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OCTOBER CATALOGUE

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56
AVAILABLE
LOTS

2026 AUCTION DATES

AUCTION

9th December

CLOSING

16th November

2027 AUCTION DATES

AUCTION

17th February

7th April

26th May

CLOSING

25th January

15th March

4th May

ORDER OF LOTS

56 LOTS

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CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
1	<u>33 Earle Road, Liverpool, L7 6HA</u>	£170,000 PLUS*
2	<u>Land To West Of 181 Liverpool Road, Rufford, Lancashire, L40 1SD</u>	£500,000 PLUS*
3	<u>130 MacDonald Street, Liverpool, L15 1EL</u>	£275,000 PLUS*
4	<u>Land At Hapton Street Liverpool, Merseyside, L5 3QF</u>	£110,000 PLUS*
5	<u>Apartment 26 32 Tabley Street, Liverpool, L1 8DW</u>	£60,000 PLUS*
6	<u>Flat 355 Queensland Place 2 Chatham Place, (Room G, Cluster 67), L7 3AA</u>	£10,000 PLUS*
7	<u>Apartment 8, Denver Park Denver Road, Liverpool, L32 4RZ</u>	£30,000 PLUS*
8	<u>Lower Ground Floor Only - Sydenham Avenue, No's 40-42, L17 3AX</u>	£100,000 PLUS*
9	<u>1 Grange Terrace, and 10-14 High Street, L15 8AR</u>	£400,000 PLUS*
10	<u>Apartment 217 25 Plaza Boulevard, Liverpool, L8 5RZ</u>	£25,000 PLUS*
11	<u>227 Church Road, Birkenhead, CH42 0LD</u>	£90,000 PLUS*
12	<u>81 Webster Road, Liverpool, L7 4LG</u>	£85,000 PLUS*
13	<u>60 & 60A Grange Road West, Birkenhead, CH41 4DB</u>	£90,000 PLUS*
14	<u>Flat 6 7 Swiss Road, Liverpool, L6 3AT</u>	£40,000 PLUS*
15	<u>58 & 58A Grange Road West, Birkenhead, CH41 4DB</u>	£100,000 PLUS*
16	<u>Land At 109 Admiral Street & 83 South Street, Liverpool, L8 8BW</u>	£45,000 PLUS*
17	<u>Apartment 11 (Door No. 206) 35 Bridport Street, Liverpool, L3 5QF</u>	SOLD PRIOR
18	<u>34 Oxtan Road, Birkenhead, CH41 2QJ</u>	£75,000 PLUS*
19	<u>55 Dover Road, Southport, PR8 4TH</u>	£315,000 PLUS*
20	<u>257 Grange Road, Birkenhead, CH41 2PH</u>	£300,000 PLUS*
21	<u>Apartment 46 5 Seel Street, Liverpool, L1 4BU</u>	£36,000 PLUS*
22	<u>Flat 8 19 Marlborough Road, Southport, PR9 0RA</u>	£50,000 PLUS*
23	<u>Flat 128 (Door 904), Daniel House 31 Trinity Road, Bootle, L20 3TB</u>	£60,000 PLUS*
24	<u>Flat 221 (Unit CS4), St Cyprians 90 Durning Road, Liverpool, L7 5NH</u>	£25,000 PLUS*
25	<u>16 Scott Avenue, Sutton Manor, Merseyside, WA9 4AN</u>	£80,000 PLUS*
26	<u>Portfolio At One Islington Plaza 1 Devon Street, Liverpool, L3 8HA</u>	£320,000 PLUS*
27	<u>Apartment 211, Fresh 138 Chapel Street, Salford, M3 6AF</u>	£160,000 PLUS*
28	<u>25 Spray Street, St. Helens, WA10 2NL</u>	£60,000 PLUS*
29	<u>40 Russell Road, Mossley Hill, Merseyside, L18 1EA</u>	£195,000 PLUS*
30	<u>1 Hamilton Square, Birkenhead, CH41 6AU</u>	£360,000 PLUS*

