part of the venmore group

MAY CATALOGUE

VENMORE AUCTIONS

Liverpool's Longest Established Auction House

MEET THE TEAM

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

Daniel Lee
AREA MANAGER

Jenni Mitchell
BUSINESS DEVELOPMENT MANAGER / VALUER

Charlie Davison
BUSINESS DEVELOPMENT MANAGER / VALUER

Helen Wilson
AUCTION CO-ORDINATOR

Jack Redman
SALES NEGOTIATOR

Sarah Chippendale
SALES NEGOTIATOR

Call us: **0151 236 6746**
Email us: **auctions@venmores.co.uk**
Visit our website: **www.venmoreauctions.co.uk**

43 AVAILABLE LOTS

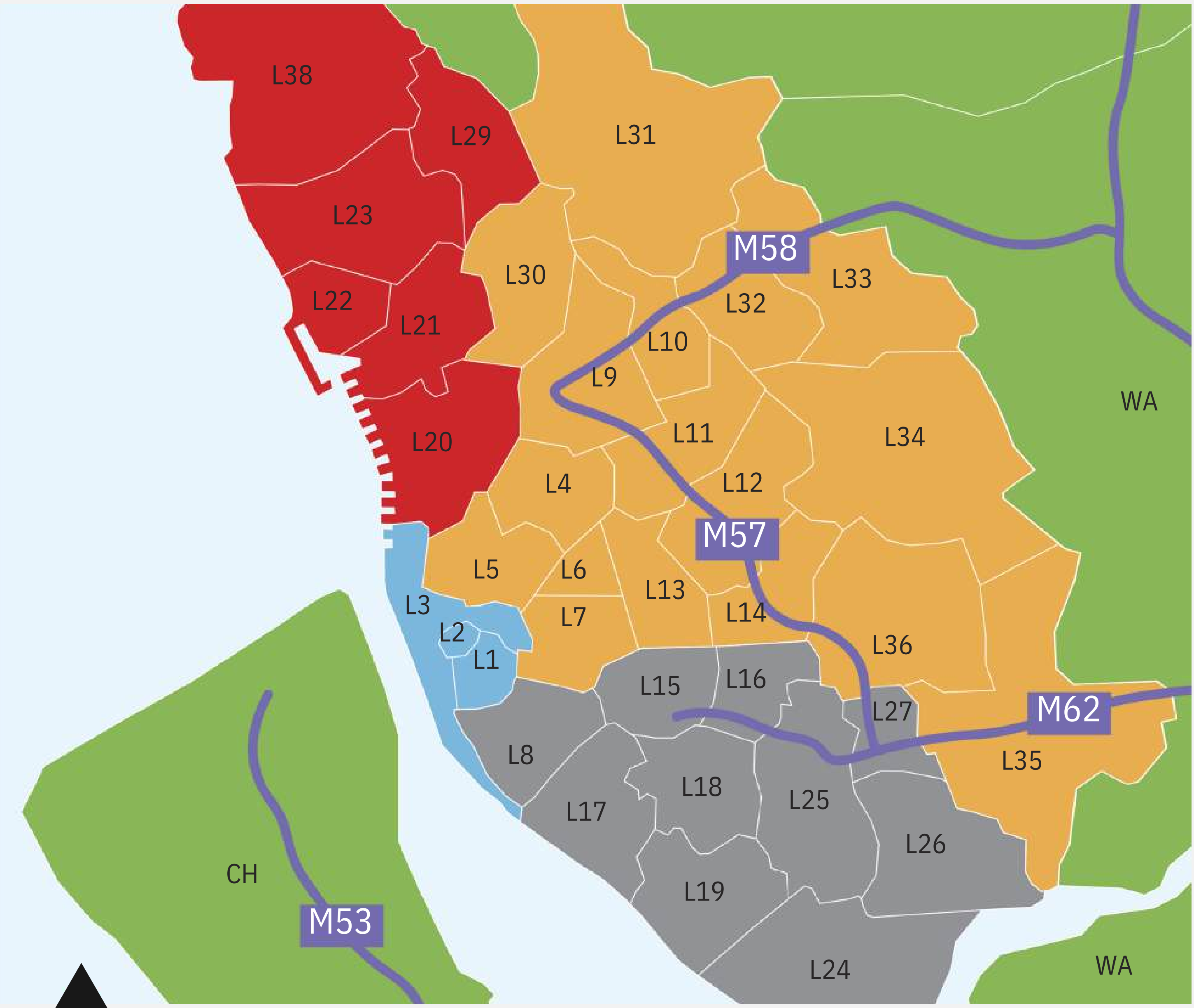
2025 AUCTION DATES

Auction	Closing
5th February	10th January
26th March	28th February
15th May	22nd April
11th June	21st May
9th July	18th June
6th August	16th July
3rd September	13th August
15th October	19th September
3rd December	7th November


NOW TAKING LOTS
FOR OUR NEXT AUCTION
WEDNESDAY 11TH JUNE
CLOSING DATE: 21ST MAY
CONTACT US:
0151 236 6746
AUCTIONS@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!

