

Addendum

Auction: 25 September 2025

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Addendum as of 25 September 2025

Lot	Address	Amendment
3	156 South View Road, Sheffield S7 1DF	EPC was done 24th September and the Certificate will be made available as soon as possible.
5	Nottingham Lodge, Shipley Country Park, The Field, Shipley, Heanor DE75 7JJ	The lot is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the lot. Prospective buyers are to note the Points to Note document included within the legal documents. To clarify the Lease is for a term of 999 years. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
6	Hillstown Business Park, Mansfield Road, Hillstown, Bolsover S44 6LE	The lot is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the lot. Prospective buyers are to note the Points to Note document included within the legal documents. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
11	Cobnar Wood Close Industrial Units, Cobnar Wood Close, Sheepbridge, Chesterfield S41 9RQ	The lot is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the lot. Prospective buyers are to note the Auction Note document included within the legal documents. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
12	171 Kingsway Park, Urmston, Manchester M41 7FD	Completion Date: 09.10.2025
22	135 Belswains Lane, Hemel Hempstead HP3 9UZ	New guide price: £340,000+
27	142A Beaumanor Road, Leicester, Leicestershire LE4 5QB	We have not been provided with a leasehold sale pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
30	Dunston Farm, Dunston Road, Chesterfield S41 9RL	Prospective buyers are referred to the Overage Agreement in the legal pack in the special conditions and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The seller's solicitor has confirmed that VAT is not payable on the purchase price

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

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38	46 Enfield Close, Birmingham B23 5SE	We are informed that the ground rent and service charge for the property are £142.00 for the year. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
46A	30 Ash Court, Alfreton DE55 7QL	A new 990 lease to be granted on completion.
47	7C Swinburne Street, Derby DE1 2HL	A new 990 lease to be granted on completion.
50	10 Peterborough Road, Farcet, Peterborough PE7 3BH	We believe the property is of non-standard construction. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
54	Flat 4 Dane Court, 26 Church Hill, London E17 9RY	A new 990 lease to be granted on completion.
63	The North Skelton Social Club, Holmbeck Road, Skelton-In-Cleveland, Saltburn-By-The-Sea, North Yorkshire TS12 2AL	Please note the EPC was carried out on 22nd September, however full access was not available so a revisit will be required to complete the Certificate.
64	20 Bertha Street, Ferryhill, County Durham DL17 8AZ	Sale is by Receiver with no title guarantee. The property is believed to be vacant however Receiver has limited knowledge and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
69A	15 Ullswater Close, Spennymoor DL16 6EH	EPC Rating D not C as marketed

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69B	58 Manor Wood, Coulby Newham, Middlesbrough TS8 0RN	A new 990 lease to be granted on completion.
70A	51 Mornington Street, Keighley BD21 2EB	Tenure: Leasehold. A new 990 lease to be granted on completion.
72	122 Poplar Avenue, Horwich, Bolton BL6 6TA	A new 990 lease to be granted on completion.
74	75 Sylvancroft, Ingol, Preston PR2 7BN	A new 990 lease to be granted on completion.
81	Queensway, 57 North Marine Road, Scarborough YO12 7HT	Sale is by Receiver with no title guarantee. The property is believed to be part tenanted however Receiver has limited knowledge and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The Receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
98	Land Adjacent to 42 Main Street, Repton, Derby DE65 6EZ	To clarify we will be offering for sale the land edged green on the title plan document in the legal pack
113	106 Wyggeston Street, Burton-on-Trent, Staffordshire DE13 0SB	We have not been provided with all the leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
120	45 Noel Street, Mansfield NG18 5NY	We have not been provided with a leasehold sale pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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122	Apartment 5, Teesdale Court, 169 Hucknall Road, Nottingham NG5 1FE	We have not been provided with a leasehold sale pack. We are therefore not in a position to confirm details of service charge/ground rent payments. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
129	Study Lodgings 2, 18 Prebend Street, Leicester, Leicestershire LE2 0LA	We have not been provided with Tenancy Agreement and cannot therefore confirm the rental figure referred to in our marketing. Buyers are to also note the anticipated S20 works. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
132	198 Havelock Street and adjoining land, Kettering, Northamptonshire NN16 9QB	To clarify, the sale includes 3 titles - NN315595, NN117287 and NN122321
156	3 and 3A Westbourne Grove, Sale, Greater Manchester M33 6RD	We have not been provided with evidence of rent increase and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
157	Land on corner of Station Road and Bolton Road, Swinton M27 6BU	The address is known on the contract as 'Land on the corner of Station and Bolton Road, Station Road, Swinton, Greater Manchester, M27 6EL'.
175	Cedar Wood Bungalow, Wallingford Road, North Moreton, Didcot OX11 9BA	The property is known on the contract as 'Cedar Wood Bungalow, Wallingford Road, North Moreton, Didcot, OX11 9BA and land on the north side of Church Farm Cottage, North Moreton OX11 9BA'. Comprising of title numbers BK121952 and ON90383.
181	14 Victoria Street, Stoke-On-Trent, Staffordshire ST4 6EF	There is no HMO documentation provided in the legal pack (this has been requested). Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
207	31 Lower High Street, Wednesbury WS10 7AQ	The property is known at the land registry as '31 Lower High Street, Wednesbury (WS10 7AQ), 31a Lower High Street, Wednesbury (WS10 7AQ) & 31B Lower High Street, Wednesbury (WS10 7AQ)'. Comprising of the title numbers; Freehold WM524338, Leasehold WM884518 & WM876284. We have not been supplied with evidence of rent increase from the tenancy agreements within the legal pack and are missing pages of the commercial lease for the ground floor. Therefore we cannot confirm the rental figure given in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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214	29 Birley Street, Blackpool FY1 1EG	The vendor has advised the EPC was done 19th September and the Certificate will be made available as soon as possible.
219	Freehold and Ground Rent only, 51 Talbot Street, Southport PR8 1HS	A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional fees payable as set out within the special conditions of sale. These are additional to the sums specified in the paragraph 'Auction Deposit and Fees' set out in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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