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auctions

SEPTEMBER CATALOGUE

VENMORE AUCTIONS

Liverpool's Longest Established Auction House

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

Daniel Lee
SALES DIRECTOR

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BUSINESS DEVELOPMENT MANAGER / VALUER

Sarah Chippendale
AUCTION SALES CO-ORDINATOR

Helen Wilson
AUCTION CO-ORDINATOR

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

44 AVAILABLE LOTS

2025 AUCTION DATES

Auction	Closing
3rd September	13th August
15th October	19th September
3rd December	7th November

2026 AUCTION DATES

19th February	23rd January
1st April	6th March
21st May	24th April
16th July	19th June
3rd September	7th August
22nd October	25th September
10th December	13th November


NOW TAKING LOTS
FOR OUR NEXT AUCTION
WEDNESDAY 15TH OCTOBER
CLOSING DATE: 19TH SEPTEMBER
CONTACT US:
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AUCTIONS@VENMORES.CO.UK

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Your property may be repossessed if you do not keep up repayments on your mortgage.
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Ball & Percival
Southport

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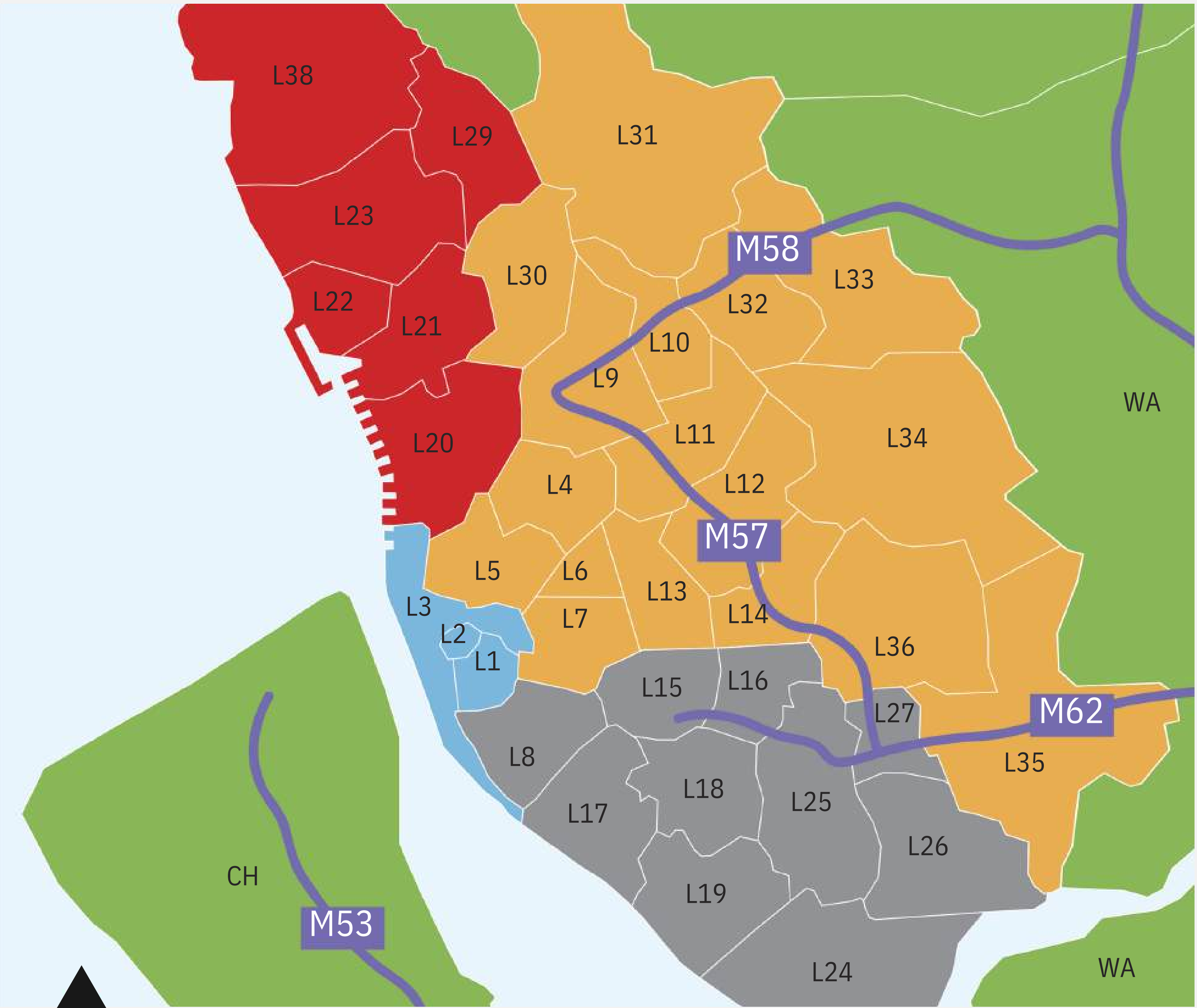
southport@venmores.co.uk