ORDER OF LOTS

43 LOTS

venmore auctions

CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
1	Flat 1, Sefton Park Studios 4 Croxteth Drive, Liverpool, L17 3AD	£45,000 PLUS* -
2	1 Crossways, Liverpool, L25 1PH	£200,000 PLUS*
3	34-36 Widnes Road, Widnes, WA8 6AP	£100,000 PLUS*
4	41 Montrose Court Market Street, Hoylake, CH47 2AP	£90,000 PLUS*
5	25 Freckleton Drive, Liverpool, L33 1SN	£85,000 PLUS*
6	Flat 35, Sefton Park Studios 4 Croxteth Drive, Liverpool, L17 3AD	£45,000 PLUS*
7	27/27A Warbreck Moor, Liverpool, L9 4RW	£130,000 PLUS*
8	Apt 19 34 Shaws Alley, Liverpool, L1 8DG	£45,000 PLUS*
9	14 Taplow Street, Liverpool, L6 0AB	£85,000 PLUS*
10	16 Guardian Court, Caldy Road, West Kirby, Merseyside, CH48 2LB	£85,000 PLUS* -
11	Land At Hapton Street Liverpool, Merseyside, L5 3QF	£100,000 PLUS* -
12	65/65 Rice Lane, Liverpool, L9 1AD	£55,000 PLUS*
13	Apartment 68 26 Pall Mall, Liverpool, L3 6AG	SOLD PRIOR
14	44-45 Marled Hey, Liverpool, L28 0QL	£100,000 PLUS*
15	33 Ellerslie Road, Liverpool, L13 8AR	£80,000 PLUS*
16	126 Linacre Road, Liverpool, L21 8JT	£80,000 PLUS*
17	11 Springbank Road, Liverpool, L4 2QR	£80,000 PLUS*
18	34 Picton Road, Wavertree, Merseyside, L15 4LH	£165,000 PLUS* -
19	46 Upper Brassey Street, Birkenhead, Merseyside, CH41 0AW	£65,000 PLUS* -
20	13 Stafford Gardens, Ellesmere Port, CH65 8DB	£65,000 PLUS*
21	Unit 224 City Point 2 Great Homer Street, Liverpool, L5 3LD	£20,000 PLUS* -
22	96 Wordsworth Street, Liverpool, L8 0RR	£160,000 PLUS*

ORDER OF LOTS

43 LOTS

venmore auctions

CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
23	Fox Bridge Farm 83 Spencers Lane, Melling, Merseyside, L31 1HD	£180,000 PLUS* -
24	325 Prescot Road, Old Swan, Merseyside, L13 3BS	£180,000 PLUS* -
25	31 Rocky Lane, Anfield, Merseyside, L6 4BA	SOLD PRIOR
26	Stand Farm Lodge School Lane, Knowsley, Merseyside, L34 9EN	£100,000 PLUS* -
27	109/111A Poulton Road, Wallasey, CH44 9DE	£80,000 PLUS*
28	Flat 12 87 London Road, Liverpool, L3 8JA	£40,000 PLUS*
29	Birkdale Lodge 1 Lulworth Road, Southport, PR8 2AS	£700,000 PLUS* -
30	Apartment 84, The Albany 8 Old Hall Street, Liverpool, L3 9EL	£130,000 PLUS* -
31	Cluster 58 Room C, Queensland Place 2 Chatham Place, Liverpool, L7 3AA	£10,000 PLUS* -
32	22 Tudor Avenue, Wallasey, CH44 6PA	£55,000 PLUS*
33	23 Bath Street, Southport, PR9 0DP	£250,000 PLUS*
34	Flat 12 7 The Ridings, Prenton, CH43 9XZ	£100,000 PLUS*
35	122 Hawthorne Road, Bootle, L20 9JY	£70,000 PLUS*
36	27 Lathom Court, Liverpool, L36 8BT	£60,000 PLUS*
37	66 The Sidings Crown Street, Liverpool, L7 3LB	£60,000 PLUS*
38	Land North West Side Of Surrey St Adj. 8 Sherlock Lane, Wallasey, CH44 5TE	£10,000 PLUS* -
39	9 Lesseps Road, Liverpool, L8 0RD	£140,000 PLUS*
40	Apartment 32, Sandringham House 15 Windsor Street, Salford, M5 4AX	£90,000 PLUS* -
41	8 Broughton Drive, Liverpool, L19 0PB	£350,000 PLUS*
42	1 Dunbar Crescent, Southport, PR8 3AA	£300,000 PLUS*
43	155 Brighton Street, Wallasey, CH44 8DU	£200,000 PLUS*

