

A nighttime photograph of a city street in Liverpool. The scene is illuminated by streetlights and building lights, creating a vibrant atmosphere. Long-exposure light trails from cars and buses streak across the road in red, white, and blue. In the background, several buildings are visible, including a large, ornate structure with a clock tower and a modern building with a glass facade. A construction crane is also visible in the distance.

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46
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8th March
12th April
24th May
12th July
6th September
25th October
6th December

Closing

16th December
16th January
13th February
20th March
28th April
16th June
11th August
29th September
10th November

A nighttime city street scene with light trails from cars and buildings in the background. The text is overlaid on the image.

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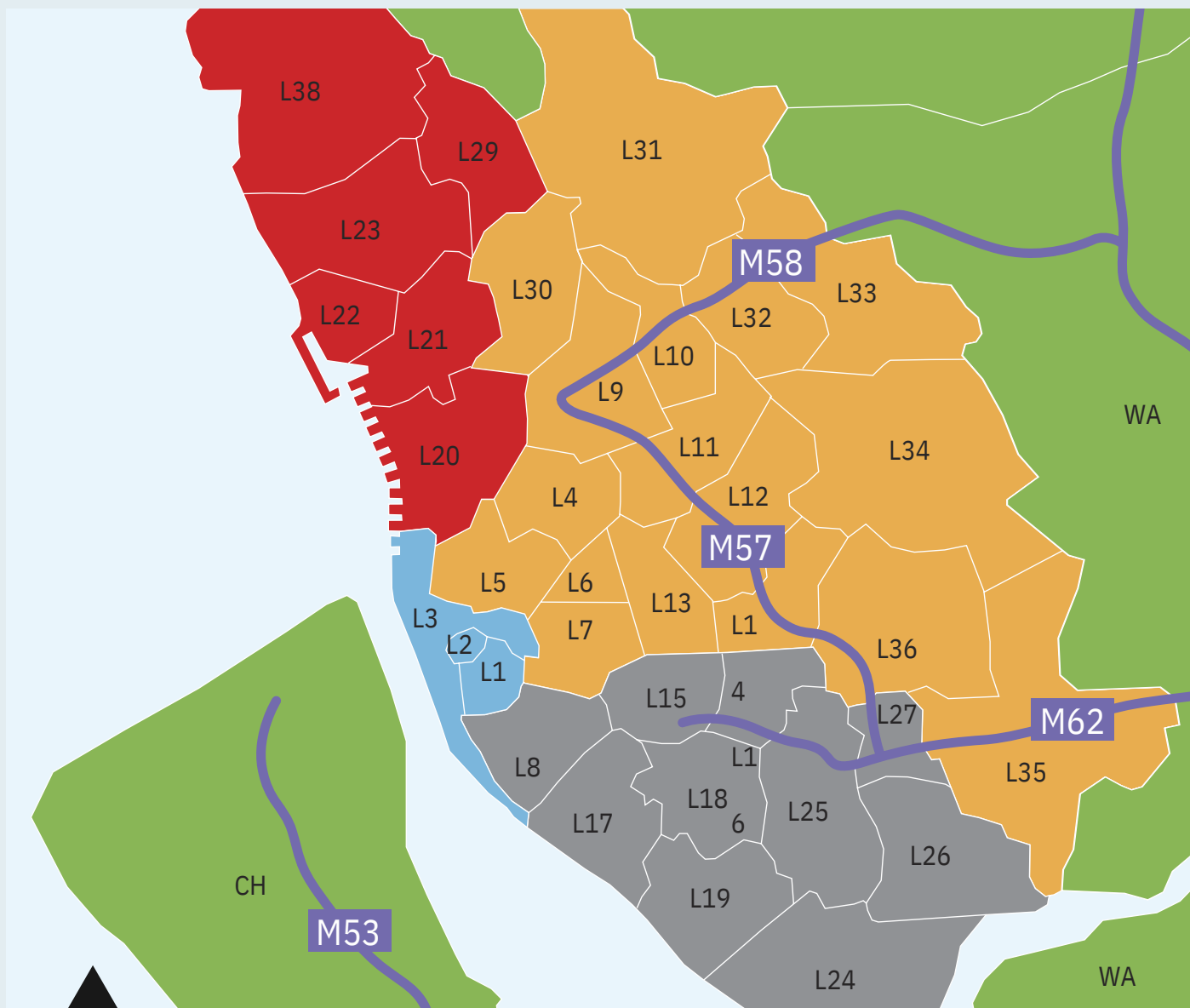
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Order of Lots