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!

ORDER OF LOTS

44 LOTS

CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
1	24 Frodsham Street, Birkenhead, CH41 9DN	SOLD PRIOR
2	47 Clarence Road, Wallasey, CH44 9ES	£70,000 PLUS*
3	Unit 404 City Point Great Homer Street, Liverpool, L5 3LD	£15,000 PLUS* -
4	46 Grasmere Street, Liverpool, L5 6RJ	£70,000 PLUS*
5	126 Linacre Road, Liverpool, L21 8JT	SOLD PRIOR
6	15 Lucerne Road, Wallasey, CH44 7EZ	£45,000 PLUS*
7	Land On North Side Of Sandy Lane, Macclesfield, SK10 4RJ	£100,000 PLUS* -
8	30 Lathom Road, Southport, PR9 0JP	£370,000 PLUS*
9	Apartment 35, Sefton Park Studios 4 Croxteth Drive, Liverpool, L17 3AD	£45,000 PLUS* -
10	Apartment 3 21 Cumberland Street, Liverpool, L1 6BU	£55,000 PLUS* -
11	Apartment 7 21 Cumberland Street, Liverpool, L1 6BU	£55,000 PLUS* -
12	Flat 10, 37-51 Storrington Avenue, Liverpool, L11 9AP	£40,000 PLUS* -
13	98 Woodchurch Lane, Birkenhead, CH42 9PD	£110,000 PLUS*
14	200 Bedford Road, Bootle, L20 9NB	£120,000 PLUS*
15	20 Parkside Road, Birkenhead, CH42 5NZ	£55,000 PLUS*
16	Apartment 84, The Albany 8 Old Hall Street, Liverpool, L3 9EL	£110,000 PLUS* -
17	Flat 4, Grosvenor Lodge 27 Grosvenor Road, Southport, PR8 2ES	£85,000 PLUS* -
18	139 Rice Lane, Liverpool, L9 1AF	£50,000 PLUS*
19	141 Rice Lane, Liverpool, L9 1AF	£50,000 PLUS*
20	143 Rice Lane, Liverpool, L9 1AF	£50,000 PLUS*
21	145 Rice Lane, Liverpool, L9 1AF	£50,000 PLUS*
22	10 Earle Road, Liverpool, L7 6HF	£165,000 PLUS*

