



Addendum to the Catalogue & Order of Sale 12 Noon on 23rd July 2014

THIS FORM FORMS PART OF THE CONTRACT PLEASE READ CAREFULLY.

Additions, Amendments & Announcements to be read in conjunction with the Auction Catalogue, Common Auction Conditions & the Special Conditions of Sale

FOR ANY ADVICE OR ENQUIRIES PLEASE CONTACT:

MS AUCTIONS ON 0208 998 8464 OR 0208 997 5878

Please note:

- Prospective purchasers should note the auction is conducted in accordance with the auctioneers' pre sale announcements and the amendments contained within this addendum.
- For the avoidance of doubt the addendum is a contractual document and successful purchasers will be asked to sign a copy in agreement upon exchanging their contract.
- Notwithstanding any reference in the auction particulars or addendum to vacant possession buyers must make themselves aware of the conditions contained within the respective legal packs. The auctioneers or acting solicitors bear no liability for any contractual issues arising after the auction.
- The Purchaser of each lot is deemed to purchase with notice and full knowledge of the important notice to bidders, the common auction conditions, the special conditions of sale and this addendum.
- The Purchaser of each lot is deemed to have inspected the property and have verified the accuracy of all information given in the particulars including the extent of the premises to be sold and the floor areas. Additionally, the purchaser is deemed to have read the legal documentation.
- The boundary plans in the auction catalogue are for identification only. The correct title plan showing the boundaries of the properties are available for inspection and the purchaser will be deemed to have purchased with full knowledge thereof.
- Please note that vendors may require a supplementary amount to be paid by the purchaser to the vendor over and above the purchase price. Please check the special conditions of sale to ascertain whether this applies to the property for which you are bidding.

Lots	Address	Guide Price	Amendment(s)
1	25d Craven Park, Willesden, London, NW10 8SU	£130,000 Plus	
2	Flat 2, 57 Princes Street, Luton, Bedfordshire, LU1 5AT	WITHDRAWN	WITHDRAWN
3	Land to the Rear of 11-12 High Street, South Norwood, London, SE25 6EB	£10,000 Plus	Total Area: Approximately 1796.44 sq. ft. Please rely on your own legal advice.
4	9 Clarendon Road, Luton, Bedfordshire, LU2 7PQ	WITHDRAWN	WITHDRAWN
5	Flat 8, Rothwell Lodge, Grange Avenue, Ribbleson, Preston, Lancashire, PR2 6PF	£15,000	Leasehold Property - 125 years Lease from 1st January 1989

6 & 7	5 & 5a Moor Path, Luton, Bedfordshire, LU3 1DX	£180,000	Both the properties are currently registered under one title, if sold separately the title will be split upon completion. Solicitors Details: AKL Solicitors, 41 Adelaide Street, Luton, LU1 5BD, Telephone: 0158 245 4365
8	121 Dudley Road, Tipton, Birmingham, West Midlands, DY4 8DJ	£90,000 - £100,000	Solicitors Details: Gill & Bassi Solicitors, 83 Great Bridge, Tipton, West Midlands, DY4 7AY, Telephone: 0121 522 4222
9	Flat 3 Byron House, 43 Cardiff Road, Luton, Bedfordshire, LU1 1PP	£70,000 - Each Flat	
10	Flat 5, Byron House, 43 Cardiff Road, Luton, LU1 1PP	£70,000	
11	92a Crawley Road, Luton, Bedfordshire, LU1 1HZ	WITHDRAWN	WITHDRAWN
12	25a Victoria Road, Askern, Doncaster, South Yorkshire, DN6 0AY	£12,000	Solicitors Details: Lupton Fawcett Solicitors, The Synergy Building, Belgrave House, 47 Bank Street, S1 2DR, Telephone: 01142133919
13	341 High Town Road, Luton, Bedfordshire, LU2 ODB	£180,000	
14	17 Westbourne Street, Stockton-on-Tees, Cleveland, TS18 3EH	£80,000	Tenure : Freehold Please note: Flat 1 Let is on an AST achieving £4,560 p.a Flat 2 let is on an AST achieving £3,840 pa Flat 3 Let is on an AST achieving £3,840 p.a Total Rentable Income £12,240 p.a Solicitors Details: Gupta Law, 598 Harrow Road, Queens Park, London, W10 4NJ, Telephone: 0208 9602 800
15	36-38 Botchergate, Carlisle, Cumbria, CA1 1QS	Postponed	Postponed. Please Refer to Auctioneers
16	58 Courtland Grove, Thamesmead, London, SE28 8PB	£170,000	Solicitors Details: Aletta Shaw Solicitors, 130 Broadway, Bexleyheath, Kent, DA6 7DP, Telephone: 0208 301 4884
17	49 Stanford Road, Streatham, London, SW16 4PP	WITHDRAWN	WITHDRAWN
18	55-57 Main Street, Coatbridge, Lanarkshire, ML5 3AE	SSTC - Refer	SSTC - Refer
19	34 Thomson Road, Gorton, Manchester, M18 7QQ	£80,000	Solicitors Details: Saints Solicitors, 45 Villa Road, Birmingham, , West Midlands, B19 1BH, Telephone: 0121 523 7865
20	Flat 27 Riversdale House Stakeford, Choppington, Northumberland, NE62 5LG	£10,000	Leasehold 99 years from 1 st December 1989. Solicitors Details: Sabeers Stone Greene Solicitors, 130a Uxbridge Road, Shepherds Bush, London, W12 8AA, Telephone: 0208 740 7007 A member of the Auction team has an interest in this property
21	25 Cogley Lane, Bingham, Nottingham, Nottinghamshire, NG13 8DD	£135,000	Solicitors Details: Shacklocks Solicitors, St Peter's House, Bridge Street, Mansfield, Nottinghamshire, NG18 1AL, Telephone: 0162 362 6141 The property will be subject to 6 weeks completion and is sold with vacant possession upon completion

