

AUCTION - 142 - 10 September 2024

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
5	3 COLINTON STREET, LIVERPOOL Please note the guide price on this property has been reduced to £65,000+
7	228-232 KNOWSLEY ROAD, BOOTLE, MERSEYSIDE The rental income is £46,080 per annum, not as stated in the brochure.
12	56 ALSTONFIELD ROAD, LIVERPOOL The guide price has been changed to £115,000
16	APT 41, 15 VICTORIA STREET, LIVERPOOL Please note the guide price has been reduced to £70,000+
24	ROCKVILLA HOTEL, 329 OLD CHESTER ROAD, BIRKENHEAD, MERSEYSIDE This lot has been postponed and will be offered in the October auction.
27	14 BLUNDELLSANDS ROAD WEST, LIVERPOOL Please note the lot has sold prior
28	167, 169 & 169A PICTON ROAD / 2 EASTDALE ROAD The guide price has been reduced to £265,000 plus. Please note that number 169 Picton Road is now vacant. THIS LOT HAS NOW BEEN WITHDRAWN FROM AUCTION.
29	GARAGE, TO THE EAST OF 4 CHURCH MOUNT, LIVERPOOL PLEASE NOTE THIS PROPERTY HAS SOLD PRIOR
30	TOFFEES GUEST HOUSE, 56 EAST PARADE, RHYL, CLWYD PLEASE NOTE THIS PROPERTY HAS BEEN POSTPONED
31	ANCHOR B&B, 40 RIVER STREET, RHYL, CLWYD PLEASE NOTE THIS PROPERTY HAS BEEN POSTPONED

- 32 **THE COVE GUEST HOUSE, 48 RIVER STREET, RHYL,
CLWYD**
PLEASE NOTE THIS PROPERTY HAS BEEN POSTPONED
- 39 **88 GREEN LANE, STONEYCROFT, LIVERPOOL**
Please note the property has been postponed.
- 40 **9 HAVERSTOCK ROAD, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 43 **32 PEEL STREET, LIVERPOOL**
This lot has been sold prior to auction.
- 46 **110 BRECK ROAD, ANFIELD, LIVERPOOL**
THIS PROPERTY HAS BEEN WITHDRAWN FROM THE
AUCTION

The guide price has been changed to £100,000 plus
- 47 **26 CAIRO STREET, LIVERPOOL**
This lot has sold prior.
- 48 **42 & 42A PARK HILL ROAD, LIVERPOOL**
Please note we have been advised by the vendor that the ground floor
flat is now vacant.
This lot has sold prior to auction.
- 49 **18 RUFFORD ROAD, BOOTLE, MERSEYSIDE**
This lot has sold prior.
- 50 **21 SHAKESPEARE STREET, BOOTLE, MERSEYSIDE**
This lot has sold prior.
- 51 **37 WESTCOTT ROAD, LIVERPOOL**
This lot has sold prior.
- 52 **76 FITZGERALD ROAD, OLD SWAN, LIVERPOOL**
This lot has been postponed until the October Auction.
- 55 **FLAT 3 JAMES HOUSE, 31 SOUTH DRIVE, WAVERTREE,
LIVERPOOL**
Please note this property is a studio flat and not a 1 bedroomed flat as
stated in the catalogue.

- 60 **26 KEENAN DRIVE, BOOTLE, MERSEYSIDE**
This lot has sold prior to auction.
- 61 **FLAT 3, 16 ALEXANDRA DRIVE, LIVERPOOL**
The guide price has been reduced to £40,000
- 62 **FLAT 5, 4 ALEXANDRA DRIVE, LIVERPOOL**
The guide price has been reduced to £50,000 plus
- 66 **14 ORRELL LANE, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 70 **28 LONG LANE, WALTON, LIVERPOOL**
THIS PROPERTY HAS BEEN WITHDRAWN FROM THE
AUCTION
- 71 **116 LONGREACH ROAD, LIVERPOOL**
The property is currently let by way of an Assured Shorthold Tenancy
agreement which now a monthly rolling agreement producing a rental
income of £5,700 per annum, not as stated in the brochure.
- 72 **42 BRAINERD STREET, LIVERPOOL**
This lot has sold prior to auction.
- 73 **24E FAIRFIELD CRESCENT, FAIRFIELD, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 75 **38 MORECAMBE STREET, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 79 **10 HAMPSTEAD ROAD, LIVERPOOL**
We have been advised by the vendor that the rental income is £30,162
per annum. Please refer to the rental breakdown in the legal pack.
- 82 **139 BRIGHTON STREET, WALLASEY, MERSEYSIDE**
This lot has been postponed and will be offered in the October
auction.
- 83 **50 DEWSBURY ROAD, LIVERPOOL**
This lot has sold prior.
- 84 **14 ARDLEIGH ROAD, LIVERPOOL**
The guide price has been reduced to £110,000

- 85 **42 PARTON STREET, LIVERPOOL**
This lot has sold prior to auction.
- 86 **25 EATON ROAD, WEST DERBY, LIVERPOOL**
This property has been sold prior.
- 88 **18 COOKS ROAD, CROSBY, LIVERPOOL**
This lot has sold prior to auction.
- 91 **2 ROBY STREET, BOOTLE, MERSEYSIDE**
THIS PROPERTY HAS SOLD PRIOR
- 92 **55 BROOK STREET, DAWLISH, DEVON**
EPC Rating - E
- 96 **18 SOUTH TERRACE, PENZANCE, CORNWALL**
The guide price has been amended to £175,000+
EPC Rating - C
- 100 **21 RUNDLE ROAD, NEWTON ABBOT, DEVON**
THIS PROPERTY HAS SOLD PROIR
- 101 **88 DRUMP ROAD, REDRUTH, CORNWALL**
PLEASE NOTE THIS LOT HAS SOLD PRIOR
- 103 **LAND AT STRONGMANS COTTAGE, RUTHVOES, ST. COLUMB, CORNWALL**
This lot has been postponed.
- 104 **FORMER CHAPEL GROUNDS, RUTHVOES, ST. COLUMB, CORNWALL**
This lot has been postponed.
- 105 **STRONGMANS COTTAGE, RUTHVOES, ST. COLUMB, CORNWALL**
This lot has been postponed
- 107 **11 HENGAR MANOR, ST. TUDY, BODMIN, CORNWALL**

This property has been postponed.
- 110 **MONS HAVEN, TWELVEWOODS PLACE, DOBWALLS, LISKEARD, CORNWALL**
The guide price has been reduced to £230,000+

- 111 **57 BONVILLE ROAD, PLYMOUTH**
This lot has sold prior to auction.
- 112 **15 TOPSHAM ROAD, EXETER**
Please note this property has Sold Prior
- 113 **1 ORCHARD ROAD, PLYMOUTH**
THIS PROPERTY HAS SOLD PRIOR

EPC - F
- 116 **180 MARKET STREET, NEWTON-LE-WILLOWS,
MERSEYSIDE**
PLEASE NOTE - THIS PROPERTY HAS SOLD PRIOR
- 118 **12 SPEKE ROAD, WOOLTON, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR