

AUCTION - 106 - 11 July 2019

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
2	<b>FLATS 1-4, 444 MILL STREET, LIVERPOOL</b> The property layout has been amended - Flat 1 is situated over the ground and first floors. Flat 3 is situated on the second floor.
3	<b>83 HAWKINS STREET, LIVERPOOL</b> This property has been sold prior.
7	<b>78 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE</b> This property has been sold prior.
11	<b>48 PLUMER STREET, LIVERPOOL</b> This property has been sold prior to auction.
12	<b>441 CHERRY LANE, LIVERPOOL</b> This property has been sold prior.
17	<b>2D WHITBY ROAD, ELLESMERE PORT</b> This property has been sold prior to auction.
18	<b>36 ROCKHOUSE STREET, LIVERPOOL</b> This property has been sold prior.
20	<b>18 LUDWIG ROAD, LIVERPOOL</b> The guide price has been increased to £40,000 plus. The property is a Residential Investment and not Vacant Residential as printed in the Order of Sale.  The bathroom/WC is located on the ground floor and not the first floor as stated in the brochure.  The property is 3 bedrooms and not 2 as stated in the brochure.
21	<b>27 WINDLE GROVE, WINDLE, ST. HELENS, MERSEYSIDE</b>  This property has sold prior.
27	<b>2-6 TOWNSEND LANE, ANFIELD, LIVERPOOL</b> The flats will be sold fully furnished.
28	<b>34 EDGE GROVE, LIVERPOOL</b> This property has been withdrawn from the July auction. If you are interested please speak to a member of staff directly.

- 29        **BEACH HUT 4, PORTH MAWR, MAIN BEACH, ABERSOCH, PWLLHELI, GWYNEDD**  
The guide price has been reduced to £100,000 plus.
- 31        **323 - 323A EAST PRESCOT ROAD, LIVERPOOL**  
This lot has been withdrawn.
- 32        **32 TOWNSEND LANE, ANFIELD, LIVERPOOL**  
This property has been sold prior.
- 33        **LAND AT THE REAR OF 81-95 RIDGE HILL LANE, STALYBRIDGE, CHESHIRE**  
Please note the plan in the catalogue has been amended and shows approximate boundaries. The solicitors advise that the owner of 79 Ridge Hill Lane is a director of the selling company and does not have any plans to sell that property and is fully cognoscente of the requirements as to the construction of the access  
  
The guide price has been reduced to £390,000 plus
- 36        **9A MARL ROAD, KNOWSLEY INDUSTRIAL PARK, LIVERPOOL**  
This property has been sold prior.
- 38        **76 CARISBROOKE ROAD, LIVERPOOL**  
The property is a Residential Investment and not Vacant Residential as printed in the Order of Sale.
- 39        **2A PEAR GROVE, LIVERPOOL**  
The guide price has been increased to £40,000 plus.
- 44        **CRICCIETH RAILWAY STATION, STATION SQUARE, CRICCIETH, GWYNEDD**  
The property has been withdrawn however is still for sale, if you are interested please contact Sutton Kersh direct.
- 45        **82 OLDBRIDGE ROAD, LIVERPOOL**  
Please note the guide price has been increased to £65,000 plus
- 46        **12 MUNSTER ROAD, OLD SWAN, LIVERPOOL**  
This lot has sold prior to auction.
- 47        **LAND AT DOLLYWOOD CLOSE, BUXWORTH, HIGH PEAK, DERBYSHIRE**  
This lot has been postponed from the July auction however it remains available and anyone interested should speak to a member of the auction team.

- 48        **19 HOLMROOK ROAD, LIVERPOOL**  
Please note the guide price has been increased to £70,000 plus
- 49        **221 LISBURN LANE, LIVERPOOL**  
This property has sold prior.
- 51        **16 CHELSEA ROAD, LITHERLAND, LIVERPOOL**  
Please note the guide price has been increased to £62,000 plus
- 54        **THE MASONIC ARMS, 35 DEVONSHIRE PLACE,  
RUNCORN, CHESHIRE**  
This property has been postponed from the July auction. The property remains available and anyone interested should speak to a member of the auction team.
- 55        **9 CLIFTON ROAD EAST, LIVERPOOL**  
The property is a Residential Investment and not Vacant Residential as printed in the Order of Sale.
- 57        **31 DEANE ROAD, LIVERPOOL**  
The current occupants will be leaving the property before completion.
- 59        **THE CROSVILLE SOCIAL CLUB, GLAN Y MOR ROAD,  
LLANDUDNO JUNCTION**  
This Property has been Sold Prior.
- 61        **21 SCARISBRICK CRESCENT, LIVERPOOL**  
Please note the guide price has been increased to £70,000 to £80,000
- 62        **96 SCHOOL WAY, SPEKE, LIVERPOOL**  
This property has been sold prior.
- 64        **202 STANLEY ROAD, BOOTLE, LIVERPOOL,**  
This property has been sold prior.
- 66        **10 PRIMROSE COURT, HUYTON, LIVERPOOL**  
This lot has sold prior to Auction.
- 70        **54 CHURCH ROAD, ROBY, LIVERPOOL**  
This property has been withdrawn.
- 71        **LAND ADJACENT TO 209 YSTRAD ROAD, PENTRE, MID  
GLAMORGAN**  
The property has been withdrawn.

- 72        **39 SANDWAY CRESCENT, LIVERPOOL**  
This property has been sold prior.
- 76        **497 RICE LANE, LIVERPOOL**  
This property has been sold prior.
- 77        **79 CAMERON STREET, KENSINGTON, LIVERPOOL**  
This property has been sold prior.
- 79        **21 BISHOP ROAD, LIVERPOOL**  
Please note there is also a utility room on the ground floor. The guide price has been increased to £70,000 plus.
- 80        **20 WESTCOTT ROAD, LIVERPOOL**  
This property has been sold prior to auction.
- 82        **APT 33 DANIELS HOUSE, TRINITY ROAD, LIVERPOOL**  
  
This property has sold prior to auction.
- 83        **31 UTTING AVENUE, LIVERPOOL**  
This property has been sold prior.
- 86        **126 LINACRE ROAD, LIVERPOOL**  
This property has been postponed.
- 88        **46 ARMLEY ROAD, LIVERPOOL**  
The property is a Residential Investment and not Vacant Residential as printed in the Order of Sale.
- 96        **12 MARCHAM WAY, NORRIS GREEN, LIVERPOOL**  
This lot has been withdrawn.
- 97        **17 ROUGHWOOD DRIVE, KIRKBY, LIVERPOOL**  
This lot has been withdrawn.
- 99        **121 ROUGHWOOD DRIVE, KIRKBY, LIVERPOOL**  
This lot has been withdrawn.
- 100       **29 SHIRDLEY AVENUE, KIRKBY, LIVERPOOL**  
This lot has been withdrawn.
- 101       **33 QUERNMORE ROAD, KIRKBY, LIVERPOOL**  
This lot has been withdrawn.