

Late Announcement & Addendum Sheet

Auction: 10 October 2019 • Addendum as of 09 October 2019

Lot	Address	Amendment
1	11 Kipling Avenue, Birkenhead, CH42 2DH	The Guide Price has been increased to £55,000+ Completion date - 31st October 2019
2	122 Canal Street, Lock Cottage, Lock 38, Ship Lane, Marsworth, Tring, HP23 4NA	Tenure: Leasehold EPC Rating: G
4	17 South Parade, Pensarn, Abergele, LL22 7RG	EPC ratings - Flat 1 E, Flat 2 D, Flat 3 D, Flat 4 D, Flat 5 C, Flat 6 D & Flat 7 D The ASTs confirm that the flats are currently let at a total of £25,740 per annum and not as stated in the catalogue. We understand that flat 1 is currently vacant and that there are tenants waiting.
5	2 Belmont Avenue, Blackpool, FY1 4BG	SOLD PRIOR
6	Craig Yn Sholyn, Ffordd Bryniau, Prestatyn, LL19 8RD	The Guide Price has been reduced to £200,000+ EPC rating is G and not as stated in the catalogue.
7	Commercial Development at 71-73 Sandy Lane, Prestwich, Manchester, M25 9PS	POSTPONED
8	16 Settle Street, Barrow-In-Furness, Cumbria LA14 5HR	WITHDRAWN
10	Land adj 143B Manchester Road, Burnley, BB11 4HT	POSTPONED
11	Ynyshir Farm Campsite, Picton Road, Picton, Holywell, CH8 9JG	The sale is with vacant possession and not as set out in the catalogue.

Late Announcement & Addendum Sheet

Auction: 10 October 2019 • Addendum as of 09 October 2019

Lot	Address	Amendment
13	11-19 Manchester Road, Preston, PR1 3YH	SOLD PRIOR
14	266 Whalley Road, Clayton le Moors, Accrington, BB5 5HE	The tenure of this property is leasehold and not freehold as stated in the catalogue. The term of the Lease is 999 years from 1/5/1890
15	Flat 5, 46 Marine Road, Pensarn, Abergele, LL22 7PR	EPC Rating: D
16	361 St Helens Road, Bolton, BL3 3QD	The property is leasehold and not freehold as set out in the catalogue. The Lease is for a term of 999 years from 24/6/1870.
17	Ground Rents at Queens House, Sheffield, S1 1GN	POSTPONED
19	7 Low Bank Road, Ashton-In-Makerfield, Wigan, WN4 9QS	SOLD PRIOR
20	Potential Development Site and Private Road, Sefton Fold Gardens, Billinge, Wigan, WN5 7QS	Completion date 31st October 2019
21	10 Cherry Tree Court, East Ardsley, Wakefield, West Yorkshire WF3 2HR	We have been informed here is no restriction within the lease prohibiting the property being sublet. Completion date: 24th October 2019
23	Flat 14, 118A Headly House, Holyhead Road, Coventry, CV1 3AE	SOLD PRIOR

Late Announcement & Addendum Sheet

Auction: 10 October 2019 • Addendum as of 09 October 2019

Lot	Address	Amendment
24	6 Warrenhurst Road, Fleetwood, Lancashire FY7 6SL	POSTPONED
24A	21 Apple Blossom Grove, Cadishead, Manchester, M44 5FX	Please familiarise yourself with the charges in the special conditions of the legal pack.
24B	30 Tenth Street, Blackhall Colliery, Hartlepool, TS27 4LY	Please familiarise yourself with the charges in the special conditions of the legal pack.
24C	71 Fifth Street, Horden, Peterlee, SR8 4LA	Please familiarise yourself with the charges in the special conditions of the legal pack.
24D	358 Atlantic Road, Sheffield, S8 7GP	POSTPONED
25	The Old Church, Cemetery Road, Southport, PR8 5EE	POSTPONED
26	6 Hawthorne Road, Bootle, Liverpool, L20 2DN	SOLD PRIOR
27	21 Martock, Whiston, Prescot, Merseyside L35 3JZ	WITHDRAWN
28	11 Henley Terrace, Rochdale, OL11 3PR	The tenure is leasehold for a term of 999 years (less 10 days) from 27/4/1896 and not freehold as stated in the catalogue.

Late Announcement & Addendum Sheet

Auction: 10 October 2019 • Addendum as of 09 October 2019

Lot	Address	Amendment
30	42 Savick Avenue, Bolton, Greater Manchester BL2 6JJ	WITHDRAWN
32	43 Gorse Hey Court, Liverpool, Merseyside L13 0DF	The tenure is Leasehold and the Lease is for a term of 999 years from 30/4/1984 EPC Rating: D
34	26 Seaview Road, Colwyn Bay, North Wales LL29 8DG	This property is sold subject to a Lease for a term of 999 years from 6/1/2006 in respect of 26a Sea View Road and is not therefore sold with vacant possession as stated in the catalogue.
35	20 Church Street, Ellesmere Port, Cheshire CH65 2AB	The auctioneers have not had opportunity to verify the tenancy agreement.