

AUCTION - 117 - 18 February 2021

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
3	<b>26 SALISBURY ROAD, WAVERTREE, LIVERPOOL</b> This Property has been sold prior.
4	<b>14 BURNAND STREET, LIVERPOOL</b> This property has been sold prior.
7	<b>131 VICTORIA COURT, SOUTHPORT, MERSEYSIDE</b> Please refer to the legal pack regarding the solicitor's addendum relation to the notice of intention to carry out works to the building.
9	<b>7 NORTH ROAD, CARNFORTH, LANCASHIRE</b> This lot has sold prior to auction.
12	<b>117 HILARY AVENUE, LIVERPOOL</b> The completion date is set for 29th March and not as stated in the brochure.
13	<b>2 ROSEHEATH DRIVE, LIVERPOOL</b> The guide has been amended to £70,000 plus
16	<b>11 SYDNEY STREET, WESTON POINT, RUNCORN, CHESHIRE</b> Completion will be 29th March 2021.
19	<b>17 JUNIPER STREET, LIVERPOOL</b> This lot has been sold prior.
20	<b>107 GONVILLE ROAD, BOOTLE, MERSEYSIDE</b> This Property has been sold prior.
22	<b>6 HIGHFIELD ROAD, WALTON, LIVERPOOL</b> Three of the flats are currently let and not four as previously stated in the brochure. The current income is £15,240 per annum.
24	<b>1A EASTDALE ROAD, LIVERPOOL</b> The guide price has been changed to £90,000
25	<b>7 GLENCOE ROAD, SHEFFIELD, SOUTH YORKSHIRE</b> Please note the guide price has been reduced to £80,000 plus.

- 27           **1 MARKDEN MEWS, LIVERPOOL**  
This property has been sold prior.
- 28           **51A OAKFIELD ROAD, WALTON, LIVERPOOL**  
This lot has sold prior to auction
- 32           **5 WALTON BRECK ROAD, LIVERPOOL**  
This Property has been sold prior.
- 33           **76 SCAFELL WALK, NETHERLEY, LIVERPOOL**  
This property has been withdrawn.
- 37           **348 MARSH LANE, BOOTLE, MERSEYSIDE**  
Please note this property will be sold with vacant possession.
- 38           **54 HEYGARTH ROAD, WIRRAL, MERSEYSIDE**  
This property has been postponed.
- 40           **83 ORLEANS ROAD, LIVERPOOL**  
The property has been postponed until the April Auction.
- 41           **298 OWLER LANE, SHEFFIELD**  
The property has sold prior to auction.
- 42           **197 WARBRECK MOOR, LIVERPOOL**  
THIS PROPERTY HAS SOLD PRIOR TO AUCTION.
- 43           **8 MAKIN STREET, LIVERPOOL**  
This property has been Postponed
- 44           **82 BOODE CROFT, STOCKBRIDGE VILLAGE, LIVERPOOL**  
  
This property has been sold prior
- 45           **5 EVERGREEN CLOSE, LIVERPOOL**  
The guide price has changed to £70,000 plus
- 47           **3 THE CLOSE, WALTON, LIVERPOOL**  
The guide price has been changed to £140,000 plus
- 48           **12 SANDIWAYS AVENUE, MERSEYSIDE**  
Please note the regulated rent is £5,356 per annum not as stated in the brochure.
- 49           **174 BOALER STREET, KENSINGTON, LIVERPOOL**

Please note the guide price has been reduced to £120,000 plus.

- 54        **48 PRIORY ROAD, LIVERPOOL**  
This property has been withdrawn.
- 55        **91 GRAY STREET, BOOTLE, MERSEYSIDE**  
This property has been withdrawn.
- 56        **66 PENDLE COURT, LEIGH, LANCASHIRE**  
This lot has been sold prior
- 57        **29 WARBRECK MOOR, LIVERPOOL**  
This lot has been sold prior
- 58        **71A OAKLAND STREET, WIDNES, CHESHIRE**  
This lot has been postponed. Please speak to a member of staff if interested
- 62        **66-68 ALLERTON ROAD, MOSSLEY HILL, LIVERPOOL**  
Please note this property has been postponed from auction.
- 66        **74 WINSLOW STREET, LIVERPOOL**  
This property has been sold prior.
- 67        **KNIGHTSBRIDGE COURT, 35 HOLLAND STREET, LIVERPOOL**  
This lot has Sold Prior.
- 70        **98 GREENALLS AVENUE, WARRINGTON**  
Please note the regulated rent is £6,240 per annum and not as stated in the brochure.
- 71        **1 TOWCESTER STREET, LIVERPOOL**  
This property has been sold prior.
- 73        **112 GREENALLS AVENUE, WARRINGTON**  
Please note the regulated rent is £6,344 per annum not as stated within the brochure.
- 75        **4 COBBS LANE, APPLETON, WARRINGTON**  
Please note the regulated rent is £6,760 per annum and not as stated within the brochure.
- 77        **14 AND 14A KING STREET, WALLASEY, MERSEYSIDE**  
Please note we have been advised the tenant of 14a has given one month's notice and is due to vacate on 13th March 2021.