ORDER OF LOTS

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32	<u>15 Warrenhouse Road, Kirkby, Merseyside, L33 9XG</u>	£110,000 PLUS*
33	<u>Apartment 130, The Reach 39 Leeds Street, Liverpool, L3 2DB</u>	£80,000 PLUS*
34	<u>Apartment 10 21 Cumberland Street, Liverpool, L1 6BU</u>	£65,000 PLUS*
35	<u>Flat 5 31 South Drive, Wavertree, Merseyside, L15 8JJ</u>	£45,000 PLUS*
36	<u>Apartment 10 9 Epworth Street, Liverpool, L6 1LS</u>	£65,000 PLUS*
37	<u>183 Greenhill Road, Allerton, Merseyside, L18 9ST</u>	£175,000 PLUS*
38	<u>122 Belmont Road, Liverpool, L6 5BJ</u>	£275,000 PLUS*
39	<u>Land On West Side Of Westcott Road, Liverpool, L4 2RE</u>	£90,000 PLUS*
40	<u>15 Burbo Mansions, Burbo Bank Road South, Merseyside, L23 6SP</u>	£90,000 PLUS*
41	<u>15 Elm Road, Bebington, Merseyside, CH63 8PF</u>	£275,000 PLUS*
42	<u>306 Hawthorne Road, Bootle, L20 9AU</u>	£65,000 PLUS*
43	<u>Apartment 31 17 North John Street, Liverpool, L2 5AA</u>	£45,000 PLUS*
44	<u>159 Gentwood Road, Liverpool, L36 2QL</u>	£110,000 PLUS*
45	<u>Garages & Workshop At 112-114 Gray Street, Bootle, L20 4PR</u>	£55,000 PLUS*
46	<u>9 Hartington Road, Toxteth, Merseyside, L8 0SD</u>	£280,000 PLUS*
47	<u>3 Lunt Road, Bootle, L20 5EY</u>	£60,000 PLUS*
48	<u>9 Silverlea Avenue, Wallasey, CH45 4QU</u>	£80,000 PLUS*
49	<u>11 West Albert Road, Liverpool, L17 8TJ</u>	£275,000 PLUS*
50	<u>35 Butterfield Street, Liverpool, L4 4HT</u>	£60,000 PLUS*
51	<u>40A Grange Road, West Kirby, Merseyside, CH48 4EF</u>	£55,000 PLUS*
52	<u>6 Woodend, Pensby, CH61 8RU</u>	£175,000 PLUS*
53	<u>8 Corinthian Avenue, Liverpool, L13 3DP</u>	£175,000 PLUS*
54	<u>Flat 9 49 Queens Road, Southport, PR9 9HB</u>	£70,000 PLUS*
55	<u>8 Lowwood Road, Birkenhead, CH41 2SR</u>	£150,000 PLUS*
56	<u>Flat 8 & Basement 49 Queens Road, Southport, PR9 9HB</u>	£60,000 PLUS*

Lot 01

33 Earle Road, Liverpool, L7 6HA



GUIDE PRICE £170,000 PLUS*

This is an end-of-terrace building currently arranged as two self-contained flats (two bedrooms and three bedrooms respectively). Both are currently occupied, with a combined income of circa £1500pcm / £18,000pa.

Lot 02

Land To West Of 181 Liverpool Road, Rufford, Lancashire, L40 1SD



GUIDE PRICE £500,000 PLUS*

This is a prime development opportunity in the popular Ormskirk area. Covering circa 2.5 acres, this plot of land comes with the benefit of full planning permission to build a detached four-bedroom dormer bungalow of around 4000 sq ft (2023/1039/FUL - West Lancashire Council).

CLICK PHOTO TO VIEW PROPERTIES

**Lot
03**

130 MacDonald Street, Liverpool, L15 1EL



GUIDE PRICE £275,000 PLUS*

This is a unique mixed-use unit in the heart of Wavertree. The ground floor offers an extensive workshop space with facilities, while the upstairs constitutes a nine-bedroom apartment. The property requires some repairs throughout, but purports to be an excellent investment once works are completed. The apartment would serve well as an HMO (subject to the relevant consents), with the expected combined income with the commercial unit reaching circa £74,000pa.

