

Addendum

SDL
Property Auctions

Part of
Eddisons

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|---|--|
| 2 | 24 Abbots Road South, Leicester LE5 1DA | To clarify, the property and land adjoining are included in the sale - title numbers LT9710, LT445976, LT467027, LT292961. Prospective buyers are referred to the Contract in the legal pack, in particular to special condition 3, and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 3 | 42 Mansfield Road, Edwinstowe, Mansfield NG21 9NJ | Completion Date: 27.03.2025 Please note that due to the dilapidated condition of the property, an EPC will not be provided. |
| 6 | 161 Drewry Lane, Derby DE22 3QT | Completion Date 27.03.2025 |
| 7 | Land to the North of Wimsey Way (known as Nixs Wood), Somercotes, Alfreton DE55 7RA | Completion Date 27.03.2025 The Lot is not sold with vacant possession but is sold with all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the Lot |
| 8 | 39 Second Avenue, Kidsgrove, Stoke-On-Trent ST7 1DD | Completion Date: 20.03.2025 |
| 9 | 27 Yarrow Road, Chorley PR6 0LU | Completion Date: 20.03.2025 The sale comprises of the title numbers LA685196 and LA684266. |
| 10 | 7 Victoria Road, Bamford, Hope Valley S33 0BS | New Guide Price: £100,000+ Completion Date 27.03.2025 To clarify the sale includes two titles - DY262151 (freehold) & DY329926 (leasehold). A tenancy agreement is not available and we are not able to clarify the rent figure within our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 11 | 23 Gwernifor Street, Mountain Ash, Rhondda Cynon Taff CF45 3NA | Completion Date: 13.03.2025 EPC Rating: D |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|--|---|
| 12 | 217 Gidlow Lane, Wigan WN6 7BP | Completion Date: 20.03.2025 We have not been provided with leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 13 | 36 Buller Street, Grimsby DN32 8BL | Completion Date 20.03.2025 |
| 14 | 19 Swenson Avenue, Nottingham NG7 2LP | Completion Date: 27.03.2025 |
| 15 | 27 - 29 Mansfield Road, Nottingham NG1 3FB | Completion Date: 25.03.2025 |
| 16 | 40 Nightingale Way, Bingham, Nottingham NG13 8QP | Withdrawn |
| 17 | Water Tower, Roe House Lane, Norton Juxta Twycross CV9 3ER | The lot is known as 'land on the north-east side of Roe House Lane, Appleby Magna, Swadlincote' on the title and contract. |
| 18 | 12 Tythorn Drive, Wigston, Leicestershire LE18 1BS | EPC rating E |
| 19 | 24 St. James Road, Leicester LE2 1HQ | Completion Date 27.03.2025 We have been informed that some rents are inclusive and some are exclusive of bills and not as 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. |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|--|--|
| 20 | 36 Pike Drive, Birmingham B37 7UN | New Guide Price: £110,000+ Completion Date 27.03.2025 or in accordance with special condition 7. |
| 22 | 97 Main Street, Frizington, Cumbria CA26 3PE | New Guide Price: £36,000+ Completion Date: 13.03.2025 Buyers are referred to the conveyance plan within the legal pack which clarifies the right of way to access the rear of the property. There is no legal right of way onto the lane adjacent to the property despite there being a gate and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 23 | 15 Painswick Close, Portsmouth PO6 3QD | Completion Date: 20.03.2025 |
| 24 | 38 Mona Street, Birkenhead, Merseyside CH41 0ED | Sold Prior |
| 26 | Building Plot at Whittaker Lane, Little Eaton, Derby DE21 5AT | New Guide Price: £60,000+ Completion Date: 27.03.2025 |
| 27 | Land to the rear of Croft House, 5 Siddals Lane, Derby, DE22 2DY | Completion Date 27.03.2025 We have been informed that the trees are not only protected by virtue of being located within a conservation area but that the trees are also protected by Tree Preservation Order No.107. (G1 – 6 Lime and A1). A1 protects all trees that were present when the TPO was made in 1995. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 29 | 13 John Street, Heanor DE75 7FT | Completion Date: 27.03.2025 |
| 31 | 190 Evington Road, Evington, Leicester LE2 1HN | Sold Prior |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|--|--|
| 34 | 11 The Grove, Haydn Avenue, Nottingham NG5 2LJ | Completion Date: 27.03.2025 Prospective buyers are to note the Structural Inspection & Report within the legal documents and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 35 | 57 Station Road, Ilkeston DE7 5LG | Completion Date 27.03.2025 |
| 36 | 199 Victoria Street, Mansfield, Nottinghamshire NG18 5SA | Completion Date 27.03.2025 |
| 37 | 3 Coronation Drive, Shirebrook, Mansfield NG20 8RH | Completion Date 21.03.2025 We have not been provided with Tenancy Agreement 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. |
| 39 | Land to the North of Woodview Gardens, Clipstone Drive, Forest Town NG19 0JL | Completion Date: 27.02.2025 |
| 40a | 45 Princes Street, Bishop Auckland, County Durham DL14 7BA | Postponed |
| 41 | 6 Market Place, Staveley, Chesterfield S43 3UR | We have not been provided with leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 43 | 93 and 93A Beaconsfield Road, Leicester LE3 0FH | To clarify the sale includes both freehold and leasehold elements under title numbers LT40024 (freehold), LT345078 (leasehold) & LT337904 (leasehold). We have not been provided with evidence of rental increase for 93a and so cannot confirm the rental figure 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. |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|--|--|
| 44 | 12 Jackson Street, Coalville, Leicestershire LE67 3LT | Completion Date: 27.03.2025 |
| 46 | 47 & 47A Bell Street, Wigston, Leicestershire LE18 1AD | Prospective buyers are to note the TP1 and transfer plan included with in the legal documents. |
| 47 | 2 and 2B King Street, Enderby, Leicester LE19 4NT | Postponed |
| 48 | 11 Hulland View, Allestree, Derby DE22 2RD | Sold Prior |
| 49 | 15 North Parade, Derby DE1 3AY | We have not been provided with Tenancy Agreements and cannot therefore confirm the rental figures 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. |