CLICK HERE TO REGISTER TO BID!

Lot 01 — Flat 1, Sefton Park Studios, 4 Croxteth Drive, Liverpool, L17 3AD

GUIDE PRICE - £45,000*

Studio apartment located on the lower ground floor of Sefton Park Studios, featuring its own external seating area. Situated in a prime location atop Sefton Park with excellent transport links to the city, this block is highly popular among young professionals and mature students. Currently tenanted at £675 per calendar month, this property presents a great investment opportunity.

Lot 02 — 1 Crossways, Liverpool, L25 1PH

GUIDE PRICE - £200,000*

A three bedroomed semi-detached bungalow with gardens front, side and rear. The property has been well maintained and has gas central heating and double glazing.

CLICK PHOTO TO VIEW PROPERTIES

Lot 03

34-36 Widnes Road, Widnes, WA8 6AP

GUIDE PRICE - £100,000*

A large commercial unit available with vacant possession in a prominent position within Widnes. Spanning a double width plot size and historically run as a well-known and successful hardware shop, the unit provides a wealth of potential for future projects.

Lot 04

41 Montrose Court Market Street, Hoylake, CH47 2AP

GUIDE PRICE - £90,000*

This is a two bedroomed second floor apartment in the sought after Montrose Court Development. With lifts, parking, communal social areas, tended laundry facilities, 24-hour on-site warden, and catering options offering peace of mind to families. Over 65s only please.

CLICK PHOTO TO VIEW PROPERTIES

Lot 05

25 Freckleton Drive, Liverpool, L33 1SN

GUIDE PRICE - £85,000*

This is a two bedroomed terrace property with vacant possession and includes driveway and garden. This particular unit would perform well on the private rental market with similar lets in the area fetching circa £800pcm. With double glazing and heating.

Lot 06

Flat 35, Sefton Park Studios 4 Croxteth Drive, Liverpool, L17 3AD

GUIDE PRICE - £45,000*

This leasehold property is sold with a sitting tenant paying £625 per calendar month. Situated in a prime location just off Sefton Park, this apartment benefits from off-road parking and is highly popular among young professionals.

CLICK PHOTO TO VIEW PROPERTIES

Lot 07

27/27A Warbreck Moor, Liverpool, L9 4RW

GUIDE PRICE - £130,000*

Multi-use property with a ground-floor commercial unit, previously a barbershop (currently vacant), and a recently refurbished two-bedroom duplex apartment on the first and second floors.

Lot 08

Apt 19 34 Shaws Alley, Liverpool, L1 8DG

GUIDE PRICE - £45,000*

One bedroom, fifth floor apartment with tenant in situ currently paying £625pcm on a monthly periodic basis. The apartment has double glazing, central heating, and is kept in good order.

CLICK PHOTO TO VIEW PROPERTIES

Lot 09

14 Taplow Street, Liverpool, L6 0AB

GUIDE PRICE - £85,000*

Three-bedroom mid-terrace property with a tenant in situ. This freehold property is currently let for £600 per calendar month, with significant potential for an increase, as similar three-bedroom properties in the area are renting for around £900 per calendar month.