**Lot
04**

Land At Hapton Street Liverpool, Merseyside, L5 3QF



GUIDE PRICE - £110,000 PLUS*

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

Lease - Remainder of 1000 year lease from 1716

Planning Portal - Liverpool Council

Planning Ref - 08F/1658

**Lot
05**

Apartment 26 32 Tabley Street, Liverpool, L1 8DW



GUIDE PRICE - £60,000 PLUS*

This is a one-bedroom first floor apartment in Liverpool City Centre. The property is offered as a ready-made investment, with tenant in situ paying circa £700pcm. This could be increased in line with the market rate to circa £780pcm / £9360pa. The building benefits from secure fob access, lift access and concierge.

**Lot
06**

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



GUIDE PRICE - £10,000 PLUS*

Student room in a flat at Chatham Place. This leasehold flat is sold with vacant possession for Room G, with similar units in the development achieving circa £120pw.

**Lot
07**

Apartment 8, Denver Park Denver Road, Liverpool, L32 4RZ



GUIDE PRICE - £30,000 PLUS*

This is a two-bedroom ground floor apartment which is currently tenanted at £550pcm. We have been advised the tenant is due to vacate on 21st October and the property could then be relet at the market rate, with similar units nearby fetching circa £650pcm.

**Lot
08**

Lower Ground Floor Only - Sydenham Avenue, No's 40-42, L17 3AX



GUIDE PRICE - £100,000 PLUS*

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

**Lot
09**

1 Grange Terrace, and 10-14 High Street, L15 8AR



GUIDE PRICE - £400,000 PLUS*

This is an impressive building comprising three commercial units and eight self-contained apartments (6 x 1-beds and 2 x 2-beds). Two of the commercial units have been merged to create a larger single unit. Three of the apartments are currently let, with the building requiring some improvements internally. Once works have been completed, the unit could achieve a fully let income in the region of £90,000pa.

**Lot
10**

Apartment 217 25 Plaza Boulevard, Liverpool, L8 5RZ



GUIDE PRICE - £25,000 PLUS*

This is a modern studio apartment offered as a ready-made investment, with tenant in situ paying £750pcm. At the current Guide Price, this rent produces a NET yield of over 19%.

**Lot
11**

227 Church Road, Birkenhead, CH42 0LD



GUIDE PRICE - £90,000 PLUS*

This is a substantial mixed-use unit comprised of a ground floor commercial space and large four-bedroom flat. The property would serve as an excellent investment opportunity as it is, or could be converted into multiple maisonettes subject to the relevant consents. The potential income, once works are complete, is likely to be in the region of £1800pcm / £21,600pa. The property benefits from existing gas central heating and double glazing throughout.

**Lot
12**

81 Webster Road, Liverpool, L7 4LG



GUIDE PRICE - £85,000 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
13**

60 & 60A Grange Road West, Birkenhead, CH41 4DB



GUIDE PRICE - £90,000 PLUS*

This is a mixed-use unit made up of a ground floor shop (currently barbers) and two-bedroom maisonette. The property is offered as a ready-made investment, with the current total rental income at circa £1050pcm. The shop lease is due for renewal and therefore the rent could be increased in line with the market rate.

**Lot
14**

Flat 6 7 Swiss Road, Liverpool, L6 3AT



GUIDE PRICE - £40,000 PLUS*

This is a top floor flat within a converted detached block of six flats. It is currently rented producing a rental income of £680 per month (£8,160 per annum). Property benefits from double glazing, gas central heating and combi-boiler.

**Lot
15**

58 & 58A Grange Road West, Birkenhead, CH41 4DB



GUIDE PRICE - £100,000 PLUS*

This is a mixed-use unit on the corner of Grange Road West and Eastbourne Road. The property is made up of a ground floor shop (currently convenience store) and two-bedroom maisonette. The property is offered as a ready-made investment, with the current total rental income at circa £1250pcm.

