

AUCTION - 149 - 11 September 2025

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
7	38A RAWLINS STREET, FAIRFIELD, LIVERPOOL Please note the guide price on this property has been reduced to £140,000+
9	1 ESHER ROAD, WIRRAL, MERSEYSIDE Please note this property has been postponed.
10	78 ROCKBOURNE AVENUE, GATEACRE, LIVERPOOL The guide price has been reduced to £300,000 plus
13	TARKA LODGE, 1B JERICHO FARM CLOSE, LIVERPOOL This lot has sold prior to auction.
16	46 ASH GROVE, WAVERTREE, LIVERPOOL The guide price has been changed to £225,000 plus
17	48 ASH GROVE, WAVERTREE, LIVERPOOL The guide price has been amended to £225,000 plus
18	133 DOULTON STREET, ST. HELENS, MERSEYSIDE Please note the guide price has been amended to £75,000 plus
19	22A RAINBOW DRIVE, MELLING, LIVERPOOL THIS PROPERTY HAS SOLD PRIOR
20	21B WARWICK ROAD, LIVERPOOL Please note the property has been postponed.
21	FLAT 1, 1A, 2 & 3, 75 SHREWSBURY ROAD, PRENTON, MERSEYSIDE Please note that the receivers have been attempting to gain access to Flats 1, 1a and 2 to complete EPCs however can not guarantee access will be possible for them to obtain these.
22	16 SEAFORD CLOSE, LYDIATE, LIVERPOOL This lot has sold prior to auction

- 23 **47 LOVELACE ROAD, GRASSENDAL, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 24 **14 FERN GROVE, LIVERPOOL**
This lot has been postponed.
- 25 **LAND AT 10/12 FERN GROVE, LIVERPOOL**
The lot has been postponed.
- 26 **11 KENYON ROAD, LIVERPOOL**
Please note the guide price has been amended to £135,000 plus
- 30 **APT 6, HARRINGTON CHAMBERS, 26 NORTH JOHN STREET, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 31 **40 STONEHILL STREET, LIVERPOOL**
This property has been sold prior.
- 35 **APT 312, 15 HATTON GARDEN, LIVERPOOL**
Please note this property has been postponed.
- 38 **52 CASTLEWOOD ROAD, LIVERPOOL**
This property has been postponed to the October auction.
- 40 **FLAT 90, LOWBRIDGE COURT, GARSTON, LIVERPOOL**

THIS PROPERTY HAS SOLD PRIOR
- 41 **67 OCTOBER DRIVE, LIVERPOOL**
The rent has now been increased to £8,400 per annum and a copy of the new tenancy agreement can be found within the legal pack.
- 44 **49 ESMOND STREET, LIVERPOOL**
Please note that the rent is £5,700 per annum and not as stated in the brochure.
- 45 **FORMER SUNDAY SCHOOL ADJOINING RICHMOND BAPTIST CHURCH, OAKFIELD ROAD, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR

- 46 **FLAT 6, 83A BOLD STREET, LIVERPOOL**
Please note the property is now vacant.
- 48 **9 ESMOND STREET, LIVERPOOL**
This lot has been sold prior to auction.
- 50 **162 INCE AVENUE, ANFIELD, LIVERPOOL**
This lot has sold prior to the auction.
- 52 **SITE OF THE FORMER PINGWOOD PUB, MOORFIELD, LIVERPOOL**
This lot has sold prior to auction.
- 56 **77 ANDERTON STREET, INCE, WIGAN, LANCASHIRE**
The property has been sold prior to auction.
- 57 **GLENCO, LANIVET, BODMIN, CORNWALL**
The guide price has been reduced to £425,000+
- 59 **2 VALLEY BUNGALOWS, MILLENDREATH HOLIDAY VILLAGE, LOOE, CORNWALL**
Please note this property has sold prior.
- 60 **FLAT 3, CHYCELIN, ALVERTON TERRACE, PENZANCE, CORNWALL**
The guide price has been reduced to £85,000+
This lot has been postponed until the 23rd October 2025.
- 61 **1 PRIESTHOOD TERRACE, MILLBROOK, TORPOINT, CORNWALL**
THIS PROPERTY HAS SOLD PRIOR
- 62 **FORMER PUBLIC CONVENIENCES, UPTON CROSS, LISKEARD, CORNWALL**
The guide price has been reduced to £18,000+
- 67 **19 FLORENCE PLACE, NEWLYN, PENZANCE, CORNWALL**

This property has been withdrawn.
- 73 **86 & 86A FORE STREET, NEWLYN, PENZANCE, CORNWALL**

The properties being sold are:

86 Fore Street, Newlyn TR18 5JR & 86A Fore Street, Newlyn TR18 5JS.

The Council Tax Band for 86A is A.

The EPC Rating for 86A is F.

74 **14 HELIGAN REACH, ST. IVES BAY HOLIDAY PARK, 73
LOGGANS ROAD, LOGGANS, HAYLE, CORNWALL**

Please note this property has been withdrawn

78 15b Atlantic Road, Newquay
Please note this property has been withdrawn

79 **SINGLE GARAGE AT CRESCENT GARDENS, TRURO,
CORNWALL**

This lot has been withdrawn.

81 **40 HERRICK STREET, LIVERPOOL**

This lot has been sold prior to auction.

82 **4 WINDSOR ROAD, TUEBROOK, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR

84 **5 LAMPETER ROAD, LIVERPOOL**

The guide price has been amended to £88,000 plus

85 **4 & 4A GASCOYNE PLACE & 43 REGENT STREET,
PLYMOUTH**

This lot has sold prior to auction.

86 **110 THORNTON ROAD, BOOTLE, MERSEYSIDE**

This lot has been sold prior to auction.