

Late Announcement & Addendum Sheet

Auction: 5 June 2019 • Addendum as of 05 June 2019

Lot	Address	Amendment
1	48 Meadowbank, Holywell, CH8 7EF	EPC Rating: D
3	30 Lansdowne Road, Crumpsall, Manchester, M8 5SH	It is understood that the three flats produce an annual income of £15,840 and not as stated in the catalogue. Flat 3 is currently let at £425 pcm
5	Sarnau, Clawddnewydd, Ruthin, LL15 2NL	EPC Rating: F
6	10 Garden Street, Huddersfield, HD1 3RD	The property is leasehold and not freehold as described in the catalogue. The term of the lease is 999 years from 1/11/1889.
8	Cromwell House, High Street, Chapel-En-Le-Frith, High Peak, SK23 0HD	The EPC rating is E and not as specified in the catalogue
15	Flat 2 Sandy Knoll, North Promenade, Lytham St. Annes, FY8 2NQ	This will remain on our online auction. Please call 0345 222 0197 for more information.
16	Land at 103 Bigdale Drive, Northwood, Kirkby, Knowsley, L33 6UW	Postponed
19	Land and Garages to rear of Market Street and William Street, Holyhead, LL65 1RN	The auctioneer has been informed that the garages are let on an informal basis at present. It has been confirmed that vacant possession will be given on completion.
21	17 King Street, Ulverston, LA12 7DZ	The Guide Price has been reduced to £87,000+ The property is a freehold property which is subject to a Lease for a term of 999 years from 1/2/2000 of one second floor room and so is sold with part vacant possession.

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Lot	Address	Amendment
23	91 Glebe Street, Leigh, WN7 1RQ	Sold Prior
24	14b Westcliffe Drive, Blackpool, FY3 7HG	The Guide Price is £35,500
24A	55 Clayton Street, Colne, Lancashire BB8 0HJ	The property is arranged as five lettable rooms with communal kitchen, not five flats as stated in original marketing. The auctioneer has not been provided with copies of the HMO and tenancy agreements and the details set out in the catalogue have not therefore been clarified.
25	Former Restore Church, Station Street, Boston, PE21 8RL	The guide price has been reduced to £90,000+