

AUCTION - 122 - 28 October 2021

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
4	39 MAX ROAD, LIVERPOOL Please note completion shall take place on the 20th December 2021. Potential purchasers are advised to refer to clause 15 in the Special Conditions.
6	41 BELFAST ROAD, LIVERPOOL This property has been sold prior.
8	39 HARBORD ROAD, WATERLOO, LIVERPOOL The guide price has been reduced to £140,000 plus
9	157 BRIGHTON STREET, WALLASEY, MERSEYSIDE Please note that four rooms are currently rented out
13	23 ELGAR ROAD, LIVERPOOL Please note completion shall take place on the 20th December 2021. Potential purchasers are advised to refer to clause 15 in the Special Conditions.
20	41 ALTON ROAD, LIVERPOOL Please note the guide price has been amended to £85,000 plus.
29	5 SPRINGBANK ROAD, LIVERPOOL This lot has Sold Prior.
37	23 ACANTHUS ROAD, LIVERPOOL This property has been sold prior.
41	FLAT 108, 53 BURLINGTON STREET, LIVERPOOL The flat is one the first floor and not second as stated in the main description of the catalogue
42	37 HALKYN AVENUE, AIGBURTH, LIVERPOOL

The guide price has been amended to £450,000 plus.

Please note the seller has had issues about the Roof with regards to the impending auction of the above property.

The Seller changed the roof sometime in the summer of this year. The council objected to the tiles used and wanted the Seller to reinstate the original slate tiles because the area is a conservation area.

The Seller appealed against their decision as there were many reasons why the Seller should be allowed to use the tiles used.

Unfortunately, they rejected the Seller's appeal last week and insist the Seller replaces the roof tiles.

The seller is quite prepared to replace it with what they will agree to and the Seller am in the process of contracting an Architect to do drawings etc as demanded for approval by the council

43 **75/75A ROCKY LANE, ANFIELD, LIVERPOOL**

The guide price has been changed to £145,000 plus

47 **61 DEWSBURY ROAD, LIVERPOOL**

This property has been sold prior.

50 **88 KINGSHEATH AVENUE, LIVERPOOL**

This property has been sold prior.

51 **3 ROTHWELL COTTAGES, LUNT ROAD, LUNT VILLAGE,**

The property has been postponed.

54 **639A ORMSKIRK ROAD, WIGAN, LANCASHIRE**

Please note that the vendor has applied for planning to convert the building into 2 x 1 bedroomed flats.

Application number: A/21/92030/CU

55 **33 EDGEWORTH STREET, ST. HELENS, MERSEYSIDE**

The guide price has been reduced to £45,000 plus

We have been advised the property is suitable for cash purchase only.

63 **1 STANTON AVENUE, LITHERLAND, LIVERPOOL**

This property has been sold prior.

66 **31 CLAVELL ROAD, ALLERTON, LIVERPOOL**

This property has sold prior to auction.

67 **116 DACY ROAD, LIVERPOOL**

This lot has Sold Prior.

69 **2 WALLER CLOSE, LIVERPOOL**

We have been advised that the property is long leasehold and therefore does not have any ground or service charges payable.

70 **21 PRESCOT ROAD, FAIRFIELD, LIVERPOOL**

Please note the guide price has been amended to £90,000 plus

74 **HOLMDALE, HERNISS, PENRYN, CORNWALL**

This property has been sold prior.

76 **76 OLD EXETER ROAD, TAVISTOCK, DEVON**

This property has been postponed.

82 **FLAT 2, 18 WINNER STREET, PAIGNTON, DEVON**

This property has been postponed

86 **FLAT 1, 57 POLSLOE ROAD, EXETER**

This property has been postponed.

The guide price has been amended to £135,000+. On completion the buyer will become both a member and Director of the freehold company known as 57 Polsloe Road Management Company Limited registered company number 13190795.

The buyer will prior to completion sign Form AP01 appointing them as director and provide the signed document to their appointed solicitors to be held strictly to order pending completion of the purchase.

88 **PILGRIMS WAY SHOPPING ARCADE & FLATS, 60 FORE STREET, CALLINGTON**

Please note only one out of the three flats is now tenanted (flat one).

89 **56 MACEY STREET, TORPOINT, CORNWALL**

This property has been postponed.

90 **7 REDHILLS CLOSE, EXETER**

This property has been postponed.

92 **25 HONEY STREET, BODMIN, CORNWALL**

This property has been postponed.

93 **97-99 HIGH STREET, WAVERTREE, LIVERPOOL**

This property has been sold prior.

94 **MUIR LEA, 1 THE BOLTS, ROBIN HOODS BAY, WHITBY,
NORTH YORKSHIRE**

Please note this property has been postponed until the 9th December auction.

95 **35 CROXTETH AVENUE, LIVERPOOL**

This property has been sold prior.

96 **2 MYRTLE COTTAGES, POLGOOTH, ST. AUSTELL,
CORNWALL**

This property has been sold prior.

97 **72 ELSTREE ROAD, HEMEL HEMPSTEAD,
HERTFORDSHIRE**

Please note the guide price has been reduced to £270,000 plus.

99 **50 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE**

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