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47
AVAILABLE
LOTS

2024 AUCTION DATES

Auction

7th February
27th March
15th May
10th July
4th September
16th October
4th December

Closing

12th January
1st March
19th April
14th June
9th August
20th September
8th November

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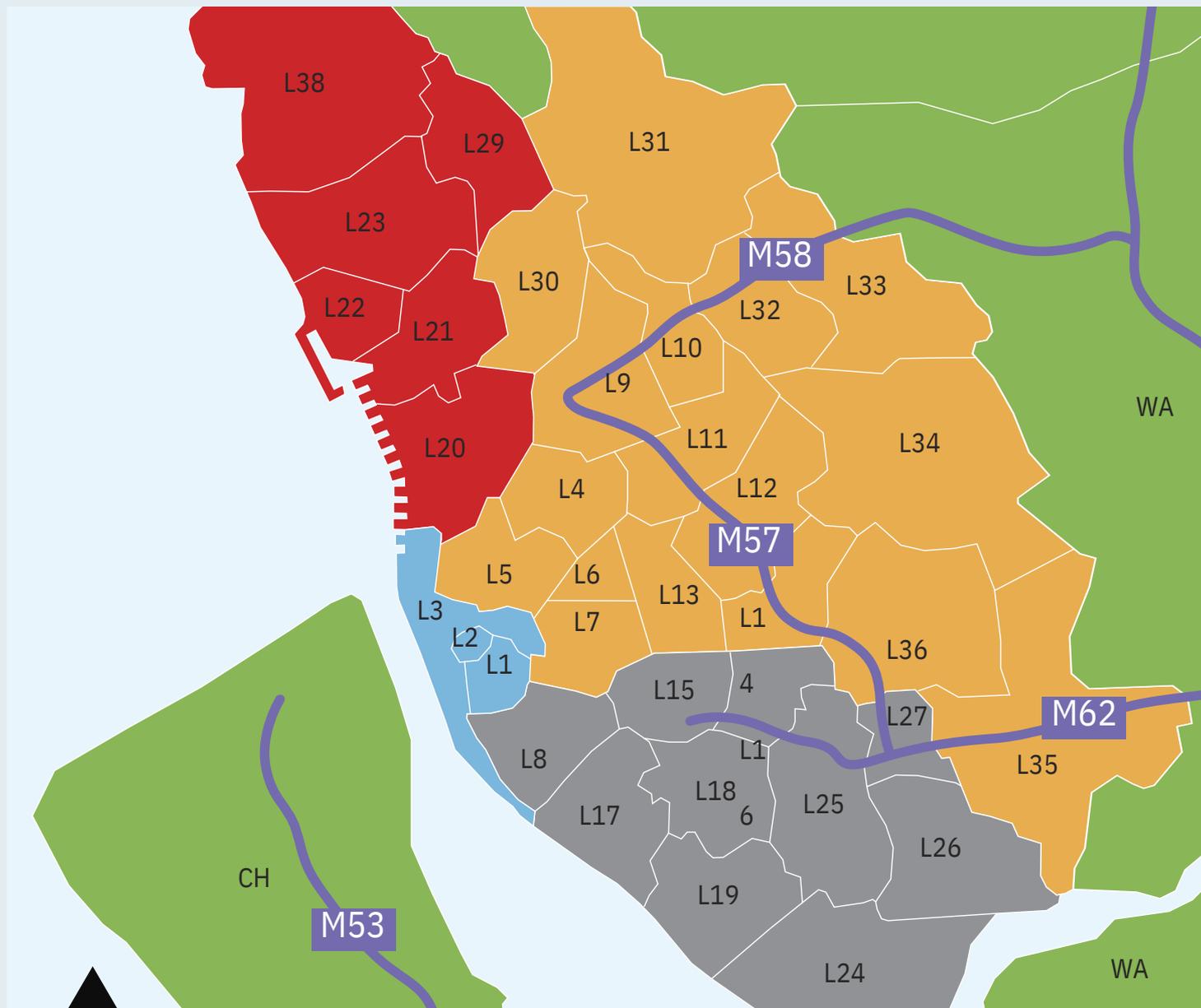
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Merseyside Area Map

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



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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.

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ORDER OF LOTS

47 LOTS

venmore
auctions

[CLICK ON ADDRESS FOR MORE INFO](#)

Lot	Address	Guide Price*
1	<u>33 Saker Street, Liverpool, L4 0RA</u>	£55,000 PLUS*
2	<u>24 St. Damians Croft, Bootle, L30 3TS</u>	£40,000 PLUS*
3	<u>64 Bardsay Road, Liverpool, L4 5SG</u>	£60,000 PLUS*
4	<u>Apartment 247, The Reach 39 Leeds Street, Liverpool, L3 2DD</u>	£165,000 PLUS*
5	<u>205-207 Ormskirk Road, Wigan, WN5 9DP</u>	£170,000 PLUS*
6	<u>35 Cheapside, Liverpool, L2 2DY</u>	£325,000 PLUS*
7	<u>11 Scotts Place, Birkenhead, CH41 0EL</u>	£110,000 PLUS*
8	<u>Apartment 36 9 Hatton Garden, Liverpool, L3 2FE</u>	£120,000 PLUS*
9	<u>4 Ventnor Road, Liverpool, L15 4JF</u>	£125,000 PLUS*
10	<u>60 Hawthorn Road, Huyton, Merseyside, L36 9TT</u>	£180,000 PLUS*
11	<u>Apt.4 Somerset House 453 West Derby Road, Liverpool, L6 4BN</u>	£50,000 PLUS*
12	<u>34 Ashley Road, Southport, PR9 0RB</u>	£120,000 PLUS*
13	<u>31 Wellbrow Road, Walton, L4 6TX</u>	£75,000 PLUS*
14	<u>13 Wirral Mount, Wirral, CH48 6EN</u>	£205,000 PLUS*
15	<u>71 Needham Road, Liverpool, L7 0EF</u>	£185,000 PLUS*
16	<u>10 Oak Street, Bootle, L20 3JY</u>	£70,000 PLUS*
17	<u>Flat 5, Willow Court 5 Grosvenor Road, Wallasey, CH45 2LW</u>	£65,000 PLUS*
18	<u>6 Trafalgar Road, Wallasey, CH44 0EA</u>	£130,000 PLUS*
19	<u>34 Ling Street, Liverpool, L7 2QF</u>	£125,000-£130,000 PLUS*
20	<u>118 Beatrice Street, Bootle, L20 2EH</u>	£60,000 PLUS*
21	<u>2 Menai Street, Birkenhead, CH41 6EL</u>	£65,000 PLUS*
22	<u>549/549a Smithdown Road, Liverpool, L15 5AF</u>	£285,000 PLUS*
23	<u>38 Longfellow Street, Bootle, L20 4JR</u>	£60,000 PLUS*
24	<u>23 Elmswood Road, Birkenhead, CH42 7HN</u>	£65,000 PLUS*

