

AUCTION - 120 - 15 July 2021

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
1	<b>39 ADLAM ROAD, LIVERPOOL</b> This property is non-standard construction and would be suitable for cash buyers only.
2	<b>4 ESPIN STREET, LIVERPOOL</b> This property has been sold prior.
3	<b>13 ANDREW STREET, LIVERPOOL</b> This property has Sold Prior.
6	<b>FLAT 28A ARNDALE HOUSE, 89-103 LONDON ROAD, LIVERPOOL</b> The property has now been withdrawn.  The studio is part of a cluster of 4 rooms. Individual living accommodation/Bathroom with shared lounge/Kitchen.
7	<b>43 WILBURN STREET, LIVERPOOL</b> This property has been postponed until September Auction.
9	<b>17 MADELAINE STREET, LIVERPOOL</b> This lot has sold prior to auction.
10	<b>24 SLEEPERS HILL, LIVERPOOL</b> This lot has been sold prior.
16	<b>30/30A - 36/36A ORIEL ROAD - 41/41A MACBETH STREET, LIVERPOOL,</b> This property has been withdrawn from the auction.
18	<b>3 AIGBURTH ROAD, LIVERPOOL</b> The guide price has increased to £435,000+*
20	<b>FLAT 1, 51 DERBY LANE, LIVERPOOL</b> This property has Sold Prior.
22	<b>294 BRECK ROAD, EVERTON, LIVERPOOL</b> This property has been sold prior.
24	<b>2 MEADOW STREET, HYDE, CHESHIRE</b>

This lot has sold prior to auction.

27      **34, 34A & 34B KNOWSLEY ROAD, BOOTLE, MERSEYSIDE**

This property has been withdrawn from auction.

28      **102 LONGFELLOW STREET, LIVERPOOL**

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

30      **136 ANFIELD ROAD, LIVERPOOL**

This lot has sold prior to auction.

32      **10 ARKLES LANE, LIVERPOOL**

This lot has sold prior to auction.

33      **11 BRIAR STREET, LIVERPOOL**

This property has been postponed. Please speak to a member of staff if you are interested

35      **FLAT 51 WILLOW RISE, LIVERPOOL**

This lot has sold prior to auction.

38      **54 CARISBROOKE ROAD, LIVERPOOL**

It appears the flat is vacant however, we are advised that the vendor is still receiving £400pcm in rent. Until the vendor receives formal notice then legally the flat is still let.

40      **342 WALTON BRECK ROAD, LIVERPOOL**

This lot has sold prior.

41      **2 OXLEY CLOSE, STOCKSBRIDGE, SHEFFIELD, SOUTH YORKSHIRE**

This property has sold prior to auction

42      **33 COUNTY ROAD, WALTON, LIVERPOOL**

The Guide price has been increased to £110,000 plus

45      **16 DEANE ROAD, LIVERPOOL**

This property has been sold prior.

46      **21 & 21A CHURCH ROAD, WAVERTREE, LIVERPOOL**

This property has been sold prior.

Please note the flat above is now let to 3 individuals at a rental of £96pppw.

- 47        **10 DEANE ROAD, LIVERPOOL**  
This property has been sold prior.
- 50        **65 CHELSEA ROAD, LITHERLAND, LIVERPOOL**  
The guide price has changed to £65,000 plus
- 52        **7 & 7A HAWTHORNE ROAD, BOOTLE, MERSEYSIDE**  
This lot has been withdrawn. If you are interested please speak to a member of staff
- 53        **53 WARBRECK AVENUE, LIVERPOOL**  
The guide price has been reduced to £60,000 plus.
- 54        **FLATS 1-3, 185 WESTMINSTER ROAD, LIVERPOOL**  
This lot has been withdrawn. If you are interested please speak to a member of staff
- 56        **40 EMERY STREET, LIVERPOOL**  
This lot has been sold prior.
- 60        **16 WADHAM ROAD, BOOTLE, MERSEYSIDE**  
The guide price has been increased to £60,000 plus
- 65        **14 COWLEY HILL LANE, ST. HELENS, MERSEYSIDE**  
This property has Sold Prior.
- 72        **21 SMITHS LANE, HINDLEY GREEN, WIGAN,  
LANCASHIRE**  
This property has been withdrawn. Please speak to a member of staff if you are interested
- 73        **82 PINNINGTON ROAD, MANCHESTER**  
This property has been withdrawn. Please speak to a member of staff if you are interested
- 79        **85 CLARE ROAD, BOOTLE, MERSEYSIDE**  
The guide price has been increased to £70,000 plus
- 81        **83 TOWNSEND LANE, ANFIELD, LIVERPOOL**  
The guide price has been reduced to £75,000 plus
- 84        **18 ARKLES ROAD, LIVERPOOL**  
This property has sold prior to auction.
- 86        **106 MAKIN STREET, LIVERPOOL**  
The guide price has been reduced to £72,000 plus