- 82        **14 LICHFIELD ROAD, WAVERTREE, LIVERPOOL**  
Please note the regulated rent is £6,180 per annum and not as stated in the brochure.
- 83        **192 DERBY LANE, LIVERPOOL**  
This property has been sold prior.
- 86        **20 ST. VINCENT ROAD, PRENTON, MERSEYSIDE**  
Please note the regulated rent is £6,760 per annum and not as stated in the brochure.
- 87        **103 HEYGARTH ROAD, WIRRAL, MERSEYSIDE**  
Please note the regulated rent is £6,604 per annum and not as stated in the brochure.
- 91        **27 RIDLEY ROAD, LIVERPOOL**  
This lot has been sold prior
- 93        **82/84 LINACRE ROAD, LIVERPOOL**  
This lot has sold prior to auction
- 95        **37 MURIEL STREET, LIVERPOOL**  
This property has been sold prior.
- 96        **10 MACFARREN STREET, LIVERPOOL**  
This Property has been sold prior.
- 97        **2 FINGLAND ROAD, LIVERPOOL**  
The property will be vacant on completion - notice was given by the current tenant to Browns on 30th January which indicates that she will be vacating the property on 5th March 2021
- 98        **10 GREENFIELD ROAD, LIVERPOOL**  
This property has been sold prior.
- 102       **FLAT 62, 21 JAMAICA STREET, LIVERPOOL**  
the registered title remains as the original address (Flat 62, 9 Bridgewater Street, Liverpool, L1 0AR) and this is what will need to be shown on the legal documents. The buyer can apply update the registered address upon registration of the transfer.
- 103       **15 SYBIL ROAD, LIVERPOOL**  
This property has Sold Prior.
- 104       **79 MORECAMBE STREET, LIVERPOOL**

This property has been sold prior.

- 105      **72 ANTONIO STREET, BOOTLE, MERSEYSIDE**  
This lot has sold prior to auction.
- 106      **LAND SOUTH EAST OF 10 PENROSE LANE PENROSE,  
WADEBRIDGE, CORNWALL**  
This lot has been sold prior to auction.
- 107      **ELMORE, 57 FREATHY, MILLBROOK, TORPOINT,  
CORNWALL**  
Please note this is a vacant residential property and not as stated in the brochure.
- 108      **46 ALPHINGTON ROAD, EXETER**  
This lot has been withdrawn
- 110      **1B PENLU, TUCKINGMILL, CAMBORNE, CORNWALL**  
This lot has been postponed
- 112      **FLAT 3, 16 ST. DAVIDS HILL, EXETER**  
This property has sold prior.
- 113      **TREVARNO, SOUTH DOWNS, REDRUTH, CORNWALL**  
This lot has sold prior to auction.
- 114      **6 UPPER HILLCREST, PERRANPORTH, CORNWALL**  
A Grant of Conditional Planning Permission was issued by Cornwall Council, on the 23rd December 2003, under application number C1/PA21/2220/03/R 'to erect a replacement dwelling sites: 211873' for the previously demolished property. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.
- 116      **22 GROVE HILL, COLYTON, DEVON**  
The guide price has been reduced to £195,000+
- 117      **152 GREAT MEADOW ROAD, BRADLEY STOKE, BRISTOL,  
AVON**  
This lot has been withdrawn
- 118      **GLENDALE, FREATHY, MILLBROOK, TORPOINT,  
CORNWALL**  
This lot has been postponed

- 119      **ALBANY HOUSE, 129 ALBANY ROAD, REDRUTH,  
CORNWALL**  
This lot has been postponed
- 120      **SUNNY VILLA, BOSINVER LANE, POLGOOTH, ST.  
AUSTELL, CORNWALL**  
This lot has sold prior to auction.
- 121      **30 KNIGHTON ROAD, PLYMOUTH**  
This lot has been Sold Prior.  
  
The correct address is 30 Park View, Knighton Road, St Judes,  
Plymouth PL4 9BY.
- 122      **18 OAK HILL, DAWLISH, DEVON**  
This lot has been withdrawn
- 124      **96 OLD WOODLANDS ROAD, PLYMOUTH**  
This property is Sold STC.
- 126      **31 WOODLANDS VIEW, LOOE, CORNWALL**  
This lot has been postponed
- 127      **FLAT 5, UNDERHEATH, MIDDLE WARBERRY ROAD,  
TORQUAY**  
This property has been sold prior.
- 133      **54 CROWN STREET, NEWTON-LE-WILLOWS,  
MERSEYSIDE**  
Please note the property has majority double glazing and does not  
benefit from central heating.  
The completion date is set for 29th March.
- 134      **56 PENMERE DRIVE, NEWQUAY, CORNWALL**  
This lot has sold prior to auction
- 135      **BUILDING PLOT ADJACENT 33 BROOKLANDS ROAD,  
EXMOUTH, DEVON**  
This lot has sold prior to auction.