| 50 | 2 Warner Street, Mickleover, Derby DE3 0GG | Completion Date 27.03.2025 |
| 52 | Flat 8, Willow Court, Civic Way, Swadlincote DE11 0BW | 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. |
| 53 | Apartment 543, Nottingham One Entrance A, Canal Street, Nottingham NG1 7HL | Postponed |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|---|---|
| 54 | 20 Chelmsford Road, Nottingham NG7 7EJ | Completion Date: 27.03.2025 We have not been supplied with evidence of rent increase from the the documentation 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. |
| 55 | 28 Church Street, Eastwood, Nottingham NG16 3HS | Completion Date: 27.03.2025 Prospective buyers are to note the 'TA6 and note' 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. |
| 56 | 27 Mayfield Street, Kirkby-In-Ashfield, Nottingham NG17 8LU | Completion Date 27.03.2025 |
| 57 | 136G Southwell Road East, Rainworth, Mansfield NG21 0EL | Postponed |
| 58 | 202-204 High Street, Stonebroom, Alfreton DE55 6JT | Sold Prior |
| 59 | 199 Victoria Avenue, Borrowash, Derbyshire DE72 3HG | Sold Prior |
| 60 | 39 Tiverton Road, London N18 1DN | We are advised the property is tenanted, however there is no written tenancy agreement provided in the legal pack (this has been requested) therefore we cannot confirm a rental figure for our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 61 | 129 High Street, Stalham, Norwich NR12 9BB | Postponed |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|---|---|
| 62 | Brombil Reservoir, Brombil, Margam SA13 2SR | Withdrawn |
| 63 | Land at Maes-Y-Coed, Lampeter SA48 8BS | Withdrawn |
| 64 | 6 Walpole Street, Chester CH1 4HG | Postponed |
| 66 | 48 Sutherland Street, Barrow-In-Furness LA14 1BN | Sold Prior |
| 67 | Flat 3, Derby Riverside, 7 Stuart Street, Derby DE1 2EB | Withdrawn |
| 68 | 130 London Road, Derby DE1 2SR | We have not been provided with unredacted evidence of rental income and cannot therefore clarify the rental figure referred to within our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 69 | 52 Etruria Gardens, Derby DE1 3RL | The seller has been advised by Places for People Living the property can be sublet. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 72 | 4 Sydney Street, Burton-On-Trent DE14 2QX | Prospective buyers are to note the engineers report included within the legal documents and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|---|--|
| 73 | Brown End Farm, Leek Road, Stoke-on-Trent, Staffordshire ST10 3JR | Withdrawn |
| 76 | Park View, 44 Seagrave Road, Sileby, Charnwood, Loughborough, Leicestershire LE12 7TP | Completion Date: 10.04.25 |
| 77 | 14 Day Street, Leicester LE4 5PS | Postponed |
| 79 | 21 Moorland Road, Walsall WS3 2PX | Completion Date 27.03.2025 |
| 80 | 450 Bloxwich Road, Walsall WS3 2UY | The lot comprises title numbers SF25824 and WM502734. |
| 81 | Former Presbyterian Church and Schoolroom, Newry Street, Holyhead LL65 1HP | Completion Date 27.03.2025 Sale by receiver with no title guarantee. 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. |
| 82 | Flat 5, 203 Dickson Road, Blackpool FY1 2HQ | Completion Date: 27.03.2025 Please Note: We have been informed that the property is two bedroomed. Sale by receiver. We have not been provided with leasehold information. We cannot confirm the occupancy status, however there is no tenancy agreement provided in the legal pack. Prospective buyers are referred to special condition 40 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. |
| 83 | 327 Benson Road, Newcastle upon Tyne NE6 2SH | Completion Date: 27.03.2025 Sale by receiver. We have not been provided with all the leasehold information. There is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental figure given in our marketing. Prospective buyers are referred to special condition 40 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. |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|--|--|
| 83a | 25-27 Glasgow Street, Thornaby, Stockton-On-Tees TS17 7AH | Completion Date: 27.03.2025 Sale by receiver. There is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental figure given in our marketing. Prospective buyers are referred to the 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. |
| 84 | Flats 1, 2 and 3, 119 Columbus Ravine, Scarborough YO12 7QU | Completion Date: 27.03.2025 |
| 85 | 3 Coastguard Cottages, St. Andrews Drive, Skegness PE25 1DH | Sold Prior |
| 86 | Flats 7, 8, 9 and 10 and Units 2, 3, 4 and 5 Eastgate Mews, Whittlesey, Peterborough PE7 1PU | Sold Prior |
| 87 | 91 Boston Road South, Holbeach, Spalding PE12 8AA | Sold Prior |
| 88 | 15 Petit Couronne Way, Beccles, Suffolk NR34 9LU | We have not been provided with leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 89 | Newland School Hall, Mendham Lane, Harleston, Norfolk IP20 9DE | Completion Date 27.03.2025 |
| 91 | Land off Cleavers, Sissinghurst, Cranbrook TN17 2JU | Completion Date: 27.03.2025 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional fees payable on completion as set out within the special conditions of sale at clauses 8, 16 & 19. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|--|--|
| 92 | Plots 1-3, Land off Ladywood Road, Ilkeston DE7 4FJ | Postponed |
| 93 | 44 Prince Street, Ilkeston, Derbyshire DE7 8QQ | Sold Prior |
| 94 | 14 Alfred Street, Riddings, Alfreton DE55 4BE | Sold Prior |
| 95 | 199 Max Road, Chaddesden, Derby DE21 4HD | Sold Prior |
| 96 | 100-102 Monk Street, Derby DE22 3QB | The freehold property is known as 100 and 102 Monk Street and 4 Werburgh Street, Derby on the contract and land registry. |
| 97 | Flat 3, 113 Parliament Street, Derby DE22 3WJ | Sold Prior |
| 98 | Flat 1, Sandleford House, 1 Rowallan Way, Chellaston, Derby DE73 5XD | 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. |
| 99 | Flat 3, 9 Clapgun Street, Derby DE74 2LE | 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. |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

