Street, L6

This property has been Postponed from the auction

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