

AUCTION - 129 - 20 October 2022

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
3	33 WEBSTER ROAD, LIVERPOOL This property has been sold prior
4	87/87A COUNTY ROAD, WALTON, LIVERPOOL This lot has been postponed from auction.
5	59D RUSKIN STREET, LIVERPOOL Please note the guide price has been amended to £60,000 plus
6	5 MILLVALE STREET, LIVERPOOL This property has been sold prior
8	BASEMENT, SUNDENE LODGE, THE ESPLANADE, WATERLOO, LIVERPOOL This property has been sold prior.
9	75B WOOLTON ROAD, GARSTON, LIVERPOOL This property has been sold prior
11	GARAGE AT 3 ROSSETT AVENUE, LIVERPOOL This lot has sold prior to auction.
13	28 CHESTER ROAD EAST, SHOTTON, DEESIDE, CLWYD Please note the guide price has been increased to £100,000 plus
16	13 TEES STREET, CHOPWELL, NEWCASTLE UPON TYNE Please note the guide price has been amended to £30,000 plus
17	9 TALBOTVILLE ROAD, LIVERPOOL The guide price has been reduced to £165,000 plus
21	23 THE MARIAN WAY, BOOTLE, MERSEYSIDE THIS PROPERTY IS NOW SOLD PRIOR
23	15 WALTON VALE, LIVERPOOL

Please note there is a tenant lined up to move into the flat at a rental income of £6,600 per annum.

The guide price has been amended to £165,000 plus

24 **159 RICE LANE, LIVERPOOL**

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

26 **46 GILROY ROAD, LIVERPOOL**

This property has been sold prior.

30 **56 GALLOWAY STREET, LIVERPOOL**

This property has been sold prior

34 **25 HALL LANE, KENSINGTON, LIVERPOOL**

THIS PROPERTY HAS NOW SOLD PRIOR

36 **LAND SITE SOUTH OF GRANE ROAD, HASLINGDEN,
LANCASHIRE**

Please note that the land is being sold subject to all rights and other matters as mentioned in the property register affecting the sellers title. This may include rights of access to repair to any pipework, sewers etc

37 **3 TABLEY ROAD, LIVERPOOL**

This property has been sold prior

42 **THE QUEEN VICTORIA PUBLIC HOUSE, 57 RICE LANE,
LIVERPOOL**

This lot has Sold Prior.

43 **53 BALFOUR STREET, ST. HELENS, MERSEYSIDE**

THIS PROPERTY HAS NOW SOLD PRIOR

46 **32 WENDELL STREET, LIVERPOOL**

This lot has Sold Prior

47 **FLAT 5, 10 DERWENT SQUARE, LIVERPOOL**

Please note the rental income is £5,700 per annum.

48 **4 SEFTON ROAD, WIRRAL, MERSEYSIDE**

This property has sold prior

50 **37 LILY ROAD, LITHERLAND, LIVERPOOL**

This property has been sold prior.

52 **APARTMENT 7, 3 REGENT STREET, SHEFFIELD**
Please note the Guide Price has been reduced to £120,000 +

53 **7 VICAR ROAD, LIVERPOOL**
This property has been sold prior.

55 **79 MORECAMBE STREET, LIVERPOOL**
This property has been sold prior

57 **29 HARTWELL STREET, LIVERPOOL**
This lot has been postponed from auction. It is still available for sale and if you are interested in making an offer please contact the auctions office.

58 **5A MOLYNEUX ROAD, KENSINGTON, LIVERPOOL**
This property has been sold prior.

60 **93 ENNISMORE ROAD, OLD SWAN, LIVERPOOL**
THIS PROPERTY HAS NOW SOLD PRIOR

64 **46 CEDAR STREET, BOOTLE, MERSEYSIDE**
This lot has been postponed from auction. It is still available for sale and if you are interested in making an offer please contact the auctions office.

67 **321 AIGBURTH ROAD/2A KILDONAN ROAD, LIVERPOOL**

Please note this lot has sold prior

69 **FLAT 1-3, 9 CLAREMONT ROAD, SEAFORTH, LIVERPOOL**

Please note flat 3 is now vacant and only two of the flats are currently occupied producing £12,300 per annum.

70 **UNIT 4, 15 HATTON GARDEN, LIVERPOOL**
Please note the guide price has been amended to £190,000 plus

72 **6 ELM PLACE, ORMSKIRK, LANCASHIRE**
This property has been withdrawn from auction.

75 **36 RIDDOCK ROAD, LIVERPOOL**

This lot has been postponed from auction. It is still available for sale and if you are interested in making an offer please contact the auctions office.

- 78 **475/475A WEST DERBY ROAD, LIVERPOOL**
Please note the guide price has been amended to £145,000 plus
- 79 **LAND AT CONISBROUGH DENBY LINE, GARDEN LANE, CADEBY**
Please note the correct plan for the land is as shown in the online description and PDF catalogue, not in the printed catalogue.
- 80 **21 RIDDOCK ROAD, LITHELAND, LIVERPOOL**
This property has been sold prior.
- 84 **HILL TOR, 3 GREENBANK, MENEAGE ROAD, HELSTON, CORNWALL**
The guide price has been amended to £200,000+
- 85 **21 HANOVER ROAD, EXETER**
EPC Rating C
- 88 **19 YORK ROAD, PAIGNTON, DEVON**
This property has been postponed.
- 89 **PEARL ASSURANCE HOUSE & 101 - 107 UNION STREET, TORQUAY**
The guide price has been reduced to £675,000+
- 90 **SUNCREST, BARBICAN HILL, LOOE, CORNWALL**
This property has been postponed.
- 91 **COTTAGE 2, PORTHPEAN, ST. AUSTELL, CORNWALL**
This property has been postponed.
- 92 **100 VICTORIA ROAD, DARTMOUTH, DEVON**
This property has been postponed.
- 93 **TRELEAGUE BARNS, ST. KEVERNE, HELSTON, CORNWALL**
The correct boundary plan is shown in the legal pack and updated online 4th October 2022.

- 95 **OLD SCHOOL HOUSE, TWELVEHEADS, TRURO,
CORNWALL**
This lot has sold prior to auction.
- 98 **14 CURATE ROAD, LIVERPOOL**
This property has been sold prior
- 99 **130/130A BOALER STREET, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 100 **229 -235 KNOWSLEY ROAD, BOOTLE, MERSEYSIDE**
Please note this property has been postponed.
- 101 **87 HIGHER BORE STREET, BODMIN, CORNWALL**
THIS PROPERTY HAS NOW SOLD PRIOR
- 103 **LAND ADJACENT TO 35 HAWESWATER CLOSE,
LIVERPOOL**
THIS LOT HAS NOW SOLD PRIOR
- 105 **74 ST. AIDANS WAY, BOOTLE, MERSEYSIDE**
This lot has been postponed from auction.
- 108 **65 ALBANY ROAD, WALTON, LIVERPOOL**
Please note the guide price has been amended to £107,000 plus
- 109 **20 SIDNEY ROAD, BOOTLE, MERSEYSIDE**
Please note the guide price has been amended to £72,000 plus
- 112 **19 JERMYN STREET, LIVERPOOL**
Please note the guide price has been amended to £90,000 plus