**Lot
16**

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



GUIDE PRICE - £45,000 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).

**Lot
17**

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



GUIDE PRICE - SOLD PRIOR

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

**Lot
18**

34 Oxton Road, Birkenhead, CH41 2QJ



GUIDE PRICE - £75,000 PLUS*

This is a commercial unit on Oxton Road. The property is made up of a ground floor shop and two further floors above with kitchen and bathroom, and is offered with vacant possession. There is potential for a full residential conversion subject to the relevant consents, with similar units nearby fetching circa £1650pcm.

**Lot
19**

55 Dover Road, Southport, PR8 4TH



GUIDE PRICE - £315,000 PLUS*

This is an exceptional four-bedroom detached house set on an extensive corner plot in the desirable Birkdale area. The property benefits from a fully-walled exterior boundary, with electric gates opening onto a large driveway. The house would serve well as an impressive family home, development and subsequent resale, or rental investment (with similar properties fetching circa £2500pcm).

**Lot
20**

257 Grange Road, Birkenhead, CH41 2PH



GUIDE PRICE - £300,000 PLUS*

This is an impressive mixed-use unit made up of a ground floor restaurant and three apartments above. The property is offered as a ready-made investment, with the current total rental income at circa £3100pcm / £37200pa.

**Lot
21**

Apartment 46 5 Seel Street, Liverpool, L1 4BU



GUIDE PRICE - £36,000 PLUS*

This is a modern studio apartment in Liverpool City Centre. Currently achieving £758pcm, the property will be vacated prior to the auction and offered as vacant possession. The current market rent for similar properties nearby is in the region of £823pcm / £9876pa. The development benefits from 24/7 on-site gym facilities, cinema room, pool table and communal games area, laundrette and 7-night security.

**Lot
22**

Flat 8 19 Marlborough Road, Southport, PR9 0RA



GUIDE PRICE £50,000 PLUS*

This is a large one-bedroom apartment with two reception rooms in the popular PR9 area. The flat is offered with vacant possession and would serve well as a first time buy or rental investment, with similar units nearby fetching circa £675pcm / £8100pa. The property could also be reconfigured back into a two-bedroom subject to the relevant consents (see original plans). The apartment benefits from double glazing, gas central heating and gas fireplace, and residents parking.

**Lot
23**

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



GUIDE PRICE - £60,000 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.

**Lot
24**

Flat 221 (Unit CS4), St Cyprians 90 Durning Road, Liverpool, L7 5NH



GUIDE PRICE - £25,000 PLUS*

This is a Superior 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, with the current tenancy being replaced in September at circa £800pcm. The property is managed under a Right to Manage, with a ground rent charge of £390 pa (paid in advance for 2026). The Service charge is £895 per qr and includes the cost of maintenance, electricity and WIFI.

**Lot
25**

16 Scott Avenue, Sutton Manor, Merseyside, WA9 4AN



GUIDE PRICE - £80,000 PLUS*

This is a three-bedroom semi-detached house in the Sutton Manor area requiring refurbishment. Following works the property would perform well on the private rental market, with similar houses fetching circa £1000pcm. The house is provided with vacant possession and benefits from driveway parking and gas central heating.

**Lot
26**

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



GUIDE PRICE - £320,000 PLUS*

- 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

**Lot
27**

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



GUIDE PRICE - £160,000 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.

**Lot
28**

25 Spray Street, St. Helens, WA10 2NL



GUIDE PRICE - £60,000 PLUS*

This is a three-bedroom terraced house sold with vacant possession. The property would perform well on the private rental market, with similar units fetching circa £850pcm.

**Lot
29**

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 lends itself well to let as an HMO, with similar units nearby letting at circa £2400pcm / £28,800pa.

