

AUCTION - 103 - 14 February 2019

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
2	23 WHITBY STREET, LIVERPOOL This property has been sold prior to auction.
6	30 STEVENSON STREET, LIVERPOOL This property has been postponed until the 28th March auction.
7	262 AIGBURTH ROAD, AIGBURTH, LIVERPOOL This lot has sold prior.
10	46 WELLESLEY ROAD, LIVERPOOL This lot has sold prior to Auction
11	PENISARWAUN NURSING HOME, PENISARWAUN, CAERNARFON, GWYNEDD This property has sold prior
13	66 LIND STREET, LIVERPOOL This property has been sold prior.
14	179 LINACRE ROAD, LITHERLAND, LIVERPOOL This property has sold prior.
19	FREEHOLD INTEREST AT 17-19 LORD NELSON STREET, LIVERPOOL There is approximately 108 years left to run on each apartment and not 85 as stated in the brochure. It is understood that each flat is currently paying £85pcm for the service charge and insurance not £100 as stated in the brochure. The owner of the freehold title is entitled to appoint a management company to manage the development and the management company is permitted to recover its management fees under the terms of the apartment leases. The freeholder itself is not currently producing a Management Fee of 10% of the service charge collected as stated in the brochure. The opportunity to form another car space within the existing car park is subject to all requisite consents.
22	FLAT 3, 125 STANLEY ROAD, LIVERPOOL This lot has sold prior to Auction

- 24 **3 SEDLEY STREET, LIVERPOOL**
This lot has been sold prior.
- 25 **119 BEATRICE STREET, BOOTLE, MERSEYSIDE**
This property has been sold prior to auction.
- 26 **HESKETH HOUSE, OLD MILL LANE, LIVERPOOL,**
This property has been postponed. It remains fully available and if you are interested please speak to Cathy Holt
- 27 **FORMER WESTMINSTER PUBLIC HOUSE, 2 BARLOW LANE, LIVERPOOL**
This lot has been sold prior.
- 28 **32 CHARLECOTE STREET, LIVERPOOL**
This lot has sold prior.
- 30 **25 HAREBELL STREET, LIVERPOOL**
The property is now vacant.
- 32 **14 MALWOOD STREET, LIVERPOOL**
This lot has sold prior.
- 36 **44 GLAMIS ROAD, LIVERPOOL**
This property has been sold prior to auction.
- 38 **HOUSEBOAT, LIVERPOOL YACHT CLUB & MARINA, COBURG WHARF, LIVERPOOL**
The guide price has changed to £55,000 plus
- 39 **56 WOOLTON ROAD, WAVERTREE, LIVERPOOL**
The guide price has now been changed to £200,000 plus.
- 43 **206 RIBBLETON AVENUE, RIBBLETON, PRESTON**
This property has sold prior.
- 45 **94 KING STREET, SOUTHPORT, MERSEYSIDE**
The property is a Grade II Listed Building.
- 48 **15 BOTANIC ROAD, LIVERPOOL**
This property has been sold prior to auction.
- 52 **75 RAWCLIFFE ROAD, LIVERPOOL**
The guide price has been increased to £160,000 plus
- 54 **17 ST. ANDREWS ROAD, BOOTLE, MERSEYSIDE**

The property will need refurbishment works if vacated. Catalogue description is incorrect.

- 57 **242 BINNS ROAD, OLD SWAN, LIVERPOOL**
This property has been sold prior.
- 58 **1 MAX ROAD, LIVERPOOL**
The guide price has changed to £35,000 plus
- 59 **397 CHERRY LANE, LIVERPOOL**
The guide price has been increased to £50,000 plus
- 60 **22 FORFAR ROAD, TUEBROOK, LIVERPOOL**
This property has been sold prior to auction.
- 62 **254 PARK ROAD, TOXTETH, LIVERPOOL**
This property has been postponed but remains fully available, please speak to a member of the team if you are interested.
- 65 **40 VICTOR STREET, CLAYTON LE MOORS, ACCRINGTON, LANCASHIRE**
This lot has sold prior to Auction.
- 66 **56-74 CONWY DRIVE, LIVERPOOL**
This property has been sold prior to auction.
- 67 **FLATS 1 & 2, 57 KINGSBURY ROAD, ERDINGTON, BIRMINGHAM**
This property has been sold prior to auction.
- 68 **143 BRIGHTON STREET, WALLASEY, MERSEYSIDE**
This property has been sold prior.
- 69 **2 PARK HILL ROAD, LIVERPOOL**
This property has sold prior.
- 72 **5 CHILDWALL AVENUE, LIVERPOOL**
This property has been sold prior to auction.
- 73 **3 RODNEY STREET, LIVERPOOL**
This property has been postponed. Please speak to a member of staff if you are interested.
- 74 **49 ASHLEY ROAD, BIRMINGHAM**
This property has been sold prior.
- 75 **41 ST. MARYS ROAD, GARSTON, LIVERPOOL**

This property has been postponed but remains fully available, please speak to a member of staff if you are interested.

76 **FORMER FARNWORTH ARMS, 1 FARNWORTH STREET/KENSINGTON**

This property has been sold prior.

82 **33 JULY ROAD, LIVERPOOL**

This property has been sold prior.

83 **1A WELLINGTON AVENUE, LIVERPOOL**

The property has been sold prior.