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JUNE CATALOGUE

VENMORE AUCTIONS

Liverpool's Longest Established Auction House

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



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AREA MANAGER



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BUSINESS DEVELOPMENT MANAGER / VALUER



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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**

23
AVAILABLE
LOTS

2025 AUCTION DATES

Auction

5th February
26th March
15th May
11th June
9th July
3rd September
15th October
3rd December

Closing

10th January
28th February
22nd April
21st May
18th June
13th August
19th September
7th November

NOW TAKING LOTS

FOR OUR NEXT AUCTION

WEDNESDAY 9TH JULY

CLOSING DATE: 18TH JUNE

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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.

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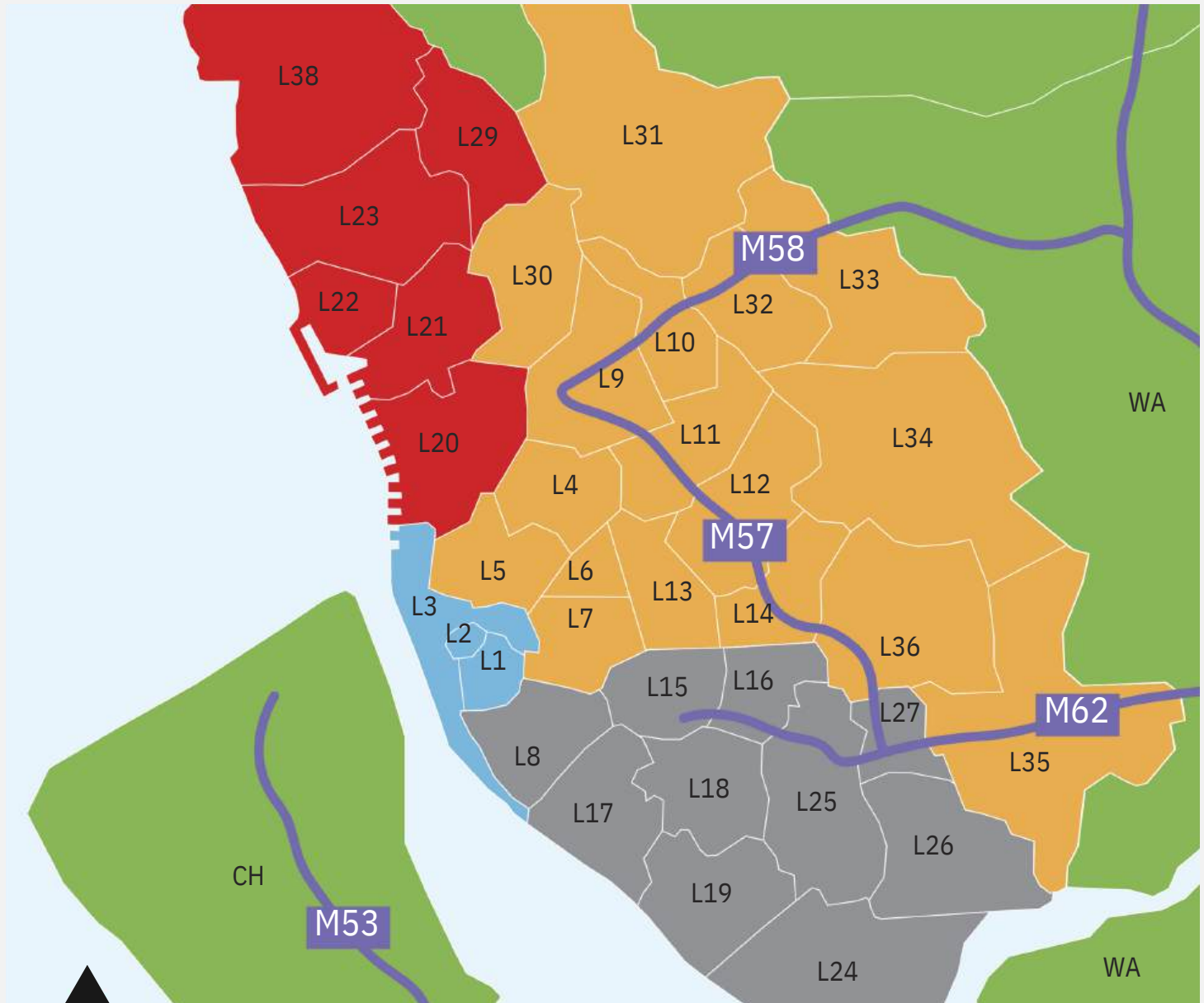
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MERSEYSIDE AREA MAP

