

AUCTION - 135 - 14 September 2023

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
2	35 WENDELL STREET, LIVERPOOL THIS PROPERTY HAS SOLD PRIOR TO THE AUCTION
3	77 HARDSHAW STREET, ST. HELENS, MERSEYSIDE This lot has Sold Prior.
4	129 STRATHCONA ROAD, LIVERPOOL Please note the annual rental income for this property is £6,500. This lot has sold prior to auction.
5	14 EDINGTON STREET, LIVERPOOL This lot has been sold prior to auction.
8	BLOCK A, UNIT 117 PHOENIX PLACE, PRINCE EDWIN ST/ILIAD STREET, Please note: The property is let subject to an Assured Shorthold Tenancy from 16/09/23 for 44 weeks at £115 per week.
10	426 AIGBURTH ROAD, AIGBURTH, LIVERPOOL This lot has sold prior to auction.
12	12 STAPLANDS ROAD, LIVERPOOL The guide price has been reduced to £250,000 plus
19	239-241 WALTON VILLAGE, LIVERPOOL This property has been withdrawn from the September auction.
22	APT 20 MERIBEL SQUARE, PRESCOT, MERSEYSIDE This lot has sold prior to auction.
24	115 ASH GROVE, WAVERTREE, LIVERPOOL Please note the property has been postponed
26	LAND TO REAR OF 125-149 GARDNER ROAD, FORMBY, LIVERPOOL The guide price has been reduced to £80,000+*
27	30 RECTOR ROAD, LIVERPOOL

Please note the guide price has been reduced to £72,000 plus

28 **85 CLARE ROAD, BOOTLE, MERSEYSIDE**

The guide price has changed to £90,000 plus

31 **APARTMENT 707, 7 THE STRAND, LIVERPOOL**

Please note the guide price has been reduced to £75,000 plus

34 **26 CAIRO STREET, LIVERPOOL**

This property has been withdrawn from auction

35 **21 SHAKESPEARE STREET, BOOTLE, MERSEYSIDE**

This property is being sold with vacant possession.

This lot has been withdrawn from auction.

36 **41 VERDI STREET, LIVERPOOL**

This lot has been withdrawn from auction.

37 **64 MELLING AVENUE, LIVERPOOL**

This property has been withdrawn from auction

38 **19 RUSKIN STREET, LIVERPOOL**

This lot has been withdrawn from auction.

40 **197 LISBURN LANE, LIVERPOOL**

This lot has been withdrawn from auction.

42 **BRYN CELYN BACH, CILAN, PWLLHELI, GWYNEDD**
THIS PROPERTY HAS BEEN POSTPONED FROM THE
AUCTION

43 **31 WARTON STREET, BOOTLE, MERSEYSIDE**

This lot has been postponed to the October auction.

47 **10 COUNTY ROAD, WALTON, LIVERPOOL**

Please note the guide price has been amended to £80,000 plus

48 **18 RUFFORD ROAD, BOOTLE, MERSEYSIDE**

This lot has been withdrawn from auction.

49 **37 WESTCOTT ROAD, LIVERPOOL**

This lot has been withdrawn from auction.

50 **38 MORECAMBE STREET, LIVERPOOL**

This lot has been withdrawn from auction.

53 **9 ALTON ROAD, TUEBROOK, LIVERPOOL**

This lot has sold prior to auction.

54 **13 SYDNEY STREET, LIVERPOOL**

THIS LOT HAS SOLD PRIOR TO AUCTION

57 **72 HUSKISSON STREET, LIVERPOOL**

There are now 5 flats let producing a rental income of £63,960 per annum.

59 **FLAT 2 HOLLINSIDE, VICTORIA ROAD, HUYTON, LIVERPOOL**

Please note the guide price has been reduced to £60,000 plus

60 **37 STEVENSON STREET, LIVERPOOL**

The property has been withdrawn. If you are intersted please speak to a member of staff.

66 **154 CARFIELD, SKELMERSDALE, LANCASHIRE**

This lot has been postponed from auction.

67 **99 CARFIELD, SKELMERSDALE, LANCASHIRE**

This lot has been postponed from auction.

68 **12 AMPULLA ROAD, LIVERPOOL**

This lot has sold prior to auction.

69 **14 SUTTON STREET, LIVERPOOL**

This property has sold prior to auction.

70 **13 SOUTHWOOD ROAD, AIGBURTH, LIVERPOOL**

This lot has sold prior to auction.

74 **11 EDNA AVENUE, LIVERPOOL**

The property has been postponed. If you are intersted please speak to a member of staff.

76 **284 AIGBURTH ROAD, AIGBURTH, LIVERPOOL**

Please note we have been advsied that the lease is for 21 years not 25 years as previosuly stated.

77 **2, 4 & 6-8 CROOKES ROAD/GARAGE AT TURNER LANE, SHEFFIELD**

THIS PROPERTY HAS BEEN POSTPONED

78 **515 WEST DERBY ROAD, LIVERPOOL**

There is a flat upstairs within 515 West Derby Road known as 515a West Derby Road but this is not a separate address or title as far as land registry is concerned and as such 515a is not referred to in the contract.

