

Addendum

SDL
Property Auctions

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Auction: 29 January 2026

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 28 January 2026

Lot	Address	Amendment
4	29 Slackwood Close, Ellesmere Port CH65 3AH	Service Charge payable for period 01.01.2024 to 31.12.2024 £177.92 Ground rent £100 pa
10	3 Laxton Close, Nottingham NG8 3PW	Prospective buyers are to note the Transfer 23.02.2018 included within the legal documents.
11	8 Welham Road, Retford DN22 6TN	The sale includes two titles NT269542 & NT584267 - 8 Welham Road Retford Nottingham DN22 6TN and land to the north side of 27 Hirst Road Retford DN22 6QN
14	87 Derby Road, Duffield DE56 4FL	In the event that the Seller is unable to provide an up to date EPC to the Buyer by Completion the Buyer agrees to complete without production of a current EPC and completion will not be delayed on this basis.
16	147 King Street, Drighlington, West Yorkshire BD11 1EJ	147 King Street, Drighlington, Bradford BD11 1EJ registered at HM Land Registry with title number WYK424849 as shown edged red on the Property Plan in the auction pack. Completion is Twenty BUSINESS DAYS after the CONTRACT DATE but subject to the Seller's conveyancer having provided to the Buyer a certificate of compliance required to comply with the restriction noted at entry B2 of title WYK424849.
24	55 Lucerne Road, Fulwood, Preston PR2 8FD	A new Lease will be granted on completion for a term of 990 years - Ground Rent Peppercorn - see Lease in legal pack.
25	29 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.
28A	5 Bluebell Gardens, Wells-Next-The-Sea NR23 1JJ	We are advised that an EICR is not currently available and the safety of the property cannot be guaranteed, however, are looking to get an electrical test completed as soon as possible.

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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Lot	Address	Amendment
38	10 Grantham Walk, Corby, Northamptonshire NN18 9BW	The property is sold subject to tenancy however the tenant is due to move out of the property prior to completion. The buyer will purchase the property as it stands at the time of completion whether this is subject to tenancy or vacant. The AST in the legal pack confirms £495 pcm dated November 2017. No evidence of rent increase is provided and 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.
49	35 Eldon Avenue, Borehamwood WD6 1NL	New guide price: £135,000+
62	65 Hampden Way, Eynesbury, St. Neots PE19 2JH	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack
62B	5 Brooke Green, Wellingborough NN8 3LN	EPC Rating: C
63A	1B Canal Road, Trowbridge BA14 8QU	EPC Rating: D
64	Flat F Mais Court, 40 Parkside Crescent, London N7 7JN	A new Lease will be granted on completion for a term of 250 years – Ground Rent Peppercorn – see Lease in legal pack
66	21 Farrier Street, London NW1 8PJ	A new Lease will be granted on completion for a term of 250 years – Ground Rent Peppercorn – see Lease in legal pack
67	68 Blakeney Road, Stevenage SG1 2LJ	A new Lease will be granted on completion for a term of 250 years – Ground Rent Peppercorn – see Lease in legal pack

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70	11 Johnston Place, Oldbrook, Milton Keynes MK6 2JY	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
72	20 Bedford Street, Derby DE22 3PB	There are no tenancy agreements or HMO document's provided in the legal pack (this has been requested) and 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.
78	Land Lying to the South-East of Lister Road, Middleton, Manchester M24 4RB	Prospective buyers are referred to the Note within the legal pack
79	5 Denbigh Street, Chester CH1 4HL	Prospective buyers are to note special 4 in relation to occupation of the property
80	100 Craven Street, Birkenhead, Merseyside CH41 4BS	Sale by receiver with no title guarantee. Property is believed to be vacant however prospective buyers are referred to special conditions and 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.
85	197 Nethercote Gardens, Shirley, Solihull, West Midlands B90 1BJ	Flood Risk - High Ground Rent - £30 pa Service Charge - n/a
90	144 Shaftesbury Crescent, Derby DE23 8LZ	Completion will be in accordance with special condition 29. Lease Term 200 years from and including 1 June 2008. Service charge for the year to 31.03.2026 - £2,049.82. Ground Rent - £100 pa. Buyers are referred to the S20 Notices within the legal pack We have not been provided with evidence of rental increase and are not therefore in a position to clarify the current rent payable.
97	Flat 4, 12 South Street, Scarborough YO11 2BP	Prospective buyers are referred to the Preliminary Enquiries note in the legal pack

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100	Apartment 216, 15 Hatton Garden, Liverpool L3 2HA	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.
101	45 Uplands Crescent, Uplands, Swansea SA2 0NP	Sale is by receiver with no title guarantee. The property may be tenanted however prospective buyers are referred to special condition 39 and 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.
102	20 Nelson Street, Ryde, Isle of Wight PO33 2EZ	Completion Date: 12.02.2026
107	21 Harley Street, Coventry, Warwickshire CV2 4EZ	The tenancy agreement is not provided in the legal pack (this has been requested) and 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.
125	Grange Inn, Casey Lane, Burton-On-Trent DE14 2JQ	The Buyer acknowledges that part of the Property is sold subject to tenancies and part subject to a lease dated 9 June 2008 which is registered under leasehold title number SF541406. We have not been provided with Tenancy Agreements and cannot therefore confirm the rental figure referred to in our marketing.
144	1, 5 and 7 Hardings Court, Head Street & 58 Newlands Road, 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 and also subject to all matters in the charges register. 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.
150	Room 5 Flat 4, 28 Hyde Terrace, Woodhouse, Leeds LS2 9LN	We have not been provided with a leasehold sale pack or with a copy of the tenancy agreement. We are therefore not in a position to confirm the rental figure set out in our marketing or details of any service charge/ground rent payments.
151	Room 6 Flat 4, 28 Hyde Terrace, Woodhouse, Leeds LS2 9LN	We have not been provided with a leasehold sale pack or with a copy of the tenancy agreement. We are therefore not in a position to confirm the rental figure set out in our marketing or details of any service charge/ground rent payments.

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