ORDER OF LOTS

47 LOTS

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Lot	Address	Guide Price*
25	<u>19 King Street, Waterloo, Merseyside, L22 5NS</u>	£165,000-£170,000 PLUS*
26	<u>23 Larch Road, Birkenhead, CH42 0JG</u>	£60,000 PLUS*
27	<u>Apartment 15, Heysmoor Heights 14 Greenheys Road, Liverpool, L8 0PY</u>	£70,000 PLUS*
28	<u>38 Speedwell Road, Birkenhead, CH41 0DP</u>	-
29	<u>38 Speedwell Road, Birkenhead, CH41 0DP</u>	£110,000 PLUS*
29	<u>98 Elm Vale, Fairfield, L6 8NZ</u>	£265,000 PLUS*
30	<u>28 Rocky Bank Road, Devonshire Park, CH42 7LB</u>	£200,000 PLUS*
31	<u>354 West End Road, Haydock, Merseyside, WA11 0AY</u>	-
31	<u>354 West End Road, Haydock, Merseyside, WA11 0AY</u>	£65,000 PLUS*
32	<u>99B Church Road, Formby, Merseyside, L37 3ND</u>	-
32	<u>99B Church Road, Formby, Merseyside, L37 3ND</u>	£80,000 PLUS*
33	<u>35 Moss Street, Garston, Merseyside, L19 2NA</u>	£165,000 PLUS*
34	<u>30 Buchanan Road, Wallasey, CH44 8DR</u>	£80,000 PLUS*
35	<u>Land At 508 Leasowe Road, Wirral, CH46 3RD</u>	£75,000 PLUS*
36	<u>78 Friar Street, St. Helens, WA10 6NS</u>	£60,000 PLUS*
37	<u>95 Moore Street, Bootle, L20 4PL</u>	£60,000 PLUS*
38	<u>66 Saxony Road, Liverpool, L7 8RU</u>	£130,000 PLUS*
39	<u>59 St. Johns Road, Wirral, CH62 0BR</u>	£140,000 PLUS*
40	<u>15 Morgan Mews, Bootle, L30 2SD</u>	£120,000 PLUS*
41	<u>107 Royden Road, Upton, CH49 4LX</u>	£70,000 PLUS*
42	<u>218 Hoylake Road, Birkenhead, CH41 7DB</u>	£65,000 PLUS*
43	<u>303 Orleans House, Liverpool, L3 9AH</u>	£150,000 PLUS*
44	<u>5 Massey Park, Wallasey, CH45 4LJ</u>	£150,000 PLUS*
45	<u>50 Olivia Street, Bootle, L20 2ES</u>	£65,000 PLUS*
46	<u>8 Moreton Road, Wirral, CH49 6LL</u>	£575,000 PLUS*
47	<u>28 Poulton Road, Wallasey, CH44 9DQ</u>	£110,000 PLUS*

[CLICK HERE TO REGISTER TO BID!](#)

**Lot
01**

33 Saker Street, Liverpool, L4 0RA



Guide Price - £55,000*

This is a spacious 2-bedroom mid terrace house in a popular residential location in Anfield L4. The property is offered with Vacant Possession and following a scheme of redecoration, the property could be let with a market rent of circa £550pcm or alternatively could provide an excellent family home.

**Lot
02**

24 St. Damians Croft, Bootle, L30 3TS



Guide Price - £40,000*

A good sized 2 bedroom flat located in Bootle, close to Dunnings Bridge Road and Bootle Golf Course. Recently re-decorated and being sold with vacant possession, this flat is located on the top floor and could enter the rental market at circa £500pcm. There are communal gardens and on-street parking.

Lot
03

64 Bardsay Road, Liverpool, L4 5SG



Guide Price - £60,000*

A two bedroomed mid-terraced property providing good sized accommodation in a popular rental area. Currently being let on an AST of £475pcm, however there is scope for a considerable rent increase following a scheme of general renovation.

Lot
04

Apt. 247, The Reach 39 Leeds Street, Liverpool, L3 2DD



Guide Price -
£165,000*

Being sold with Vacant Possession, a great investment opportunity with this large Penthouse apartment located in The Reach development. The apartment is finished to a high standard with many state-of-the-art features including mood lighting, porcelain flooring and under-floor heating. The property has been recently Let on an AST of £1,500pcm and enjoys a wrap-around balcony with views of the City and two parking spaces are included.

Lot
05

205-207 Ormskirk Road, Wigan, WN5 9DP



Two substantial buildings on Ormskirk Road, Newtown, currently configured as 3 x 2 bedroom flats and 2 x 1 bedroom flats. A great development opportunity to either re-configure or renovate the existing flats to increase resale value and rental income. There are currently 2 flats tenanted on AST's at £340pcm. The property requires modernisation, following which could generate rental income circa £450pcm for 1-beds and £550pcm for 2-beds. This totals a potential rental income of circa £30,600 per annum. There is a carpark area to the rear, driveway/gardens to the side and a basement.