46 Lots

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CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
1	<u>65-69 Bedford Road, Birkenhead, CH42 1LR</u>	£355,000 PLUS*
2	<u>36 Stonehouse Road, Wallasey, CH44 2DJ</u>	£95,000-£100,000 PLUS*
3	<u>11 Dovey Street, Liverpool, L8 8BT</u>	£80,000 PLUS*
4	<u>67 Seaforth Road, Liverpool, L21 3TX</u>	£90,000 PLUS*
5	<u>19 Domville Drive, Wirral, CH49 9AH</u>	£110,000 PLUS*
6	<u>13 St. Bride Street, Liverpool, L8 7PL</u>	£425,000 PLUS*
7	<u>Apartment 57, The Reach 39 Leeds Street, Liverpool, L3 2DA</u>	£70,000 PLUS*
8	<u>527 Lower Hall Street, St. Helens, WA10 1GF</u>	£25,000 PLUS*
9	<u>Apartment 7 80 Addenbrooke Drive, Speke, Merseyside, L24 9LL</u>	-
10	<u>66 Whittier Street, Liverpool, L8 0RF</u>	£45,000 PLUS*
11	<u>58 Grange Road West, Birkenhead, CH41 4DB</u>	£75,000-£80,000 PLUS*
12	<u>61 Lynholme Road, Liverpool, L4 2SN</u>	£70,000 PLUS*
13	<u>Unit 404 City Point Great Homer Street, Liverpool, L5 3LD</u>	£25,000 PLUS*
14	<u>190 Boaler Street, Liverpool, L6 6AE</u>	-
15	<u>190 Boaler Street, Liverpool, L6 6AE</u>	£75,000 PLUS*
16	<u>26 Hampden Road, Birkenhead, CH42 5LH</u>	£135,000 PLUS*
17	<u>8 Lentworth Court, Liverpool, L17 6GD</u>	£115,000 PLUS*
18	<u>41 Burns Street, Bootle, L20 4RJ</u>	SOLD PRIOR
19	<u>North Star Pub 294 Laird Street, Birkenhead, CH41 8ER</u>	£395,000 PLUS*
20	<u>12 Smith Street, Burnley, BB12 0RA</u>	-
21	<u>12 Smith Street, Burnley, BB12 0RA</u>	£50,000 PLUS*
22	<u>14 Railway Terrace, Southport, PR8 1JL</u>	£65,000-£70,000 PLUS*
23	<u>1, 1A & 1B 1Grey Road, Liverpool, L9 1AX</u>	£130,000 PLUS*
24	<u>2a Cole Street, Prenton, CH43 4US</u>	£100,000 PLUS*

CLICK ON ADDRESS FOR MORE INFO

Lot	Address	Guide Price*
23	<u>30 & 32 Balmoral Road, Fairfield, Merseyside, L6 8NF</u>	£375,000 PLUS*
24	<u>15 Eton Drive, Liverpool, L10 2JY</u>	£165,000 PLUS*
25	<u>21 Dunbar Street, Liverpool, L4 5TS</u>	£65,000-£70,000 PLUS*
26	<u>44-45 Marled Hey, Liverpool, L28 0QL</u>	£165,000 PLUS*
27	<u>27 Kingsland Road, Birkenhead, CH42 9NN</u>	£185,000 PLUS*
28	<u>11 Beech Street, Bootle, L20 3HG</u>	£40,000 PLUS*
29	<u>13 Stafford Gardens, Ellesmere Port, CH65 8DB</u>	£80,000 PLUS*
30	<u>15 Livingstone Road, Ellesmere Port, CH65 2BE</u>	£70,000 PLUS*
31	<u>87 Royle Street, Northwich, CW9 7AH</u>	£90,000 PLUS*
32	<u>122C Market Street, Wirral, CH47 3BH</u>	£115,000 PLUS*
33	<u>122D Market Street, Wirral, CH47 3BH</u>	£70,000 PLUS*
34	<u>75 Allerton Road, Woolton, Merseyside, L25 7RF</u>	£275,000 PLUS*
35	<u>508 Prescot Road, Old Swan, Merseyside, L13 3DB</u>	£135,000 PLUS*
36	<u>Land At 33a Brighton Road, Southport, PR8 4DD</u>	£150,000 PLUS*
37	<u>42 Connaught Road, Liverpool, L7 8RP</u>	£90,000 PLUS*
38	<u>2 Menai Street, Birkenhead, CH41 6EL</u>	£65,000 PLUS*
39	<u>111 Finborough Road, Liverpool, L4 9TD</u>	£100,000 PLUS*
40	<u>65 Keir Hardie Avenue, Bootle, L20 0DN</u>	£80,000 PLUS*
41	<u>Land Adjacent To 52 Northfield Road, Bootle, L20 0AF</u>	£25,000 PLUS*
42	<u>46 Woodville Road, Birkenhead, CH42 9LY</u>	£50,000 PLUS*

