

ADDENDUM

Auction: 30th June 2020 The auction will be conducted by our auctioneer, Andrew Parker, behind closed doors and broadcast live online with remote bidding only. Please visit the homepage of our website to submit a bid.,

Addendum as of 30th June 2020

THE FOLLOWING ALTERATIONS AND ADDITIONS TO THE PARTICULARS OF SALE AND THE GENERAL AND SPECIAL CONDITIONS OF SALE By AUCTION ON THE ABOVE DATE ARE DEEMED TO BE INCORPORATED HEREIN.

All Lots are offered subject to the above and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the sale price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the catalogue, which are solely for location purposes and are specifically excluded from the Contract. All sizes and measurements provided are approximate and may have been scaled from OS and other plans.

Lot	Address	Amendment
2	11 Harcourt Street, Derby, DE1 1PW	We have requested clarification on the sum payable for searches in accordance with special condition 10. This is awaited.
3A	32 Hardwick Street, Allenton, Derby, DE24 8BA	Postponed
8	216 Belvedere Road, Burton on Trent, Staffordshire DE13 ORE	New guide price: £90,000+
11	85-86 Horninglow Road, Burton-On-Trent, DE14 2PT	Completion date: 11th August 2020
20	No 1 Corner of Moor Street & Albion Street, Brierley Hill, DY5 3EE	EPC ratings E & E
23	27 Derby Road, Melbourne, Derbyshire DE73 8FE	Postponed
30	2 Mundella Street, Leicester, LE2 1LT	The tenant(s) are due to vacate the property on June 30th 2020. Please see legal pack.
40	Plot 7 Manor Farm Cottages, Wanborough, Guildford, GU3 2JR	Completion date: 14th July 2020 Plan to be attached to TP1 is awaited from the seller's solicitor.

ADDENDUM

Auction: 30th June 2020 The auction will be conducted by our auctioneer, Andrew Parker, behind closed doors and broadcast live online with remote bidding only. Please visit the homepage of our website to submit a bid.,

Addendum as of 30th June 2020

THE FOLLOWING ALTERATIONS AND ADDITIONS TO THE PARTICULARS OF SALE AND THE GENERAL AND SPECIAL CONDITIONS OF SALE By AUCTION ON THE ABOVE DATE ARE DEEMED TO BE INCORPORATED HEREIN.

All Lots are offered subject to the above and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the sale price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the catalogue, which are solely for location purposes and are specifically excluded from the Contract. All sizes and measurements provided are approximate and may have been scaled from OS and other plans.

Lot	Address	Amendment
46	15-17 High Cross Street, St. Austell, PL25 4AN	Completion date: 14th July 2020
52	26 Seaview Road, Colwyn Bay, North Wales LL29 8DG	The freehold property is sold subject to a Lease dated 6th January 2006 for a term of 999 years and not as set out in the catalogue.
57	49 Castle Gardens, Lenton, Nottingham, NG7 1HH	AST & details of sums due under special conditions 4,5,6 are awaited. We have not therefore been able to clarify the rent details set out in the catalogue entry.
59	182 The Wells Road, Mapperley, Nottingham, NG3 3AJ	EPC ratings D & C
67	5 Garside Street, Worksop, S80 2DD	The tenure of the property is freehold
72	Honeysuckle Cottage, Wood Lane, Pentrich, Derbyshire DE5 3TZ	Please note the property is a semi-detached cottage, not detached as previously stated.
85	Flat 8, 184 King Edwards Road, Birmingham, B1 2QD	Completion date: 27th July 2020 Potential buyers should refer to the special conditions of sale and note the additional payments due on completion.
106	1 Hollowspell, Rochdale, OL12 9AW	EPC rating: G

ADDENDUM

Auction: 30th June 2020 The auction will be conducted by our auctioneer, Andrew Parker, behind closed doors and broadcast live online with remote bidding only. Please visit the homepage of our website to submit a bid.,

Addendum as of 30th June 2020

THE FOLLOWING ALTERATIONS AND ADDITIONS TO THE PARTICULARS OF SALE AND THE GENERAL AND SPECIAL CONDITIONS OF SALE By AUCTION ON THE ABOVE DATE ARE DEEMED TO BE INCORPORATED HEREIN.

All Lots are offered subject to the above and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the sale price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the catalogue, which are solely for location purposes and are specifically excluded from the Contract. All sizes and measurements provided are approximate and may have been scaled from OS and other plans.

Lot	Address	Amendment
-----	---------	-----------

108	29 Pendle Court, Bolton, BL1 6PY	Tenure - the property is leasehold. Lease dated 28 November 1984 for a term of 999 years is stated as 'to follow' in the legal pack.
-----	----------------------------------	--

115	39-41 Caroline Street, Blackpool, FY1 5BU	Postponed
-----	---	-----------

117	Building Plot, High Street, Willingham by Stow, Gainsborough, DN21 5JY	Tenure is freehold
-----	--	--------------------