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39 AVAILABLE LOTS

2027 AUCTION DATES

AUCTION	CLOSING
17th February	25th January
7th April	15th March
26th May	4th May

ORDER OF LOTS

39 LOTS

venmore auctions

CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
1	42-44 Liverpool Road, Neston, CH64 3RA	£300,000 PLUS*
2	7 Handfield Place, Liverpool, L5 6PJ	£70,000 PLUS*
3	40 Russell Road, Mossley Hill, Merseyside, L18 1EA	£195,000 PLUS*
4	158A Duke Street, St. Helens, WA10 2JJ	£90,000 PLUS*
5	81 Webster Road, Liverpool, L7 4LG	£80,000 PLUS*
6	79 Gloucester Road, Bootle, L20 9AJ	£85,000 PLUS*
7	10-12 Whetstone Lane, Birkenhead, CH41 2QR	£110,000 PLUS*
8	Apartment 211, Fresh 138 Chapel Street, Salford, M3 6AF	£125,000 PLUS*
9	Cluster Apartment CT3 30 Fox Street, Liverpool, L3 3BQ	£50,000 PLUS*
10	Apt. 62 East Float Quay Dock Road, Birkenhead, CH41 1DN	£40,000 PLUS*
11	Portfolio At One Islington Plaza 1 Devon Street, Liverpool, L3 8HA	SOLD PRIOR
12	Apartment 30, Brunlees Court 19-23 Cambridge Road, Southport, PR9 9DH	£80,000 PLUS*
13	Land On West Side Of Westcott Road, Liverpool, L4 2RE	£80,000 PLUS*
14	Land At 109 Admiral Street & 83 South Street, Liverpool, L8 8BW	£40,000 PLUS*
15	Apartment 46 5 Seel Street, Liverpool, L1 4BU	£30,000 PLUS*
16	Apartment 802 3 Kenyons Steps, Liverpool, L1 3BH	£65,000 PLUS*
17	15 Warrenhouse Road, Kirkby, Merseyside, L33 9XG	£85,000 PLUS*
18	158 Alderfield Drive, Liverpool, L24 6TA	£95,000 PLUS*
19	8 Harrowby Road, Birkenhead, CH42 7HU	£60,000 PLUS*
20	Apartment 130, The Reach 39 Leeds Street, Liverpool, L3 2DB	£70,000 PLUS*
21	13 Castle View, Stafford, ST16 2EE	£100,000 PLUS*
22	18 Barncroft Road, Liverpool, L26 9TP	£110,000 PLUS*
23	11 West Albert Road, Liverpool, L17 8TJ	SOLD PRIOR
24	2 Morecambe Street, Liverpool, L6 4AX	£60,000 PLUS*
25	159 Gentwood Road, Liverpool, L36 2QL	SOLD PRIOR
26	Land at 11a Fazakerley Road, Liverpool, L9 1BX	£65,000 PLUS*
27	65 Browning Avenue, Birkenhead, CH42 2DE	£85,000 PLUS*
28	27-29 Townsend Lane, Anfield, Merseyside, L6 0AX	£250,000 PLUS*
29	55 Newsham Drive, Liverpool, L6 7UQ	£250,000 PLUS*
30	Flat 128 (Door 904), Daniel House 31 Trinity Road, Bootle, L20 3TB	£35,000 PLUS*
31	34-36 Widnes Road, Widnes, WA8 6AP	£299,000 PLUS*
32	Flat 1 17 Argyle Street, Liverpool, L1 5BL	£100,000 PLUS*
33	17 Harland Road, Birkenhead, CH42 0LU	£120,000 PLUS*
34	181 Westminster Road, Liverpool, L4 4LR	£85,000 PLUS*
35	Apartment 173 6 Royal Quay, Liverpool, L3 4EX	£145,000 PLUS*
36	Flat 111 St Cyprians 90 Durning Road, Liverpool, L7 5NH	£20,000 PLUS*
37	35 Witton Road, Liverpool, L13 8DP	£85,000 PLUS*
38	104 County Road, Walton, Merseyside, L4 3QW	£350,000 PLUS*
39	42 Green Lawn, Birkenhead, CH42 2DZ	£115,000 PLUS*

Lot 01

42-44 Liverpool Road, Neston, CH64 3RA



**GUIDE PRICE £300,000 PLUS*

This is an exceptional HMO investment opportunity in the desirable Neston area and sat on a good sized plot.