Lot 10

16 Guardian Court, Caldy Road, West Kirby, CH48 2LB

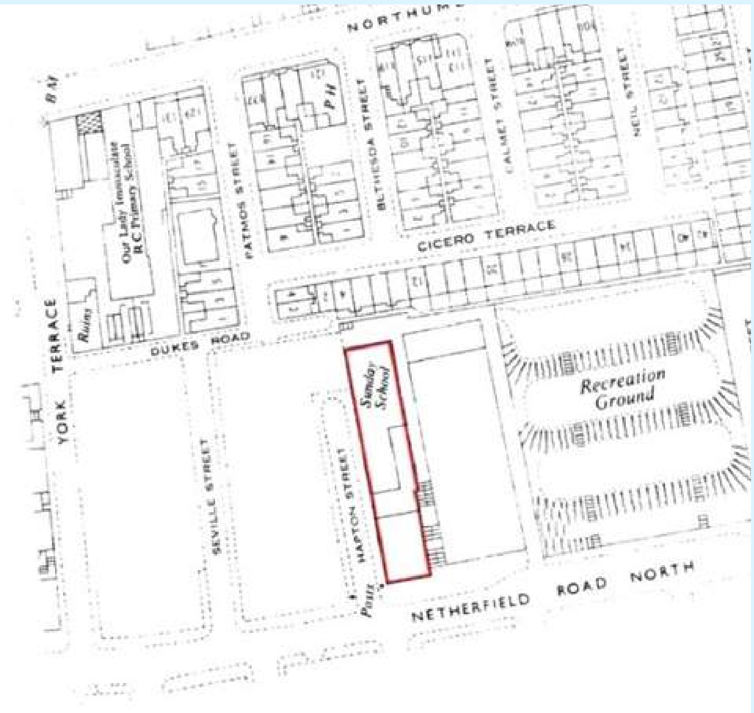
GUIDE PRICE - £85,000*

This is a one bedroom first floor retirement apartment within walking distance of West Kirby. With a strong community feel for the over 60s, this is an ideal opportunity for those looking to downsize.

CLICK PHOTO TO VIEW PROPERTIES

Lot 11

Land At Hapton Street Liverpool, Merseyside, L5 3QF



GUIDE PRICE - £100,000*

This is a leasehold plot of land available off Hapton Street, L5, with lapsed planning for 8 three storey town houses and 4 apartments.

Lot 12

65/65 Rice Lane, Liverpool, L9 1AD

GUIDE PRICE - £55,000*

This is a vacant three-storey terrace property which has been split into two separate self-contained flats. In need of modernisation, the flats have the potential of fetching a combined monthly income of circa £1,350.

CLICK PHOTO TO VIEW PROPERTIES

Lot 13

Apartment 68 26 Pall Mall, Liverpool, L3 6AG

SOLD PRIOR

Two-bedroom leasehold apartment located on the fourth floor of Hamilton House, 26 Pall Mall. Sold with a tenant in place paying £875 per calendar month this is a ready-made investment in the heart of Liverpool city centre.

Lot 14

44-45 Marled Hey, Liverpool, L28 0QL

GUIDE PRICE - £100,000*

A former public house with land to the front and rear extending to approximately 0.55 acres. The unit is deemed unusable in its current condition and would require a full scheme of renovation works, including structural repair, or demolition. The site is substantial and provides the potential for residential development, with relevant planning consents.

CLICK PHOTO TO VIEW PROPERTIES

Lot 15

33 Ellerslie Road, Liverpool, L13 8AR

GUIDE PRICE - £80,000*

Three-bedroom mid terrace sold with vacant possession. This freehold property requires a full refurbishment with similar style properties on the market in the region of £160,000 this could be a great opportunity for an investor.

Lot 16

126 Linacre Road, Liverpool, L21 8JT

GUIDE PRICE - £80,000*

This is a mixed-use unit situated on a busy high street with retail to ground floor and residential to the two floors above.

CLICK PHOTO TO VIEW PROPERTIES

Lot 17 — 11 Springbank Road, Liverpool, L4 2QR

GUIDE PRICE - £80,000*

Three-bedroom mid terrace sold with a sitting tenant. This property is in need of some modernisation as the current tenant has been in situ for ten years, but sits in a popular part of the city for renters seeing great yield for investors.

Lot 18 — 34 Picton Road, Wavertree, Merseyside, L15 4LH

GUIDE PRICE - £165,000*

This is a large six-bedroom terrace property which has been previously used as an HMO. At full capacity, the property accrued circa £2,250pcm providing a strong return. The property comes to the auction market with vacant possession. .

CLICK PHOTO TO VIEW PROPERTIES

Lot 19

46 Upper Brassey Street, Birkenhead, CH41 0AW

GUIDE PRICE - £65,000*

This is a three-bedroom mid terrace property available with vacant possession. The property would perform well on the private rental market with previous lets of this property sitting at £750pcm. With double glazing and gas central heating.

Lot 20

13 Stafford Gardens, Ellesmere Port, CH65 8DB

GUIDE PRICE - £65,000*

A two-bedroom terrace with tenant in situ currently paying £525pcm, following a rental review and a scope of modernising, this could be increased to circa £750pcm in line with similar lets in the area – providing a strong investment return.

