

Online Auction Addendum 7th February 2024

If you are a successful bidder you will be required to pay the following fees to the Auctioneers

- **Deposit** - 10% of the sale price subject to a minimum deposit of £2,000.
- **Buyers Administration fee** - 1% + Vat of the sale price subject to a minimum of £1,500 + Vat (unless varied in the property details).
- **Additional Fees** The purchase of any property may include associated fees not listed here. Any additional fees will be implemented by the Sellers Solicitors and confirmed in the Legal Packs which can be downloaded for free from our website

Lot 2 – 34 Bassenthwaite Avenue, WA11

This property has Sold Prior to the auction

Lot 3 – 2 Lower Breck Road, L6

This property has Sold Prior to the auction

Lot 5 - 4 Cedarwood Close, CH49

This property has Sold Prior to the auction

Lot 6 – 60 Hawthorn Road, L36

This property has Sold Prior to the auction

Lot 7 – 6 Alvanley Place, CH43

Since first marketing the Guide Price for this property has been reduced to **£130,000 Plus.**

Lot 9 – 10 Oak Street, L20

This property has Sold Prior to the auction

Lot 11 – 15 Heysmoor Heights, L8

This property has Sold Prior to the auction

Lot 12 – 48 Sandstone Road East, L13

This property has been Withdrawn from the auction.

Lot 13 – 28 Rocky Bank Road, CH42

This property has Sold Prior to the auction

Lot 14 – Apt 71, Block A, Wolstenholme Square, L1

This property has Sold Prior to the auction

Lot 15 – Unit 14 Libertas, L1

Since first marketing the Guide Price for this property has been reduced to **£30,000 Plus.**

Lot 16 – 78 King Street, CH44

Since first marketing the Guide Price for this property has been reduced to **£65,000 Plus.**

Lot 17 - Land 85 Craven Street, CH41

Since first marketing the Guide Price for this property has been reduced to **£20,000 Plus.** The property also has an increased buyers Fee of 1% + VAT of sale price, subject to a minimum £2500 + VAT

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Lot 21 – Apt 303 Orleans House, L3

Since first marketing the Guide Price for this property has been reduced to **£125,000 Plus.**

Lot 22 – 10 Saker Street, L4

This property has Sold Prior to the auction

Lot 23 – Apt 203 Orleans House, L3

Since first marketing the Guide Price for this property has been reduced to **£125,000 Plus.**

Lot 26 – 149 Norman Street, CH41

Since first marketing the Guide Price for this property has been reduced to **£95,000 Plus.**

Lot 28 - Apt 14 Birchen House, CH41

Since first marketing the Guide Price for this property has been reduced to **£60,000 Plus.** This property will have an increased buyers Fee of 1% + VAT of sale price, subject to a minimum £2500 + VAT

Lot 29 - 17 Lower Hey, L23

This property has Sold Prior to the auction

Lot 30 – 149 Woodlands Road, WA11

Since first marketing the Guide Price for this property has been reduced to **£265,000 Plus.**

Lot 31 – 139 Derby Road, L20

Since first marketing the Guide Price for this property has been reduced to **£120,000 Plus.**

Lot 32 – F3, 20 Lilley Road, L7

Since first marketing the Guide Price for this property has been reduced to **£120,000 Plus.**

Lot 33– F4, 20 Lilley Road, L7

Since first marketing the Guide Price for this property has been reduced to **£120,000 Plus.**

Lot 34 – GFF, 8 Kinglake Road, CH44

This property has Sold Prior to the auction

Lot 37 – Flat 20, 10-12 Pall Mall, L3

We are informed the leaseholders now undertake the block management after a recent successful Right to Manage (RTM) with the intention to reduce the service charges and enhance the building.

Lot 38 – Flat 25, 10-12 Pall Mall, L3

We are informed the leaseholders now undertake the block management after a recent successful Right to Manage (RTM) with the intention to reduce the service charges and enhance the building.