The property consists 10 room-lets split over two floors and an additional self-contained studio room, having been fully renovated. There is an existing licence in place and the property is fully let producing an annual income of £55,000pa.

The building benefits from double glazing and occupies a large corner plot, with off-street parking for up to three cars.

Lot 02

7 Handfield Place, Liverpool, L5 6PJ



**GUIDE PRICE £70,000 PLUS*

A two bed mid terrace property currently let by way of an AST producing £9,000 per annum. The tenant has been in situ for 12 years. The property benefit from double glazing and central heating.

CLICK PHOTO TO VIEW PROPERTIES

Lot 03

40 Russell Road, Mossley Hill, Merseyside, L18 1EA



GUIDE PRICE £195,000 PLUS*

This is a large four-bedroom mid-terrace in the desirable L18 area. Offered with vacant possession, the property offer excellent capital appreciation following a course of renovation. Subject to necessary planning application, the property also lends itself well to an HMO, with similar units nearby letting at circa £2400pcm / £28,800pa.

Lot 04

158A Duke Street, St. Helens, WA10 2JJ



GUIDE PRICE - £90,000 PLUS*

This is a mixed-use unit with a commercial unit to the ground floor and two-bedroom apartment to the upper floor. The ground floor is currently operating as a Pilates studio and achieving a rent of £6,600pa. The flat above, known as 158b Duke Street, is currently vacant, but is expected to achieve circa £600pcm on the private rental market.

CLICK PHOTO TO VIEW PROPERTIES

Lot 05

81 Webster Road, Liverpool, L7 4LG



GUIDE PRICE - £80,000 PLUS*

This is a two-bedroom terraced house offered as a ready-made investment, with the current rent at £800pcm. We have been informed the property has new flooring and was recently repainted throughout.

Lot 06

79 Gloucester Road, Bootle, L20 9AJ



GUIDE PRICE - £85,000 PLUS*

A three bedroomed middle terrace property benefitting from double glazing and central heating.

Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £12,000 per annum.

CLICK PHOTO TO VIEW PROPERTIES

Lot 07

10-12 Whetstone Lane, Birkenhead, CH41 2QR



**GUIDE PRICE - £110,000 PLUS*

A large scale double-fronted building, previously two units, providing flexibility for a number of onward uses. It has been occupied as a busy Solicitors practice for many years, and as such, is configured as a main shop floor with 9 individual offices set across two floors. The property is in a prime footfall location, just off Borough Road on Whetstone Lane, within a short stroll of Birkenhead Town Centre, and the interchange of Oxton Road, Grange Road West and Exmouth Street. Following a scheme of renovation, the property could be used for a future retail/business opportunity, or potential residential accommodation, subject to appropriate planning.

ON BEHALF OF MOSCROPS ESTATE AGENTS

Lot 08

Apartment 211, Fresh 138 Chapel Street, Salford, M3 6AF



**GUIDE PRICE - £125,000 PLUS*

This is a two-bedroom apartment in the sought-after Fresh building close to Manchester City Centre. The property is currently tenanted on a per-room basis, with the rental income at a total of £1,135pcm / £13,620pa.