Order of Lots

46 Lots

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[CLICK ON ADDRESS FOR MORE INFO](#)

Lot Address

Guide Price*

43	<u>24 Kaber Court, Liverpool, L8 6RY</u>	£80,000 PLUS*
44	<u>6 Alpha Street, Liverpool, L21 8HL</u>	£80,000 PLUS*
45	<u>25 Longfield Road, Liverpool, L21 8LA</u>	£65,000-£70,000 PLUS*
46	<u>3 Warton Terrace, Bootle, L20 4QA</u>	£65,000 PLUS*

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**Lot
01**

65-69 Bedford Road, Birkenhead, CH42 1LR



A great opportunity to purchase this modern, purpose built block of flats located on Bedford Road, in-between Birkenhead and New Ferry. Comprising of 6 x 2 bedroom, fully self-contained flats, the building is fully tenanted providing a current rental income of £31,800. We are reliably informed that the rents are to be increased to £500pcm per flat in October, giving an increased rental income of £36,000. Each flat is double glazed and fitted with gas central heating. The ground floor flats are fully wheelchair accessible.

**Lot
02**

36 Stonehouse Road, Wallasey, CH44 2DJ



A spacious 3 bedroom terraced property in the popular CH44 Wallasey postcode, just a short drive from New Brighton waterfront. Being sold with vacant possession, following minor refurbishment the property has potential for strong capital increase for the resale market. It has been a successful rental property and could be re-let for circa £700-£750pcm. The property benefits from gas central heating and double glazing.

Lot
03

11 Dovey Street, Liverpool, L8 8BT



Guide Price-
£80,000 PLUS*

A traditional terraced property in a popular L8 location with plenty of potential for new owners. Requiring some upgrading, it could be converted back to a 3 bedroom property ready for the re-sale market. It could also achieve a potential rental income of £695pcm - £850pcm as a 3 bedroom. It benefits from gas central heating.

Lot
04

67 Seaforth Road, Liverpool, L21 3TX



Guide Price-
£90,000 PLUS*

This is a large mixed-use property on Seaforth Road in a busy commercial and residential part of Litherland. Set across three floors, it has previously been a solicitors' office on the ground floor and the upper two floors have been used for storage. The property could be re-developed to offer self-contained flats on the upper floors and following a scheme of works could achieve a combined rental income of circa £18,500.

**Lot
05**

19 Domville Drive, Wirral, CH49 9AH



**Guide Price -
£110,000 PLUS***

A good sized 3 bedroom end terrace house in the popular Woodchurch estate on the Wirral. Being sold with tenant in situ on an AST of £600pcm, there is scope to increase this in line with market demand to circa £675-£700pcm. The property benefits from gas central heating, double glazing, easy maintained gardens and garage.

**Lot
06**

13 St. Bride Street, Liverpool, L8 7PL



**Guide Price-
£425,000 PLUS***

A 3 storey, mid terrace, 6- bedroom HMO situated in the Georgian Quarter of Liverpool. The property is currently let to 6 students for the new 23/24 academic year, producing £36,000 per annum. Set across four floors the property consists of 6 bedrooms, one communal kitchen, one communal lounge and two communal bathrooms.