ORDER OF LOTS 44 LOTS

venmore auctions

CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
23	12 Earle Road, Liverpool, L7 6HF	£165,000 PLUS*
24	Apt 48 6 Rumford Street, Liverpool, L2 8RA	£55,000 PLUS*
25	45 Croxteth Road, Bootle, L20 5EB	£45,000 PLUS*
26	12 Broughton Drive, Liverpool, L19 0PB	£250,000 PLUS*
27	Flat 1A Mill View Rutter Street, Liverpool, L8 6AG	£35,000 PLUS* -
28	21 Burbo Mansions, Burbo Bank Road South, Merseyside, L23 6SP	£100,000 PLUS* -
29	Apartment 70, East Float Quay Dock Road, Birkenhead, CH41 1DN	£60,000 PLUS* -
30	130 Manchester Road, Southport, PR9 9BH	£60,000 PLUS*
31	30 Windsor Road, Prescot, L35 5AR	£140,000 PLUS*
32	Apartment 103 15 Hatton Garden, Liverpool, L3 2HA	£85,000 PLUS* -
33	192/192a Knowsley Road, Bootle, L20 4NU	£65,000 PLUS*
34	157D Hoylake Road, Wirral, CH46 9PZ	£200,000 PLUS*
35	16 Southgate Road, Liverpool, L13 5YA	£70,000 PLUS*
36	1 Grey Road, Liverpool, L9 1AX	£140,000 PLUS*
37	Apartment 98, East Float Quay Dock Road, Birkenhead, CH41 1DP	£140,000 PLUS* -
38	25 Greenheys Road, Liverpool, L8 0SX	£200,000 PLUS*
39	Apartment 6, Halifax House 5 Fenwick Street, Liverpool, L2 0NZ	£70,000 PLUS* -
40	10 Minehead Grove, Sutton Leach, Merseyside, WA9 4PB	£120,000 PLUS* -
41	8 Firdale Road, Liverpool, L9 2AU	£45,000 PLUS*
42	76 Handfield Street, Liverpool, L5 6PF	£50,000 PLUS*
43	2A Riding Street, Southport, PR8 1EW	£200,000 PLUS*
44	2 Low Wood Grove, Barnston, CH61 1AW	£225,000 PLUS*

Lot 01

24 Frodsham Street, Birkenhead, CH41 9DN

SOLD PRIOR

A two bedroomed mid terrace property with vacant possession. The property benefits from a new kitchen and shower room. Whilst the property has undergone renovation, it does require completing. Once works are finalised, this lot would work well on the private rental market with similar lets in the area fetching circa £725pcm. With double glazing and heating.

Lot 02

47 Clarence Road, Wallasey, CH44 9ES

GUIDE PRICE - £70,000*

A three bedroomed mid terrace property with vacant possession. In need of renovation, once works are completed the unit would work well on the private rental market with similar lets in the area accruing circa £995pcm.

CLICK PHOTO TO VIEW PROPERTIES

Lot 03

Unit 404 City Point Great Homer Street, Liverpool, L5 3LD

GUIDE PRICE - £15,000*

This is a student room sold with tenant in situ at a rental of £115.00 per week. The room is within the City Point development on Great Homer Street. With en suite, and access to communal living room and kitchen. Reception desk to entrance, and lift access to upper floors.

Lot 04

46 Grasmere Street, Liverpool, L5 6RJ

GUIDE PRICE - £70,000*

This is a two bedroomed mid terrace property in the popular L5 area of Liverpool. With a tenant in situ currently paying £725pcm, the property would continue to work well on the private rental market, or, due to its proximity to Anfield Stadium, would also work well as a short-term holiday let. With double glazing and heating.

CLICK PHOTO TO VIEW PROPERTIES

Lot
05

126 Linacre Road, Liverpool, L21 8JT

SOLD PRIOR

This is a mixed-use unit situated on a busy high street with retail to ground floor and residential to the two floors above. The unit is sold with vacant possession and would perform well on the private rental market. Once a scope of remedial works have been completed there is a potential combined rental income of circa £1,150pcm.

Lot
06

15 Lucerne Road, Wallasey, CH44 7EZ

GUIDE PRICE - £45,000*

This is a three bedroomed mid terrace property with a full modernisation project needed. The property would continue to work well on the private rental market, and once modernised has the potential of accruing circa £825pcm. Tenant in situ served with notice.