**Lot
30**

1 Hamilton Square, Birkenhead, CH41 6AU



GUIDE PRICE - £360,000 PLUS*

This is a substantial Grade I listed office building set in Hamilton Square, Birkenhead. The property is offered as an impressive ready-made investment, with current multi-tenanted rental income at circa £48,600 per annum. The building has smoke and fire alarms, and a dumb waiter serving the ground floor and basement (containing the old bank vault). We have been informed the property has lapsed planning permission to convert into five self-contained flats.

**Lot
31**

3 Clifton Court Heath Road, Liverpool, L19 4UE



GUIDE PRICE - £30,000 PLUS*

This is a one-bedroom ground floor flat with allocated parking space in need of full renovation. Once works are completed, the property would perform well on the private rental market, with similar units fetching circa £750pcm. The property will be provided with vacant possession.

**Lot
32**

15 Warrenhouse Road, Kirkby, Merseyside, L33 9XG



GUIDE PRICE - £110,000 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
33**

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



GUIDE PRICE - £80,000 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.

**Lot
34**

Apartment 10 21 Cumberland Street, Liverpool, L1 6BU



GUIDE PRICE - £65,000 PLUS*

Nestled in the vibrant heart of Liverpool, 21 Cumberland Street presents an exceptional investment opportunity with this well-appointed one-bedroom apartment. This purpose-built residence is ideally located just off Victoria Street, within easy reach of a selection of bars, restaurants, and the bustling Liverpool One shopping district. The property is currently tenanted providing a rental income of £800pcm/£9,600pa gross. The apartment is situated on the second floor and also benefits from secure allocated parking for one vehicle, a valuable asset in the city centre.

**Lot
35**

Flat 5 31 South Drive, Wavertree, Merseyside, L15 8JJ



GUIDE PRICE - £45,000 PLUS*

A one bedroom self-contained flat within a converted Victorian semi-detached building in good condition having undergone a comprehensive renovation scheme in recent years. The apartment is available vacant possession and suitable for immediate investment purposes with a potential rental income of £7,500 per annum.

**Lot
36**

Apartment 10 9 Epworth Street, Liverpool, L6 1LS



GUIDE PRICE - £65,000 PLUS*

This is a two-bedroom apartment with two bathrooms and balconies in the popular L6 area. The property is offered as a ready-made investment with tenants currently paying £900pcm. The building benefits from communal resident's parking, secure communal entrance and lift access to all floors.

**Lot
37**

183 Greenhill Road, Allerton, Merseyside, L18 9ST



GUIDE PRICE - £175,000 PLUS*

This is a large five-bedroom house in need of general refurbishment. The property would subsequently be an impressive family home and would perform well as a resale on the open market, or as a private rental. Property benefits from gas central heating and off-street parking.

**Lot
38**

122 Belmont Road, Liverpool, L6 5BJ



GUIDE PRICE - £275,000 PLUS*

This is an impressive terraced house internally configured to provide eight studio rooms. The property has recently undergone full refurbishment and is offered with vacant possession.

Subject to obtaining any required planning permission and any other required consents, an indicative rental figure for a property configured in this manner, once fully let, would be approximately £4,800 pcm (£57,600 pa).

**Lot
39**

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



GUIDE PRICE - £90,000 PLUS*

The site is approximately 335 sq m (3,602 sq ft). The proposed plans detail four terraced houses - each with living room, WC, kitchen/diner downstairs and three bedrooms plus family bathroom upstairs.

**Lot
40**

15 Burbo Mansions, Burbo Bank Road South, Merseyside, L23 6SP



GUIDE PRICE - £90,000 PLUS*

This is a spacious one-bedroom apartment with garage in Crosby with great seafront views. Offered with vacant possession, the property would perform particularly well on the private rental market, with similar units fetching circa £850pcm / £10,200pa. The flat benefits from a modern bathroom, balcony, gas central heating and double glazing.

