

Addendum

Auction: 29 January 2026

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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	New guide price: £165,000+ 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.
23	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.
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.

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28	38 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.
28A	5 Bluebell Gardens, Wells-Next-The-Sea NR23 1JJ	The Seller confirms that: the electrical safety of the property cannot be confirmed at the moment but the Seller is arranging for an electrical test to be completed as soon as possible.
29	47 Viscount Court, Eaton Socon, St. Neots PE19 8DJ	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
30	38 Howitts Lane, Eynesbury, St. Neots PE19 2JG	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
31	11 Whyte Court, Ramsey, Huntingdon PE26 1DU	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
32	11 Hawthorn House, Saunders Close, Huntingdon PE29 7AJ	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
33	17 Lammas Gardens, Huntingdon PE29 7LJ	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
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.

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42	Bumble Bee Cottage, 41 Leicester Road, Sapcote, Leicester LE9 4JE	New guide price: £100,000+
45	23 Highfield Road, Croston, Leyland PR26 9HH	New guide price: £170,000+
46	Building Plot rear of 3, 5 & 7 Rothwell Road, Mickleover, Derby DE3 0PJ	New Guide Price: £165,000+
49	35 Eldon Avenue, Borehamwood WD6 1NL	New guide price: £135,000+
50	75 St Johns Lane, Bedminster, Bristol BS3 5AB	New Guide Price: £205,000+
52	8 Praise Road, Porthleven, Helston TR13 9LR	New Guide Price: £170,000+
53	31 Sandwich Road, St. Neots PE19 1TY	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
54	43 Regent Close, Eaton Socon, St. Neots PE19 8DT	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	45 Regent Close, Eaton Socon, St. Neots PE19 8DT	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
56	16 Nursery Road, St. Neots PE19 1NT	The flat is located on the first floor, not ground floor as previously stated in our marketing. A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
58	5 Church Road, Conington, Peterborough PE7 3QJ	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
59	11 Fairfax Court, St. Neots PE19 2JF	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
60	86 Springbrook, Eynesbury, St. Neots PE19 2EB	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
61	3 Redmoor Close, St. Ives PE27 3WN	A new Lease will be granted on completion for a term of 990 years – Ground Rent Peppercorn – see Lease in legal pack.
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

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Lot	Address	Amendment
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
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

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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.
96	63 Shrewsbury Drive, Backworth, Newcastle upon Tyne NE27 0JQ	New Guide Price: £48,000+
97	Flat 4, 12 South Street, Scarborough YO11 2BP	Prospective buyers are referred to the Preliminary Enquiries note in the legal pack
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

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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.
139	Apartment 503, 7 The Strand, Liverpool, Merseyside L2 0PP	We have not been provided with a leasehold sale pack. Ground Rent £700 pa.
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.
156	24 Lavenham Close, Bury, Greater Manchester BL9 8DP	We have not been provided with a leasehold sale pack and are therefore not in a position to confirm details of any service charge/ground rent payments.
162	23 Sun Street, Derby DE22 3UL	We have not been supplied with evidence of rent increase from the tenancy agreement within 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.

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