

AUCTION - 115 - 22 October 2020

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
2	193 LINACRE ROAD, LIVERPOOL Please refer to the legal pack for the new lease information.
4	54 POPE STREET, BOOTLE, MERSEYSIDE This property has been sold prior.
6	24 ALBERT EDWARD ROAD, KENSINGTON, LIVERPOOL This Property has been sold prior.
7	APARTMENT 2, 464 MILL STREET, LIVERPOOL The guide price has been reduced to £25,000 plus
8	21 CLAUDE ROAD, LIVERPOOL This lot has sold prior to auction.
9	15 DEYCROFT AVENUE, KIRKBY, LIVERPOOL This lot has been sold prior to auction.
10	11 LUNE STREET, CROSBY, LIVERPOOL PLEASE NOTE THIS PROPERTY IS ONLY OFFERED WITH A REAR YARD. THE REAR GAREN IS NOT INCLUDED IN THE SALE.
11	1 MILL COTTAGES, MILL LANE, CONNAH'S QUAY, DEESIDE, CLWYD Please note the property has central heating and the guide price has been reduced to £80,000 plus. There is a 14 day completion.
13	54 PIGOT STREET, ST. HELENS, MERSEYSIDE This lot has sold prior to auction.
16	20 COWLEY ROAD, LIVERPOOL This lot has sold prior to auction.
17	22 OAKFIELD ROAD, WALTON, LIVERPOOL This property has been sold prior.
24	60 NORTH ROAD, ST. HELENS, MERSEYSIDE The propretly is now fully tenanted producing circa £30,000 per annum.

- 25 **3 VERDI STREET, LIVERPOOL**
This property has been postponed from December - please speak to a member of staff if you are interested
- 33 **80 MOSCOW DRIVE, LIVERPOOL**
This property has been withdrawn. If you are interested please speak to a member of staff.
- 34 **FLAT 1, NAXOS BUILDING, 4 HUTCHINGS STREET, LONDON**
The guide price has now been reduced to £350,000
- 35 **38 MAIDEN LANE, LIVERPOOL**
This lot has sold prior to auction.
- 36 **6 RUSSIAN DRIVE, LIVERPOOL**
This property has now Sold Prior.
- 38 **94-96 LAWRENCE ROAD, LIVERPOOL**
THE PROPERTY DOES NOT HAVE A5 USE AS PREVIOUSLY STATED.
The guide price has been increased to £150,000 plus.
- 41 **19 FAIRFIELD CRESCENT, FAIRFIELD, LIVERPOOL**
The guide price has been changed to £180,000 plus
- 43 **3 SHAFTESBURY ROAD, CROSBY, LIVERPOOL**
This lot has now Sold Prior.
- 46 **27 GRIEVE ROAD, LIVERPOOL**
The guide price has been reduced to £80,000+*.
- 48 **242 KINGSHEATH AVENUE, LIVERPOOL**
The guide price has been increased to £70,000 plus.
- 49 **11 STATION ROAD, RAINHILL, PRESCOT, MERSEYSIDE**

This lot has sold prior to auction.
- 50 **60 KEMBLE STREET, PRESCOT, MERSEYSIDE**
This lot has sold prior to auction.
- 51 **68 KEMBLE STREET, PRESCOT, MERSEYSIDE**
This lot has sold prior to auction.
- 52 **LAND AT IBSTOCK ROAD, BOOTLE, MERSEYSIDE**
This lot has been sold prior.

- 55 **147 LODGE LANE, LIVERPOOL**
This property has been postponed from auction.
- 56 **FLATS 1-3, 171 WESTMINSTER ROAD, LIVERPOOL**
This lot has sold prior
- 58 **50 MERSEY VIEW, BRIGHTON-LE-SANDS, LIVERPOOL**

This lot has sold prior to auction.
- 59 **9 CLARE ROAD, BOOTLE, MERSEYSIDE**
This lot has sold prior to auction.
- 60 **373 SMITHDOWN ROAD, LIVERPOOL**
The guide price has been changed to £190,000 plus
- 61 **59 TOWNSEND AVENUE, NORRIS GREEN, LIVERPOOL**

This property has been sold prior.
- 67 **211/211A BRECK ROAD, EVERTON, LIVERPOOL**
This lot has sold prior to auction.
- 69 **NEWSHAM PARK CHAPEL, 122 SHEIL ROAD, LIVERPOOL**

This property has been sold prior to auction.
- 71 **143 MOLYNEUX ROAD, KENSINGTON, LIVERPOOL**
The steel shuttering is on the property to comply with the current vendors insurance policy.
- 73 **7 CAVERN COURT, LIVERPOOL**
The guide price has been changed to £33,000 plus
- 74 **LAND AT WAVERTREE TEC PARK, WAVETREE
BOULEVARD SOUTH, LIVERPOOL**
THIS LOT HAS BEEN POSTPONED
- 76 **34 RANDOLPH STREET, LIVERPOOL**
We have been advised that the tenant has given notice to the seller to vacate the property.
- 77 **148 PICTON ROAD, WAVERTREE, LIVERPOOL**
This property has been sold prior to auction.
- 79 **63 DOVERCLIFFE ROAD, LIVERPOOL**
This property has been sold prior.

