

# ADDENDUM

Auction: 31st March 2021 The auction will be conducted by our auctioneer, Andrew Parker, behind closed doors and broadcast live online with remote bidding only. Please click here to submit a bid, [www.sdlauctions.co.uk/remote-telephone-proxy-bidding](http://www.sdlauctions.co.uk/remote-telephone-proxy-bidding)

## Addendum as of 31st March 2021

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	Corner House, 31A Candlemas Mead, Beaconsfield, HP9 1AP	Sold Prior
4	Land at Mulberry Cottage, Blockley, Moreton in Marsh, Gloucestershire, GL56 9JT	Withdrawn
5	Flat B (Top Floor), 23 Oakhurst Grove, London, SE22 9AH	Withdrawn
7	45, Crawford Street, London, WIH 1JT	Sold Prior
8	146 The Water Gardens, London, W2 2DE	Guide Price £850,000+
9	Flat 6, Kingsmead Lodge, Heathcote Grove, London, E4 6RU	Completion shall take place on the 20th working day from the date of the Buyers' Solicitors being notified and provided with proof by the Sellers' Solicitors that the Lease dated 12th day of March 2021
10	24-36 Station Street, Kirkby-In-Ashfield, Nottingham, NG17 7AS	EPC Rating 32 Station Street: E EPC Rating 34 Station Street: D Confirmation is awaited in relation to rent increases and as a result we are not able to confirm the rent information in the catalogue entry. Buyers are to rely on their own investigations.
11	4 High Street, Swadlincote, DE11 8JF	A ground floor retail together with 5 flats above, not 6 as stated in the catalogue. We have been informed there are outstanding arrears of £4,500 and that these have been invoiced. As a result we are not able to confirm the rent information in the catalogue entry. EPC Ratings: B & 5 x D



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Lot	Address	Amendment
12	207 Park Road, Flats 1 & 2 Ellis Place, Liverpool, L8 6RF	The tenancy agreement for Flat 1 has been sent to us directly from the vendor. Please refer to the Tenancy Schedule within the Special Conditions of sale which states the current rental income is £500pcm, a combined total income of £20,000 pa. As such, the rent of £14,000pa stated within the catalogue should be deleted. EPC Ratings: 3 x C The legal title confirms the address of this property as 207 Park Road, Toxteth, Liverpool, L8 6SE