

Lot Address and Addendum

1 Allerton Tower Lodge, Woolton Road, Woolton, Liverpool, L25 7UL

This property has been postponed until the 21st May auction

3 163 Chatham Street, Liverpool, Merseyside, L7 7AZ

This lot has been postponed.

8 43 Ellamsbridge Road, St. Helens, Merseyside, WA9 3PY

This property has been withdrawn.

9 9 Bianca Street, Bootle, Merseyside, L20 7DS

The guide price has been amended to £63,000

10 33 Hayes Avenue, Prescot, Merseyside, L35 5BH

The seller advises that a new GlowWorm combi boiler was installed on 24/03/2026. See legal pack for installation record.

14 Flat 12 Shandon Court, 73 London Road, Liverpool, Merseyside, L3 8HY

The guide price has been reduced to £50,000 plus.

20 Apartment 7, 75 Henry Street, Liverpool, Merseyside, L1 5BU

Please note the address on the title register is Apartment 11, but the flat is known as Apartment 7

25 Barrows Cottages, 174 Dragon Lane, Whiston, Knowsley, L35 3QT

Please note that there is a telephone mast in place producing £10,000 per annum - a copy of the lease is provided in the legal pack.

26 19 Killarney Road, Liverpool, Merseyside, L13 5SW

The guide price has been increased to £85,000 plus

30 Land and Buildings on the SE Side of Mather Road, Bury, BL9 6QU

The guide price has been reduced to £400,000 plus

35 72-76 Prescot Road, Fairfield, Liverpool, Merseyside, L7 0JA

This property has been postponed until 21st May

38 Flat 21 Timperley Court, Widnes, WA8 6FN

The guide price has been increased to £70,000 plus

39 69 Scargreen Avenue, Liverpool, Merseyside, L11 3AY

Please note the rental income is £7,260 per annum and not £7,200 per annum as said in the catalogue.

43 46 Ronald Street, Liverpool, Merseyside, L13 2AB

The guide price has been increased to £80,000 plus

47 Apartment 1, 17 North John Street, Liverpool, Merseyside, L2 5AA

At the close of the live-streamed auction sale, final bid figures will be submitted to the Administrators for approval and any bid shall be subject to approval and acceptance by the Company and/or the Administrators. Bid acceptance will be subject to the bidder passing relevant identity/due diligence checks performed by the Company and/or the Administrators. No bid may be withdrawn and the Company/Administrators does not bind itself to accept the highest bid or any other bid placed in the course of the online auction sale. Please note the guide price has been reduced to £50,000 plus.

51 Apartment 11, 17 North John Street, Liverpool, Merseyside, L2 5AA

At the close of the live-streamed auction sale, final bid figures will be submitted to the Administrators for approval and any bid shall be subject to approval and acceptance by the Company and/or the Administrators. Bid acceptance will be subject to the bidder passing relevant identity/due diligence checks performed by the Company and/or the Administrators. No bid may be withdrawn and the Company/Administrators does not bind itself to accept the highest bid or any other bid placed in the course of the online auction sale. Please note the guide price has been reduced to £55,000 plus.

52 30 Hillcroft Road, Wallasey, Merseyside, CH44 4BL

The guide price has been increased to £85,000 plus

54 Flat 35, 35 Holland Street, Liverpool, Merseyside, L7 0JG

Please note the guide price has been reduced to £45,000 plus

64 5 Pauline Walk, Liverpool, Merseyside, L10 4XY

The guide price has been increased to £80,000 plus

65 Apartment 3, 17 North John Street, Liverpool, Merseyside, L2 5AA

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69 18 Ashwood Close, Kirkby, Liverpool, Merseyside, L33 1ZB

the guide price has been reduced to £70,000+

70 20 Meadowside Drive, Liverpool, Merseyside, L33 1SA

The guide price has been reduced to £65,000 +

71 Apartment 9, 17 North John Street, Liverpool, Merseyside, L2 5AA

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72 Apartment 215 Reliance House, 20 Water Street, Liverpool, L2 8AA

Please note this property is vacant. At the close of the live-streamed auction sale, final bid figures will be submitted to the Administrators for approval and any bid shall be subject to approval and acceptance by the Company and/or the Administrators. Bid acceptance will be subject to the bidder passing relevant identity/due diligence checks performed by the Company and/or the Administrators. No bid may be withdrawn and the Company/Administrators does not bind itself to accept the highest bid or any other bid placed in the course of the online auction sale. Please note the guide price has been reduced to £76,500 plus.

75 Flat 12 Queens Court, 65-67 Shrewsbury Road, Prenton, CH43 6TE

Please note the guide price has been amended to £65,000 plus

80 86 Snowberry Road, Liverpool, Merseyside, L14 8XR

We have been advised of the rental income and Sutton Kersh haven't seen sight of the tenancy agreement.

87 21 Carclew Street, Truro, Cornwall, TR1 2DY

Please note the guide price has been reduced to £100,000+

89 21 Garth-an-Creet, St. Ives, Cornwall, TR26 2ER

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

99 13 Honey Street, Bodmin, Cornwall, PL31 2DL

The guide price has been reduced to £35,000+ EPC Rating - E.

101 8 Lescudjack Heights, Pendennis Place, Penzance, TR18 2FA

Documentation has been received from the Freeholder, stating that remedial works to the properties will commence in May 2026, in order to enable the properties to become suitable for mortgage purposes, at an initial cost to each leaseholder of £4,500. Please refer to the legal pack for further information. The guide price has been increased to £130,000+ to reflect the change in circumstances. Holiday lettings figures provided show a rental income of £25,172 for March 2024 - March 2025.

102 23 Brook Street, Dawlish, Devon, EX7 9AE

The guide price has been reduced to £70,000+

109 449 Queens Drive, Stoneycroft, Liverpool, Merseyside, L13 0AQ

This property has been postponed until May auction.

110 39 Rockbank Road, Liverpool, Merseyside, L13 7BE

The guide price has been reduced to £115,000+

112 15 Walton Road, Liverpool, Merseyside, L4 4AD

We've been advised by the vendor that a rent increase has taken place since the previous tenancy agreements, which we have copies of in the legal pack. However Sutton Kersh have not seen sight of the new agreements