CLICK PHOTO TO VIEW PROPERTIES

Lot 07 Land On North Side Of Sandy Lane, Macclesfield, SK10 4RJ

GUIDE PRICE - £100,000*

This is circa 0.6 acres of freehold land with water and electricity supply situated between Alderley Edge and Macclesfield. An excellent development spot, subject to necessary planning consents via Cheshire East Council.

Lot 08 30 Lathom Road, Southport, PR9 0JP

GUIDE PRICE - £370,000*

A large vacant, versatile development proposal available. With ten bedrooms, four baths, parking facilities and rear garden, subject to the right permissions, this lot would lend itself well to re-development into multiple flats, HMO, or, potentially, residential care facilities or similar. With double glazing and central heating.

CLICK PHOTO TO VIEW PROPERTIES

Lot 09

Apt 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 10

Apartment 3 21 Cumberland Street, Liverpool, L1 6BU

GUIDE PRICE - £55,000*

This is a one bedroomed city centre apartment with tenant in situ, currently paying £850pcm. The property has communal entrance, lift access, double glazing and heating and would continue to perform well on the private rental market.

CLICK PHOTO TO VIEW PROPERTIES

Lot 11

Apartment 7 21 Cumberland Street, Liverpool, L1 6BU

GUIDE PRICE - £55,000*

This is a one bedroomed city centre apartment with tenant in situ, currently paying £850pcm. The property has communal entrance, lift access, double glazing and heating and would continue to perform well on the private rental market.

Lot 12

Flat 10, 37-51 Storrington Avenue, Liverpool, L11 9AP

GUIDE PRICE - £40,000*

Two-bedroom leasehold apartment located on Storrington Avenue. The property is sold with vacant possession and has an expected rental income in he region of £550 per calendar month.

CLICK PHOTO TO VIEW PROPERTIES

Lot 13 — 98 Woodchurch Lane, Birkenhead, CH42 9PD

GUIDE PRICE - £110,000*

This is a large mixed use unit situated in a popular residential location in Wirral. Sold with a tenant in situ for the commercial space to the ground floor with a rental income of £800pcm, and a vacant residential apartment to the first floor with a potential rental income of circa £600pcm.

Lot 14 — 200 Bedford Road, Bootle, L20 9NB

GUIDE PRICE - £120,000*

A large four double bedroom terrace property available with vacant possession in the popular L20 area of Liverpool. With gas central heating, double glazing, two bathrooms, and yard, the unit provides short term holiday let options, or would equally perform very well on the private rental market with the potential of accruing circa £1,000pcm.