Lot
06

35 Cheapside, Liverpool, L2 2DY



A high quality 5 bedroom HMO investment opportunity, in a City Centre location, ideal for student or corporate lets. The property is fully furnished and configured as five good sized double bedrooms, with workspaces and plenty of storage. There is a contemporary kitchen and two modern bathrooms across the building. Currently fully let to students until July 2024 at £140pppw, giving a high rental income of £36,400 per annum.

Lot
07

11 Scotts Place, Birkenhead, CH41 0EL



Guide Price -
£110,000*

A large three-bedroom end-terrace property located in Cloughton Village, a popular residential area, convenient for accessing shops, local amenities, and public transport links. The property is being sold with tenant-in-situ on an AST of £695pcm. Following a rent review, this could be increased to circa £850pcm. The property benefits from gas central heating and double glazing throughout. There is a private yard to the rear.

Lot
08

Apartment 36 9 Hatton Garden, Liverpool, L3 2FE



Guide Price -
£120,000*

A great opportunity to purchase this 2 bedroom City Centre apartment located in Hatton Garden, complete with car parking space! Located within the business district of Liverpool, the apartment is fully furnished and to high standard to provide modern City living. Being offered with vacant possession, it is ready for the private rental market with current rates of £1,000 plus pcm. To the building there is a Concierge in the Lobby and a secure car parking space, making an ideal buy-to-let investment.

Lot
09

4 Ventnor Road, Liverpool, L15 4JF

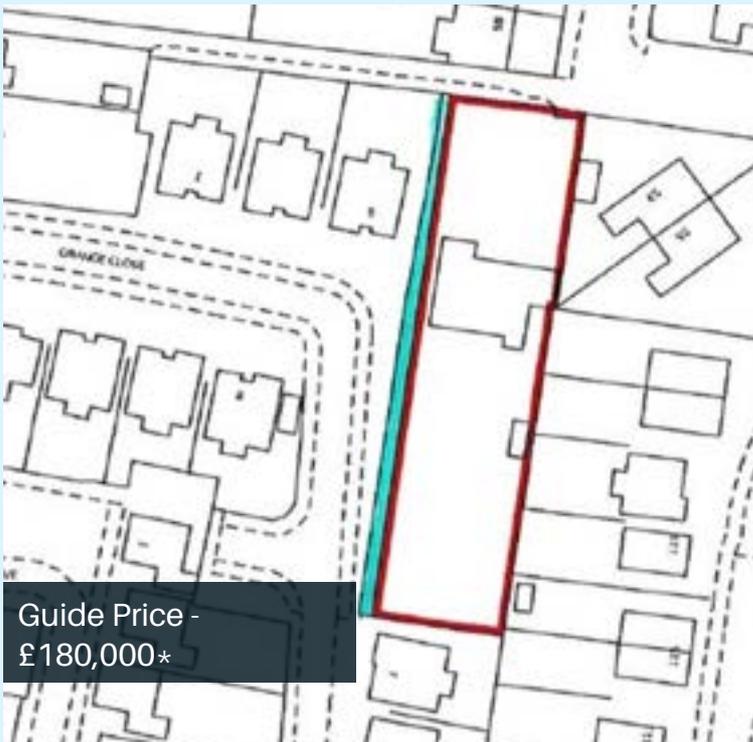


Guide Price -
£125,000*

Ideal for property developers, this large semi-detached house located on a corner plot in a residential area in Wavertree. The property requires a full scheme of modernisation, following which, it could enter the re-sale market for circa £240,000 - £250,000. There is scope for significant extension to the side and rear, subject to Planning.

Lot
10

60 Hawthorn Road, Huyton, Merseyside, L36 9TT



Guide Price -
£180,000*

A rare development opportunity with this large plot in a sought after location in Roby L36. Currently a detached derelict bungalow set on private land with previous outline Planning for the build of 2 x detached houses, including demolition of the existing bungalow - Planning Ref: 19/00052/PREAPP. There is a new build site at Grange Close, with property prices in the region of £325,000 - £400,000.

**Lot
11**

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



Guide Price - £50,000*

Being sold with Vacant Possession, a modern first floor, 2 bedroom apartment, located in a popular location on West Derby Road and ready for immediate occupation. All fixtures and fittings are included, ideal for the buy-to-let investors with market rent of circa £550pcm/ £6,600. This provides a gross yield of 13% on the Guide price.

**Lot
12**

34 Ashley Road, Southport, PR9 0RB



Guide Price -
£120,000*

A unique 2 bedroom semi-detached house being sold with Vacant Possession, ideal for buy to let investors or first time buyers. Located in the heart of Southport, Ashley Road is only a short walk from Southport Town Centre and the Tourist Attractions of the Promenade and Pleasureland. The house is accessed via a gated off road parking space which could also be used as a courtyard for outdoor space.

**Lot
13**

31 Wellbrow Road, Walton, L4 6TX



Guide Price - £75,000*

Being sold with Vacant Possession, this traditional 3 bedroom property located just off Queen's Drive L4. The property requires a scheme of updating, following which would provide a strong buy-to-let property or family home for the re-sale market. Market rents are currently achieving in the region of £850pcm/ £10,200 per annum. The property benefits from gas central heating and double glazing.

**Lot
14**

13 Wirral Mount, Wirral, CH48 6EN



Guide Price -
£205,000*

A good sized 3 bedroom semi-detached property, located on a corner plot with large gardens in the sought after West Kirby postcode, close to the Marina, shops and restaurants. The property requires a scheme of modernisation, following which will provide an excellent family home or for developers to enter the re-sale market at circa £300,000 - £330,000. The property benefits from gas central heating, double glazing, driveway and detached garage. Wirral Mount is also within the catchment area for the local Grammar Schools

**Lot
15**

71 Needham Road, Liverpool, L7 0EF



A 6 bedroom fully licensed HMO located in the popular rental area of Fairfield L7. All rooms are let, generating a combined rental income of £23,400 per annum – this is over 12% gross yield on the Guide price. There is potential to convert the attic to provide further letting rooms, subject to Planning and the property benefits from a Basement. There is gas central heating and double glazing throughout.