CLICK PHOTO TO VIEW PROPERTIES

Lot 21

Unit 224 City Point 2 Great Homer Street, Liverpool, L5 3LD

GUIDE PRICE - £20,000*

Studio apartment within walking distance of Liverpool John Moores University with a tenant in situ for academic year September 1st 2024 to July 25th 2025 on an AST at £120.00pw.

Lot 22

96 Wordsworth Street, Liverpool, L8 0RR

GUIDE PRICE - £160,000*

Large semi-detached freehold property, split into two flats. The ground floor features a one-bedroom flat with a rear yard, rented for £450 per calendar month, while the first and second floors comprise a three-bedroom duplex apartment, currently tenanted at £850 per calendar month. Sold with tenants in situ, this property is located in an area that has experienced substantial growth in recent years, offering excellent access to the city centre, local parks, regular public transport, and great local amenities.

CLICK PHOTO TO VIEW PROPERTIES

Lot 23

Fox Bridge Farm 83 Spencers Lane, Melling, Merseyside, L31 1HD

GUIDE PRICE - £180,000*

Fox Bridge Farm has approximately 1.4 acres of agricultural land incorporating livestock barn, stable block, and two field shelters and has historically been used as a sheep farm.

Lot 24

325 Prescot Road, Old Swan, Merseyside, L13 3BS

GUIDE PRICE - £180,000*

Nine-bedroom HMO property on Prescot Road sold with vacant possession. This freehold property has potential to return a huge yield with a potential income in in the region of £3,300 per calendar month, £40,500 per annum. The property is set over three floors and comprises: Communal entrance, 9 bedrooms, kitchen/living area, further kitchen on the first floor, potential second lounge, three bathrooms & 2 W/C's. There is a porch to the rear, storage areas the property benefits from double glazing and gas central heating.

CLICK PHOTO TO VIEW PROPERTIES

Lot 25

31 Rocky Lane, Anfield, Merseyside, L6 4BA

SOLD PRIOR

A Seven-Bedroom HMO on Rocky Lane. This freehold property offers a fantastic investment opportunity, with four rooms currently tenanted and three additional rooms available to let. The property has the potential to achieve a full rental income of £2,450 per calendar month. A ready-made investment, this HMO provides immediate income potential for any investor looking to expand their portfolio.

Lot 26

Stand Farm Lodge School Lane, Knowsley, Merseyside, L34 9EN

GUIDE PRICE - £100,000*

This is a plot of land circa 0.5 acre with Grade II listed former farm lodge on site. With correct consents in place, the lodge has the potential to be redeveloped with excellent re sale opportunities.

CLICK PHOTO TO VIEW PROPERTIES

Lot
27

109/111A Poulton Road, Wallasey, CH44 9DE

GUIDE PRICE - £80,000*

This lot offers both the freehold of 109 Poulton Road and the leasehold of 111a Poulton Road, with an extensive lease of over 900 years remaining. With no service charge and only a nominal peppercorn ground rent. The building is currently configured as three flats, all vacant: a one-bedroom flat on the ground floor of 109 Poulton Road, alongside two spacious two-bedroom flats. While the interiors require full refurbishment, this property holds significant potential for investors or developers seeking a project.

Lot
28

Flat 12 87 London Road, Liverpool, L3 8JA

GUIDE PRICE - £40,000*

This is a one bedroomed third floor apartment in Liverpool, with a tenant currently in situ paying £625pcm. The unit has electric heating, double glazing, and lift access.

CLICK PHOTO TO VIEW PROPERTIES

Lot 29 Birkdale Lodge 1 Lulworth Road, Southport, PR8 2AS

GUIDE PRICE - £700,000*

The iconic and Grade II Listed Birkdale Lodge provides over 7,000 square feet of accommodation across two floors, centralised around its grand reception with galleried landing. Substantial ground floor living and entertaining quarters are complimented by five first floor bedrooms and services. The ample plot includes multi-car detached garage and wrap around gardens.

Lot 30 Apartment 84, The Albany 8 Old Hall Street, Liverpool, L3 9EL

GUIDE PRICE - £130,000*

Two-bedroom leasehold property in The Albany, sold with vacant possession. With a similar property in the block renting for £1,050 per calendar month, this presents a great investment opportunity for an investor looking for a city centre apartment

CLICK PHOTO TO VIEW PROPERTIES

Lot 31
Cluster 58 Room C, Queensland Place 2 Chatham Place, Liverpool, L7 3AA

GUIDE PRICE - £10,000*

Student room in a flat at Queensland Place. This leasehold flat is sold with a tenancy in place for Room C for this academic year with an income of £110 per week.

