

AUCTION - 123 - 09 December 2021

ADDENDUM REPORT

- | <u>Lot</u> | <u>Addendum</u> |
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| 1 | CHURCH HALL, NEW ROAD, TUEBROOK, LIVERPOOL

This lot has sold prior to auction.
Please note, the pews and pulpit are not included in the sale |
| 2 | 23 ELGAR ROAD, LIVERPOOL
This property has been sold prior. |
| 4 | 14 MAYFAIR CLOSE, ANFIELD, LIVERPOOL
The guide price has been reduced to £30,000 plus |
| 7 | 4 CRONTON LANE, WIDNES, CHESHIRE
This property has Sold Prior. |
| 10 | 60 DELAMORE STREET/41 GOODALL STREET, LIVERPOOL
2. The EPC for the commercial rebates part of the property is G rated.
Any prospective buyer will need to take into account that urgent remedial works are required to increase the energy efficiency of the building to an E rating.

1. We have been notified that the flat has now been let on a 3 year tenancy agreement producing £6,000 per annum. The total income is now approximately £20,500 per annum. |
| 11 | 59 ALMONDS GREEN, WEST DERBY, LIVERPOOL
This property has sold prior to the auction. |
| 15 | MUIR LEA, 1 THE BOLTS, ROBIN HOODS BAY, WHITBY, NORTH YORKSHIRE
Please note the guide price has been reduced to £310,000 plus. |
| 16 | 639A ORMSKIRK ROAD, WIGAN, LANCASHIRE
This property has been withdrawn |
| 17 | 123 RITSON STREET, LIVERPOOL
This property has been sold prior. |
| 18 | FLAT 5, 17 KNOWSLEY ROAD, SOUTHPORT, MERSEYSIDE

Please note the property has sold prior to auction. |

19 **FLAT 5, 135-137 DALE STREET, LIVERPOOL**

This property has now sold prior to the auction.

20 **40 JASON WALK, LIVERPOOL**

This property has sold prior

21 **29 FISHERGATE HILL, PRESTON**

Please note the guide price has been reduced to £595,000 plus.

23 **4 BROUGHTON DRIVE, AIGBURTH, LIVERPOOL**

The guide price has been reduced to £285,000 plus.

We are advised that the property falls outside of the new Liverpool landlord licensing scheme. However, potential purchasers should rely on their own enquiries.

24 **10/10A LOWER BRECK ROAD, LIVERPOOL**

This property has been postponed.

Flats 1, 2, 3 & 5 are vacant, only flats 4 & 6 are tenanted.

25 **68 DEWSBURY ROAD, LIVERPOOL**

This property has been sold prior.

27 **404/406 MANCHESTER ROAD, STOCKSBRIDGE,
SHEFFIELD,**

The guide price has been reduced to £82,000 plus

29 **FREEHOLD GROUND RENT INVESTMENT, AINDOW
COURT, SOUTHPORT**

Please note that the correct address of the property being sold is Freehold Interest - Aindow Court with surrounding gardens and land 15 & 17 Trafalgar Road, Birkdale PR8 2TL and not as previously stated in any documentation or descriptions.

31 **8 WYELANDS, HOLME LACY, HEREFORD,
HEREFORDSHIRE**

This property has been postponed and is available for sale. If you are interested please contact a member of staff.

32 **43/43A ST. MARYS ROAD, GARSTON, LIVERPOOL**

This lot has sold prior to auction.

33 **436 STANLEY ROAD, BOOTLE, MERSEYSIDE**

This property has been sold prior.

34 **APT 60 HAMILTON HOUSE, 26 PALL MALL, LIVERPOOL**

This lot has Sold Prior

- 35 **30 BOWLES STREET, BOOTLE, MERSEYSIDE**
This property has been sold prior.
- This is a 2 bedroom property not a 3
- 36 **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
- 38 **1ST FLOOR APT, 84 HALLOWES PARK ROAD, CULLINGWORTH, BRADFORD**
This property has sold prior to auction.
- 39 **44 BUCKINGHAM ROAD, TUEBROOK, LIVERPOOL**
This property has been sold prior
- 40 **35 WARTON STREET, BOOTLE, MERSEYSIDE**
This property has been sold prior
- 41 **11A BIRKETT ROAD, WEST KIRBY, WIRRAL, MERSEYSIDE**
Please note this property has sold prior to auction.
- 43 **THE BUNGALOW, 32-34 WELLINGTON ROAD, WALLASEY, MERSEYSIDE**
This property has been withdrawn from the auction.
- 46 **267 KENSINGTON, LIVERPOOL**
The guide price has been reduced to £145,000 plus
- 47 **37 HALKYN AVENUE, AIGBURTH, LIVERPOOL**
Please note Flat 3 is now vacant.
- 49 **FORMER BINGO HALL/CINEMA, 446 PARK ROAD, LIVERPOOL**
This property has been withdrawn from the auction.
- 50 **20 RIDLEY ROAD, LIVERPOOL**
CASH PURCHASES ONLY. THE GUIDE PRICE HAS BEEN AMENDED TO £160,000 PLUS
- 51 **5 MONASTERY ROAD, LIVERPOOL**
The guide price has been amended to £60,000 plus
- This property has Sold Prior.