**Lot
16**

10 Oak Street, Bootle, L20 3JY



A three- bedroom mid- terraced house in the popular residential area of L20. The property is being sold with vacant possession and is in need of a cosmetic revamp. Upon completion of the works needed there is potential for capital increase or alternatively the property could be placed on the rental market for circa £750pcm.

**Lot
17**

Flat 5, Willow Court 5 Grosvenor Road, Wallasey, CH45 2LW



Guide Price - £65,000*

Being sold with vacant possession, this well presented 2-bedroom first floor flat, in the heart of New Brighton. The property is ready for immediate occupation, ideal as a buy-to-let investment for the private rental market or holiday let. Similar properties are currently rented at circa £650pcm-£700pcm. The block benefits from a private secure car park to the rear.

**Lot
18**

6 Trafalgar Road, Wallasey, CH44 0EA



Guide Price -
£130,000*

Large-scale development opportunity with this semi-detached red-brick building located in Wallasey. In need of a full scheme of refurbishment, the property is currently configured as 4 flats, however there is potential for HMO conversion, subject to Planning. Once works are completed, the property will generate a strong rental income or add value on the re-sale market.

**Lot
19**

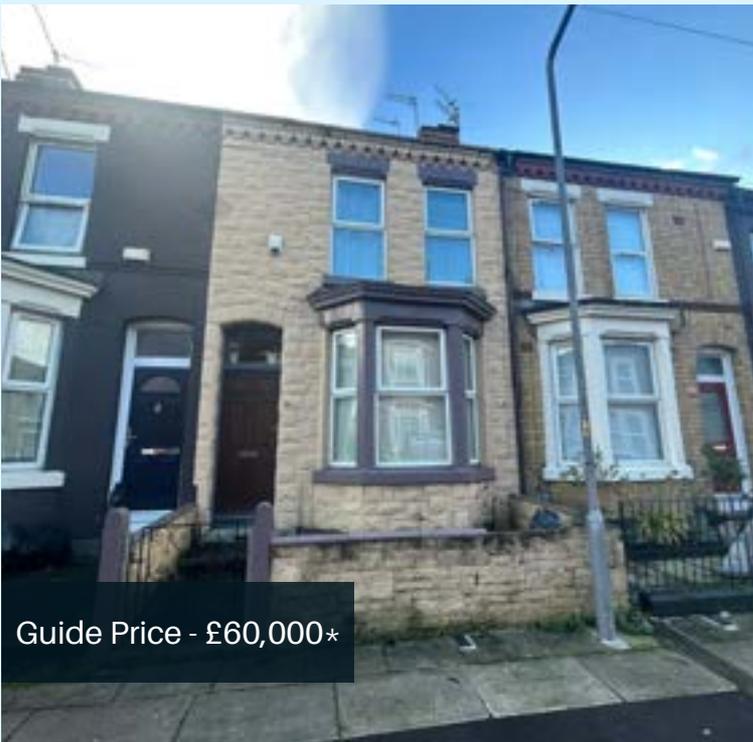
34 Ling Street, Liverpool, L7 2QF



Being sold with vacant possession, a large property to a good condition and ready for immediate occupation. Located in a popular residential and rental postcode of L7, the property is close to Edge Lane for quick access to the M62 and Liverpool City Centre. The property benefits from 2 reception rooms, 3 bedrooms and has gas central heating and double glazing throughout. It could be let on let on the private rental market for circa £775 - £800pcm.

**Lot
20**

118 Beatrice Street, Bootle, L20 2EH



A strong rental investment with this tradition 2 bedroom house located on the popular Beatrice Street, Bootle, close to many local amenities including The Strand Shopping Centre and a selection of schools. Being sold with tenant-in-situ on an AST of £500pcm, there is potential to increase at the next rent review to circa £600-£650pcm. The property benefits from double glazing and gas central heating.

Lot
21

2 Menai Street, Birkenhead, CH41 6EL

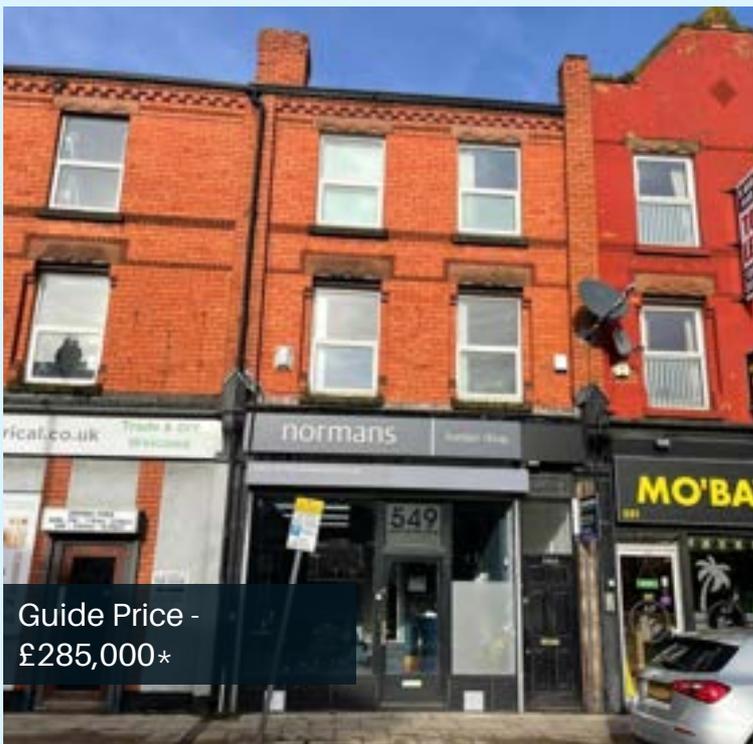


Guide Price - £65,000*

A large end-terrace property located on the popular Menai Street in Birkenhead, within walking distance of the Town Centre and infrastructure. The property benefits from a new roof in April this year and new wiring in 2021, it is also partially renovated following the tenants exit. Being sold with vacant possession, the property provides flexible space that architects have advised could be reconfigured and extended as next door. Ideal for re-sale market or as a buy-to-let with potential income circa £600pcm.