- 83 **46A AUGUST ROAD, LIVERPOOL**
This lot has sold prior to auction.
- 84 **140 ST. MARYS ROAD, GARSTON, LIVERPOOL**
This lot has sold prior to auction.
- 85 **4 GALLOWAY STREET, LIVERPOOL**
The guide price has been increased to £45,000 plus
- 90 **23/25 ST. AMBROSE GROVE, LIVERPOOL**
The vendor has advised that they recently had works completed on the full internal wall insulation to all flats including the room in the roof.

The guide price has changed to £185,000 plus
- 92 **LAND ADJACENT TO 6 BOWDEN ROAD, GARSTON, LIVERPOOL**
A pre App has been submitted however it is awaiting a decision and not accepted in principal as per our particulars.
- 96 **32 MARLBOROUGH STREET, LIVERPOOL**
THIS PROPERTY HAS BEEN SOLD PRIOR.

Planning permission was previously granted to erect a new 3 storey block comprising 2 No. two bed and 1 no. one bed flats. Planning ref: 07F/3027

A structural report carried out last year is available for interested parties to review on request. The vendor has also advised that the premises benefits from 3 phase electricity supplies, mains water and drainage connection.

The property is known as 32 Marlborough Street, not 32-34 as stated in the brochure.
- 98 **399/401 WALTON BRECK ROAD, LIVERPOOL**
This property has been sold prior.
- 99 **13 DRAYTON ROAD, LIVERPOOL**
Please note Sutton Kersh have not inspected the property internally.
- 100 **7 ARGYLE ROAD, ANFIELD, LIVERPOOL**
Please note the guide price has been amended to £120,000 plus.
- 101 **54 SEWELL STREET, PRESCOT, MERSEYSIDE**
This property has been sold prior.

- 103 **25 WINDSOR ROAD, BOOTLE, MERSEYSIDE**
This property has been sold prior.
- 106 **3 BRAMBLING DRIVE, HEYSHAM, MORECAMBE,
LANCASHIRE**
This property has been sold prior.
The property is four bedrooms not five as stated in the Catalogue.
- 107 **114 VICKERS ROAD, SHEFFIELD**
Please note the guide price has been reduced to £60,000 plus.
- 109 **13 FAIRFIELD AVENUE, GRIMSBY, SOUTH HUMBERSIDE**

Please note there is a 14 day completion with this property.
- 110 **APARTMENT 508, LANDMARK HOUSE, 11 BROADWAY,
BRADFORD, WEST YORKS**
THIS PROPERTY HAS SOLD PRIOR TO AUCTION.
- 113 **BROOKING LODGE, DARTINGTON, TOTNES, DEVON**
This property has sold prior to auction.
- 115 **59 FORTUNESWELL, PORTLAND, DORSET**
This property has sold prior.

The property is Grade II Listed.
- 116 **12 NEWTON COURT, TRELEIGH AVENUE, REDRUTH,
CORNWALL**
This lot has sold prior to auction.
- 117 **10 RIVER CLOSE, STOKE CANON, EXETER, DEVON**
Please note this property has been withdrawn from auction.
- 119 **37 NEW EXETER STREET, CHUDLEIGH, NEWTON ABBOT,
DEVON**
This lot has sold prior to auction.
- 122 **TREMERRYN, MIDDLEWOOD, NORTH HILL,
LAUNCESTON, CORNWALL**
This is now sold prior.
- 124 **32 CREEDY ROAD, PLYMOUTH**
This lot has been postponed from auction.
- 125 **46A, RETALLACK RESORT & SPA, WINNARDS PERCH, ST
COLUMB, CORNWALL**

We have been informed by the vendor that the site fees have been paid up until 1/4/2021. This lot has sold prior to auction.

126 **46B, RETALLACK RESORT & SPA, WINNARDS PERCH, ST COLUMB, CORNWALL**

This lot has been sold prior to auction. We have been informed by the vendor that the site fees have been paid up until 1/4/2021.

131 **9 TOFT STREET, LIVERPOOL**

The guide price has been increased to £65,000 plus

133 **34 STONEHILL STREET, LIVERPOOL**

This property has been sold prior.