

AUCTION - 147 - 20 May 2025

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
------------	-----------------

4	33 KELSO ROAD, LIVERPOOL
---	---------------------------------

Please note the guide price has been amended to £115,000 plus.

5	5 CROSSFORD ROAD, LIVERPOOL
---	------------------------------------

This property has sold prior to auction.

7	8 BIRSTALL ROAD, KENSINGTON, LIVERPOOL
---	---

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

9	53 HALL STREET, CLOCK FACE, ST. HELENS, MERSEYSIDE
---	---

The guide price has been amended to £90,000 plus

12	25 MAKIN STREET, LIVERPOOL
----	-----------------------------------

The EPC Rating is D

This lot has sold prior to auction.

15	35 KINGSDALE ROAD, ALLERTON, LIVERPOOL
----	---

This lot has sold prior to auction.

16	5 PRIMROSE STREET, LIVERPOOL
----	-------------------------------------

Please note the guide price has been amended to £40,000 plus.

19	48/50 KENSINGTON, LIVERPOOL
----	------------------------------------

This property has been withdrawn prior.

The Flats are fully let producing £21,600 per annum bringing the total rental income to £36,000 per annum and not as stated in the brochure. Flat 5 is now let producing £500pcm however, we await a copy of the new AST. Flat 2 is let producing £450pcm and not £475pcm as stated in the AST.

23	107 MAKIN STREET, LIVERPOOL
----	------------------------------------

This property has been sold prior

24	27 HIGHFIELD ROAD, WALTON, LIVERPOOL
----	---

Please note the guide price has been reduced to £170,000 plus

- 25 **APT 6, HARRINGTON CHAMBERS, 26 NORTH JOHN STREET, LIVERPOOL**
The service charge (including insurance) is £1035 per annum and the ground rent is £350 per annum and not as stated as in the brochure. The guide price has been amended to £80,000 plus.
- 26 **60 SCORTON STREET, LIVERPOOL**
Please note the guide price has been amended to £60,000 plus.
- 27 **LAND AT 21 SPEEDWELL ROAD, CLAUGHTON,**
This lot has been sold prior to auction.
- 33 **9 SEPTEMBER ROAD, LIVERPOOL**
Please note the total rental income is £15,240 per annum.
- 35 **46A LINACRE ROAD, LIVERPOOL**
Please note the guide price has been amended to £55,000 plus.
- 37 **APT 4, 112-114 HOLT ROAD, LIVERPOOL**
We have been advised that as of May 2025 the rental income has been increased to £475pcm.
- 38 **10 GREGSON ROAD, PRESCOT, MERSEYSIDE**
Please note the guide price has been reduced to £85,000 plus
- 41 **148 FORD ROAD, WIRRAL, MERSEYSIDE**
This property has been sold prior to auction.

Please note the flat is being sold with a regulated tenant in situ.
- 42 **155 BLAGUEGATE LANE, LATHOM, SKELMERSDALE, LANCASHIRE**
The guide price has been amended to £110,000 plus
- 43 **152 BEDFORD ROAD, BOOTLE, MERSEYSIDE**
Please note the guide price has been amended to £90,000 plus
- 44 **LAND ON THE EAST SIDE OF FOXS BANK LANE, PRESCOT, MERSEYSIDE**
The guide price has been amended to £180,000 plus.
- 46 **22 HEYES STREET, LIVERPOOL**
Please note the guide price has been amended to £80,000 plus.
- 49 **31 CHEPSTOW STREET, LIVERPOOL**

This property has been postponed however it remains available for sale. If you are interested speak to Cathy

50 **2 BARTLETT STREET, LIVERPOOL**

The guide price has been amended to £90,000 plus

52 **6 ENDSLEIGH ROAD, OLD SWAN, LIVERPOOL**

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

53 **23 FRESHFIELD ROAD, WAVERTREE, LIVERPOOL**

Please note the guide price has been reduced to £165,000 plus.

54 **10 CHURCH ROAD WEST, LIVERPOOL**

This property has been postponed however it remains available for sale. If you are interested speak to Cathy

55 187 Greenhill Road

Please note that there has been a leak in the bathroom which is dripping through the kitchen c

56 **95 ROCK LANE EAST, BIRKENHEAD, MERSEYSIDE**

Please note that we have EPCs for Flats 2 and 3. The EPC for Flat 1 is being carried out on Wednesday 4th June and the EPC for Flat 4 is being arranged by the managing agent.

58 **42 MILDMAY ROAD, BOOTLE, MERSEYSIDE**

This lot has sold prior to auction.

61 **LAND AT SIDNEY ROAD, BIRKENHEAD, MERSEYSIDE**

This lot has been postponed from auction.

62 **78 ENNISMORE ROAD, OLD SWAN, LIVERPOOL**

THIS PROPERTY HAS SOLD PRIOR

63 **145 WALTON VILLAGE, LIVERPOOL**

This property is now vacant.

64 **12 PITT PLACE, WOOLTON, LIVERPOOL**

Please note the rental income is £4,160 per annum.

65 **206 & 206A RICE LANE, LIVERPOOL**

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

- 68 **1 PRIESTHOOD TERRACE, MILLBROOK, TORPOINT, CORNWALL**
The guide price has been reduced to £175,000+
EPC Rating - G
- 71 Denmor House, Barn Street, Liskeard
The guide price has been amended to £155,000+
- 73 **15 OLD ASHLEY HILL, BRISTOL**
This lot has sold prior to auction.
- 74 **FIRST FLOOR FLAT, 622 WOLSELEY ROAD, PLYMOUTH**

The guide price has been reduced to £70,000+
- 76 **71 WOLBOROUGH STREET, NEWTON ABBOT, DEVON**

THIS PROPERTY HAS SOLD PRIOR
- 80 **2 ARCHER TERRACE, PLYMOUTH**
The guide price has been amended to £150,000+ New EPC Ratings:
Flat 1 - EPC E. Flat 3 - EPC D
- 81 **199 COUNTY ROAD, WALTON, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 82 **8 LUDWIG ROAD, LIVERPOOL**
This lot has been sold prior to auction.
- 83 **HIGHER KERROWE COTTAGE, NEWMILL, PENZANCE, CORNWALL**
THIS PROPERTY HAS SOLD PRIOR
- 86 **53 HAHNEMANN ROAD, LIVERPOOL**
The guide price has been reduced to £90,000 plus
- 87 **10 PLUMER STREET, LIVERPOOL**
Please note the rent is £7,800 per annum.
- 89 **85 THORNTON ROAD, BOOTLE, MERSEYSIDE**
Please note the guide price has been amended to £85,000 plus.
- 90 **4 & 4A GASCOYNE PLACE & 43 REGENT STREET, PLYMOUTH**

We have been informed by the vendor that the HMO licence expired in 2024.

ceiling. Photos are available from the auctioneer's office.