**Lot
07**

Apartment 57, The Reach 39 Leeds Street, Liverpool, L3 2DA



**Guide Price-
£70,000 PLUS***

This is a good size 2 bedroom flat that is currently let by way of an Assured Tenancy Agreement at £700pcm/£8,400pa. Located on the second floor, accommodation comprises: 2 bedrooms, bathroom and open plan kitchen/lounge. The property benefits from an allocated parking space and a 24 hour concierge.

**Lot
08**

527 Lower Hall Street, St. Helens, WA10 1GF



**Guide Price -
£25,000 PLUS***

A good sized one- bedroom upper floor apartment situated in the heart of St Helens. 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 £550pcm.

**Lot
09**

Apartment 7, 80 Addenbrooke Drive, Speke, Merseyside, L24 9LL



A one-bedroom flat located on the first floor of the development and close to all local shops and amenities. The property is currently tenanted on an AST at a rental of £425 pcm, however we are advised the tenant is due to vacate on 21st August and so will be sold with Vacant Possession. Accommodation comprises: Entrance hall, open plan lounge/kitchen, one bedroom and a bathroom. Outside is a communal carpark.

**Lot
10**

66 Whittier Street, Liverpool, L8 0RF



A two-bedroom mid terrace house located just off Smithdown Road in the popular area of L8. The property is being sold with a tenant in situ and the rental income is currently £394pcm which could potentially be increased to circa £650pcm. Please note: there will be no internal viewings available.

**Lot
11**

58 Grange Road West, Birkenhead, CH41 4DB



**Guide Price -
£75,000 - £80,000***

A mixed use building set on a corner plot of Grange Road West and Eastbourne Road, within walking distance of Birkenhead Town Centre. Being sold with vacant possession, the property provides a strong buy-to-let opportunity or re-development. The ground floor offers a commercial unit with counter area, shop floor, kitchenette and cloakroom. With separate entrance off Eastbourne Road, the residential space provides a basement, kitchen/utility area to ground floor, bathroom, 2 bedrooms and open plan kitchen/living room on the upper floors. The property requires a scheme of refurbishment,

following which, the shop could be leased for circa £550pcm and the flat for circa £450 - £500pcm.

**Lot
12**

61 Lynholme Road, Liverpool, L4 2SN



**Guide Price
£70,000 PLUS***

A spacious three- bedroom end terrace house with an additional loft room. Situated just off Priory Road a stones' throw from Anfield Stadium and a host of local amenities. The property is in need of a full renovation, following which, there is potential to add capital value or the property could be let for circa 950pcm.

**Lot
13**

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



City Point is purpose-built student housing accommodation in the heart of Liverpool, close to the City Centre and University campuses. Located on the 4th floor, the flat offers ensuite accommodation with a quarter double bed, desk, chair, wardrobe, and shelves. The communal facilities include kitchen, lounge area, gym, cycle storage, laundry facilities and free car parking. The flat is currently tenanted at £99 per week until the end of August. It is then set to increase to a minimum of £120 per week.

**Lot
14**

190 Boaler Street, Liverpool, L6 6AE



A spacious three-bedroom mid-terrace house situated in the popular residential area of L6, in close proximity to Newsham Park and Kensington. The property is being sold with vacant possession and would benefit from a scheme of cosmetic works following which the property would be ready for immediate occupation with a potential rental income of circa £800pcm.

**Lot
15**

26 Hampden Road, Birkenhead, CH42 5LH



**Guide Price-
£135,000 PLUS***

Located in a popular residential area in Tranmere, this is a large traditional semi-detached property converted to provide 2 self-contained flats. Having recently undergone a renovation, the flats are to a good standard and provide an immediate opportunity for re-let. To the ground floor is a one bedroom flat with separate lounge, kitchen and bathroom. This could be let on an AST at circa £450pcm. To the first floor is a two bedroom flat with separate lounge, kitchen and bathroom. There is an additional room off the master bedroom that could be used as a dressing room/nursery. This could be let on an AST at circa £550-£575pcm. Outside is parking space for one car and additional on-street parking to the front. At the rear is a good sized yard. We are also informed the property benefits from a cellar which has been temporarily blocked off for rental purposes.