CLICK PHOTO TO VIEW PROPERTIES

Lot 09

Cluster Apartment CT3 30 Fox Street, Liverpool, L3 3BQ



**GUIDE PRICE - £50,000 PLUS*

A Three bedroom apartment situated on the third floor of the modern development on Fox Street which benefits from fantastic city views and amazing L3 location. The accommodation is well proportioned throughout, comprising three spacious double bedrooms, each of which benefits from its own private en-suite bathroom, as well as a generous shared living and kitchen area. The kitchen is fitted with a range of modern units and integrated appliances In addition, the development offers well-maintained communal areas.

ON BEHALF OF CITY RESIDENTIAL

Lot 10

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



**GUIDE PRICE - £40,000 PLUS*

This is a large one bedroomed apartment within the East Float Quay development. Currently tenanted with a rental income of £710pcm, the property has a new boiler, double glazing and lift access.

ON BEHALF OF BRADSHAW FARNHAM & LEA

ON BEHALF OF BFL HOMES - PRENTON OFFICE

CLICK PHOTO TO VIEW PROPERTIES

Lot 11

Portfolio At One Islington Plaza 1 Devon Street, Liverpool, L3 8HA



SOLD PRIOR

- Rare opportunity to acquire 15 leasehold interests within a well-established purpose-built student accommodation scheme
- Units configured as two complete 6-bedroom cluster flats and three studio apartments
- Net operating income of £43,000 for the 2024/2025 academic year, equating to approximately £2,867 per unit
- Stable income forecast for the 2025/2026 academic year
- Fully managed, hands-off investment operated by Cloud Student Homes Strong occupancy rate of approximately 95% across the scheme

ON BEHALF OF WATLING REAL ESTATE

WATLING

Lot 12

Apartment 30, Brunlees Court 19-23 Cambridge Road, Southport, PR9 9DH



GUIDE PRICE - £80,000 PLUS*

A spacious and bright vacant two-bedroom first floor purpose built apartment benefiting double glazing, central heating and well-maintained communal areas, together with communal gardens and parking. A retirement living plus development for the over 70's. This is one of the largest apartments on the development with garden views.

There is also the benefit of an On-site restaurant, Communal homeowners' lounge for social gatherings, Landscaped gardens and courtyard, Guest suite for visiting family/friends, Car parking and guest parking.

ON BEHALF OF BALL & PERCIVAL ESTATE AGENTS

CLICK PHOTO TO VIEW PROPERTIES

Lot 13

Land On West Side Of Westcott Road, Liverpool, L4 2RE



**GUIDE PRICE - £80,000 PLUS*

This is a large development plot of land in the popular L4 area, with space for 4 x three-bedroom terraced houses. The plans attached are for illustrative purposes only and any works would be subject to obtaining full planning permission.

Lot 14

Land At 109 Admiral Street & 83 South Street, Liverpool, L8 8BW



**GUIDE PRICE - £40,000 PLUS*

This is a corner plot of freehold land with full planning permission to erect a three-storey building. The plans include a commercial unit on the ground floor and a single residential unit on the upper floors (25F/2558).

CLICK PHOTO TO VIEW PROPERTIES

Lot 15

Apartment 46 5 Seel Street, Liverpool, L1 4BU



**GUIDE PRICE - £30,000 PLUS*

This is a modern studio apartment in Liverpool City Centre sold with vacant possession. The potential rental income is circa £800pcm. The development benefits from 24/7 on-site gym facilities, cinema room, pool table and communal games area, laundrette and 7-night security.

ON BEHALF OF CITY RESIDENTIAL

Lot 16

Apartment 802 3 Kenyons Steps, Liverpool, L1 3BH



**GUIDE PRICE - £65,000 PLUS*

A well-presented studio apartment located in One Park West and sold with vacant possession. This property would make for a great investment with a potential income of £9600 per annum. The property benefits from electric heating, secure intercom entry system with 24/7 concierge service and in a stunning location opposite the albert dock, perfect for young professionals.

