

AUCTION - 151 - 11 December 2025

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
1	230 BLACKMOOR DRIVE, LIVERPOOL This lot has sold prior to auction.
4	31 HALSBURY ROAD, KENSINGTON, LIVERPOOL This lot has sold prior to auction.
6	42 ORIEL ROAD, BIRKENHEAD, MERSEYSIDE This lot has now sold prior to the auction.
7	FLAT 2, 10 LIVINGSTON AVENUE, LIVERPOOL This lot has sold prior to auction.
8	8 WOODCHURCH ROAD, OLD SWAN, LIVERPOOL THIS PROPERTY HAS SOLD PRIOR
9	FLATS B AND C, 443 STANLEY ROAD, BOOTLE, MERSEYSIDE Please note the guide price has been reduced to £135,000 plus.
11	39 Ramilies Road, Allerton, Liverpool. L18 1EE The housing association have advised they are sending out contractors to remove damp plaster and carrying out a damp proof course along the party wall of 39/41, please note that wall will not be replastered as will need time to dry out.
12	BG05, BLOCK B, 9 DUNCAN STREET, SALFORD This lot has been postponed
13	173 STANLEY PARK AVENUE SOUTH, LIVERPOOL The guide price has been amended to £85,000 plus
16	CITY VIEW 61, NETHERFIELD ROAD SOUTH, LIVERPOOL This property has been postponed. Speak to the office if you are interested.
18	THE SEAFORTH ARMS, 26-30 SEAFORTH ROAD, LIVERPOOL This lot has been withdrawn from auction.
20	Apt 312, 15 Hatton Garden, Liverpool. L3 2HB

The underlease contains the following restrictions:

- Clause 4.11 – the flat may only be used as a private residence and for single occupatic
- 21 • Clause 4.12 – the flat may not be used for any trade or business
- Clause 4.14 – subletting is only permitted by way of a full Assured Shorthold Tenancy c

24 23 CROSBY AVENUE, WARRINGTON

This lot has been sold prior to auction.

26 3 BOWLING GREEN CLOSE, SOUTHPORT, MERSEYSIDE

The guide price has been amended to £165,000

30 9 FARMER PLACE, BOOTLE, MERSEYSIDE

Please note the property has been postponed however is still available for sale.

31 15 HOLLY GROVE, SEAFORTH, LIVERPOOL

The guide price has been reduced to £120,000+

38 APARTMENT 10, NATIONAL BANK BUILDING, 24 FENWICK STREET,
LIVERPOOL

Please note the guide price has been amended to £36,000 plus.

39 62 EARLE ROAD, LIVERPOOL

Please note the guide price has been amended to £70,000 plus

43 25 GREENHEYS ROAD, LIVERPOOL

Please note the property has sold prior.

45 17 RAIKES WAY, BOLTON

Please note the guide price has been amended to £100,000 plus.

46 59 HOLMES STREET, LIVERPOOL

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

47 69 HOLMES STREET, LIVERPOOL

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

49 151 MOLYNEUX ROAD, KENSINGTON, LIVERPOOL

This property has been postponed. It is for sale and if you are interested please speak to Cathy

52 2 OLD EAGLE & CHILD COTTAGES, LIVERPOOL ROAD, HUYTON,
LIVERPOOL

Please note the forecourt outside this property is just shared pedestrian access

- 58 3 ASHBURN AVENUE, LIVERPOOL
Please note the rent is £7,260 per annum.
- 59 11 WHALLEY COURT, BOOTLE, MERSEYSIDE
Please note the rental income is £6,534 per annum.
- 61 14 CONIFER CLOSE, KIRKBY, LIVERPOOL
Please note the rental income is £9,570 per annum.
- 63 13 KINGSWAY PARADE, HUYTON, LIVERPOOL
Guide price has been amended to £100,000 plus
- 64 LAND AT 19 ELM GROVE, BIRKENHEAD, MERSEYSIDE
Please note the guide price has been amended to £45,000 plus
- 65 27 LANVILLE ROAD, LIVERPOOL
Please note the guide price has amended £280,000 plus
- 66 46 BULL BRIDGE LANE, LIVERPOOL
This lot has been postponed
- 67 101 METHUEN STREET, LIVERPOOL
Please note the guide price has been reduced to £30,000 plus.
- 69 1 HOLLY GROVE, BIRKENHEAD, MERSEYSIDE
The guide price has been amended to £68,000 plus
- 70 APT 404, 15 HATTON GARDEN, LIVERPOOL
Please note the guide price has been amended to £100,000 plus. The underlease contains the following restrictions:
- Clause 4.11 – the flat may only be used as a private residence and for single occupation
 - Clause 4.12 – the flat may not be used for any trade or business
 - Clause 4.14 – subletting is only permitted by way of a full Assured Shorthold Tenancy or a company let
- 72 109 ALMONDS GREEN, WEST DERBY, LIVERPOOL
This property has been postponed.
- 73 12 GABLE MEWS, 75 LIVERPOOL ROAD, FORMBY, LIVERPOOL

THIS PROPERTY HAS SOLD PRIOR

- 75 70 WARBRO ROAD & THE GARDEN FLAT, TORQUAY
This lot has sold prior to auction.
- 76 3 YORK COTTAGES, YORK ROAD, EXETER
The guide price has been reduced to £155,000+
- 77 151 QUEEN STREET, NEWTON ABBOT, DEVON
The guide price has been reduced to £80,000+
- 78 TYTHE COTTAGE TEA ROOMS, LITTLEHAM VILLAGE, LITTLEHAM,
EXMOUTH, DEVON
EPC Rating C.
- 80 DUCK PUDDLE HOUSE, TREVANCE, ST. ISSEY, WADEBRIDGE,
CORNWALL
This lot has sold prior to auction.
- 81 3 THE PANNEY, EXETER
We understand that solar panels are in place but there is no
supporting documentation to prove ownership, or any feed in tariffs,
that may be in place. Interested parties must make and rely upon their
own due diligence with regards to the solar panels.
- 92 32 HOLLAND ROAD, EXETER
THIS PROPERTY HAS SOLD PRIOR
- 93 21 GARTH-AN-CREET, ST. IVES, CORNWALL
This lot has been postponed.
- 94 23 THE FRADGAN, NEWLYN, PENZANCE, CORNWALL
The guide price has been reduced to £140,000+
- 95 15B, ATLANTIC ROAD, NEWQUAY, CORNWALL
Lease length 999 years from 09/01/2006.
- 96 15 REEDS AVENUE WEST, WIRRAL, MERSEYSIDE
This lot has sold prior to auction
- 97 FLAT 7, DELAFORD HOUSE, 13 HAIGH ROAD, LIVERPOOL
This lot has sold prior to auction.
- 98 44 BANNER STREET, LIVERPOOL

This lot has sold prior to auction.

99 8 GARSTON OLD ROAD, GARSTON, LIVERPOOL
THIS PROPERTY HAS SOLD PRIOR

100 89 WESTERN AVENUE, SPEKE, LIVERPOOL
This lot has sold prior to auction.

102 1 RHOSGOCH, CWM PENMACHNO, BETWS-Y-COED, GWYNEDD

Please note we understand the cottage is Grade II listed

104 82 HENGAR MANOR, ST. TUDY, BODMIN, CORNWALL
THIS PROPERTY HAS SOLD PRIOR

105 14 WESTOVER ROAD, MAGHULL, LIVERPOOL
This property is under offer

106 8 ST. KEVERNE PLACE, PLYMOUTH
This Lot has sold prior to auction.

or a company let