

Late Announcement & Addendum Sheet

Auction: 27 February 2020 • Addendum as of 27 February 2020

Lot	Address	Amendment
2	14 Mellor Road, New Mills, High Peak, SK22 4DW	EPC Rating: D The property also benefits from a cellar, small rear garden and an outside WC.
3	55 Dunkirk Lane, Leyland, PR25 1TX	The property is leasehold for a term of 999 years from 1/2/1852 and not freehold as stated in the catalogue.
4	14-16 Grosvenor Street, Chester, CH1 2DD	Sold prior to auction
10	18 Ackers Hall Avenue, Liverpool, L14 2DZ	Postponed
11	Ground Rent at 16 Kersal Crag, Salford, M7 4SL	Sold prior to auction
15	Flat 6, 88 Euston Road, Morecambe, Lancashire LA4 5LD	We have been informed that the Tenant in Flat 6 has give notice to quit and will be Vacating the Premises on 18th March 2020.
17	12 Kennerley Road, Stockport, SK2 6EY	Sold prior to auction
18	Suits You Sir, 227 Church Road, Birkenhead, Merseyside CH42 0LD	Completion date: 8th June 2020
19	Ground Rents at Queens House, Sheffield, S1 1GN	Postponed

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20	30 Weldon Street, Liverpool, L4 5QA	Postponed
21	Abbey House, Greenfield Road, Treffynnon, CH8 7QB	Sold prior to auction
22	Flat 12, The Study, 115 Pendleton Way, Salford, M6 5BR	To clarify the property is currently let at £650 pcm less management fees in accordance with the tenancy agreement contained in the legal pack
23	15 Minnie Street, Bolton, BL3 4EF	Postponed
24	6 Cowley Road, Liverpool, L4 5SZ	Postponed
25	Plots 102, 103, 115, 118 and 136, Blackburn Centurion Business Park, Davyfield Road, Blackburn, BB1 2QY	The Pods are Leasehold for a term of 249 years and 11 months from and including 1 January 2011
26	Flat 1, 63 Hartington Road, Toxteth, Liverpool, L8 0SE	EPC rating is C and not as stated in the catalogue
27	Flat 2, 63 Hartington Road, Toxteth, Liverpool, L8 0SE	EPC rating is D and not as stated in the catalogue
28	23 Harold Street, Burnley, Lancashire BB11 4NU	Sold prior to auction

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29	Flats 3, 4, 10 & 18 Fearnley Hall, 42 The Woodlands, Birkenhead, CH41 2SH	In order to clarify all potential buyers should note that the seller is selling the freehold property known as 42 The Woodlands subject to the leases as set out in the schedule of leases in the register entries and also subject to the tenancy agreements for Flats 3, 4 & 18 and with vacant possession as to flat 10.
30	74 Sunlight Street, Liverpool, L6 4AQ	Postponed
31	2, 2A & 4 Forber Grove, Dick Lane, Bradford, BD4 8ND	Postponed
32	Plots 43, 50 and 57 South of High Street, Cymmer, Porth Rhonda, Rhondda Cynon Taff CF39 9EU	Completion date: 19th March 2020
33	Plots 44, 51 and 52 South of High Street, Cymmer, Porth Rhonda, Rhondda Cynon Taff CF39 9EU	Completion date: 19th March 2020
35	Trice Barn Farm, Off Bacup Old Road, Bacup, OL13 8RF	Due to a legal complication we have been instructed to postpone the sale of Trice Barn Farm for 3 months. We apologise for any inconvenience caused.