ON BEHALF OF CITY RESIDENTIAL

CLICK PHOTO TO VIEW PROPERTIES

Lot 17

15 Warrenhouse Road, Kirkby, Merseyside, L33 9XG



**GUIDE PRICE - £85,000 PLUS*

This is a three-bedroom terraced house in Kirkby, offered with vacant possession. The property would perform well on the private rental market and we have been informed that the previous rental income achieved was circa £1075pcm. The house benefits from double glazing and gas central heating.

Lot 18

158 Alderfield Drive, Liverpool, L24 6TA



**GUIDE PRICE - £95,000 PLUS*

A large vacant two bed end terrace property that offers an excellent capital appreciation opportunity and rental income of circa £11,000 per annum. The property has recently undergone a course of renovation and has a new roof, re-wire, kitchen, floors and general cosmetic updating throughout.

CLICK PHOTO TO VIEW PROPERTIES

Lot 19

8 Harrowby Road, Birkenhead, CH42 7HU



GUIDE PRICE - £60,000 PLUS*

A two-bedroom mid-terrace property benefitting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for investment purposes with a potential rental income of £10,200 per annum.

Lot 20

Apartment 130, The Reach 39 Leeds Street, Liverpool, L3 2DB



GUIDE PRICE - £70,000 PLUS*

A good sized two-bedroom apartment located on the fourth floor of The Reach development, on Leeds Street, Liverpool. The apartment offers a modern open-plan living and kitchen area, along with a Juliet balcony for plenty of natural light to flood. The property also provides two bedrooms, family bathroom, secure allocated parking space, and concierge. Being offered as a ready made investment, with tenants currently paying £1,000pcm/£12,000 per annum.

ON BEHALF OF BLUE ROW

CLICK PHOTO TO VIEW PROPERTIES

Lot 21

13 Castle View, Stafford, ST16 2EE



GUIDE PRICE - £100,000 PLUS*

A Two Bedroom mid Terraced House Offering an exciting opportunity for buyers looking to put their own stamp on a characterful period home, this two-bedroom terraced property on Castle View, Stafford is in need of refurbishment but offers excellent potential to be restored to provide an excellent family home. The property benefits from double glazing, central heating and we are advised a new roof.

Lot 22

18 Barncroft Road, Liverpool, L26 9TP



GUIDE PRICE £110,000 PLUS*

A great opportunity with this spacious two bedroom semi-detached house, located in the popular location of Barncroft Road, close to excellent shopping facilities at Halewood Shopping Centre, Woolton Village and Speke Retail Park. Being sold with vacant possession, the property requires a scheme of upgrading, following which, will make an ideal family home, or buy-to-let investment. Accommodation comprises: Vestibule entrance, lounge, kitchen-dining area, two well-proportioned bedrooms, and family bathroom. The property benefits from a large driveway with space for up to 3 vehicles and gardens to the front and rear.

ON BEHALF OF HSI PROPERTIES

CLICK PHOTO TO VIEW PROPERTIES

Lot 23

11 West Albert Road, Liverpool, L17 8TJ



SOLD PRIOR

The property comprises of an impressive vacant five-bedroom semi-detached house with an additional one-bedroom basement flat.

Following a scheme of refurbishment works, the property would make an excellant family home, a good investment opportunity or perform well as a resale project. Potential rent for the house and basement flat combined is in the region of £4200pcm / £50,400pa. The house benefits from gas central heating and off-street parking.

Lot 24

2 Morecambe Street, Liverpool, L6 4AX



**GUIDE PRICE - £60,000 PLUS*

A two bed end of Terrace benefitting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for investment purposes with a potential rental income of £800 pcm

ON BEHALF OF CORE PROPERTY MANAGEMENT

ON BEHALF OF CORE PROPERTY MANAGEMENT AND CONSULTANCY LIMITED

CLICK PHOTO TO VIEW PROPERTIES

Lot 25

159 Gentwood Road, Liverpool, L36 2QL



GUIDE PRICE - SOLD PRIOR

This is a four-bedroom terraced house in the popular Huyton area. Offered with vacant possession, the property would be an ideal starter home or investment following a scope of works, with similar units fetching around £1000pcm / £12,000pa.