Lot
22

549/549a Smithdown Road, Liverpool, L15 5AF



Guide Price -
£285,000*

A mixed-use property in a prime location on Smithdown Road L15. Set across three floors, the building provides a shop/retail floor and a 6 bed HMO above. The retail unit is currently being used as an established barbershop on a 5-year lease from March 2022 providing £700pcm. To the first floor there are three letting rooms, kitchen, bathroom with wc and sink. The second floor provides a further 3 x letting rooms and shower room with wc and sink. The HMO element of the property is partially let until June 2024 providing £1648pcm. The annual rental income for this property is currently £28,176 however, once fully let could achieve circa £38,816.

Lot
23

38 Longfellow Street, Bootle, L20 4JR



Guide Price - £60,000*

A great investment property with this 2 bedroom end-terrace on Longfellow Street, Bootle, close to all local amenities. Being sold with tenant-in-situ on a rolling AST of £495pcm, this could be increased in line with market rents to circa £550 - £600pcm. The property benefits from gas central heating and double glazing. Outside is a yard area to the rear.

Lot
24

23 Elmswood Road, Birkenhead, CH42 7HN



Guide Price - £65,000*

A strong rental investment with this modernised 2-bedroom property located in a sought after residential area in Tranmere. Being sold with tenant in situ on an AST of £475pcm, there is potential to increase at the next rent review to circa £650pcm. Similar properties on the Open Market are listed in the region of £85,000 - £90,000. The property is fully double glazed and has gas central heating.

Lot
25

19 King Street, Waterloo, Merseyside, L22 5NS



Guide Price -
£165,000-£170,000*

A traditional 4 bedroom, red-brick property in the much sought after location of Waterloo, retaining many original features. Being sold with vacant possession, the property is to a good standard and ideal for owner/occupiers or as a strong buy-to-let. Accommodation is across 3 floors and comprises: Entrance Porch, hallway, 2 x reception rooms, kitchen and cloakroom to the ground floor. To the first floor are 3 bedrooms and bathroom. Stairs lead to the second floor with a large double bedroom. There is a nicely finished patio/yard area to the rear, garden and on-street parking to the front. The property is in a prime position for the shops/restaurants and tourist attractions of Crosby and Crosby Coastal Park.

Lot
26

23 Larch Road, Birkenhead, CH42 0JG

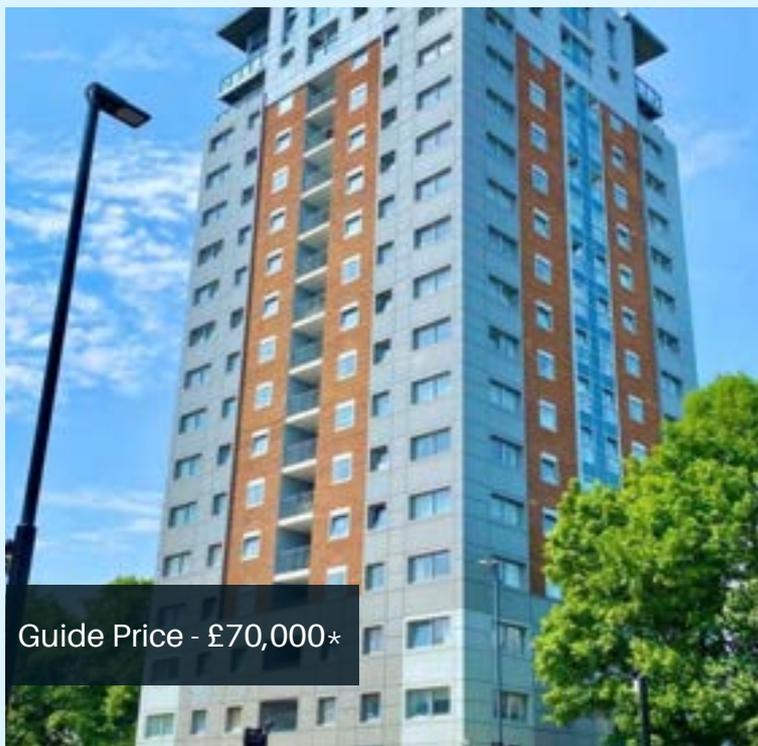


Guide Price - £60,000*

A great rental investment with this two-bedroom mid terrace property located on Larch Road in Tranmere, close to all local amenities and great transport links. Being sold with tenant-in-situ on an AST of £350pcm, there is scope to significantly increase this at the next rent review to circa £600pcm. The property could also be entered onto the re-sale market for circa £85,000. The house benefits from gas central heating and double glazing throughout. We are reliably informed that the Tenant has been served notice to vacate.

Lot
27

Apt.15, Heysmoor Heights 14 Greenheys Road, Liverpool, L8 0PY



Guide Price - £70,000*

A vacant 2- bedroom apartment in the popular Heysmoor Heights on Greenheys Road L8. Situated within walking distance of Sefton Park, Lodge Lane and Liverpool City Centre. The property is currently vacant but could be placed on the rental market immediately with a rental income of circa £800pcm.

Lot
28

38 Speedwell Road, Birkenhead, CH41 0DP



Guide Price -
£110,000*

Being sold with part vacant possession, a large corner property located in Claughton currently configured as two flats. The ground floor comprises of a one-bedroom flat, currently tenanted on an AST of £433.00 pcm. Following some upgrade, this could be increased at the next rent review to circa £450-£500pcm. Upstairs is a large 2/3 bedroom flat, in need of final works to provide spacious accommodation. Ideal for a developer, there is scope to increase capital value of the building or place on the private rental market for a high yield return. The property also includes 2 x garages at the side, previously rented out as storage.

