

AUCTION - 148 - 24 July 2025

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
3	90 BARNHAM DRIVE, CHILDWALL, LIVERPOOL The guide price has been reduced to £200,000 plus
5	11 LAMBOURNE ROAD, LIVERPOOL This lot has sold prior to auction.
8	7 CALDY ROAD, LIVERPOOL Please note this property has sold prior to auction
9	17 CURATE ROAD, LIVERPOOL The guide price has been amended to £70,000 plus
10	97 JULY ROAD, LIVERPOOL THIS IS LOT HAS BEEN WITHDRAWN FROM AUCTION
12	17 FAIRBURN ROAD, TUEBROOK, LIVERPOOL The guide price has been amended to £95,000 plus
14	35 PAULINE WALK, FIELD LANE, LIVERPOOL The rental income is £9,600 per annum.
15	LAND EAST OF ST MONICAS PAROCHIAL CLUB, STEWART AVENUE, BOOTLE We are advised that the development is not encumbered by any easements and that the project is NOT subject to Biodiversity Net Gain costs however, potential purchasers should rely on their own enquiries.
17	16 GLENEAGLES ROAD, CHILDWALL, LIVERPOOL This property has an EPC Rating of D
19	16 IBSTOCK ROAD, BOOTLE, MERSEYSIDE The guide price has been amended to £95,000 plus
22	63 CROXTETH AVENUE, LIVERPOOL The guide price has been amended to £77,000 plus
25	31 HOLMES STREET, LIVERPOOL

This lot has sold prior to auction.

29 **APARTMENT 18A, TOWER BUILDING, 22 WATER STREET,
LIVERPOOL**

Please note the guide price has been reduced to £135,000 plus.

30 **9 APPLETON ROAD, LITHERLAND, LIVERPOOL**

Guide price amended to £55,000 plus

31 **8 BIRSTALL ROAD, KENSINGTON, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR

33 **THE SEAFORTH ARMS, 26-30 SEAFORTH ROAD,
LIVERPOOL**

This lot has been withdrawn from auction.

34 **FLAT 6, UNDERCLIFFE HOUSE, DINGLEWAY, APPLETON,
WARRINGTON**

The guide price has been reduced to £35,000 plus

35 **APARTMENT 42, FRESHFIELDS, SPINDLETREE AVENUE,
MANCHESTER**

Please note the guide price has been amended to £55,000 plus

37 **OVER AUDIO, APEX BUILDINGS, 12 BRIDGE STREET,
BOOTLE, MERSEYSIDE**

This lot has been sold prior to auction.

39 **32 ARKLE ROAD, PRENTON, MERSEYSIDE**

Please note the guide price has been amended to £67,500 plus

40 **1 MELLING ROAD, LIVERPOOL**

This lot has been withdrawn from auction.

41 **FLAT 90, LOWBRIDGE COURT, GARSTON, LIVERPOOL**

Please note the guide price has been reduced to £55,000 plus

42 **10 FREDERICK STREET, WIDNES, CHESHIRE**

Please note the guide price has been amended to £80,000 plus.

43 **STUDIO 65B, 88 LOW HILL, LIVERPOOL**

Please note the guide price has been reduced to £50,000 plus.

- 46 **APT 6, HARRINGTON CHAMBERS, 26 NORTH JOHN STREET, LIVERPOOL**
Please note the guide price has been reduced to £65,000 plus
- 47 **11 WALLER STREET, BOOTLE, MERSEYSIDE**
THIS PROPERTY HAS SOLD PRIOR
- 48 **32 ROSTHWAITE ROAD, WEST DERBY, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 49 **90 DELAMORE STREET, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 53 **21 MULBERRY ROAD, BIRKENHEAD, MERSEYSIDE**
Please note the guide price has been reduced to £50,000 plus.
- 54 **38A RAWLINS STREET, FAIRFIELD, LIVERPOOL**
The guide price has increased to £165,000+*
- 55 **113 SOUTHGATE ROAD, LIVERPOOL**
Please note the guide price has been amended to £70,000 plus.
- 57 **64 HALSBURY ROAD, LIVERPOOL**
Please note the guide price has been amended to £85,000 plus
- 59 **77 ANDERTON STREET, INCE, WIGAN, LANCASHIRE**
The property has been postponed however it remains available until we receive the legal pack.
- 60 **116/118/120 COUNTY ROAD, WALTON, LIVERPOOL**
The guide price has been amended to £275,000
- 62 **APT 32 MILL VIEW, RUTTER STREET, LIVERPOOL**
This lot has sold prior to auction.
- 71 **APT 1, HARRINGTON CHAMBERS, 26 NORTH JOHN STREET, LIVERPOOL**
Please note the guide price has been reduced to £65,000 plus
- 75 **7 MANVERS ROAD, CHILDWALL, LIVERPOOL**
Please note the planning ref number is: 24H/0290
- Guide price has been amended to £165,000 plus

- 77 **21B WARWICK ROAD, LIVERPOOL**
This property has been postponed.
- 78 **FLAT 7, DELAFORD HOUSE, 13 HAIGH ROAD, LIVERPOOL**

Please refer to the Information Sheet contained within the legal pack
in reference to Title MS548828
- 83 **PYPERS, EASTCLIFF, LOOE, CORNWALL**
This lot has sold prior to auction
- 84 **1 & 2, MOUNT VIEW TERRACE, NEWLYN, PENZANCE,
CORNWALL**
THIS PROPERTY HAS BEEN POSTPONED
- 87 **4A ST. MATTHEWS CLOSE, EXETER**
The guide price has been reduced to £130,000+
- 89 **28 PERCY TERRACE, PLYMOUTH**
The guide price has been reduced to £140,000+
- A new 2 year tenancy of the commercial unit commences on the 30th
July 2025 at £700 pcm/£8,400 pae.
- 91 **7 BOSCASWELL ESTATE, PENDEEN, PENZANCE,
CORNWALL**
Please note the guide price on this property has been reduced to
£100,000
- 92 **21 COLLEY CRESCENT, PAIGNTON, DEVON**
The guide price has been reduced to £135,000+
- 93 **86 FORE STREET, NEWLYN, PENZANCE, CORNWALL**
The correct floor plan has been uploaded to the property portals.
- 94 **7 COLLEY END ROAD, PAIGNTON, DEVON**
EPC Rating - E
The guide price has been reduced to £100,000+
- 96 **HIGHER KERROWE COTTAGE, NEWMILL, PENZANCE,
CORNWALL**
This lot has sold prior to auction.

- 99 **45 MOORLAND CLOSE, PENDEEN, PENZANCE,
CORNWALL**
This porperty has been withdrawn.
- 101 **14-15 TARBROCK COURT, BOOTLE, MERSEYSIDE**
This lot has sold prior to auction.
- 102 **27 HIGHFIELD ROAD, WALTON, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 103 **445 STANLEY ROAD, BOOTLE, MERSEYSIDE**
This lot has sold prior to auction.
- 104 **59 ESMOND STREET, LIVERPOOL**
This lot has sold prior to auction.
- 105 **FLAT 9, 56 CHRISTLETON CLOSE, PRENTON,
MERSEYSIDE**
This lot has sold prior to auction.