

AUCTION - 139 - 04 April 2024

ADDENDUM REPORT

| <u>Lot</u> | <u>Addendum</u> |
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| 5 | 9 ARMSCOT CLOSE, LIVERPOOL This lot has sold prior to auction. |
| 8 | 125 ALLERTON ROAD, MOSSLEY HILL, LIVERPOOL This lot has sold prior to auction. |
| 10 | 40 PARKSIDE ROAD, BIRKENHEAD, MERSEYSIDE Please note the guide price has been reduced to £50,000 plus |
| 12 | 3 KNOWSLEY STREET, LIVERPOOL THIS PROPERTY HAS SOLD PRIOR |
| 13 | 21 WELLFIELD ROAD, LIVERPOOL THIS PROPERTY HAS SOLD PRIOR |
| 14 | APT 3 EMBASSY BUILDING, WELLINGTON STREET, GARSTON, LIVERPOOL Please note that the seller has advised us that they do not have a copy of the current tenancy agreement therefore this will not be provided. |
| 15 | 68 ARGYLE STREET, BIRKENHEAD, MERSEYSIDE This lot has SOLD PRIOR. |
| 16 | LAND ADJACENT TO 88 HALE ROAD, HALE VILLAGE, LIVERPOOL This lot has been postponed until the May auction. |
| 17 | 24 HARTWELL STREET, LIVERPOOL The guide price has been amended to £75,000 plus |
| 18 | 33 OCEANIC ROAD, LIVERPOOL This lot has SOLD PRIOR. |
| 22 | 16 MACDONALD STREET, LIVERPOOL Please note the property has been postponed. |
| 23 | GROUND RENTS 14 SANDRINGHAM DRIVE, LIVERPOOL |

This lot has sold prior to auction.

25 **2, 4 & 6-8 CROOKES ROAD/GARAGE AT TURNER LANE,
SHEFFIELD**

Please note the guide price has been reduced to £500,000 plus.

26 **29 PRINCES PARK MANSIONS, CROXTETH ROAD,
LIVERPOOL**

This lot has sold prior to auction.

29 **56 HILBERRY AVENUE, TUEBROOK, LIVERPOOL**

Please note the rental income is £9480.00 per annum.

32 **35 CHEAPSIDE, LIVERPOOL**

This lot has sold prior to auction.

36 **FLAT 9 LANCE COURT, 11 LANCE LANE, LIVERPOOL**

The white goods are not included in the sale.

37 **62 CITY ROAD, LIVERPOOL**

THIS LOT HAS BEEN WITHDRAWN FROM THE APRIL
AUCTION

41 **6 LOWER BRECK ROAD, LIVERPOOL**

The property comprises of 2 x 2 bedroomed flats and 1 x 1 bedroomed
flat.

45 **52C CHESTNUT GROVE, WAVERTREE, LIVERPOOL**

The property is registered for VAT so VAT will be charged on the
sale of the Property.

47 **26 ESMOND STREET, LIVERPOOL**

This property has sold prior to auction.

50 **131 BEATRICE STREET, BOOTLE, MERSEYSIDE**

This lot has sold prior to auction.

52 **16 KREMLIN DRIVE, LIVERPOOL**

This property is now fully vacant.
This lot has sold prior to auction.

54 **GARAGES TO THE REAR OF 28-32 BACK MERSEY VIEW,
LIVERPOOL**

Please note the vendor has advised that there are no tenancy
agreements in place - the contracts are verbal.

- 59 **34 GUILDFORD STREET, WALLASEY, MERSEYSIDE**
This lot has been Postponed.
- 64 **76/78 RICE LANE, LIVERPOOL**
This lot has sold prior to auction.
- 66 **29 MIDDLETON ROAD, FAIRFIELD, LIVERPOOL**
This lot has sold prior to auction.
- 68 **89 BEATRICE STREET, BOOTLE, MERSEYSIDE**
This lot has been sold prior to auction.
- 70 **33 ALBANY ROAD, KENSINGTON, LIVERPOOL**
This lot has sold prior to auction.
- 77 **28 BOSWELL STREET, BOOTLE, MERSEYSIDE**
This property is now vacant
- 78 **15 HAMPDEN STREET, LIVERPOOL**
This lot has sold prior to auction.
- 83 **15 ANDREW STREET, LIVERPOOL**
This lot has sold prior to auction.
- 84 **20 BETA CLOSE, WIRRAL, MERSEYSIDE**
This lot has sold prior to auction.
- 85 **88 DRUMP ROAD, REDRUTH, CORNWALL**
Guide price reduced to £115,000+
- 87 **THE SALTINGS, FORE STREET, MARAZION, CORNWALL**

Flat 2 The Saltings - EPC rating E

The guide price has been reduced to £300,000+
- 89 **6, 6A & 7, HIGHER FORE STREET, REDRUTH, CORNWALL**

This lot has been postponed and will be offered in the 23rd May
auction.
- 90 **66 HARVEY STREET, TORPOINT, CORNWALL**

EPC Rating C

This Lot has been postponed and will be re-offered on the 23rd May.

91 **75 & 75A MARKET JEW STREET, PENZANCE, CORNWALL**

The guide price has been reduced to £195,000+

92 **ENYS AN HUEL, FIVE LANES, LAUNCESTON, CORNWALL**

This lot has been postponed until the 23rd May.

93 **2 TRELAWN COTTAGES, MOUNT, BODMIN, CORNWALL**

The guide price has been reduced to £150,000+

94 **THE HAYLOFT, LOWER CLICKER ROAD, MENHENIOT,
LISKEARD, CORNWALL**

The Hayloft - EPC C

95 **GREENBANK, NEW ROAD, POLPERRO, LOOE,
CORNWALL**

EPC Rating G

99 **3 NEW BUILDINGS, WELL STREET, EXETER**

This lot has Sold Prior.

100 **67 RALEIGH AVENUE, TORQUAY**

This lot has sold prior to auction.

103 **29 WELLESLEY ROAD, TORQUAY**

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

107 **9 ALVERSTONE ROAD, ALLERTON, LIVERPOOL**

This lot has sold prior to auction.

108 **106 SANDFORTH ROAD, WEST DERBY, LIVERPOOL**

This property has sold prior to auction.

109 **78 LIND STREET, WALTON, LIVERPOOL**

THIS PROPERTY HAS SOLD PRIOR

110 **7 MOLINEUX AVENUE, LIVERPOOL**

Please note the guide price has been amended to £160,000 plus

111 **UNIT 30 PARLIAMENT PLACE, 246 UPPER PARLIAMENT STREET, LIVERPOOL**

This lot has been postponed

112 **17 & 19 FALCON STREET, WORKINGTON, CUMBRIA**

Please note the guide price has been reduced to £140,000+

113 **11 BLACKBURNE PLACE, LIVERPOOL**

THIS PROPERTY HAS SOLD PRIOR