CLICK PHOTO TO VIEW PROPERTIES

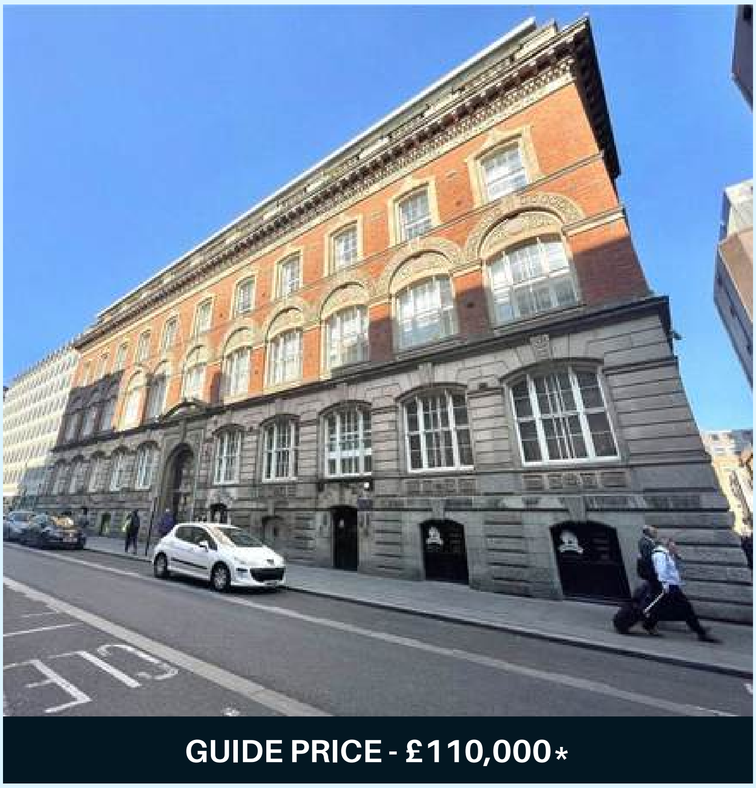
Lot 15

20 Parkside Road, Birkenhead, CH42 5NZ

This is a two bedroomed terrace property with a tenant in situ currently paying £450pcm. With a rental review, this could be increased inline with similar lets in the area circa to £725pcm.

Lot 16

Apt 84, The Albany 8 Old Hall Street, Liverpool, L3 9EL



This is an impressive vacant two-bedroomed first floor apartment within The Albany in the heart of Liverpool City Centre. The property is well suited to the private rental market, with similar lets in the block renting for circa £1,050 pcm.

CLICK PHOTO TO VIEW PROPERTIES

Lot 17

Flat 4, Grosvenor Lodge 27 Grosvenor Road, Southport, PR8 2ES

GUIDE PRICE - £85,000*

Vacant one bedroomed apartment on the first floor of Grosvenor Lodge in Birkdale. This is an attractive apartment which would perform well on the private rental market with a potential rental income of circa £700pcm. With double glazing and heating.

Lot 18

139 Rice Lane, Liverpool, L9 1AF

GUIDE PRICE - £50,000*

Terrace property which has been converted to allow for 2 x self-contained flats. The first floor has a tenant in situ currently paying £400pcm and the ground floor is vacant. At full capacity and after a scope of modernisation the unit has the potential to accrue circa £950pcm

CLICK PHOTO TO VIEW PROPERTIES

Lot 19

141 Rice Lane, Liverpool, L9 1AF

GUIDE PRICE - £50,000*

Terrace property which has been converted to allow for x2 self-contained flats. The first floor has a tenant in situ currently paying £400pcm and the ground floor is vacant. At full capacity and after a scope of modernisation the unit has the potential to accrue circa £950pcm

Lot 20

143 Rice Lane, Liverpool, L9 1AF

GUIDE PRICE - £50,000*

Terrace property which has been converted to allow for x2 self-contained flats. The first floor has a tenant in situ currently paying £475pcm and the ground floor accrues £498.63pcm. The ground floor apartment is currently presented for the short term holiday let market.

CLICK PHOTO TO VIEW PROPERTIES

Lot 21

145 Rice Lane, Liverpool, L9 1AF

GUIDE PRICE - £50,000*

Terrace property which has been converted to allow for x2 self-contained flats. The first floor has a tenant in situ currently paying £498.63pcm and the ground floor is vacant. At full capacity and after a scope of modernisation the unit has the potential to accrue circa £950pcm

Lot 22

10 Earle Road, Liverpool, L7 6HF

GUIDE PRICE - £165,000*

This is a terrace property which has been converted to cater, currently, to the short term holiday let market. The property is situated in a popular area, close to the city centre, is available with vacant possession, and has a potential rental income of circa £2,000pcm.

CLICK PHOTO TO VIEW PROPERTIES

Lot 23

12 Earle Road, Liverpool, L7 6HF

GUIDE PRICE - £165,000*

This is a terrace property which has been converted to cater, currently, to the short term holiday let market. The property is situated in a popular area, close to the city centre, is available with vacant possession, and has a potential rental income of circa £2,000pcm.