Lot
29

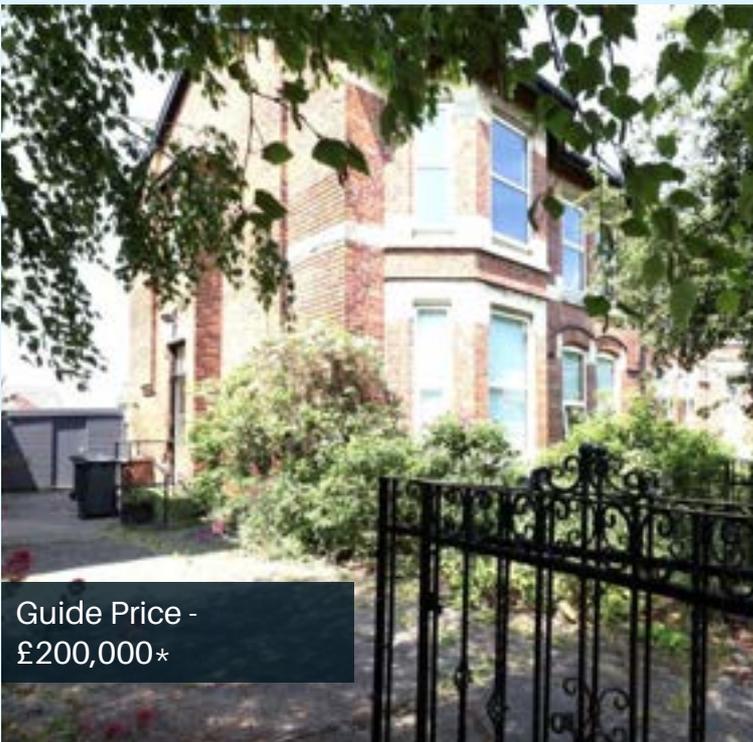
98 Elm Vale, Fairfield, L6 8NZ



A 7 bed fully licensed HMO located in the popular rental area of Fairfield L6. All rooms are currently let to professionals, generating a combined rental income of £40,080 per annum – this will be increased on 1st December 2023 to £42,000 per annum. The property comprises of 7 double bedrooms, 3 bathrooms and 1 communal reception room. There is gas central heating and double glazing throughout.

Lot
30

28 Rocky Bank Road, Devonshire Park, CH42 7LB



A traditional 6-bedroom property set across 3 floors and with basement. Being sold with vacant possession, the property requires a scheme of modernisation, providing an ideal opportunity for developers and investors. It is currently configured with 6 bedrooms, two reception rooms, kitchen/diner, sun room, shower room and bathroom space. Much of the upper floors have been taken back to brick providing scope for re-configuration into flats or an HMO, subject to obtaining appropriate Planning. There are private gardens to the rear, along with large shed. To the front is a driveway for multiple vehicles.

**Lot
31**

354 West End Road, Haydock, Merseyside, WA11 0AY

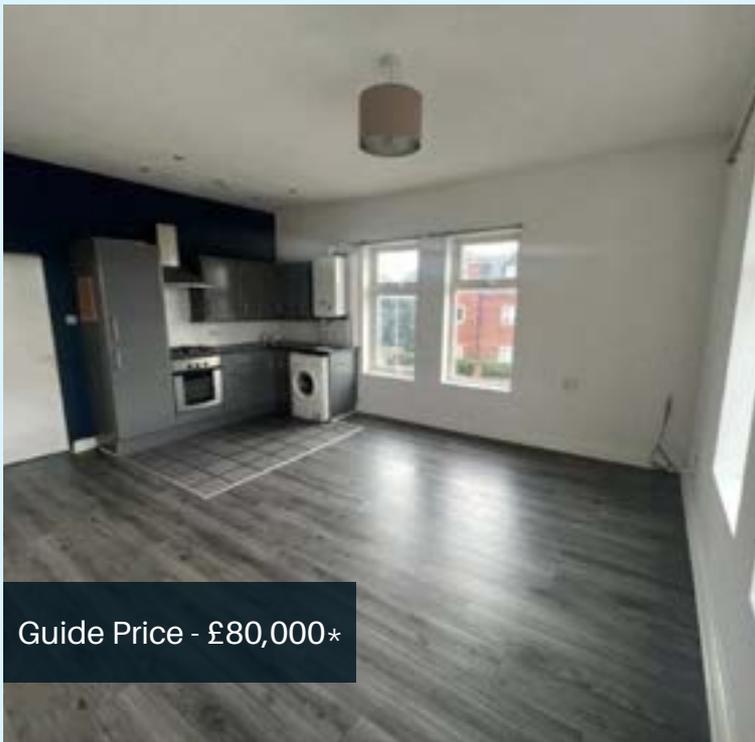


Guide Price - £65,000*

Being sold with vacant possession, a great investment opportunity with this 2 bedroom mid-terrace property in a residential location in Haydock, St Helens. The property has recently undergone some renovation works, including the flat roof. Ideal as a buy-to-let, potential rental income could achieve circa £700pcm/ £8,400pa. The property benefits from gas central heating and double glazing.

**Lot
32**

99B Church Road, Formby, Merseyside, L37 3ND



Guide Price - £80,000*

A two- bedroom, first floor apartment situated in the highly sought after location of Formby. This apartment is being offered with vacant possession and is move in ready. It is a great investment opportunity and could be let be out straight away for circa £750pcm.

Lot
33

35 Moss Street, Garston, Merseyside, L19 2NA



Guide Price -
£165,000*

A large vacant three- bedroom mid terraced house in the heart of the increasingly popular Garston Village L19. The property contains 3 double bedrooms, an additional loft room which is accessed via stairs from the landing and a utility room on the ground floor with downstairs WC. Being sold with vacant possession this house is move in ready after recently undergoing a scheme of refurbishment and could be placed immediately on the rental market for circa £1100pcm.

Lot
34

30 Buchanan Road, Wallasey, CH44 8DR



Guide Price - £80,000*

A strong investment opportunity with this spacious 3-bedroom terraced property in a popular location in Wallasey. Being sold with vacant possession, the property requires a scheme of modernisation, following which, will add capital value for the re-sale market, or enter the rental market for circa £800-£850pcm. The property benefits from gas central heating and double glazed throughout.