- 87        **50 KING STREET, SOUTHPORT, MERSEYSIDE**  
Please note the guide price has been reduced to £85,000 plus.
- 90        **FLAT 35 WILLOW RISE, LIVERPOOL**  
This lot has been sold prior to auction.
- 95        **1 & 3 BEDFORD ROAD, BOOTLE, MERSEYSIDE**  
This property has been withdrawn. Please speak to a member of staff if you are interested
- 97        **64 HAHNEMANN ROAD, LIVERPOOL**  
The rent payable under the terms of the Tenancy Agreement is £495.00 pcm, which equates to an annual rent of £5,940.00, and not £5,640.00 as stated in the particulars of sale.
- 101       **85 HALE ROAD/ 132 CARISBROOKE ROAD, WALTON, LIVERPOOL**  
Please note that the rent reserved under the terms of the Tenancy Agreement is stated to be £395.00 pcm, which equates to an annual rent of £4,740.00, and not £5,100.00 as stated in our particulars.
- 106       **3 MARLBOROUGH ROAD, TUEBROOK, LIVERPOOL**  
The property will be sold with vacant possession.
- 109       **38 ROCKHOUSE STREET, LIVERPOOL**  
This lot has been sold prior to auction.
- 110       **89 CUSTLEY HEY, LIVERPOOL**  
This property has sold prior to auction.
- 116       **FLAT 5, 165 ROXBURGH STREET, BOOTLE, MERSEYSIDE**  
  
The guide price has been reduced to £35,000
- 117       **124 CHIRKDALE STREET, LIVERPOOL**  
This property has been sold prior.
- 118       **56 SOUTH ROAD, WATERLOO, LIVERPOOL**  
This property has been withdrawn. Please speak to a member of staff if you are interested.
- 119       **5 HARLECH STREET, LIVERPOOL**

Please note there isn't a NHBC warranty however there is a separate warranty, details of which can be found within the legal pack.

- 121      **61 STANLEY PARK AVENUE NORTH, LIVERPOOL**  
This lot has been postponed to the September auction.
- 123      **42 RIPON STREET, LIVERPOOL**  
This property has sold prior.
- 124      **14 CROFT END, ST. HELENS, MERSEYSIDE**  
The guide price has been reduced to £50,000 plus
- 125      **32 SLEEPERS HILL, LIVERPOOL**  
This lot has been sold prior.
- 126      **25 ROCKY LANE, ANFIELD, LIVERPOOL**  
The property has sold prior to auction.
- 127      **FORMER WORKSHOP AT JARDIN MEWS, LIVERPOOL**  
The site area is approx. 80 sqm (measured from the land registry documents). The guide price has been increased to £58,000+\*
- 130      **LAMORNA, SHUTTA ROAD, LOOE, CORNWALL**  
This lot has been sold prior.
- 131      **FLAT 1, 15 TREYEW ROAD, TRURO, CORNWALL**  
This property has been withdrawn prior.
- 132      **THE HUTTE LAND AT MULLION, HELSTON, CORNWALL**  
  
This lot has been postponed.
- 133      **LAND AT CROSSVIEW, DEAN PRIOR, BUCKFASTLEIGH, DEVON**  
This lot has sold prior to auction.
- 134      **MARK OF FRIENDSHIP, 5 NEW STREET, MILLBROOK, TORPOINT, CORNWALL**  
This lot has sold prior to auction.
- 136      **5 CHRISTINA PARADE, TOTNES, DEVON**  
This property has been withdrawn prior.
- 140      **FLAT 7 HAMBLETON HOUSE, 15 BARNPARK ROAD, TEIGNMOUTH, DEVON**

This property has been withdrawn prior.

- 141 **ST CLEMENTS COTTAGE, ST. CLEMENTS TERRACE,  
MOUSEHOLE, CORNWALL**  
This property has been withdrawn from auction
- 142 **FLAT 5, 28 MERTON ROAD, SOUTHSEA, HAMPSHIRE**  
The guide price has been reduced to £125,000+\*
- 146 **14A WEST END, REDRUTH, CORNWALL**  
This lot has been Postponed.
- 147 **9 PEACOCKS LANE, BRISTOL**  
This property has sold prior to the auction.
- 150 **ROSE COTTAGE, HIGH STREET, NEWTON POPPLEFORD,  
SIDMOUTH, DEVON**  
This property has been sold prior.
- 151 **HOLMDALE, HERNISS, PENRYN, CORNWALL**  
The property is sold as seen and will not be cleared.
- 152 **FLAT 1, 17 GREENWAY LANE, BUDLEIGH SALTERTON,  
DEVON**  
This lot has been withdrawn.
- 154 **15 ATTWOOD STREET, LIVERPOOL**  
Please note the guide price has been increased to £50,000 plus
- 155 **5B PROVIDENCE STREET, PLYMOUTH**  
This lot has been sold prior to auction.