

Addendum

SDL
Property Auctions

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Auction: 17 December 2025

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 17 December 2025

Lot	Address	Amendment
1	Land and Former Public Conveniences, Ilam Road, Ilam Lane, Thorpe, Ashbourne DE6 2AW	Prospective buyers are referred to the Property Note within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
16	112 Mowbray Street, Newcastle upon Tyne NE6 5PA	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
22	31 Queen Street, Doncaster DN4 8AA	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
27	Flat 19B, Quartercroft, Pyramid Close, Northampton NN3 8DP	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
28	10 Sassoon Mews, Wellingborough NN8 3LT	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
29	19 Blake Court, Swaffham PE37 8HG	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
38	15 Cossington Road, Birmingham, West Midlands B23 5EL	New guide price: £148,000+
41	5 Mayfair Close, Albrighton, Wolverhampton, West Midlands WV7 3PW	New guide price: £200,000+

This Addendum contains any amendments and additions we have been made aware of in relation to the lots offered for sale. All lots are offered subject to the amendments and additions in this Addendum and will form part of the contract of sale. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation and also to ascertain all fees and costs payable in addition to the sale price. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as all bids will be binding.

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43	11A Villiers Court, Preston PR1 7QQ	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
45	165 Tag Croft, Ingol, Preston PR2 7AJ	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
48	Flat 3, 6 Curzon Avenue, Manchester M14 5PU	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
49	44 Chichester Road, South Shields NE33 4AF	Freehold subject to the lease of 46 Chichester Road.
50	135 Imearry Street, South Shields NE33 4EW	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
51	43 Stainton Drive, Gateshead NE10 9QU	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
52	47 Sanderson Street, Darlington DL1 1SJ	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
53	18 Jura Drive, Darlington DL1 3PY	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack

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55	Flat 2, 23 Peel Street, Kingston upon Hull HU3 1QR	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
65	Apartment G12, 21 Grosvenor Gate, Leicester LE5 0TL	Ground rent £200 pa. Service charge paid for period 1.10.25 to 31.12.25 £308.58
67	22 Cliff Street, Scunthorpe, Lincolnshire DN16 1TW	New guide price: £60,000+
75	13 Calder Drive, Maghull, Liverpool L31 9DR	Prospective buyers are referred to the tenancy agreement and correspondence uploaded to the legal pack this morning.
97	1, 5 and 7 Hardings Court, Head Street, Pershore, Worcestershire WR10 1DL	The Property is sold subject to any existing leases for the residential flats, some of which are referred to in the title number HW99055. The Property is also sold subject to all planning applications and decisions with the following references: 21/00590/LB, 22/02687/FUL, W/24/00792/CCO, W/24/00824/CCO (if applicable) - copies of which have been requested. We have also requested details of the pending Land Registry application.
98	378 Stourbridge Road, Kidderminster, West Midlands DY10 2QE	New guide price: £150,000+
103	National House, 4 Spitfire Close, Ermine Business Park, Huntingdon PE29 6XY	The Commercial property is known on the contract and at the land registry as Churchgate House, 4 Spitfire Close, Ermine Business Park, Huntingdon, PE29 6XY.
122	22 Mountford Avenue, Wirksworth, Matlock DE4 4AT	The Property is sold subject to the existing tenancy agreement albeit we understand a notice has been served and the Seller understands that the Tenant is due to vacate on 11th February 2026, albeit no warranty can be given in respect of this and the Property is sold subject to the tenancy until such time as the Tenant vacates.

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Lot	Address	Amendment
133	Flat J, 23 Oakwood Close, Blackpool FY4 5FD	The Property is sold subject to the existing tenancy agreement albeit we understand a notice has been served and the Seller understands that the Tenant is due to vacate 24th December 2025 albeit no warranty can be given in respect of this and the Property is sold subject to the tenancy until such time as the Tenant vacates.

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