ON BEHALF OF VENMORE - ALLERTON BRANCH

Lot 26

Land at 11a Fazakerley Road, Liverpool, L9 1BX



GUIDE PRICE - £65,000 PLUS*

A cleared site suitable for redevelopment subject to gaining any necessary planning consents. We are advised that planning was approved to erect 2 storey block comprising 4 no. one bed flats, however potential purchasers should rely on their own enquiries.

planning ref No: 19F/0432

We believe all main services are available however potential purchasers should rely on their own enquiries.

CLICK PHOTO TO VIEW PROPERTIES

Lot 27

65 Browning Avenue, Birkenhead, CH42 2DE



**GUIDE PRICE - £85,000 PLUS*

A spacious, three bedroom mid-terraced house located in a popular residential area with easy access to all local amenities, good schools and transport links to Liverpool and Chester. Providing good sized living accommodation comprising: entrance hallway, living room, dining room, and fitted kitchen on the ground floor. Upstairs provides two double bedrooms, a further single bedroom, and family bathroom. Being sold with tenant-in-situ on an AST at £695pcm, it's ideal as a ready made buy-to-let investment.

ON BEHALF OF MOSCROPS ESTATE AGENTS

Lot 28

27-29 Townsend Lane, Anfield, Merseyside, L6 0AX



**GUIDE PRICE - £250,000 PLUS*

A redevelopment opportunity comprising of a substantial three storey late Victorian/Edwardian dual frontage end of terrace property benefiting from full planning permission to convert and extend to provide 7 self contained flats (a mix of 1 and 2 bed units). This will include the demolition of an existing garage to Cathedral Road and the construction of a two storey side extension. The property benefits from double glazing and electric roller shutters.

Once converted the flats could be sold off separately or alternatively rented out with a potential rental income of approx £65,000 per annum.

CLICK PHOTO TO VIEW PROPERTIES

Lot 29

55 Newsham Drive, Liverpool, L6 7UQ



**GUIDE PRICE - £250,000 PLUS*

A substantial three storey 8 bedroom semi detached house benefiting from double glazing and central heating, gardens to the front and rear. This grand period building offers vast internal accommodation comprising eight bedrooms, three en-suites, a dining room, family bathroom, study and additional multi-purpose rooms, providing exceptional scope for refurbishment, reconfiguration or redevelopment (subject to the relevant consents). The property could be converted to provide 3 self contained flats or alternatively utilised as an Airbnb investment opportunity, subject to any consents.

Lot 30

Flat 128 (Door 904), Daniel House 31 Trinity Road, Bootle, L20 3TB



**GUIDE PRICE - £35,000 PLUS*

This four-bedroom apartment is a unique investment opportunity, with four en-suite rooms ideal for per-room letting. We believe the property could achieve a rent of circa £100pw per room / £1700pcm total. The property will be provided with vacant possession and comes with the furniture as seen.

CLICK PHOTO TO VIEW PROPERTIES

Lot 31

34-36 Widnes Road, Widnes, WA8 6AP



GUIDE PRICE - £299,000 PLUS*

The property comprises of three inter connecting retail units with their own front entrance and shutters to the front. They could be let out as one unit or as two separate units. To the first floor, there are seven rooms which could be utilised as offices or beauty rooms or a number of uses subject to any relevant consents.

Lot 32

Flat 1 17 Argyle Street, Liverpool, L1 5BL



GUIDE PRICE - £100,000 PLUS*

A stunning one bedroomed duplex apartment suitable for immediate occupation or investment purposes. The property benefits from double glazing, central heating, secure entry system. The potential rental income is approximately £12,000 per annum.

