



ADDENDUM REPORT – 17th May 2018

<u>Lot</u>	<u>Addendum</u>
1	52 GLOUCESTER ROAD, TUEBROOK, LIVERPOOL This property has been sold prior.
2	229/229A WARBRECK MOOR, LIVERPOOL The guide price has been reduced to £40,000 plus. Completion is to take place within 20 business days of receipt by the Seller's Solicitors of the Grant of Probate of the Will of Clive Daniel Roberts dated 28 February 2018 to Joan Roberts and Stephen Clive Roberts provided that the earliest completion date will be 20 business days after the contract date. When the Grant is received the Seller's Solicitors will forward a copy to the Buyer's Solicitors within 2 working days of receipt.
3	FLATS 1-3, 171 WESTMINSTER ROAD, LIVERPOOL The guide price has been reduced to £85,000 plus
4	57 MORECAMBE STREET, LIVERPOOL This property has sold prior to auction.
5	1 ROSALIND WAY, LIVERPOOL This property has been postponed until the 19th July auction.
11	1 OXTON ROAD, BIRKENHEAD, MERSEYSIDE This property has been withdrawn prior.
17	477 WEST DERBY ROAD, LIVERPOOL This Property has Sold Prior.
18	23 EALING ROAD, AINTREE, LIVERPOOL Please note the tenancy is Assured Periodic and not Regulated as stated in the brochure.
23	44/46 STANLEY ROAD, BOOTLE, MERSEYSIDE The guide price has been reduced to £117,000+
25	11 PROSPECT COURT, LIVERPOOL The guide price has been reduced to £43,000 plus.

- 27 **66 CARISBROOKE ROAD, LIVERPOOL**
This lot has been postponed until the 19th July auction.
- 31 **163-165 KENSINGTON, LIVERPOOL**
Flat 4 is now vacant and not tenanted as stated within the particulars. The current rental income is £24,000 per annum. The potential rental income when fully let is approximately £41,280 per annum.
- 32 **272 WALTON BRECK ROAD, LIVERPOOL**
The Guide price has been increased to £90,000 plus.
- 34 **CASTLE VIEW, CASTLE ROAD, HALTON, RUNCORN, CHESHIRE**
This property has been postponed. It is still for sale please speak to Cathy Holt if you are interested.
- 35 **146 OLIVIA STREET, BOOTLE, MERSEYSIDE**
This property has been sold prior.
- 36 **LAND AT 1 HENRY STREET, BIRKENHEAD, MERSEYSIDE**
The guide price has been reduced by £50,000 to £250,000 plus
- 39 **HAMBLEDON VIEW, CLERK HILL ROAD, WHALLEY, CLITHEROE, LANCASHIRE**
This property has been sold prior.
- 42 **APT 55, 6 MILL VIEW, RUTTER STREET, LIVERPOOL**
The property benefits from electric heating and not central as stated in the catalogue.
- 43 **4 & 6 STAND AVENUE, WHITEFIELD, MANCHESTER**
The sellers solicitors has advised "Although we prefer the Special Conditions and Tenancy Schedule to remain as drawn as a precaution, it is nevertheless envisaged both properties will be sold with vacant possession. Number 4 was being sold with vacant possession and in relation to number 6 it is believed there has been an implied surrender of the tenancy by the tenant in that the seller has the back-door key and the tenant has removed signs of their occupation including furniture and belongings and the property is empty as inspection will confirm."