**Lot
16**

8 Lentworth Court, Liverpool, L17 6GD



**Guide Price-
£115,000 PLUS***

A modern two bedroom first floor apartment, located in the Lentworth Court development in Aigburth, L17. The property is being sold with vacant possession and would be a strong buy-to-let investment with potential rental income circa £800pcm. Accommodation comprises: Entrance porch, hallway, large lounge/dining room, master bedroom, second bedroom, bathroom and storage. The property is set within communal gardens and benefits from an allocated parking space, heating system a security intercom.

Lot
17

41 Burns Street, Bootle, L20 4RJ



Located in Bootle, this 2 bedroom end-terrace property provides spacious accommodation in a popular residential location. The property requires a scheme of updating and decoration and once carried out the potential rental income is £600-£650pcm. Accommodation comprises: Entrance hall, through lounge and kitchen to the ground floor. Upstairs provides 2 good sized bedrooms and bathroom. The property benefits from double glazing and gas central heating. To the front is on-street parking and there is a yard to the rear.

Lot
18

North Star Pub 294 Laird Street, Birkenhead, CH41 8ER



This is a large corner property that is configured to provide a fully trading public house as well as residential accommodation to the upper floors. The whole building has been recently refurbished to a high standard, in line with fire and safety regulations. The public House is on a 10-year lease, with two years remaining, at rent of £500 per week/£24,000pa. The residential accommodation is accessed through a separate side entrance and spread over the first and

second floors. There are 10 x lettable bedrooms, 2 x kitchens, 2 x large bathrooms with shared facilities. The property benefits from a full 10 Bed HMO licence and is partially tenanted with each room let at £95pppw. The potential Gross Annual Rental income, when fully let, is in excess of £73,000pa. This area has been primed for major regeneration and housing developments as part of the Wirral Waters project which is due to begin very shortly.

CLICK PHOTO TO VIEW PROPERTIES

**Lot
19**

12 Smith Street, Burnley, BB12 0RA



**Guide Price
£50,000 PLUS***

A traditional 2 bedroomed terraced property located in a popular buy-to-let part of Burnley, close to the College and local infrastructure. Being sold with tenant-in-situ on an AST of £525pcm, giving a strong yield of over 12% on the Guide price. Please note that there will be no internal inspections of this property to protect the Tenant's privacy.

**Lot
20**

14 Railway Terrace, Southport, PR8 1JL



**Guide Price
£65,000 - £70,000***

A large semi-detached property, set over three floors and providing an opportunity for re-configuration. Being sold with vacant possession, the property requires a full scheme of refurbishment, ideal for buy-to-let investors or developers for the re-sale market. Located in a popular location in-between Southport and Birkdale, close to all local amenities and tourist attractions.

**Lot
21**

1, 1A & 1B 1Grey Road, Liverpool, L9 1AX



**Guide Price-
£130,000 PLUS***

A large end terraced house that has been converted to provide three good sized self-contained flats. Situated in the popular residential area of L9, Flat 1 is a vacant one-bedroom apartment with a private entrance that has been partially renovated. Flat 1A & 1B are two-bedroom, self-contained duplex apartments that are both in need of some modernisation. Flat 1a & 1b are being sold with tenants in situ, the current rental income is £8,052 per annum. After completing the works needed, this property offers potential for capital increase or when fully let the potential rental income could be circa £21,600.

**Lot
22**

2a Cole Street, Prenton, CH43 4US



**Guide Price-
£100,000 PLUS***

This is a large, traditional 4-bedroom terraced property, set across 3 floors and located in a popular location between Birkenhead and Prenton. There is scope to reconfigure to provide a 6 bedroom HMO (subject to Planning), as per neighbouring properties bringing in rental income circa £30,000 per annum. The property is currently tenanted on an AST of £695pcm. The property benefits from gas central heating and double glazing throughout. Outside is on-street permit parking and to the rear is a good-sized yard.