Lot 24

Apt 48 6 Rumford Street, Liverpool, L2 8RA

GUIDE PRICE - £55,000*

This is a one bedroomed apartment in the heart of Liverpool City Centre which is available with vacant possession. The property would perform well on the private rental market with similar lets accruing circa £795pcm.

CLICK PHOTO TO VIEW PROPERTIES

Lot 25

45 Croxteth Road, Bootle, L20 5EB

GUIDE PRICE - £45,000*

A three bedroom end terrace property in need of full refurbishment and modernisation. Available with vacant possession. Once works are completed, the property would perform well on the private rental market and has the potential of achieving circa £950pcm.

Lot 26

12 Broughton Drive, Liverpool, L19 0PB

GUIDE PRICE - £250,000*

A large double fronted semi detached property which has been developed into 4 self-contained flats. The two upper flats are currently tenanted with a combined income of £1,075pcm – we have been made aware that these tenants are now on notice. The two ground floor flats are vacant. At full capacity, and with a scope of works, there is a potential rental income of circa £2,500pcm making for a strong investment opportunity.

CLICK PHOTO TO VIEW PROPERTIES

Lot 27 Flat 1A Mill View Rutter Street, Liverpool, L8 6AG

GUIDE PRICE - £35,000*

A well-kept two bedroomed ground floor apartment with a tenant in situ paying £570pcm. The property benefits from its own private entrance to the front of the development.

Lot 28 21 Burbo Mansions, Burbo Bank Road South, L23 6SP

GUIDE PRICE - £100,000*

A two bedroomed apartment in the popular Burbo Mansions with a splendid view across the coastline. With vacant possession, the apartment comes with a garage and a potential rental income of circa £775pcm.

CLICK PHOTO TO VIEW PROPERTIES

Lot 29

Apt 70, East Float Quay Dock Road, Birkenhead, CH41 1DN

GUIDE PRICE - £60,000*

A two bedroomed third floor apartment in the popular East Float Quay Development, with tenant in situ currently paying £760pcm. With allocated parking, electric heating, double glazing, and lift access.

Lot 30

130 Manchester Road, Southport, PR9 9BH

GUIDE PRICE - £60,000*

This particular lot ran as a well-established beauty salon in a prominent position on the busy crossroads of Manchester Road and Hartwood Road in Southport, PR9. Close to the town centre, the unit enjoys footfall traffic from local businesses and the surrounding residential area. With a strong rental potential for the local area.

CLICK PHOTO TO VIEW PROPERTIES

Lot 31

30 Windsor Road, Prescot, L35 5AR

GUIDE PRICE - £140,000*

Four-bedroom semi-detached property on Windsor Road, ideally suited for a family. The home benefits from a large rear garden and off-road parking. With new windows and external rendering already in place, the property would only require a light refurbishment to bring it up to a modern standard. Similar properties in the area are achieving sale prices in the region of £240,000 once fully renovated.

Lot 32

Apartment 103 15 Hatton Garden, Liverpool, L3 2HA

GUIDE PRICE - £85,000*

A two bedroomed first floor apartment in the heart of Liverpool's business district currently let to tenant in situ paying £895pcm. The property includes attractive living room with mezzanine floor, en suite, allocated parking, and lift access. A strong investment opportunity with a good yield on Guide.

CLICK PHOTO TO VIEW PROPERTIES

Lot 33

192/192a Knowsley Road, Bootle, L20 4NU

GUIDE PRICE - £65,000*

This is a mixed use unit with shop frontage on a busy high street. The vacant commercial space to the ground floor is in need of modernisation, whilst the spacious one bedroomed apartment to the first floor is well presented and has had a recent refurbishment. The first floor has the potential to be split into two bedrooms, providing a stronger yield. With a potential rental income, following works, at circa £1,300pcm.

Lot 34

157D Hoylake Road, Wirral, CH46 9PZ

GUIDE PRICE - £200,000*

Large freehold commercial premises sold with tenant in situ. Currently used as a well-known auto/mechanical garage, the unit brings in £18,000 p/a on its current lease which is 18 months into a 36-month agreement.

