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Addendum Sheet

Auction: 20 November 2025 • Addendum as of 14 November 2025

Lot	Address	Amendment
5	4 Elm Grove, Hurley, Atherstone, Warwickshire CV9 2NE	The property is non standard construction. Buyers should check with lenders as to their requirements. Withdrawn from the auction.
7	Flat 4, 12 Spencer Street, Leamington Spa, Warwickshire CV31 3NF	Grade II Listed building TENANCY: Term: 12 months from 29/03/2024 (now rolling)
8	Flat 9, Spon Gate House, Upper Spon Street, Coventry, West Midlands CV1 3GW	Sale agreed prior to auction. (Undisclosed amount)
25	5 Stafford Close, Bulkington, Bedworth, Warwickshire CV12 9QX	EPC RATING - D
27	Flat 3, Breton Court, 2 Paladine Way, Stoke, Coventry, West Midlands CV3 1NF	Sale agreed prior to auction. (Undisclosed amount)
29	116, Acacia Crescent, Bedworth, Warwickshire CV12 9DB	Rent Payable: £525 p.c.m.
31	13 Stoney Road, Cheylesmore, Coventry, West Midlands CV1 2NP	Administration Fee: £1,200 (£1,000 plus VAT) Buyer's Premium: £1,200 (£1,000 plus VAT)

Important Notice
The auctioneers cannot give any guarantee that this addendum represents a comprehensive list of all amendments and conditions included in individual sales contracts. All bidders are reminded that it is their responsibility to inspect the legal packs to satisfy themselves that they are fully aware of all terms and conditions. This should include agents or solicitor's fees/costs and disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property. The auctioneer will assume that by bidding for a property you have made all the appropriate enquiries.