

AUCTION - 137 - 07 December 2023

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
1	<b>69 SHEIL ROAD, LIVERPOOL</b> THIS PROPERTY HAS SOLD PRIOR
2	<b>61 WHITLAND ROAD, LIVERPOOL</b> THIS PROPERTY HAS SOLD PRIOR
3	<b>6 MELLING ROAD, LIVERPOOL</b> THIS PROPERTY HAS SOLD PRIOR TO THE AUCTION
4	<b>125 BELFIELD ROAD, ACCRINGTON, LANCASHIRE</b> This lot has sold prior to auction.
5	<b>APT 117, 1 WILLIAM JESSOP WAY, LIVERPOOL</b> The guide price has been reduced to £65,000 plus
10	<b>16 RIDLEY ROAD, LIVERPOOL</b> Please note the guide price has been reduced to £85,000 plus
12	<b>FLAT 17 BIRCHEN HOUSE, 1 CANNING STREET, BIRKENHEAD, MERSEYSIDE</b> The rent has been increased to £6,600pa
13	<b>78 ALL HALLOWS DRIVE, SPEKE, LIVERPOOL</b> This property has sold prior to auction.
15	<b>7 HAWESSIDE STREET, SOUTHPORT, MERSEYSIDE</b> This property has now sold prior.
17	<b>81 KIPLING AVENUE, LIVERPOOL</b> This lot has sold prior to auction.
18	<b>17 DEANE ROAD, KENSINGTON, LIVERPOOL,</b> Please note - all 6 flats are under the same title. Interested parties should refer to the legal pack for further information.  The guide price has been amended to £300,000 plus
19	<b>15 MOSSHILL CLOSE, LIVERPOOL</b> This lot has Sold Prior.
25	<b>11 MELLING ROAD, BOOTLE, MERSEYSIDE</b> THIS PROPERTY HAS SOLD PRIOR

- 31        **62 CITY ROAD, LIVERPOOL**  
Please note that the rental income is £9480.00 per annum.
- 32        **23 CROXTETH ROAD, BOOTLE, MERSEYSIDE**  
Please note the postcode is L20 5EA
- 37        **24 OCEAN ROAD, LIVERPOOL**  
The guide price has been reduced to £65,000 plus
- 38        **103 SEAFORTH ROAD, LIVERPOOL**  
The guide price has been reduced to £80,000 plus
- 39        **34 ADELAIDE ROAD, KENSINGTON, LIVERPOOL**  
This lot has Sold Prior.
- 44        **19 FREEHOLD STREET, LIVERPOOL**  
Please note this property has been withdrawn.
- 45        **5 RENWICK ROAD, LIVERPOOL**  
This lot has sold prior to auction.
- 47        **17 WORTHING STREET, BRIGHTON-LE-SANDS,  
LIVERPOOL**  
This lot has sold prior to auction.
- 51        **47 GUILDFORD STREET, WALLASEY, MERSEYSIDE**  
This lot has sold prior to auction.
- 52        **72 THINGWALL ROAD, LIVERPOOL**  
Please note this property has been postponed.
- 56        **50 MORECAMBE STREET, LIVERPOOL**  
This lot has Sold Prior.
- 58        **70 NEW HUTTE LANE, HALEWOOD, LIVERPOOL**  
This lot has been postponed - if you are interested please speak to a  
member of staff
- 65        **29 PRINCES PARK MANSIONS, CROXTETH ROAD,  
LIVERPOOL**  
The guide price has been reduced to £110,000 plus
- 68        **93 RONALD STREET, LIVERPOOL**  
We have been notified by the vendor that the property does not have  
Central Heating.
- 70        **78 RONALD STREET, LIVERPOOL**

This lot has Sold Prior.

72        **2 KEITH AVENUE, LIVERPOOL**  
THIS PROPERTY HAS SOLD PRIOR TO THE AUCTION

73        **31 BALMORAL ROAD, FAIRFIELD, LIVERPOOL**  
This lot has been postponed - if you are interested please speak to a member of staff

74        **28 COLVILLE STREET, LIVERPOOL**  
This lot has Sold Prior.