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

23 LOTS

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CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
1	<u>Apartment 84, The Albany 8 Old Hall Street, Liverpool, L3 9EL</u>	£130,000 PLUS*
2	<u>5 Mount Road, Birkenhead, CH42 6PN</u>	£90,000 PLUS*
3	<u>Flat 8, Willow Court 1 Grosvenor Road, Wallasey, CH45 2LW</u>	£45,000 PLUS*
4	<u>14 Taplow Street, Liverpool, L6 0AB</u>	£85,000 PLUS*
5	<u>Flat 1 -4 4 Swinley Lane, Wigan, WN1 2EB</u>	£130,000 PLUS*
6	<u>126 Linacre Road, Liverpool, L21 8JT</u>	£70,000 PLUS*
7	<u>Apt. 4 Somerset House 453 West Derby Road, Liverpool, L6 4BN</u>	£35,000 PLUS*
8	<u>96 Wordsworth Street, Liverpool, L8 0RR</u>	£160,000 PLUS*
9	<u>4 Montrose Avenue, Wallasey, CH44 7BT</u>	£55,000 PLUS*
10	<u>11 Springbank Road, Liverpool, L4 2QR</u>	£80,000 PLUS*
11	<u>8 Broughton Drive, Liverpool, L19 0PB</u>	£300,000 PLUS*
12	<u>Birkdale Lodge 1 Lulworth Road, Southport, PR8 2AS</u>	£650,000 PLUS*
13	<u>21 Wendell Street, Liverpool, L8 0RG</u>	£75,000 PLUS*
14	<u>Unit 224 City Point 2 Great Homer Street, Liverpool, L5 3LD</u>	£15,000 PLUS*
15	<u>Apartment 3 26 Pall Mall, City Centre, L3 6AE</u>	£75,000 PLUS*
16	<u>Flat 1, Sefton Park Studios 4 Croxteth Drive, Liverpool, L17 3AD</u>	£40,000 PLUS*
17	<u>25 Greenheys Road, Liverpool, L8 0SX</u>	£280,000 PLUS*
18	<u>17 Alfred Road, Prenton, CH43 4TX</u>	£150,000 PLUS*
19	<u>23 Bath Street, Southport, PR9 0DP</u>	£250,000 PLUS*
20	<u>Flat 35, Sefton Park Studios 4 Croxteth Drive, Liverpool, L17 3AD</u>	£45,000 PLUS*
21	<u>325 Prescott Road, Old Swan, L13 3BS</u>	£175,000 PLUS*
22	<u>Land At Hapton Street Liverpool, L5 3QF</u>	£100,000 PLUS*
23	<u>41 Knutsford Green, Wirral, CH46 8TT</u>	£100,000 PLUS*

**Lot
01**

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

**Lot
02**

5 Mount Road, Birkenhead, CH42 6PN



GUIDE PRICE - £90,000*

This is a large four-bedroom mid terrace property in need of a full scope of modernisation. Once works are complete, the property would perform well as a resale opportunity, or on the private rental market with similar lets in the area accruing circa £995pcm.

**Lot
03**

Flat 8, Willow Court 1 Grosvenor Road, Wallasey, CH45 2LW



GUIDE PRICE - £45,000*

One bedroom, second floor apartment in Willow Court. This leasehold property is sold with vacant possession and with some cosmetic improvements the flat would be ideal for young professionals in the area. Similar properties have been listed for a rental income of £650 per calendar month in the immediate area. The block benefits from a private secure car park to the rear.