**Lot
35**

Land At 508 Leasowe Road, Wirral, CH46 3RD



Guide Price - £75,000*

A cleared plot of land, located on Leasowe Road, right next to Leasowe Castle and within walking distance of the North Wirral Coastal Park. The popular tourist beachfront of New Brighton is just 9 minutes away and the shops/restaurants of Moreton within 2 miles. The M53 Motorway link for access to Liverpool/North Wales and further afield is just minutes away. The land previously housed a cottage and backs onto the Castlefields Estate where a number of similar plots have been developed into residential dwellings. It benefits from a secured perimeter fence/locked gate and presents a rare opportunity for developers to build for the residential or commercial market, subject to Planning.

**Lot
36**

78 Friar Street, St. Helens, WA10 6NS

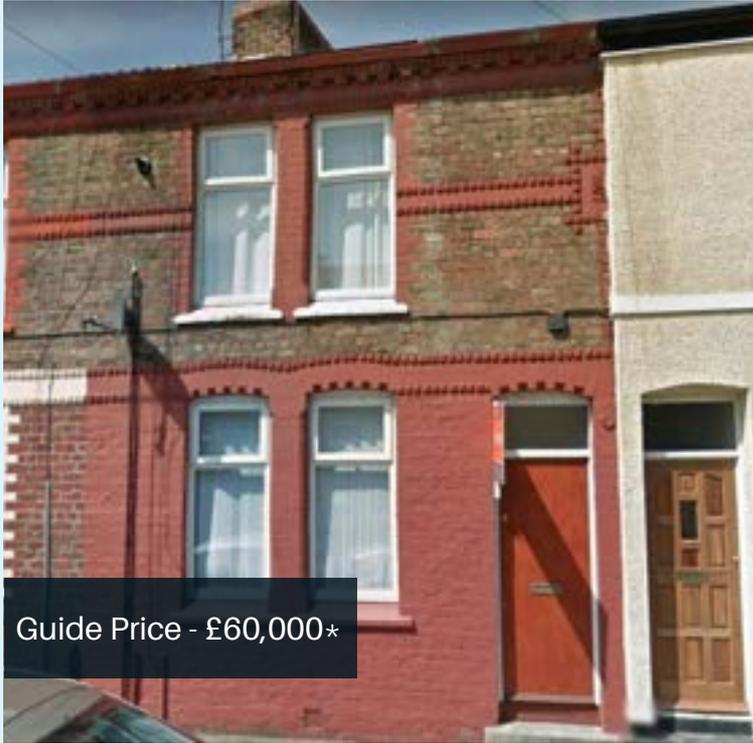


Guide Price - £60,000*

Being sold with vacant possession, this 2 bedroom mid-terrace property in a residential location in St Helens. The property could enter the rental market in the region of £650pcm/ £7,800 per annum. The property benefits from gas central heating and is majority double glazed.

Lot
37

95 Moore Street, Bootle, L20 4PL

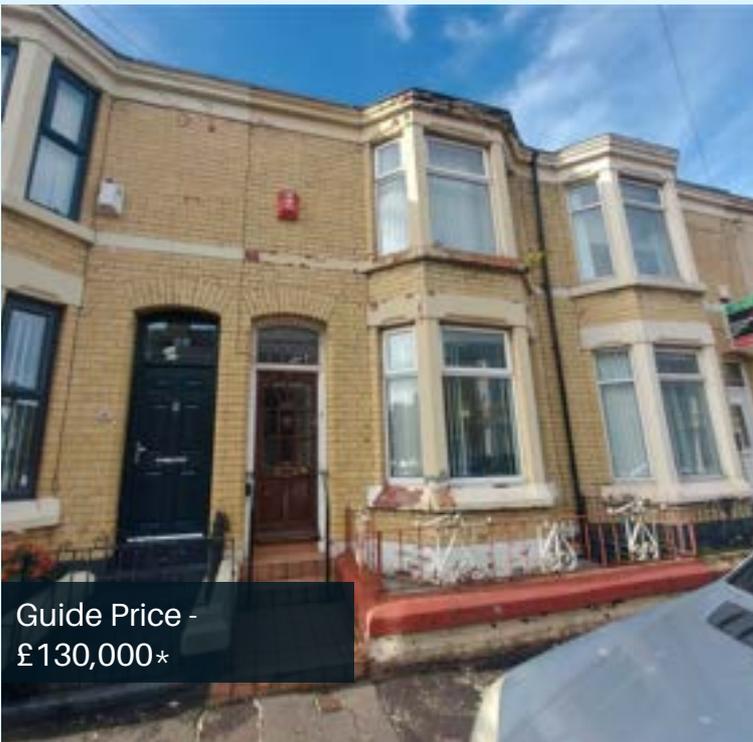


Guide Price - £60,000*

A vacant 2-bedroom terraced property located in a residential part of Bootle, within a mile of Bootle town centre. The property has recently become vacant and is in need of a scheme of light cosmetic work, following which there is potential for capital increase or the property could be placed on the rental market for circa £750-800pcm.

Lot
38

66 Saxony Road, Liverpool, L7 8RU



Guide Price -
£130,000*

A three bedroom property located in the sought after location of Kensington Fields, L7. Being sold with vacant possession, the property requires full refurbishment presenting an ideal opportunity for investors and developers. Accommodation is spacious and includes 2 reception rooms, kitchen, basement and three bedrooms. A popular student rental area, the property is located within walking distance to the University of Liverpool, LJMU, Liverpool Hope (Creative campus), Royal Hospital and the Clatterbridge Centre. It is also within close proximity to the City Centre.

Lot
39

59 St. Johns Road, Wirral, CH62 0BR



Guide Price -
£140,000*

A three bedroom semi-detached property located in the sought after location of Eastham, Wirral. Being sold with vacant possession, the property requires some modernisation, following which will make an ideal family home for owner/occupiers. There is also scope for developers to extend to provide a larger kitchen/living space plus an additional bedroom. This will add capital value for the re-sale market. The property benefits from gas central heating, double glazing, gardens to the rear and potential for driveway to the front.

