

AUCTION - 146 - 03 April 2025

ADDENDUM REPORT

| <u>Lot</u> | <u>Addendum</u> |
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| 5 | 21 MERTON ROAD, BOOTLE, MERSEYSIDE This property has been postponed. |
| 7 | 91 TOWNSEND LANE, ANFIELD, LIVERPOOL Please note this property has been postponed |
| 14 | 39 PEEL STREET, LIVERPOOL Please note that the rent is £16,701.60 per annum and not as stated in the brochure. |
| 16 | 143 HIGH STREET, BLACKPOOL Please note the rental income is £26,666.52 per annum and not as stated in the brochure. |
| 18 | 32 SEPTEMBER ROAD, LIVERPOOL Please note Clause 31 of the Special Conditions |
| 19 | 297 BRECK ROAD/2 WINDERMERE STREET, EVERTON, LIVERPOOL Please note the rental income for this property is £27,960 per annum and not £28,000 as previously listed. |
| 24 | 103 HALE DRIVE, LIVERPOOL This property has been postponed. |
| 27 | 12 DORSET AVENUE, LIVERPOOL The current rental income is £6,300 per annum. |
| 29 | 24 BROAD LANE, NORRIS GREEN, LIVERPOOL This lot has sold prior to auction. |
| 31 | 94 ELIZABETH ROAD, FAZAKERLEY, LIVERPOOL This property has sold prior to auction. |
| 33 | 171 LISBURN LANE, LIVERPOOL THIS PROPERTY HAS SOLD PRIOR |
| 36 | 3 BURNTHWAITE ROAD, LIVERPOOL This lot has sold prior. |

- 39 **LAND ON THE NORTH WEST SIDE OF BAILEY STREET, LIVERPOOL**
Please note the guide price has been reduced to £150,000+
- 40 **4 WOLVERTON STREET, LIVERPOOL**
This lot has sold prior to auction.
- 44 **10/10A GREENBANK ROAD, LIVERPOOL**
Tenants have not yet signed for the new academic year however, the managing agent is actively marketing the property and carrying out viewings.
- 45 **154 LAWRENCE ROAD, LIVERPOOL**
Please note the property has been postponed until the May auction.
- 48 **26 BURLEIGH ROAD NORTH, LIVERPOOL**
This lot has sold prior to auction.
- 49 **61 LENTHALL STREET, LIVERPOOL**
This lot has sold prior to auction.
- 52 **145 WALTON VILLAGE, LIVERPOOL**
We have been advised that the tenants have recently moved in, are on new agreements and are up-to-date with their rent.
- 54 **32 EUSTON STREET, LIVERPOOL**
This lot has sold prior to auction.
- 55 **28 CASTLE STREET, WOOLTON, LIVERPOOL**
Please note this property has been postponed from auction.
- 58 **25 MAKIN STREET, LIVERPOOL**
This property has been entered into the auction on the 20th May.
- 62 **3 FROGMORE ROAD, FAIRFIELD, LIVERPOOL**
Please note the completion timescale is 42 working days from the auction date.
This lot has been postponed until the May auction.
- 66 **FLAT 5, 10-12 CROSBY GREEN, LIVERPOOL**
This property has sold prior to auction.
- 67 **37 BISHOP ROAD, LIVERPOOL**
This lot has sold prior to auction.

68 **31 CHERRY COURT, ORCHARD STREET, WARRINGTON**

THIS PROPERTY HAS SOLD PRIOR

72 **CAR PARKING SPACES, CENTRAL CAR PARK, THE
COOMBES, POLPERRO, CORNWALL**

For the avoidance of doubt, the documents titled 'OCE title plan' and
'OCE register' within the legal pack is the extent of the car parking
being sold, as per the published catalogue entry.

73 **WHEAL BUSH COTTAGE, COX HILL, CHACEWATER,
TRURO, CORNWALL**

THIS PROPERTY HAS SOLD PRIOR

75 **GROUND FLOOR FLAT, 7 PORTLAND ROAD, PLYMOUTH**

THIS PROPERTY HAS BEEN POSTPONED

The service charge is £27.05 per month.

77 **87 HENGAR MANOR, ST. TUDY, BODMIN, CORNWALL**

This lot has sold prior to auction.

78 **86 HENGAR MANOR, ST. TUDY, BODMIN, CORNWALL**

This lot has sold prior to auction.

79 **7 POLSHAM PARK, PAIGNTON, DEVON**

The guide price has been reduced to £170,000+

83 **FLAT 2, 10 QUEENS GATE, LIPSON, PLYMOUTH**

The guide price has been reduced to £150,000+

85 **1 GRENVILLE PARK, STAMFORD HILL, STRATTON,
BUDE, CORNWALL**

This property has been withdrawn.

90 **9 CHURCH LANE, TORQUAY**

This lot has sold prior to auction.

91 **13 PARC TERRACE, NEWLYN, PENZANCE, CORNWALL**

The guide price has been reduced to £80,000+

92 **7 BROOK TERRACE, SAMPFORD SPINEY, HORRABRIDGE,
YELVERTON, DEVON**

It has been brought to our attention that the property is subject to a Section 157 restriction, whereby the purchaser must have had their place of work, or principle home in the County of Devon (or has had the one in part or parts and the other in the remainder of that period of three years). Please refer to the legal pack for further information.

EPC Rating E.

94 **LAND AT BOWL ROCK, LELANT, ST. IVES, CORNWALL**

THIS LOT HAS SOLD PRIOR

95 **50 ONSLOW ROAD, FAIRFIELD, LIVERPOOL**

This property has been postponed

96 **FLAT 5, 70 WORDSWORTH STREET, BOOTLE,
MERSEYSIDE**

THIS PROPERTY HAS SOLD PRIOR

97 **37 TILDSLEY STREET, BOLTON**

This lot has sold prior to auction.

100 **LAND AND GARAGE AT 46 SANDHEYS AVENUE,
LIVERPOOL**

The description has been amended to now read: A plot of land with planning in principle to demolish the existing garage and erect 1 single dwellinghouse.

104 **14 OSBORNE ROAD, TUEBROOK, LIVERPOOL**

Please note the property is fully let producing £16,800 per annum and not as stated in the brochure.

105 **12 KEMPTON ROAD, WAVERTREE, LIVERPOOL**

This lot has sold prior to auction.

107 **10 SCOTT STREET, BOOTLE, MERSEYSIDE**

THIS PROPERTY HAS SOLD PRIOR

108 **14 SOUTHEY STREET, BOOTLE, MERSEYSIDE**

THIS PROPERTY HAS SOLD PRIOR

- 111 **2 MARKFIELD ROAD, BOOTLE, MERSEYSIDE**
THIS PROPERTY HAS SOLD PRIOR
- 112 **2 CARN BARGUS, WHITEMOOR, NANPEAN, ST. AUSTELL,**
CORNWALL
This lot has sold prior to auction.