**Lot
23**

30 & 32 Balmoral Road, Fairfield, Merseyside, L6 8NF



**Guide Price-
£375,000 PLUS***

This is a large pair of semi-detached houses that has been configured to provide a fully licensed seven-bed HMO and a fully licenced nine bed HMO. Located in the popular L6 Postcode, the properties are fully let producing a current rental income of in excess of £70,000 per annum with an 18.7% rental yield based on guide price. Each of the rooms are large doubles and benefit from their own kitchen facilities while there are communal bath/shower rooms on each floor. There is potential to add an en-suite to each room. The property benefits from double glazing and central heating. The properties would be ideal

student lets or would suit young professional lets. All Universities, Royal Liverpool Hospital and Liverpool City Centre are within walking distance. NB: There will be no internal access on these properties for viewings.

**Lot
24**

15 Eton Drive, Liverpool, L10 2JY



**Guide Price-
£165,000 PLUS***

A good sized 3- bedroom semi- detached bungalow conveniently located within the popular Aintree Village. The property is being offered with vacant possession and is in need of some modernisation. Following completion of the works needed there is potential to add capital value or the property could be placed on the rental market for circa £950pcm.

**Lot
25**

21 Dunbar Street, Liverpool, L4 5TS



**Guide Price-
£65,000 - £70,000***

A good sized 2- bedroom mid terraced house located off County Road in the popular residential area of Walton. The property is within walking distance to a wide range of local amenities. Being sold with a tenant in situ the current rental income is £5,700 per annum and this could be increased to circa £7,200.

**Lot
26**

44-45 Marled Hey, Liverpool, L28 0QL



**Guide Price-
£165,000 PLUS***

A former public house with land to the front and rear extending to approximately 0.556 acres. The property is to be sold with vacant possession due to the closure of the pub, which has been empty for over two years. The building is deemed unusable in its current condition and would require a full scheme of renovation works, including structural repair, or demolition. The site is substantial and provides the potential for residential development, subject to obtaining appropriate Planning.

**Lot
27**

27 Kingsland Road, Birkenhead, CH42 9NN



**Guide Price-
£185,000 PLUS***

A large semi-detached property that has been converted to provide 4 x self-contained flats- 2 x 1 bed flats and 2 x 2 bed flats. Conveniently located in the heart of Birkenhead within walking distance to a range of local amenities and schools. All 4 flats are being sold with tenants in situ and the current rental income is £20,340 per annum.

**Lot
28**

11 Beech Street, Bootle, L20 3HG



**Guide Price-
£40,000 PLUS***

A great refurb/development opportunity with this 2 bedroom mid-terrace property in a popular residential part of Bootle. The property requires a full scheme of modernisation, following which could add capital value for the re-sale market, or placed on the rental market for circa £600 - £650pcm. The property is within close proximity to Bootle Town Centre.

**Lot
29**

13 Stafford Gardens, Ellesmere Port, CH65 8DB



A two- bedroom house located in the popular residential area of Great Sutton, Ellesmere Port. Conveniently located a short distance from Ellesmere Port Town Centre and a wide range of local amenities and schools. The property is being sold with tenants in situ and the current rental income is £6,300 per annum. Following a rent review, the rental income could be increased to circa £9,000 per annum.

**Lot
30**

15 Livingstone Road, Ellesmere Port, CH65 2BE



A two- bedroom mid terraced house located in the popular residential area of Great Sutton, Ellesmere Port. Conveniently located a short distance from Ellesmere Port Town Centre and a wide range of local amenities and schools. The property is being sold with tenants in situ and the current rental income is £5,400 per annum. Following a rent review, the rental income could be increased to circa £8,100 per annum.

**Lot
31**

87 Royle Street, Northwich, CW9 7AH



**Guide Price-
£90,000 PLUS***

A 2- bedroom mid terraced property located in the popular residential location of CW9. The property is being sold with tenant in situ with a current rental income of £6,578.04.

**Lot
32**

122C Market Street, Wirral, CH47 3BH



**Guide Price-
£115,000 PLUS***

A good sized double-fronted commercial premises, with extension to the rear and set across 2 floors. Located in a much sought-after parade of shops leading into Hoylelake, the property benefits from busy footfall and a residential neighbourhood. Until recently, the premises has been used as a Holistic Treatment Salon with shop floor, separate treatment rooms, storage and cloakroom downstairs. Upstairs is a large open area with kitchen and a further separate treatment room. Being sold with vacant possession, the flexible space would lend itself to a number of commercial/retail or food outlets and could be leased for circa £1,000pcm and above.