CLICK PHOTO TO VIEW PROPERTIES

Lot 35

16 Southgate Road, Liverpool, L13 5YA

GUIDE PRICE - £70,000*

A two bedroom mid terrace property available with vacant possession. The property sits in a popular residential area and, after a scope of modernisation, would perform well on the private rental market with similar lets in the area accruing circa £725pcm. With heating and double glazing.

Lot 36

1 Grey Road, Liverpool, L9 1AX

GUIDE PRICE - £140,000*

A large, double fronted, end terraced property which has been converted to provide three self-contained flats. Each unit is offered with vacant possession and, after a scope of modernisation works have been completed, there is a potential rental income of circa £24,000p/a.

CLICK PHOTO TO VIEW PROPERTIES

Lot 37

Apt 98, East Float Quay Dock Road, Birkenhead, CH41 1DP

GUIDE PRICE - £140,000*

A large three bedroom duplex penthouse apartment available with vacant possession. Situated in the popular East Float Quay, CH41, with renowned neighbouring development Wirral Waters, this is a strong opportunity for your portfolio; with a potential income of circa £1,100pcm on the private rental market. Comprising bedrooms, bathroom and storage to lower level, and imposing open plan living to the top floor, with kitchen and access to roof deck with imposing 360 degree views.

Lot 38

25 Greenheys Road, Liverpool, L8 0SX

GUIDE PRICE - £200,000*

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.

CLICK PHOTO TO VIEW PROPERTIES

Lot 39

Apt 6, Halifax House 5 Fenwick Street, Liverpool, L2 0NZ

GUIDE PRICE - £70,000*

A superbly located apartment with vacant possession. Located in the heart of Liverpool City Centre, this two bedroomed, split level apartment provides a strong investment in a popular development.

Lot 40

10 Minehead Grove, Sutton Leach, Merseyside, WA9 4PB

GUIDE PRICE - £120,000*

This is a vacant three-bedroom semi detached property with driveway, garage, majority double glazing, and gas central heating. The property requires some modernisation, and would therefore work well on the resale market, as a starter home, or as a strong performer on the private rental market, where similar modernised lets in the area accrue circa £1,000pcm

CLICK PHOTO TO VIEW PROPERTIES

Lot 41

8 Firdale Road, Liverpool, L9 2AU

GUIDE PRICE - £45,000*

This is a vacant three-bedroom terrace property which has been taken entirely back to brick. This particular unit would perform very well as a re-sale opportunity, once works have been completed, or alternatively, on the private rental market.

Lot 42

76 Handfield Street, Liverpool, L5 6PF

GUIDE PRICE - £50,000*

This is a vacant two-bedroom terrace property which has been taken majority back to brick. The unit would perform well as a re-sale opportunity, once works have been completed, or alternatively, on the private rental market.

CLICK PHOTO TO VIEW PROPERTIES

Lot 43
2A Riding Street, Southport, PR8 1EW

GUIDE PRICE - £200,000*

This is a six bedroomed semi-detached property in the heart of Southport which is available with vacant possession. Having been modernised by the current owner, the property works as an excellent investment for your rental portfolio on the private market, or as a short-term holiday let. Subject to necessary consents, the unit has the potential, also, to be split into two self-contained apartments.

Lot 44
2 Low Wood Grove, Barnston, CH61 1AW

GUIDE PRICE - £225,000*

This is a three bedroomed detached bungalow in a rural setting on the Wirral Peninsula. With vacant possession, the property also benefits from double glazing, central heating, detached garage and garden. The lot provides a strong redevelopment opportunity, subject to planning, with similar properties in the vicinity having been extended upon.

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.

DUE DILIGENCE

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online, and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

GUIDES AND RESERVES

UNDERSTAND THE GUIDE PRICE AND RESERVE PRICE

What is a Guide Price?