52 **ROOM 94,FLAT A13 PHOENIX PLACE, 5 PRINCE EDWIN STREET, LIVERPOOL**

This property has been withdrawn prior.

Please note the address of the property is known as Room 94, Flat A13, Phoenix Place, 5 Prince Edwin Street, Liverpool, L5 3AA not Unit 94 Phoenix Place, 11 Iliad Street, L5 3LU as previously stated.

54 **31 CHEPSTOW STREET, LIVERPOOL**

This property has been sold prior

55 **STUDIO 231 CITY POINT, GREAT HOMER STREET**

This property has been withdrawn

We have been advised that the property has been let since sept 2021 for a term of 51 weeks at £94 per week.

57 **2, 4 & 6-8 CROOKES ROAD/GARAGE AT TURNER LANE, SHEFFIELD**

This property has been withdrawn.

58 **112 BRECK ROAD, ANFIELD, LIVERPOOL**

The guide price has been reduced to £75,000 plus. Please note the property does not currently have an EPC as access has not been possible, please refer to the legal pack for further details.

59 **APT 10 THE EGERTON, 49-51 EGERTON PARK, BIRKENHEAD, MERSEYSIDE**

The guide price has been reduced to £40,000 plus

60 **APT 7 THE EGERTON, 49-51 EGERTON PARK, BIRKENHEAD, MERSEYSIDE**

The guide price has been reduced to £40,000 plus

63 **5 WARTON STREET, BOOTLE, MERSEYSIDE**

This property has been sold prior

64 **93 LISCARD ROAD, WALLASEY, MERSEYSIDE**

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

65 **2 GORST STREET, LIVERPOOL**

This property has been withdrawn

This property is tenanted at £5,700 per annum and the guide price has been reduced to £50,000 plus

68 **58 BOWLES STREET, BOOTLE, MERSEYSIDE**

This property has been sold prior

69 **LAND ON THE SOUTHWEST SIDE OF AUCKLAND ROAD,
LPOOL**

This lot has been withdrawn from auction however is still available for sale. Please contact a member of the auction team if you are interested.

70 **11 WARTON STREET, BOOTLE, MERSEYSIDE**

This property has been sold prior

71 **9 FAIRTHORN WALK, LIVERPOOL**

The guide price has been reduced to £55,000 plus. Please note the property does not currently have an EPC as access has not been possible, please refer to the legal pack for further details.

73 **THE FORMER GRAND HOTEL, MARINE PROMENADE,
WALLASEY, MERSEYSIDE**

This lot has sold prior to auction.

74 **46 BOWLES STREET, BOOTLE, MERSEYSIDE**

This is a 2 bedroom property not a 3 bedroom
This property has been sold prior

76 **28 CANAL STREET & LAND WEST OF BERRY ST, BOOTLE,
MERSEYSIDE**

Please note the guide price has been reduced to £110,000 plus

78 **2 RIDLEY ROAD, LIVERPOOL**

The guide price has been reduced to £75,000 plus

79 **FLATS 1 - 5, 4 MERTON ROAD, BOOTLE, MERSEYSIDE**

This property has been sold prior

80 **FLATS 1 - 5, 6 MERTON ROAD, BOOTLE, MERSEYSIDE**

This property has been sold prior

83 **31 UTTING AVENUE EAST, LIVERPOOL**

This property has sold prior

84 **40 BOWLES STREET, BOOTLE, MERSEYSIDE**

This is a 2 bedroom property not a 3 bedroom
This property has been sold prior

91 **6 PARK ROAD, TORPOINT, CORNWALL**

This property has been sold prior

- 92 **32 TRENGROUSE AVENUE, TORPOINT, CORNWALL**
Please refer to clause 26 of the special conditions regarding completion.
- 93 **BUILDING PLOT ADJ 8 DRAKES PARK, BERE ALSTON, YELVERTON, DEVON**
The legal states that there are restrictive covenants in place by West Devon Borough Council which may affect the ability to develop the site. Interested parties must make and rely upon their own enquiries of West Devon Borough Council with regards to this matter prior to bidding.
- 95 **FLAT 2, 18 WINNER STREET, PAIGNTON, DEVON**
Please note this property has been postponed
- 97 **LAND ADJACENT TO 61 HAREBELL STREET, LIVERPOOL**

This property has been sold prior
- 98 **MORETON POLICE STATION, CHADWICK STREET, WIRRAL, MERSEYSIDE**
This lot has sold prior to auction.
- 99 **94 MACDONALD STREET, LIVERPOOL**
This property has been sold prior
- 101 **36 ORRELL LANE, ORRELL PARK, LIVERPOOL**
The guide price has been reduced to £75,000 plus
- 102 **71 WELLINGTON STREET, HEANOR, DERBYSHIRE**
This property has been sold prior.
- 103 **51 HERRICK STREET, LIVERPOOL**
The property is now vacant
- 104 **APARTMENT 227, 146 CONWAY STREET, LIVERPOOL**
This property has been postponed from auction.
- 106 **FLAT 11 RICHMOND COURT, RICHMOND PLACE, DAWLISH, DEVON**
Please note this property has sold prior to auction.
- 107 **5 HARLECH STREET, LIVERPOOL**
This property has sold prior to auction