22	26 Lloyd Street, Sheffield, South Yorkshire, S4 8JB	£40,000	Long Leasehold from 29 September 1907 for 800 years. Solicitors Details: French & Co Solicitors, 6 Derby Terrace, Nottingham, NG7 1ND, Telephone: 0115 822 2181
23	Land at 1 Haynes Close, Langley, Slough, Berkshire, SL3 8NA	WITHDRAWN	WITHDRAWN
24	23 Whalley Road, Accrington, Lancashire, BB5 5EE	£45,000 - £50,000	Solicitors Details: Anthony Foley Solicitors, 9-13 Dutton Street, Accrington, Lancashire, BB5 1JR, Telephone: 0125 447 7193
25	Land At Mary Lane, Darfield, Barnsley, South Yorkshire, S73 9BF	£85,000	Solicitors Details: Harold Stock & Co Solicitors, 55/57 Stamford St, Mossley, Ashton-under-Lyne OL5 0LN, Telephone: 01457 8355 97
26	95 Redhall Road, Dudley, West Midlands,, DY3 2NN	£120,000 Plus	The planning consent offers the benefit of two Detached houses. Solicitors Details: J S Law, Kbc Hayes Exchange, 23 Clayton Road, Hayes, Middlesex, UB3 1AN, Telephone: 0208 622 3672
27	11-13 Cogley Lane, Bingham, Nottingham, Nottinghamshire, NG13 8DD	£80,000 Plus	Plots 11 & 13 will be offered for sale separately with the option to take both. Solicitors Details: Shacklocks Solicitors, St Peter's House, Bridge Street, Mansfield, Nottinghamshire, NG18 1AL, Telephone: 0162 362 6141
28	207 Waterloo Road, Stoke-on-Trent, Staffordshire, ST6 2HS	£70,000 Plus	Solicitors Details: Kingsley David Solicitors, Shelton House, 4 High Street, Worburn Sands, Milton Keynes, MK17 BSD, Telephone: 0190 832 5555
29	88 High Street, Gloucester, Gloucestershire, GL1 4SS	£90,000	Solicitors Details: K.W. Hubbard & Co Solicitors 3 Russell Street, Gloucester, GL1 1NE, Telephone: 0145 241 4406
30	136 Midland Road, Luton, Bedfordshire, LU2 0BL	SOLD PRIOR	Solicitors Details: AKL Solicitors, 41 Adelaide Street, Luton, LU1 5BD, Telephone: 0158 245 4365
31	34 Adelaide Road, Southall, Greater London, UB2 5PX	£250,000 Plus	Solicitors Details: J S Law, Kbc Hayes Exchange, 23 Clayton Road, Hayes, Middlesex, UB3 1AN, Telephone: 0208 622 3672
32	460 Radford Road, Coventry, West Midlands, CV6 3AE	£95,000 - £100,000	Solicitors Details: Sabeers Stone Greene Solicitors,130a Uxbridge Road, Shepherds Bush, London, W12 8AA, Telephone: 0208 740 7007
33	Bahnstr 2, 04639 Gosnitz, Near Leipzig, Germany	£10,000	Solicitors Details: Franke Brasche Kuhlens Moinn, Kottbusser Damm 94, Berlin, 10967
34	45a Longley Road, Harrow, Middlesex, HA1 4TG	£145,000	Solicitors Details: Sabeers Stone Greene Solicitors,130a Uxbridge Road, Shepherds Bush, London, W12 8AA, Telephone: 0208 740 7007
35	Flat 1035a London Road, Thornton Heath, Surrey, CR7 6JF	£120,000-£130,000	The property is currently vacant. Please refer to Auctioneers for further details. Solicitors Details: Lee Associates Solicitors, Ground Floor, 30 Tooting Bec Road, London, SW17 8BD, Telephone: 0208 682 9797
36	Red Shank Lodge, Green 4, Tattershall Lakes Country Park, Sleaford Road, Lincolnshire, LN4 4LR	£75,000 - £80,000	Solicitors Details: Edwards Solicitors Granary Chambers, 37-39 Burton Street, Melton Mowbray, Leicestershire, LE13 1AF, Telephone: 0166 456 6606