79        **11 MORECAMBE STREET, LIVERPOOL**  
This lot has been postponed until the February auction.

80        **LAND BORDERING FORMBY BYPASS, FORMBY**  
THIS LOT HAS SOLD PRIOR

81        **14 ST. AGNES ROAD, KIRKDALE, LIVERPOOL**  
The guide price has been changed to £70,000 plus

82        **191-199 PARK ROAD, TOXTETH, LIVERPOOL**  
Please note this property has been withdrawn

83        **20 CEDAR GROVE, TOXTETH, LIVERPOOL**  
THIS PROPERTY HAS SOLD PRIOR

87        **162 DUNRIDING LANE, ST. HELENS, MERSEYSIDE**  
THIS PROPERTY HAS SOLD PRIOR

88        **9 RATHBONE ROAD, WAVERTREE, LIVERPOOL**  
Please refer to the updated sales particulars containing comments from the vendor about the usage of the property and HMO licence

90        **18 COLWELL CLOSE, LIVERPOOL**  
This lot has Sold Prior.

94        **FLAT 2, 7 RIVIERA TERRACE, DAWLISH, DEVON**  
This lot has Sold Prior.

We have been advised by the freeholder that following the recent bad weather, there has been damage to a number of the tiles on the property. The freeholder has contacted the Insurance Company and is currently obtaining quotes for the roof repairs.

95        **48 KENWYN ROAD, TORQUAY**  
THIS PROPERTY HAS SOLD PRIOR

98        **LELANTA, VICTORIA, ROCHE, ST. AUSTELL, CORNWALL**

The guide price has been reduced to £100,000 - £125,000 guide range.

100       **THE ORCHARD, WRINGWORTHY, MORVAL, LOOE, CORNWALL**

Please note the full property address is: land on the east side of a road leading from Morval to Widegates, Morval, Looe, PL13 1PR

102       **LAND ADJACENT BRIDGE ROAD, KINGSWEAR, DARTMOUTH, DEVON**

This lot has Sold Prior.

103       **LAND KNOWN AS LEAT COTTAGE, ASHBITTLE, WELLINGTON, SOMERSET**

The correct address is: Land lying to the North of Burrow Lane, Ashbittle, Wellington.

104       **1 THE GROVE MEWS, BURNHAM-ON-SEA, SOMERSET**

THIS PROPERTY HAS SOLD PRIOR

105       **91 FORE STREET, REDRUTH, CORNWALL**

It has been brought to our attention that any rights of way and use of the rear courtyard, for any purpose whatsoever, has been challenged by the owner of 89 Fore Street, Redruth. We understand that this dispute has not been resolved and that the purchaser is fully aware of this fact prior to bidding and that any access rights are to be resolved between the purchaser of 91 Fore Street, Redruth and the owner of 89 Fore Street, Redruth. The property is being sold with Nil Reserve.

106       **37 GILROY ROAD, LIVERPOOL**

THIS PROPERTY HAS SOLD PRIOR

107       **14 HOLLY ROAD, FAIRFIELD, LIVERPOOL**

This lot has sold prior to auction.

108       **9 PARK HOUSE, BRIDGE ROAD, ST. AUSTELL, CORNWALL**

THIS PROPERTY HAS SOLD PRIOR

109       **69 PENDENNIS STREET, LIVERPOOL**

This property has sold prior to auction.

110       **127 BEATRICE STREET, BOOTLE, MERSEYSIDE**

THIS PROPERTY HAS SOLD PRIOR

- 111      **77 QUEENS DRIVE, MOSSLEY HILL, LIVERPOOL**  
This lot has sold prior to auction.
- 112      **198 RAFFLES AVENUE, CARLISLE**  
This property has been withdrawn
- 113      **31 WARTON STREET, BOOTLE, MERSEYSIDE**  
The property is now being sold with vacant possession.  
  
This lot has Sold Prior.
- 116      **39 ROSEBERY STREET, LIVERPOOL**  
This lot has sold prior to auction.
- 117      **FLAT 311, 15 HATTON GARDEN, LIVERPOOL**  
This lot has sold prior to auction.