CLICK PHOTO TO VIEW PROPERTIES

**Lot
41**

15 Elm Road, Bebington, Merseyside, CH63 8PF



GUIDE PRICE - £275,000 PLUS*

This is a large semi-detached Victorian house currently configured as two apartments, with a 1-bed on the ground floor and 2-bed on the first floor. The property would perform well on the private rental market, either in the current arrangement or converted back into a 4-bedroom house. It has recently undergone refurbishment throughout and is offered with vacant possession. The building backs onto the Oval playing field and benefits from a newly done EICR.

**Lot
42**

306 Hawthorne Road, Bootle, L20 9AU



GUIDE PRICE - £65,000 PLUS*

An attractive investment opportunity currently receiving £7,500 per annum in rental income. With scope to increase income and capital appreciation, this three bedroom terraced property benefits from gas central heating and double glazing.

**Lot
43**

Apartment 31 17 North John Street, Liverpool, L2 5AA



GUIDE PRICE - £45,000 PLUS*

This is a one-bedroom apartment in the popular North House building located in central Liverpool. The property is offered as a ready-made investment, with tenant in situ paying circa £800pcm.

**Lot
44**

159 Gentwood Road, Liverpool, L36 2QL



GUIDE PRICE - £110,000 PLUS*

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.

**Lot
45**

Garages & Workshop At 112-114 Gray Street, Bootle, L20 4PR



GUIDE PRICE - £55,000 PLUS*

A rare opportunity to acquire a row of vacant garages with lapsed planning permission for the construction of two residential properties. Planning reference DC/2020/00772 granted permission for a three-bedroom and a two-bedroom home to be built on the site.

**Lot
46**

9 Hartington Road, Toxteth, Merseyside, L8 0SD



GUIDE PRICE - £280,000 PLUS*

This is an impressive terraced house previously split into apartments but now configured with eight bedrooms, with planning approved for a Sui Generis HMO and rear / dormer extensions (25F/1130). Following completion of the works, the property would be an exceptional private rental, with similar units fetching circa £5000pcm / £60,000pa.

**Lot
47**

3 Lunt Road, Bootle, L20 5EY



GUIDE PRICE - £60,000 PLUS*

This is a two-bedroom terraced house offered as an excellent renovation prospect. Once a scope of works is completed, the property would perform well on the private rental market, with similar units fetching circa £800pcm.

**Lot
48**

9 Silverlea Avenue, Wallasey, CH45 4QU



GUIDE PRICE - £80,000 PLUS*

An attractive proposition in Liscard Village. The property is a modern two bedroom terraced home in good general condition throughout. Currently vacant, the property offers an attractive potential rental income of £9,600+.

**Lot
49**

11 West Albert Road, Liverpool, L17 8TJ



GUIDE PRICE - £275,000 PLUS*

This is a five-bedroom semi-detached house with additional one-bedroom basement flat in the desirable Aigburth area. Following a scope of works, the property would excel on the private rental market 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. Provided with vacant possession.

**Lot
50**

35 Butterfield Street, Liverpool, L4 4HT



GUIDE PRICE - £60,000 PLUS*

An attractive investment opportunity currently receiving £7,500 per annum in rental income. With scope to increase income and capital appreciation, this two bedroom terraced property benefits from gas central heating and double glazing.

**Lot
51**

40A Grange Road, West Kirby, Merseyside, CH48 4EF



GUIDE PRICE - £55,000 PLUS*

This is a one-bedroom first floor apartment in the heart of the popular sea side village of West Kirby, Wirral. The apartment has a tenant in situ with an AST in place at £625pcm. With double glazing, heating, and a modern fit throughout.

**Lot
52**

6 Woodend, Pensby, CH61 8RU



GUIDE PRICE - £175,000 PLUS*

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

**Lot
53**

8 Corinthian Avenue, Liverpool, L13 3DP



GUIDE PRICE £175,000 PLUS*

A large Four bedroom mid terraced property with certificate of lawfulness to create a five bedroom HMO. Sold vacant possession, the prospective income of circa £35,000 per annum offers an exceptional investment opportunity. With required planning permission, there is also scope to extend to a six bedroom.