Lot 32
22 Tudor Avenue, Wallasey, CH44 6PA

GUIDE PRICE - £55,000*

Two Bedroom mid terrace sold with vacant possession. This freehold property requires a cosmetic refurbishment internally to be let out, with other two beds in the area letting in the region of £700 per calendar month.

CLICK PHOTO TO VIEW PROPERTIES

Lot 33

23 Bath Street, Southport, PR9 0DP

GUIDE PRICE - £250,000*

A substantial HMO investment opportunity available, with seven en-suite bedrooms, three kitchens, ground floor communal space, garden and parking. Being sold with tenants in situ, the property brings a high rental income of circa £45,600 per annum (based on full capacity). Of note, the properties to either side of #23 have had permissions to extend – with similar permissions being granted, there is potential to bring the property to a 9 bed HMO.

Lot 34

Flat 12 7 The Ridings, Prenton, CH43 9XZ

GUIDE PRICE - £100,000*

This is a vacant two bedroomed top floor apartment with a potential rental income of circa £775pcm. With en suite, heating and double glazing.

CLICK PHOTO TO VIEW PROPERTIES

Lot 35

122 Hawthorne Road, Bootle, L20 9JY

GUIDE PRICE - £70,000*

This is a mid terrace property which has been converted into two one bedroom flats. The ground floor is currently rented out for £495pcm whilst the first floor is vacant (previously let at £450pcm). Following a scope of remedial works and a rental review, there is a potential combined income of circa £1,100pcm.

Lot 36

27 Lathom Court, Liverpool, L36 8BT

GUIDE PRICE - £60,000*

This is a two bedroomed top floor apartment with a tenant in situ currently paying £700pcm (renewal at £800pcm from April 2025). The property benefits from heating and double glazing.

CLICK PHOTO TO VIEW PROPERTIES

Lot 37

66 The Sidings Crown Street, Liverpool, L7 3LB

GUIDE PRICE - £60,000*

This is a tenanted two bedroomed apartment with a rental income of £760pcm. The property has heating and double glazing.

Lot 38

Land North West Side Of Surrey St Adj. 8 Sherlock Lane, Wallasey, CH44 5TE

GUIDE PRICE - £10,000*

Plot of land adjacent to 8 Sherlock Lane. This freehold plot would be ideal for the erection of a single residence or could be used as a storage space or workshop, subject to planning permission.

CLICK PHOTO TO VIEW PROPERTIES

Lot 39

9 Lesseps Road, Liverpool, L8 0RD

GUIDE PRICE - £140,000*

This is a vacant four bedroomed semi-detached property which has double glazing and central heating. Following a scope of remedial works and decoration, the property would be well suited to the private rental market.

Lot 40

Apartment 32, Sandringham House 15 Windsor Street, Salford, M5 4AX

GUIDE PRICE - £90,000*

One bedroom third floor apartment with tenant in situ currently paying £950pcm. The apartment benefits from allocated parking and provides a strong rental yield.

CLICK PHOTO TO VIEW PROPERTIES

Lot 41

8 Broughton Drive, Liverpool, L19 0PB

GUIDE PRICE - £350,000*

This is an impressive 9 bedroomed semi-detached property which is sold with vacant possession. Complete with two kitchens, 7 en suite rooms, two further rooms, two shower rooms, laundry and a fresh refurb throughout, the property would lend itself particularly well to the private rental market, with correct licencing in place.

Lot 42

1 Dunbar Crescent, Southport, PR8 3AA

GUIDE PRICE - £300,000*

Properties such as this, set in the highly desirable seaside town of Southport, seldom enter the auction market. With an interesting plot, lending itself well to the prospect of a double storey extension (subject to necessary permissions) this three bedroomed detached home has packs of potential for a developer or a family looking for a project.

CLICK PHOTO TO VIEW PROPERTIES

Lot 43

155 Brighton Street, Wallasey, CH44 8DU

GUIDE PRICE - £200,000*

Six-bedroom HMO on Brighton Street with an ensuite to each room. This freehold property is sold with tenants in situ, with each room valued around £500 per month the property has a potential income in the region of £36 000 per annum. As of April 17th 2025, there are 5 rooms with sitting tenants.

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

part of
the venmore group

venmore
auctions