ON BEHALF OF CITY RESIDENTIAL

CLICK PHOTO TO VIEW PROPERTIES

Lot 33

17 Harland Road, Birkenhead, CH42 0LU



GUIDE PRICE - £120,000 PLUS*

A good sized four bedroomed semi detached house offers spacious accommodation with a walled south facing rear garden. Whilst it already has gas central heating and double glazing, it offers further potential to upgrade to a purchaser's requirements and on completion of the works will be ideal for owner occupation, onward sale or investment.

Lot 34

181 Westminster Road, Liverpool, L4 4LR



GUIDE PRICE - £85,000 PLUS*

A three storey terraced property converted to provide 3 x 2 bedroom self contained flats. Following a course of renovation, when fully let, the potential income is in excess of £20,000 per annum. The property benefits from double glazing and electric heating.

CLICK PHOTO TO VIEW PROPERTIES

Lot 35

Apartment 173 6 Royal Quay, Liverpool, L3 4EX



GUIDE PRICE - £145,000 PLUS*

A 3 bedroomed duplex apartment Set across two floors. This stylish penthouse sixth-floor home combines modern interiors with a versatile layout, featuring three double bedrooms, two bathrooms (including an en-suite to the master), and a generous open-plan living space with mezzanine dining area and private south-facing balcony. The property also benefits from lift access, a secure allocated parking space, and use of a peaceful communal courtyard.

ON BEHALF OF FIND YOUR EDEN

Lot 36

Flat 111 St Cyprians 90 Durning Road, Liverpool, L7 5NH



GUIDE PRICE - £20,000 PLUS*

A First Floor Studio flat in the popular purpose-built block of The Cube in the St Cyprians development. The property provides modern student accommodation and lets consistently. The flat is currently let producing a rental income of £9,516 per annum. The property is managed under a Right to Manage and the Service charge is £939.32 per quarter and includes the cost of maintenance, electricity and WIFI.

CLICK PHOTO TO VIEW PROPERTIES

Lot 37

35 Witton Road, Liverpool, L13 8DP



GUIDE PRICE - £85,000 PLUS*

A 2 bedroomed middle terraced house benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes.

The potential rental income is approximately £10,200 per annum.

Lot 38

104 County Road, Walton, Merseyside, L4 3QW



GUIDE PRICE - £350,000 PLUS*

SUBSTANTIALLY REFURBISHED MIXED-USE INVESTMENT PRODUCING £42,000 PER ANNUM

An excellent opportunity to acquire a substantial, extensively refurbished and fully let mixed-use investment property occupying a prominent corner position at the junction of County Road and Ismay Street in Walton, Liverpool.

The property comprises three self-contained one-bedroom residential apartments together with ground-floor commercial premises, providing an established combination of residential and commercial rental income.

CLICK PHOTO TO VIEW PROPERTIES

Lot 39

42 Green Lawn, Birkenhead, CH42 2DZ



GUIDE PRICE - £115,000 PLUS*

A 3 bedroom semi detached property currently let producing a rental income of £13,200 per annum. The Property benefits from double glazing, central heating, front and rear gardens and off-road parking.

2027
AUCTION DATES

AUCTION	CLOSING
17th February	25th January
7th April	15th March
26th May	4th May
14th July	21st June
8th September	16th August
27th October	4th October
8th December	15th November