SDL
Property Auctions

Part of
Eddisons

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|------|--|--|
| 101 | 46 Northumberland Road, Stockport SK5 8LT | The AST within the legal pack confirms an initial rent of £575 pcm. The special conditions confirm current rent of £675. We have been informed that Notice has been served on the tenant. The property will be sold as seen. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 102 | 14 Buckingham Avenue, Whitefield, Manchester M45 6DJ | Completion Date: 27.03.2025 |
| 103 | Breeze Hill House, Oldham Road, Shaw, Oldham OL2 8SS | Postponed |
| 104 | Taps and Wine Bar, 2 Chorley Road, Walton-Le-Dale, Preston PR5 4JA | The legal pack does not include leasehold sale pack or freehold title. Prospective buyers are to note the special conditions of sale in this respect, in particular clauses (g) and (h) and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 107 | 60 Main Street, Ayr KA8 8EF | Date of Entry 27.03.2025 Commercial EPC was done 24th Feb and the Certificate will be made available as soon as possible. |
| 108 | 30 Hill Top Estate, South Kirkby, Pontefract WF9 3EW | Sold Prior |
| 108a | 40 Marlborough Avenue, Marske-By-The-Sea, Redcar TS11 6AP | Completion Date: 27.03.2025 Sale by receiver with no title guarantee. In relation to occupation of the property 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. |
| 108b | 24 Pine Road, Guisborough TS14 6JH | Completion Date: 27.03.2025 Sale by receiver with no title guarantee. In relation to occupation of the property 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. |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|------|---|---|
| 108c | 15 Lime Road, Guisborough TS14 6JL | Completion Date: 27.03.2025 There is no EPC available. Sale by receiver with no title guarantee. In relation to occupation of the property 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. |
| 108d | 45 Lime Road, Guisborough TS14 6JL | Completion Date: 27.03.2025 There is no EPC available. Sale by receiver with no title guarantee. In relation to occupation of the property 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. |
| 110 | Land at 113 Mill Street, Leek, Staffordshire ST13 8EU | Completion Date: 27.03.2025 The freehold lot comprises Title Numbers SF534404 and SF534291. We are advised that VAT is applicable. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 112 | 57-58 Load Street, Bewdley DY12 2AP | Sold Prior |
| 113 | Apartment 155, 51 Sherborne Street, Birmingham B16 8FN | Sold Prior |
| 116 | 55 Creed Way, West Bromwich B70 9JT | Postponed |
| 118 | The Old Boot Shop, The Green, Tanworth-In-Arden, Solihull B94 5AJ | Postponed |
| 119 | 1A Salisbury Street, Wednesbury WS10 8BQ | Buyers are referred to the Drainage Search within the legal pack. The seller has confirmed that the property is connected to mains water and sewers, that the property was initially tenanted and that they have not received a bill during their 20 year ownership. The seller has spoken to Severn Trent who have clarified that there is a supply and they have stated that they will produce a bill moving forwards for the new owner. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