37	159 High Street, Scunthorpe, South Humberside, DN15 6LN	£140,000	Solicitors Details: Steven Warne Solicitors, 24 Laneham Street, Scunthorpe, North Lincolnshire, DN15 6PB, Telephone: 0172 427 9449
38	The Curio Cafe, Moneys Yard, Carre Street, Sleaford, Lincolnshire, NG34 7TW	£180,000	Solicitors Details: Chattertons Solicitors, 1 Trentside Business Village, Farndon Road, Newark on Trent , Nottinghamshire, NG24 4XB, Telephone:0163 667 3731
39	37 Duck Lake, Tattershall Lakes Country Park, Tattershall, Lincolnshire, LN4 4LR	£75,000 - £80,000	Solicitors Details: Edwards Solicitors Granary Chambers, 37-39 Burton Street, Melton Mowbray, Leicestershire, LE13 1AF, Telephone: 0166 456 6606
41	24-30 Bond Street, Blackpool, Lancashire, FY4 1BQ	£100,000 - £120,000	Solicitors Details: Bower & Bailey Solicitors, Anchor House, 269 Banbury Road, Summertown, Oxford, Oxfordshire OX2 7JF Tel: 0186 531 1133
42	Plot of Land, Jennys Field, Blackness Lane, Keston, Kent, BR2 6HR	SOLD PRIOR	SOLD PRIOR
43	The Smithy Pub, 128 Hollowfield, Coulby Newman, Middlesbrough, TS8 ORS	£200,000	New AST in place, representing an income of a £14,500 per annum. Solicitors Details: Jefferies Solicitors, 3rd Floor Dencora Court, Tylers Avenue, Southend on Sea, Essex SS1 2BB, Telephone: 01702 332311
44	Apartment 32 Beech Rise Roughwood Drive, Liverpool, L33 8WY	£40,000	Solicitors Details: Jefferies Solicitors, 3rd Floor Dencora Court, Tylers Avenue, Southend on Sea, Essex SS1 2BB, Telephone: 01702 332311
45	123 Dudley Road, Tipton, Birmingham, West Midlands, DY4 8DJ	WITHDRAWN	WITHDRAWN
46	90 Blumfield Crescent, Slough, Berkshire, SL1 6NJ	£215,000 - £225,000	Solicitors Details: Sabeers Stone Greene Solicitors,130a Uxbridge Road, Shepherds Bush, London, W12 8AA, Telephone: 0208 740 7007
47	17 Crusader House, 12 St Stephens Street, Bristol, BS1 1EL	SOLD PRIOR	SOLD PRIOR
48	151 Stoke Newington, High Street, London, N16 0NY	£1,190,000	Solicitors Details: Candey LLP, 8 Stone Buildings, Lincoln's Inn, London, Telephone: 020 3370 8888
49	34a Adelaide road, Southall, Greater London, UB2 5PX		Solicitors Details: Fosters Solicitors, William House, 19 Bank Plain, Norwich, Norfolk, NR2 4FS Telephone: 01603620508
50	124 Grangewood Street, East Ham, London, E6 1HD	£300,000	Solicitors Details: Maxim Solicitors, Unit 4, 10-17 Woodford Ave, Ilford IG2 6JX, Telephone: 020 8551 7066

Completion Dates:

Unless stated differently in the special conditions, all completions are due to take place within 28 calendar days.

Buyer's Administration Charge

A buyers administration charge of £500 plus VAT is applicable on every sold lot and is payable by the purchaser in addition to the deposit.

Viewing Schedule

For a copy of our viewing schedule please contact the Auction Team on 0208 99 88 464

Next Auction Date:

Thursday, 04th September 2014