**Lot
33**

122D Market Street, Wirral, CH47 3BH



A double-fronted commercial premises, located in a much sought-after parade of shops leading into Hoylake. The property benefits from busy footfall and a residential neighbourhood. The premises has been used as a successful Florists for many years, however we are reliably informed that it will become vacant possession at the end of September. The flexible space comprises shop front and rear kitchenette/wc/working area. Following some minor refurbishment, it could be leased for circa £500pcm and above.

**Lot
34**

75 Allerton Road, Woolton, Merseyside, L25 7RF



A rare development opportunity to purchase this substantial 3 storey property situated in the heart of Woolton Village L25. The property is being sold with vacant possession and has been converted to provide a ground floor commercial unit with 2 x 2- bedroom flats above. It is ready to let with a potential rental income of circa £31,800 or it could be converted into a single dwelling with parking, subject to obtaining the relevant planning permission.

**Lot
35**

508 Prescot Road, Old Swan, Merseyside, L13 3DB



**Guide Price-
£135,000 PLUS***

A substantial corner plot set over 3 floors and comprising ground floor commercial unit, and 2 large self-contained flats above. Located on the ever-popular Prescot Road, the property is in a high footfall location, amongst many local businesses and residential neighbourhood. The commercial unit is being sold with vacant possession and has been partially renovated. It is split level with shop front area, steps leading to 2 further open spaces, cloakroom, storage and further w.c. It was previously leased at £750pcm. The flats are both 2 bedroomed and accessed via Day Street. They are

currently tenanted on ASTs providing a combined rental income of £11,440. Following a rent review, this could be increased to a potential rental income circa £13,200 per annum.

**Lot
36**

Land At 33a Brighton Road, Southport, PR8 4DD



**Guide Price-
£150,000 PLUS***

A rare auction opportunity with this substantial plot of land in Birkdale. Full Planning permission has been granted in November 2022 for the 'Erection of a detached dormer bungalow with integral garage, following the demolition of existing workshop and outbuildings.' The Planning is under Reference DC/2021/02915 and is for a 4-bedroomed development. The plot is located on Brighton Road, in the much sought after area of Birkdale, Southport.

Lot
37

42 Connaught Road, Liverpool, L7 8RP



Guide Price-
£90,000 PLUS*

A two bedroom traditional terraced property in Kensington, close to The Royal Liverpool Hospital, Universities and City Centre. The property is being sold with vacant possession and requires a full scheme of refurbishment. Following works it could be rented by the room or as a family home. It will also appeal to developers for the resale market. Accommodation comprises: Entrance hall, 2 reception rooms, cellar, and kitchen to the ground floor. Upstairs provides 2 bedrooms and bathroom. Outside is on-street parking to the front and yard to the rear.

Lot
38

2 Menai Street, Birkenhead, CH41 6EL



Guide Price-
£65,000 PLUS*

NEW ROOF APRIL THIS YEAR! 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
39**

111 Finborough Road, Liverpool, L4 9TD



**Guide Price-
£100,000 PLUS***

A large semi-detached 3-bedroomed property, located in a popular residential part of L4 just off Queens Drive. The property is being sold with vacant possession and is partially re-furbished. Once completed, it has the potential for capital increase or enter the rental market at circa £850 - £900pcm/£10,200 - £10,800 per annum. The property benefits from gas central heating and double glazing throughout. It has large gardens to the rear and potential for driveway to the front.