- 51 **UNIT 1, L1 BUILDING, 21 JAMAICA STREET,
LIVERPOOL**
This property has been sold prior.
- 52 **UNIT 19, L1 BUILDING, 21 JAMAICA STREET,
LIVERPOOL**
This property has been sold prior.
- 53 **144 LAWRENCE ROAD, LIVERPOOL**
This property has been postponed. It is still for sale please
speak to Cathy Holt if you are interested.
- 54 **27/27A WARBRECK MOOR, LIVERPOOL**
The guide price has been amended to £76,500
- 56 **6 CYPRESS ROAD, SOUTHPORT, MERSEYSIDE**
The guide price has been reduced to £80,000+
- 58 **31 BIBBYS LANE, BOOTLE, MERSEYSIDE**
The guide price has changed to £47,000 plus
- 60 **29 WYKEHAM STREET, LIVERPOOL**
This property has been withdrawn prior to auction however it is
still available for sale and if you are interested please contact
the auctions office direct on 0151 2076315.
- 66 **486 PRESCOT ROAD, OLD SWAN, LIVERPOOL**
The guide price has been reduced to £32,000
- 68 **3 WILLIAM HENRY STREET, LIVERPOOL**
The property benefits from double glazing and central heating.
- 71 **22 ROCKHOUSE STREET, LIVERPOOL**
This property has been sold prior.
- 77 **214 - 218 RICE LANE AND 2 D&E PARKINSON ROAD,
LIVERPOOL**
This lot has been postponed.
- 78 **GROUND RENTS 214 - 218 RICE LANE AND 2 D&E
PARKINSON ROAD**
This lot has been postponed.

- 79 **111 BEATRICE STREET, BOOTLE, MERSEYSIDE**
This property has been sold prior.
- 80 **1 GRANGE ROAD WEST, BIRKENHEAD,
MERSEYSIDE**
This property has been postponed.
- 81 **BEACH HUT 2, PORTH MAWR, MAIN BEACH,
ABERSOCH, PWLLHELI, GWYNEDD**
This property has been postponed until the 19th July auction.
- 82 **182 LITHERLAND ROAD, BOOTLE, MERSEYSIDE**
This property has sold prior to auction.
- 84 **LAND AT 183-185 DUKE STREET, LIVERPOOL**
The guide price has been reduced £375,000 plus
- 85 **53 ROBY STREET, ST. HELENS, MERSEYSIDE**
This property has been sold prior.
- 88 **11 HEATHBANK AVENUE, WALLASEY, MERSEYSIDE**
This property has been sold prior.
- 89 **2 PRIMROSE COURT, HUYTON, LIVERPOOL**
The guide price has been changed to £70,000
- 90 **1 DENMAN DRIVE, LIVERPOOL**
This lot has sold prior to auction.
- 93 **14 GRAFTON STREET, BLACKPOOL**
The guide price has been reduced to £40,000 plus.
- 94 **38 ORWELL ROAD, LIVERPOOL**
The guide price has been reduced to £36,000.
- 99 **4 DANESCROFT, WIDNES, CHESHIRE**
The guide price has been reduced to £60,000+
- 100 **99-101 LINACRE ROAD, LIVERPOOL**
The property has been postponed from the auction.
- 105 **19 SELKIRK ROAD, LIVERPOOL**
Please note we have been advised by the vendor that the rent is
£6,996 per annum.

- 108 **59 HANDFIELD STREET, LIVERPOOL**
Please note this property is now vacant.
- 111 **16 & 16A GEORGE ARTHUR ROAD, BIRMINGHAM**
This property has been sold prior.
- 113 **LAND AT ABBEYSTED, SKELMERSDALE,
LANCASHIRE**
This property has been postponed until the July Auction. It is
for sale and if you are interested please speak to Cathy.
- 115 **22 RONALDSWAY CLOSE, BACUP, LANCASHIRE**
This property has been withdrawn prior
- 118 **FORMER YATES WINE LODGE, OLIVER STREET,
BIRKENHEAD**
The VAT election cannot be provided; it is missing and any
request to HMRC could take 28 days with no guarantee of
success.
- 120 **FLATS 31-37 WARBRECK MOOR, LIVERPOOL**
Please note Tenant from Flat 3 has now vacated.
Current layout is as follows: 3 x 1 bed, 1 x 2 bed & 2 x 3 bed
- 121 **7 FREDERICK GROVE, WAVETREE, LIVERPOOL**
This property has been postponed until the July Auction. The
property is for sale and if you are interested please speak to
Cathy.
- 123 **FLATS 1 & 3, 442 STANLEY ROAD, BOOTLE,
MERSEYSIDE**
This lot has been postponed.