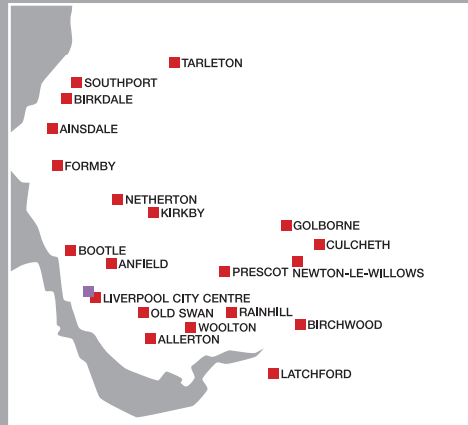


Our Branches



How much will it cost?

The intensive nature of the auction process means there is more preparation involved so auctioning a property does tend to cost slightly more than a conventional sale.

We would never advise a client to sell at auction unless we are absolutely sure it is the best route for you, and because we offer such a wide range of property services we understand all the options.

What to do next?

Just give us a call and one of our property auction specialists will discuss your needs in detail to help you to decide whether an auction is the best route for you.

Contact our auction department on 0151 236 6746 or email enquiries@venmores.co.uk

For more information or to view our online catalogue visit www.venmores.co.uk



- 8-10 Stanley Street, Liverpool L1 6AF Telephone 0151 236 4400
- 24 North John Street, Liverpool L2 9RP Telephone 0151 242 1500
- 32 Allerton Road, Liverpool L18 1LN Telephone 0151 733 9000
- 45 Allerton Road, Woolton, Liverpool L25 7RE Telephone 0151 428 0599
- 11 St Oswald Street, Old Swan L13 5SA Telephone 0151 230 4130
- 13 St Chads Parade, Kirkby L32 8RD Telephone 0151 549 2398
- 227 Breck Road, Liverpool L5 6PT Telephone 0151 260 6106
- 322 Stanley Road, Bootle L5 6QB Telephone 0151 922 4226
- 38 Marian Square, Netherton L30 5QA Telephone 0151 525 5482
- 132 Lord Street, Southport PR9 0AE Telephone 01704 536900
- 41a Liverpool Road, Birkdale, Southport PR8 4BP Telephone 01704 550277
- 36/38 Station Road, Ainsdale, Southport PR8 3HS Telephone 01704 574224
- 115 Church Road, Tarleton PR4 6UP Telephone 01772 814507
- 6 Leyland Street, Prescot L34 5QP Telephone 0151 493 9000
- 72 High Street, Newton-Le-Willows WA12 9SH Telephone 01925 220002
- 10/12 Church Lane, Culcheth WA3 5DT Telephone 01925 733 639
- 75 High Street, Golborne WA3 3BU Telephone 01942 725509
- 9 Church Road, Rainford WA11 8HE Telephone 01744 884567
- 55 Dewhurst Road, Birchwood, Warrington WA3 7PG Telephone 01925 821083
- 710 Knutsford Road, Latchford, Warrington WA4 1JW Telephone 01925 232075
- Colette Gunter Ltd, 27 Elbow Lane, Formby L37 4AB Telephone 01704 878 855

MANAGEMENT & ADMINISTRATION

8-10 Stanley Street, Liverpool L1 6AF Telephone: 0151 236 1166

Venmore Thomas & Jones, part of The Venmore Partnership LLP incorporating Ball & Percival, Phillips & Sons and Ideal Lettings and in association with Venmore Thomas & Jones (Prescot) Ltd, John Brown & Company, and Collette Gunter Ltd.

enquiries@venmores.co.uk www.venmores.co.uk

property auctions

CHARTERED SURVEYORS
ESTATE AGENTS
AUCTIONEERS
PROPERTY MANAGERS
AND CONSULTANTS





We do more to get you moving

The Venmore Partnership LLP is a team of highly experienced and committed property professionals providing a comprehensive range of property services across Merseyside and West Lancashire.

Established over 150 years ago, The Venmore Partnership is the largest independent firm of chartered surveyors, estate agents, valuers, auctioneers and property managers in the region.

We believe in offering the very best to our clients and we work tirelessly to provide an exemplary service. Our philosophy is to meet the individual needs of every client with the utmost commitment, care and integrity.

The Venmore Partnership is the largest property auction house on Merseyside, one of the biggest in the country, and offering a large number of varied properties per auction with an excellent success rate, our track record speaks for itself.

Our dedicated auction team will work closely with you at every stage of the auction, from the initial contact through to completion. By offering a personal approach, we can give you the very highest standard of service and ensure you have all the advice and support you need.

The full range of property services we offer means we have experts with the skills to meet all your property needs. We understand the property market and we are committed to excellence.

Your best interests are our top priority and you can rest assured that from the moment you contact us, no one will do more to get you moving.

Why Auction?

Property auctions are a highly effective way of selling many types of properties. Our auctions create an immediate impact by giving maximum exposure over a short marketing period. Therefore they enable you to obtain the best possible price for your property and are far less time-consuming than more traditional ways of selling.

On the day of auction the contracts are exchanged, a deposit is paid and a completion date is fixed, usually 28 days later. It is as simple as that!

Prior to the auction your property is featured in all of our branches across the region and extensively advertised in the local and regional press. We will arrange viewings, accompanied if required, and we produce a high quality colour auction catalogue featuring the details of your property, highlighting key features. This is then circulated amongst our large database of potential buyers and available on our website.

Popular Auction Properties

Most types of property can be sold at auction however there are certain types that are particularly popular with this method of sale. Properties for investment or in need of renovation are very popular at auction, along with vacant sites, commercial premises, and unique or unusual properties. Probate cases also feature regularly on our auction list, along with repossessions, receiverships and liquidations.

How does it work?

We hold our auctions approximately every seven weeks throughout the year with extensive advertising and publicity to bring together as many potential buyers as possible.

Our auctioneer will consult with you to decide on the minimum price you want for your property, the reserve price, and you can simply withdraw your property if it does not reach that amount. The reserve is not disclosed to buyers prior to the auction.

Sellers will need to appoint a solicitor or conveyancer to prepare a legal pack that needs to be available to potential buyers prior to the auction. We can offer in house Conveyancing on a 'no sale, no fee' basis. Contact our Auction department for details or check out our website.

If you are buying at auction you need the necessary finance available, including a deposit payable immediately, typically 10% of the asking price.

Buyers should enlist the services of a legal representative to ensure you are fully appraised of any complications such as land charges, planning restrictions, or special conditions.

Whether you are buying or selling we work hard to make our auctions a simple and stress-free route to property success.