**Lot
54**

Flat 9 49 Queens Road, Southport, PR9 9HB



GUIDE PRICE - £70,000 PLUS*

This is a two-bedroom second floor apartment offered with vacant possession, making it an ideal first time buy or investment opportunity. After some modernisation, the property would perform well on the private rental market, with similar units fetching circa £900-1000pcm. The property benefits from one allocated parking space.

**Lot
55**

8 Lowwood Road, Birkenhead, CH41 2SR



GUIDE PRICE £150,000 PLUS*

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

**Lot
56**

Flat 8 & Basement 49 Queens Road, Southport, PR9 9HB



GUIDE PRICE £60,000 PLUS*

An opportunity to acquire a top floor flat together with a basement with potential to convert to a two bed flat, subject to consent together with the freehold interest.

The flats are within a three Storey semi detached house, nine flat in total, together with parking to the front and large garden to the rear to include outbuildings.

2027

AUCTION DATES

AUCTION

17th February
7th April
26th May
14th July
8th September
27th October
8th December

CLOSING

25th January
15th March
4th May
21st June
16th August
4th October
15th November

CLICK HERE FOR THE FULL COMMON
AUCTION CONDITIONS

TO TAKE A LOOK AT OUR HANDY GUIDES
FOR ALL THINGS BUYING AT AUCTION,
CLICK HERE.

NOW TAKING LOTS

FOR OUR NEXT AUCTION

WEDNESDAY 9TH DECEMBER 2026

CLOSING DATE: 16TH NOVEMBER 2026

CONTACT US:

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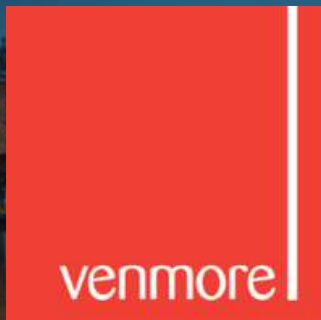
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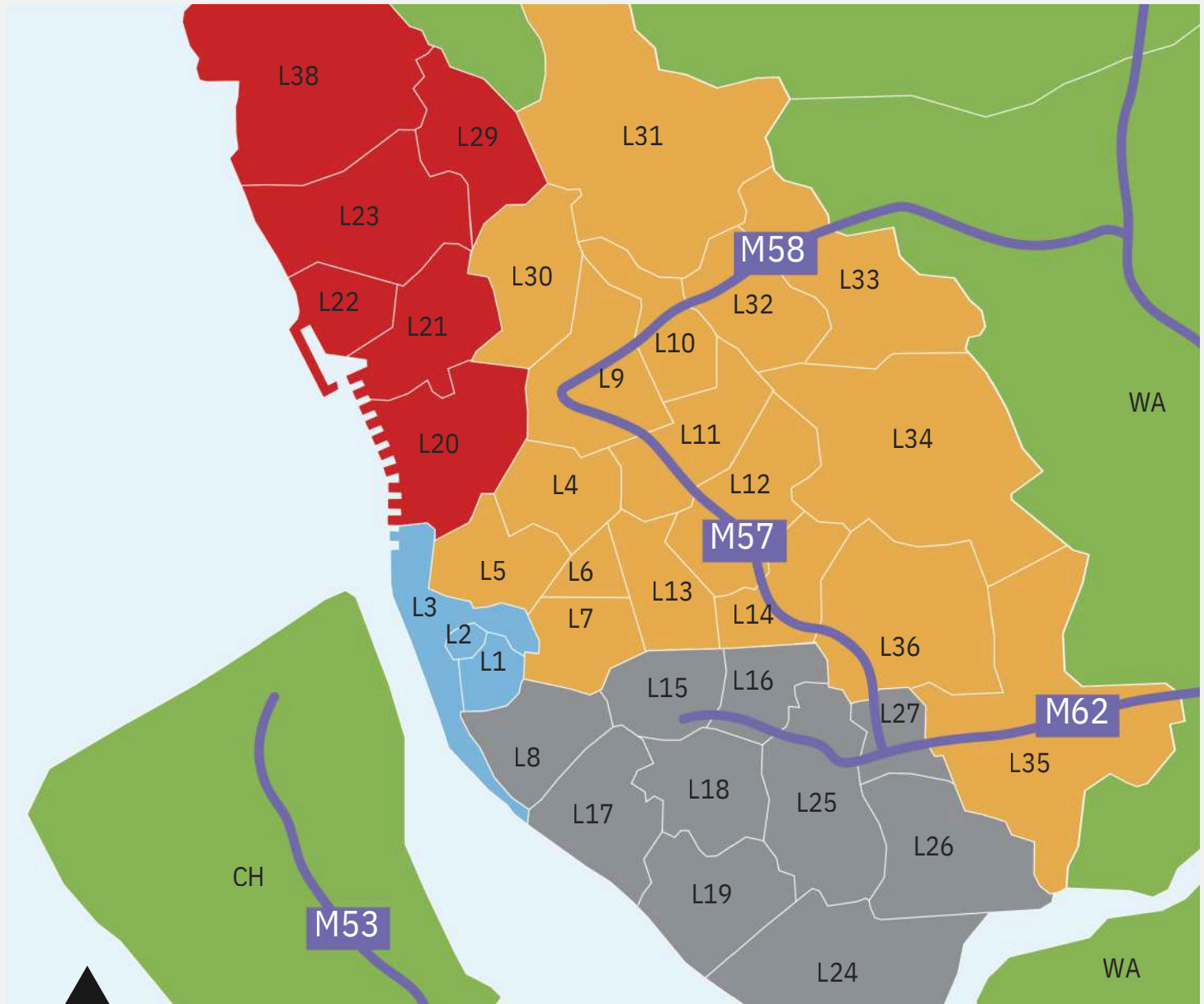