Lot
40

15 Morgan Mews, Bootle, L30 2SD



Guide Price -
£120,000*

A modern, spacious town house located in a quiet cul-de-sac in Netherton, Sefton. The property is being sold with vacant possession and includes an open-plan living/dining room, 3 double bedrooms, good sized gardens and integrated garage. Ideal for owner occupiers, or for buy-to-let investors with potential rental income of £900pcm and above. The property is double glazed and has gas central heating.

**Lot
41**

107 Royden Road, Upton, CH49 4LX



Guide Price - £70,000*

A large 3/4 bedroom maisonette located on the popular Overchurch Estate. The property is being sold with a tenant in situ currently paying £550pcm. This is a great buy to let investment with opportunity to increase the rental income.

**Lot
42**

218 Hoylake Road, Birkenhead, CH41 7DB

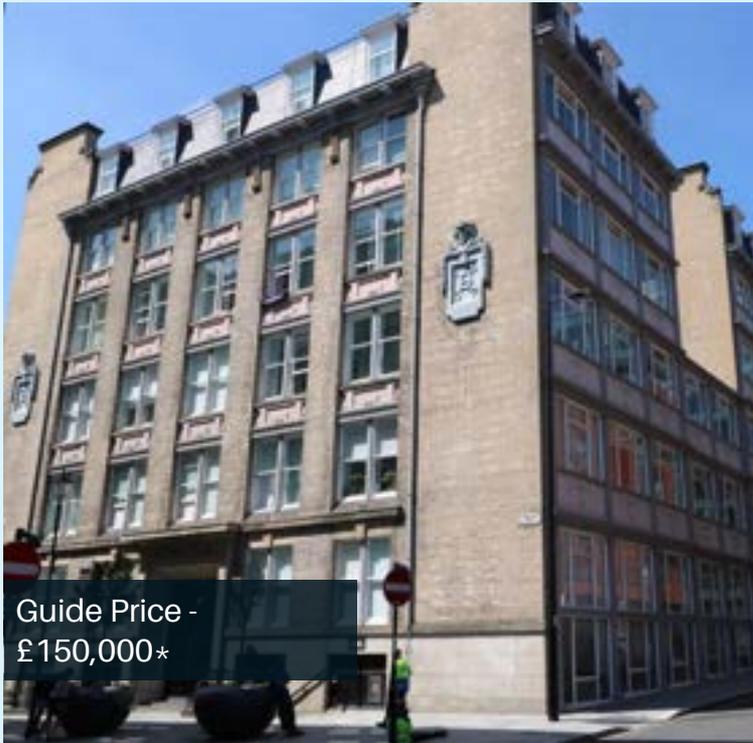


Guide Price - £65,000*

Being sold with vacant possession, this 3 bedroomed semi-detached property located in Bidston/ Birkenhead on the Wirral, with easy access to the M53 Motorway. The property requires full refurbishment, following which will provide a spacious family home or a strong buy-to-let.

Lot
43

303 Orleans House, Liverpool, L3 9AH



A modern 2 bedroom apartment situated in one of the most sought-after locations of Liverpool City Centre. Located on the 3rd floor, the modern accommodation briefly comprises: Entrance hall, open plan living area, fully fitted kitchen with integrated appliances, master bedroom with en-suite shower room, further bedroom and contemporary main bathroom. The development retains many original features and also benefits from on-site concierge. Being sold with tenant in situ on a fixed term contract of £1,200pcm until March 2024. This provides a strong initial rental income until vacant possession in the New Year.

Lot
44

5 Massey Park, Wallasey, CH45 4LJ



A fully licenced 5 Bed HMO, being sold with vacant possession and to a high standard. Each room has its own en-suite shower room and the property is fully compliant to all fire safety regulations. The property also benefits from a modern kitchen, utility room with washing machine/dryer and fridge freezer. There is a communal sun-lounge off the kitchen. A strong, readymade buy-to-let investment opportunity, the rooms could be re-let on the current rental market for circa £110 - £115pppw, giving a potential income of £28,600 - £29,900.

Lot
45

50 Olivia Street, Bootle, L20 2ES



A traditional 2 bedroom mid-terrace property located on the popular Olivia Street in Bootle. The property has been let to a long standing tenant for 16 years, however we have been reliably informed they are due to vacate on 30th November. The property could be re-let on the current rental market for circa £650pcm, giving potential yield of 12% on the Guide price. Dates for viewing will be 4th/5th December.

Lot
46

8 Moreton Road, Wirral, CH49 6LL



A rare auction opportunity with this beautiful detached Manor House, set back on extensive private gardens and located in the sought after location of Upton on the Wirral. There is potential for developers as Planning has previously been granted to maintain the main property and build two bungalows at the rear of the site. More recently, Planning had been granted along with the two adjoining properties to develop an assisted Care Village of 80 units. The property retains many of its original features including a grand entrance hall, kitchen/dining room, 2 x reception rooms, downstairs shower room and small storage room. Upstairs are 4 large double bedrooms, master with en-suite, and family bathroom.

Lot
47

28 Poulton Road, Wallasey, CH44 9DQ



A vacant mixed-use property, with large accommodation, set over 4 floors and presenting an ideal opportunity for buy-to-let investors. The building was previously used as a children's nursery and now comprises a commercial unit to the ground floor, with separate kitchen area and cloakroom. This has been partially refurbished and requires finishing. Accommodation to the upper floors comprises a total of 9 rooms/bedrooms, 3 shower rooms, 2 bathroom and a fully fitted kitchen. There is a private separate entrance to the upper floors which could be reconfigured to provide 3 true flats or an HMO subject to Licensing. Depending on configuration, there is scope for a high rental income and yield.

[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 - this is % + Vat (1.2% inc of Vat) minimum of £1,500 + Vat (£1800 inc of Vat)
- 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 which provides 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.

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