**Lot
04**

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
05**

Flat 1 -4 4 Swinley Lane, Wigan, WN1 2EB



GUIDE PRICE - £130,000*

This end terrace is split up into four apartments, comprising two studios and two one-bedroom flats. One studio and one apartment are rented below market value currently for £620 per calendar month, and the expected rental income for the two vacant flats is £800 per calendar month. The combined income would be forecast to be £1420 per calendar month before any rent increases.

**Lot
06**

126 Linacre Road, Liverpool, L21 8JT



GUIDE PRICE - £70,000*

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

**Lot
07**

Apt. 4 Somerset House 453 West Derby Road, Liverpool, L6 4BN



GUIDE PRICE - £35,000*

This is a vacant two bedroomed apartment located in the L6 district of Liverpool. With similar lets in the area fetching circa £750pcm on the private rental market, this unit provides a strong rental return on Guide Price.

**Lot
08**

96 Wordsworth Street, Liverpool, L8 0RR



GUIDE PRICE - £160,000*

Large semi-detached 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.

**Lot
09**

4 Montrose Avenue, Wallasey, CH44 7BT



GUIDE PRICE - £55,000*

This is a two bedroomed terrace property which is offered with vacant possession. The property would serve well on the private rental market with similar lets in the area commanding circa £600pcm. With double glazing and central heating.

**Lot
10**

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
11**

8 Broughton Drive, Liverpool, L19 0PB



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.

GUIDE PRICE - £300,000*

**Lot
12**

Birkdale Lodge 1 Lulworth Road, Southport, PR8 2AS



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.

GUIDE PRICE - £650,000*

**Lot
13**

21 Wendell Street, Liverpool, L8 0RG



GUIDE PRICE - £75,000*

This is a two bedroomed terrace property in the popular L8 district of Liverpool. With double glazing and heating, the current tenant pays £600, and with a rental review this could be increased to circa £695pcm.

**Lot
14**

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



GUIDE PRICE - £15,000*

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
15**

Apartment 3 26 Pall Mall, City Centre, L3 6AE



GUIDE PRICE - £75,000*

This is a vacant, two bedroomed ground floor apartment situated in the business district of Liverpool City Centre. With similar lets in the block accruing circa £1,000 pcm, this unit provides a strong rental yield.

**Lot
16**

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



GUIDE PRICE - £40,000*

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
17**

25 Greenheys Road, Liverpool, L8 0SX



GUIDE PRICE - £280,000*

A large development plot available within the L8 district of South Liverpool with a full scheme of renovation works needed. The unit has the potential, with the correct consents, of being split into multiple apartments.

**Lot
18**

17 Alfred Road, Prenton, CH43 4TX



GUIDE PRICE - £150,000*

This is a large 4 bedroomed semi-detached property which requires a full scope of refurbishment. The property, which spans over four floors, would lend itself well to the re sale market, or to be re-developed into multiple flats. Infrastructure in place for a hot air heat pump.

**Lot
19**

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
20**

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.

**Lot
21**

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



GUIDE PRICE - £175,000*

Nine-bedroom former HMO property on Prescott Road sold with vacant possession. This freehold property has potential to return a huge yield with a potential income 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.

**Lot
22**

Land At Hapton Street Liverpool, Merseyside, L5 3QF



GUIDE PRICE - £100,000*

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

Lot
23

41 Knutsford Green, Wirral, CH46 8TT



GUIDE PRICE - £100,000*

This is a particularly neatly presented three bedroomed semi detached property with a tenant in situ currently paying £685pcm, which following a rent review could be increased to circa £825pcm. The property would continue to work well as an investment unit, or would serve particularly well as a starter home. This lot number includes parking and outhouse.

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 £2,000 + VAT (£2,400 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.

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.

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.

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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