A Guide Price is an indication as to where the Reserve is currently set. It is not necessarily what the auctioneer expects to sell the lot for, and should not be taken as a valuation or estimate of sale price. In most instance, the reserve will not exceed the Guide Price by more than 10% if it is a single figure Guide price, and if a Guide Price range is quoted, the Reserve will fall within that range.

What is a Reserve Price?

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

BIDDING

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (–) buttons provided. Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

Maximum (Proxy) Bids

You are not restricted to placing a bid at the minimum bid amount, but can instead increase your bid and place a maximum (proxy) bid in the system. By setting a maximum bid, the system will automatically bid on your behalf to maintain your position as the highest bidder, up to your maximum bid amount. If you are outbid, you will be notified via email so you can opt to increase your bid if you so choose.

Reserve Prices

Virtually every lot is sold subject to a reserve price (the minimum price that the auctioneer is authorised to sell for on the day). When you submit a maximum bid, the actual bid placed by the system will depend on whether the reserve price has been met, as defined below.

If your maximum bid is below the reserve price

- The system will place an immediate bid at your maximum bid amount.

If your maximum bid is at or above the reserve price

- The system will automatically increase your bid to be at the reserve, and will only bid again on your behalf if you are subsequently outbid by another bidder (up to your maximum bid amount).
- If another bidder has already placed the same maximum bid or higher, they will be the highest bidder and the system will notify you via email so you can place another bid.

NB: Your maximum bid is kept completely confidential – it's presence or amount are not disclosed to the auctioneer, vendor or any other bidder.

Bidding example:

1.The current bid on a lot is £90,000. The reserve price has been set at £100,000 (not disclosed).
2.Tom wants to bid. The minimum bid amount is £91,000 but Tom decides to place a maximum bid of £97,000.

This is below the reserve price, so the system places a bid for Tom at his maximum bid amount and he becomes the highest bidder at £97,000.

3. Jane logs on to bid. The minimum bid amount is £98,000 but Jane places a maximum bid of £105,000.
The system automatically increases Jane's bid to meet the reserve and she is now the highest bidder at £100,000.
4.Tom is notified that he has been outbid. If no further bids are placed Jane would win the lot for £100,000.
5.If, however, Tom then places a maximum bid of £105,000, the bidding would jump to £105,000 and the bid would be with Jane as she bid that amount first.

BIDDING EXTENSIONS

THE BIDDING EXTENSION WINDOW ELIMINATES 'BID SNIPING'

Unlike eBay, bid sniping is impossible on our online auction platform. All auctions will close as per their advertised 'Auction End Date', however if a bid is placed within the final 30 seconds of the auction's scheduled end time the auction will be extended by an additional 30 seconds – known as the 'bidding extension window'.
If a bid is placed in the bidding extension window, the countdown clock will immediately reset to 30 seconds again, and the auction will only finish when an entire 30 second bidding extension window passes without any further bids being placed, i.e. 30 seconds of 'bidding silence'.
This ensures every bidder has a fair and equal opportunity to place another bid. Additionally, if you do leave your bid until the final few seconds you could risk your bid not being received by the platform server until after the closing time, and therefore not being accepted.

FALL OF THE GAVEL

LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction – usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

Please note at this point the system will take the Holding Fee from your registered credit or debit card (all under bidders will have their hold on funds released). If at this point you do not complete the transaction within the allotted timescales, the £7,000 Holding Fee will be non-refundable.

AUCTION FEES

WE'LL GUIDE YOU THROUGH TO COMPLETION

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

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

FOR MORE INFORMATION CONTACT VENMORE AUCTIONS ON 0151 236 6746

PAYMENTS EXPLAINED

HOW THE PAYMENT REGISTRATION WORKS

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

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

Please see two example payment registrations below:

Scenario 1:

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

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

Scenario 2:

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

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

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