79 **19 SNOWDROP STREET, LIVERPOOL**

This lot has sold prior to auction.

80 **903 THE STUDIOS, 25 PLAZA BOULEVARD, LIVERPOOL**

THIS PROPERTY HAS SOLD PRIOR TO THE AUCTION

82 **44 TUDOR STREET, LIVERPOOL**

The guide price has been increased to £55,000 plus.

84 **1 CRANBORNE ROAD, LIVERPOOL**

This lot has sold prior to auction.

86 **160 COUNTY ROAD, ORMSKIRK, LANCASHIRE**

This property has Sold Prior.

90 **FLATS 1 & 2, 24 OSBORNE ROAD, TUEBROOK, LIVERPOOL**

Please note the guide price has been reduced to £32,000 plus

95 **12 BEECH COURT, ALLERTON, LIVERPOOL**

This lot has sold prior to auction. There is planning permission for a third floor to be erected to the current block of flats. The planning permission appeal decision is included as part of the legal pack for any potential purchaser to review.

97 **20 VENTNOR ROAD, WAVERTREE, LIVERPOOL**

THIS PROPERTY HAS SOLD PRIOR

101 **120 WALTON VILLAGE / 17 ST MARYS LANE, LIVERPOOL**

Please note this property has been postponed until the 26th October auction

109 **52 & 52A LISCARD ROAD, WALLASEY, MERSEYSIDE**

This lot has sold prior to auction.

- 110 **22 ST. IVES GROVE, LIVERPOOL**
This lot has been postponed to the December auction.
- 111 **1 MONASTERY ROAD, PANTASAPH, HOLYWELL, CLWYD**

This lot has SOLD PRIOR.
- 114 **STRONGMANS COTTAGE, RUTHVOES, ST. COLUMB,
CORNWALL**
Please note this lot has been postponed
- 115 **FORMER CHAPEL GROUNDS, RUTHVOES, ST. COLUMB,
CORNWALL**
Please note this lot has been postponed
- 116 **LAND AT STRONGMANS COTTAGE, RUTHVOES, ST.
COLUMB, CORNWALL**
Please note this lot has been postponed
- 117 **27 SALAMANCA STREET, TORPOINT, CORNWALL**
This lot has been postponed to the October auction.
- 119 **9, PARK HOUSE, BRIDGE ROAD, ST. AUSTELL,
CORNWALL**
This lot has been postponed to the October auction.
- 120 **LAND SOUTH OF 1 LONGCOOMBE LANE, POLPERRO,
LOOE, CORNWALL**
This lot has sold prior to auction.
- 123 **3 WINCHESTER AVENUE, EXETER**
The guide price has been amended to £225,000+
- 126 **8 COLLINGWOOD, 38 BRADDONS HILL ROAD EAST,
TORQUAY**
THIS PROPERTY HAS SOLD PRIOR
- 127 **1105 WESTBEACH RESORT HOLIDAY PARK, BATH
HOTEL ROAD, WESTWARD HO**
The VOA rateable value is £2,550
- 130 **DENHAM HOUSE, BLISLAND, BODMIN, CORNWALL**
This lot has sold prior to auction.
- 132 **31 CASTLE ROAD, TORQUAY**

Please note the guide price on this property has been reduced to £285,000

133 **1 THE GROVE MEWS, BURNHAM-ON-SEA, SOMERSET**

The guide price has been amended to £275,000+*

134 **APARTMENT 2, 44 CASTLE STREET, LIVERPOOL**

This lot has been sold prior to auction.

135 **3 SMOLLETT STREET, BOOTLE, MERSEYSIDE**
THIS PROPERTY HAS SOLD PRIOR

Please note the guide price has been amended to £60,000 plus

136 **4 MARKET GATE, WARRINGTON**

This property has sold prior

137 **APTS 1-3, 2 BRAINERD STREET, LIVERPOOL**
THIS PROPERTY HAS BEEN POSTPONED

138 **FLAT 43, PRODUCE EXCHANGE, 8 VICTORIA STREET, LIVERPOOL**

Please note the flat has a door number of 43 however, it is classed as and referred to in the legal pack as number 42.

When the building was completed the council / post office removed #13 which set all the door addresses off by one. Please note the guide price has been reduced to £65,000 plus

139 **FLAT 54, PRODUCE EXCHANGE, 8 VICTORIA STREET, LIVERPOOL**

Please note the flat has a door number of 54 however, it is classed as and referred to in the legal pack as number 53.

When the building was completed the council / post office removed #13 which set all the door addresses off by one. Please note the guide price has been reduced to £65,000 plus

140 **206 HIGHER LANE, LIVERPOOL**

This property has been postponed until the October Auction.

143 **25 LANDER ROAD, LIVERPOOL**

This lot has been sold prior to auction.