CLICK PHOTO TO VIEW PROPERTIES

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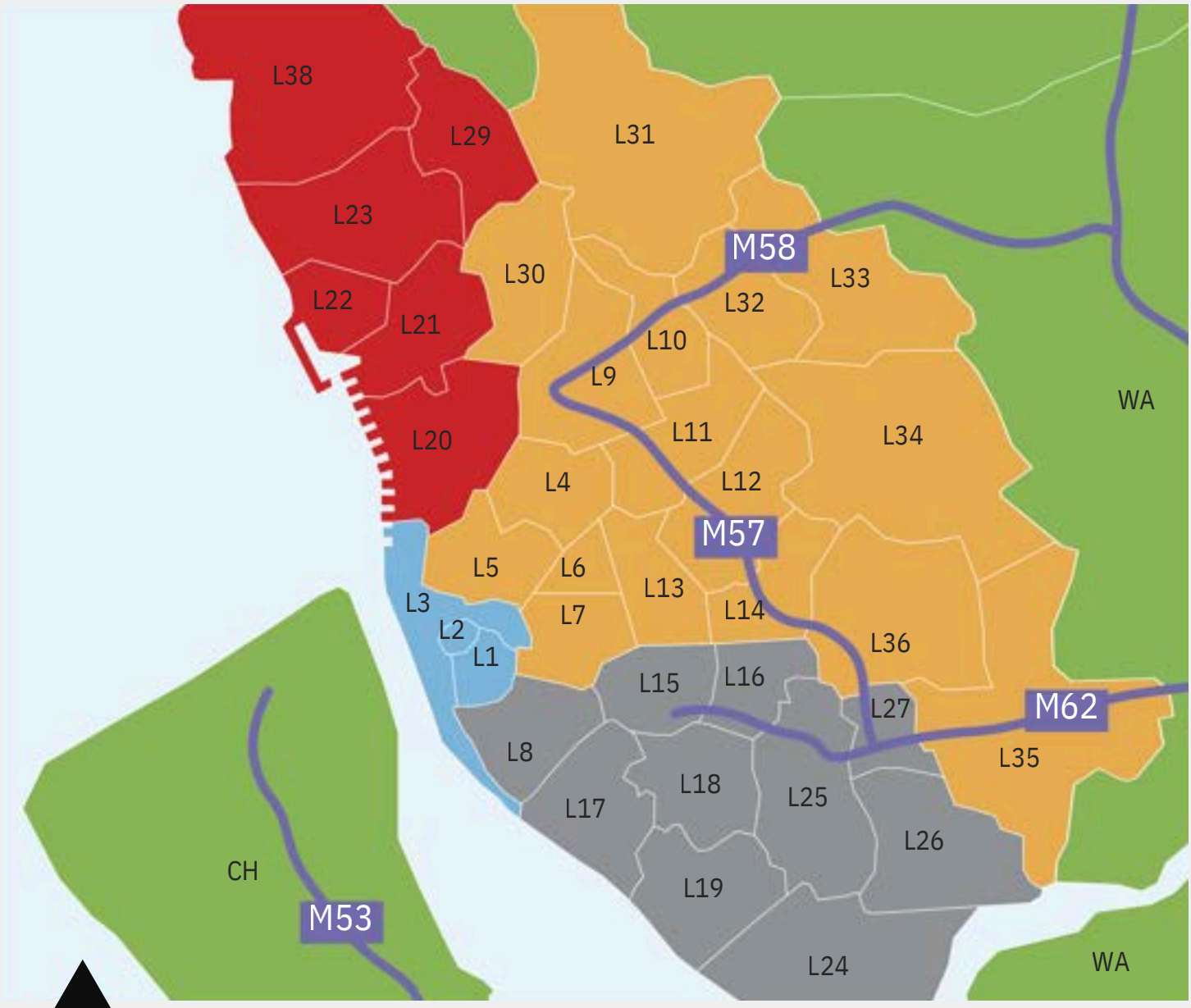
MERSEYSIDE AREA MAP

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.

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.

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- 28 day completion
- Longest established Auction House in Merseyside
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- 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 instance, the reserve will not exceed the Guide Price by more than 10% if it is a single figure Guide price, and if a Guide Price range is quoted, the Reserve will fall within that range.

What is a Reserve Price?

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

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 £7,000 Holding Fee will be non-refundable.

AUCTION FEES

WE'LL GUIDE YOU THROUGH TO COMPLETION

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

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

FOR MORE INFORMATION CONTACT VENMORE AUCTIONS ON 0151 236 6746

PAYMENTS EXPLAINED

HOW THE PAYMENT REGISTRATION WORKS

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

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

Please see two example payment registrations below:

Scenario 1:

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

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

Scenario 2:

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

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

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