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Southport

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southport@venmores.co.uk

MERSEYSIDE AREA MAP

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



Early Bird Updates

Want to be the first to know about new instructions?

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

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

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

ONLINE AUCTIONS BUYING GUIDE

Venmore Online Auctions is a new, innovative and pioneering platform for buying and selling property. It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure-free from the comfort of your own home or office via desktop, tablet or mobile phone.

- Immediate exchange
- 28 day completion
- Longest established Auction House in Merseyside
- Buyer's Premium (Non Refundable) – this is 1% + VAT (1.2% incl of VAT) of the final purchase price, subject to a minimum of £3,000 + VAT (£3,600 incl of VAT) Unless specified differently in Sales Particulars or Addendum.
- Non-refundable 10% deposit payable on winning bid

REGISTRATION

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Venmore Online Auctions you will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can 'watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below.

Please note, the first time you register to bid you will also be asked to verify your mobile number, this is required so we can easily keep in touch. You will also need to provide to the Auctioneers certified photo ID (e.g. driver's licence or passport) and certified proof of address (dated within the last 3 months) in order that we can carry out our standard Anti Money Laundering checks, prior to you being able to enter a bid on any lot.

ACCEPT TERMS

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction 'Terms and Conditions'. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid. Once accepted, you will receive a copy of the document(s) via email for your own records.

BIDDER SECURITY

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

To bid online a holding fee is required. In order to bid you will be required to register a credit or debit card. The Holding Fee is a non-refundable £7,000 payable on a winning bid, which will be deducted from the 10% deposit due. We use Stripe Live (StripeSca) who provide a secure, online card registration facility, and they will attempt to place a 'hold on funds' on your account for the Holding Fee amount (often known as a 'payment shadow' as no money is taken at this stage). The Holding Fee will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the Holding Fee, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

AUCTIONEER REVIEW

FINAL STEP - AUCTIONEER REVIEW

Once you have completed the bidder registration steps, Venmore will review your registration to bid. We may contact you to obtain some additional information, so that we can verify your identity electronically – this is a quick and simple process which leaves a 'soft footprint' on your credit file and won't affect your credit score. You will be notified by email as soon as you have been approved to bid.

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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