SDL
Property Auctions

Part of
Eddisons

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|---|--|
| 124 | 2 Priory Lane, Pillerton Priors, Warwick CV35 0PR | Postponed |
| 125 | 12 Halls Court, Stoney Stanton, Leicester, Leicestershire LE9 4TJ | Sold Prior |
| 127 | Flat 303, The Print House, 58 Woodgate, Loughborough, Leicestershire LE11 2QD | The Ground Rent document within the legal pack confirms the ground rent is £448.71 per annum and not as referred to in our marketing |
| 130 | The Old Patrol Office, Trent Lock, Nottingham NG10 2FY | Postponed |
| 131 | 49 Main Street, Bulwell, Nottingham NG6 8QF | Postponed |
| 132 | 9 Stancliffe Avenue, Nottingham NG6 9HP | Sold Prior |
| 133 | 13 St. Helens Crescent, Trowell, Nottingham NG9 3PZ | Sold Prior |
| 137 | 11 Woodfield Road, Pinxton, Nottingham NG16 6JQ | Sold Prior |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|-----|---|--|
| 140 | 6 and 6A Hawthorne Avenue, Shirebrook, Mansfield NG20 8NT | The rent notices within the legal documents total a rental income of £11,340 pa. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 141 | 10 and 10A Hawthorne Avenue, Shirebrook, Mansfield NG20 8NT | To clarify we are selling title number DY104357 which describes the property as 10A Hawthorne Avenue. The rent notice and AST within the legal documents total a rental income of £13,740 pa. 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. |
| 143 | 71 Holyrood Walk, Corby, Northamptonshire NN18 9JD | Sold Prior |
| 144 | Land on the north side of 1 Oxford Road, London N9 0LY | Sold Prior |
| 145 | First Floor Flat, 41 Argyle Road, Tottenham, London N17 0BE | Completion Date: 27.03.2025 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. |
| 146 | 176A New Kings Road, London SW6 4NE | Postponed |
| 147 | 1B Church Parade, High Street, Wealdstone, Harrow HA3 5DL | Postponed |
| 148 | Flat 23, Lime House, 33 Melliss Avenue, Richmond TW9 4AE | 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. |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

SDL
Property Auctions

Part of
Eddisons

Auction: 27 February 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 27 February 2025

| Lot | Address | Amendment |
|------|--|-----------------------------|
| 149 | Flat 3, 14 Shakespeare Road, Heene, Worthing, West Sussex BN11 4AR | Withdrawn |
| 150 | 2 Beech House, Exeter Road, Honiton, Devon EX14 1AL | Postponed |
| 151 | Plot 1, Land on the west side of Trampers Lane, North Boarhunt, Fareham PO17 6BZ | Completion Date: 27.03.2025 |
| 151a | Land at The Dell, Great Baddow, Chelmsford CM2 7JY | Postponed |
| 152 | 1 St. Peters Street, St. Ives TR26 1NN | Sold Prior |
| 153 | Flats 1-4, 3 Alexandra Park, Redland, Bristol, Somerset BS6 6QB | Completion Date: 27.03.2025 |
| 154 | Flat 820, Churchill Place, Churchill Way, Basingstoke RG21 7AA | Postponed |
| 155 | Hestia, Old Tewkesbury Road, Gloucester GL2 9LR | Postponed |

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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.