**Lot
40**

65 Keir Hardie Avenue, Bootle, L20 0DN

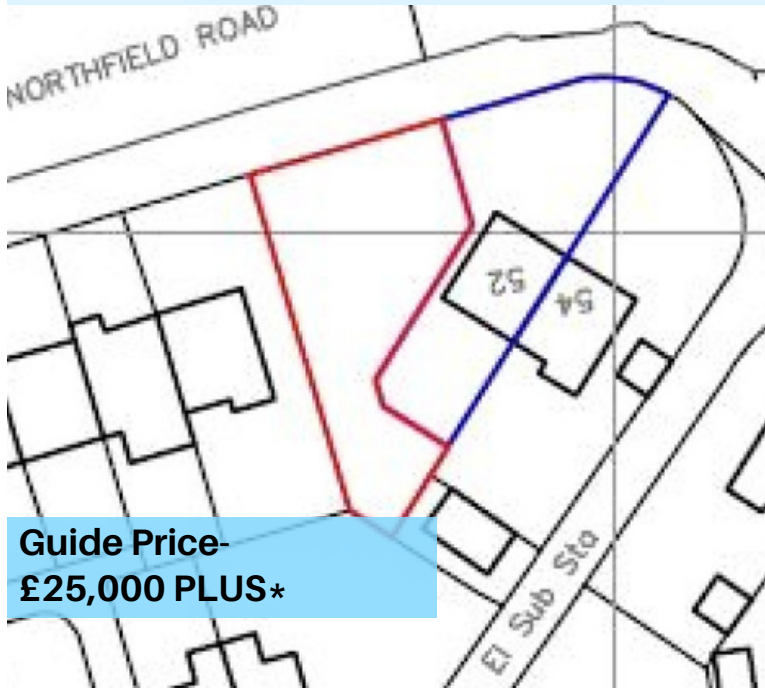


**Guide Price-
£80,000 PLUS***

A large semi-detached 3-bedroomed property, located in a cul-de-sac position on Keir Hardie Avenue in Bootle. The property is being sold with vacant possession and requires a full scheme of refurbishment, following which it would add capital value for the re-sale market or be ideal as a buy-to-let at circa £850pcm/£10,200 per annum. It has large gardens to the rear and shared driveway to garage. Local shops, schools and public transport are all within walking distance.

**Lot
41**

Land Adjacent To 52 Northfield Road, Bootle, L20 0AF



**Guide Price-
£25,000 PLUS***

A plot of land in a residential part of Bootle with Planning Permission for the erection of a detached dwelling house, under Reference DC/2020/02531. Permission was granted in January 2021 for a period of 5 years. It forms part of a corner plot adjoining to 52 Northfield Road, Bootle.

**Lot
42**

46 Woodville Road, Birkenhead, CH42 9LY



**Guide Price-
£50,000 PLUS***

A good sized end-terraced property located in the Prenton part of Birkenhead with easy access to Birkenhead Town Centre and the Mersey Tunnel. Being sold with vacant possession, the property requires a scheme of upgrading, following which it could enter the rental market at circa £600pcm. It will also appeal to owner/occupiers or developers for the re-sale market. The property benefits from gas central heating and double glazing.

Lot
43

24 Kaber Court, Liverpool, L8 6RY



Guide Price-
£80,000 PLUS*

A modern, fully furnished two-bedroom apartment with views across the Liverpool Waterfront and just a 10 minute walk to the Albert Dock and City Centre. The property is currently tenanted on an AST at £700pcm/ £8,400 per annum, giving a Gross Yield of 10.5% on the Guide Price. This could be increased to the current market price of £750pcm. The apartment benefits from secure allocated parking.

Lot
44

6 Alpha Street, Liverpool, L21 8HL



Guide Price-
£80,000 PLUS*

A great investment property with this 3-bedroom end-terrace in Alpha Street, Litherland, close to all local amenities. Being sold with tenant-in-situ on a rolling AST of £560pcm, this could be increased in line with market rents to circa £700 - £750pcm. The property benefits from gas central heating, double glazing and has its own driveway and garage. To the rear is a yard area.

**Lot
45**

25 Longfield Road, Liverpool, L21 8LA



**Guide Price-
£65,000-£70,000 PLUS***

A traditional 2 bedroomed terraced property located in the popular L21 postcode of Litherland. Being sold with tenant-in-situ on a rolling AST at £500pcm. Following a rent review, this could be increased in line with market rents to circa £600 - £650pcm. We are reliably informed that the property benefits from a new combi boiler for gas central heating and is double glazed. There is on-street parking to the front and a yard at the rear.

**Lot
46**

3 Warton Terrace, Bootle, L20 4QA



**Guide Price-
£65,000 PLUS***

A traditional 2-bedroom terraced property in a residential part of Bootle L20, close to schools, public transport links and local amenities. Being sold with tenant-in-situ on a rolling AST of £500pcm, following a rent review, this could be increased in line with market rents to circa £650pcm. The property benefits from gas central heating, and we are reliably informed that a new boiler has recently been installed.

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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.

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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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