

BARNETT ROSS ONLINE AUCTION – THURSDAY 27TH OCTOBER 2022
ADDENDUM

The following Lots have been sold prior:

7, 19, 25

The following Lots have been withdrawn:

1, 23

LOT 2 – 362 MIDDLETON ROAD, CARSHALTON, SURREY

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,250 + VAT towards the Vendor's costs.

LOT 4 – 364 MALDEN ROAD, WORCESTER PARK, SURREY

Revised Special Conditions of Sale as of 25/10/22 are available to download.

In accordance with the Estate Agents Act 1987, the Chairman of the Auctioneers discloses that a family member is an investor in the First mortgage of this property.

LOT 5 – 8 CANONS CORNER, STANMORE, MIDDLESEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.5% of the sale price plus VAT or £1,500 plus VAT (whichever the higher) towards the Vendor's legal costs.

Re Extra Special Condition 11 - Reference to 'Extra Special Condition 13' should read 'Extra Special Condition 11'.

LOT 6 – 9-11 OLD CHURCH ROAD, CHINGFORD, LONDON E4

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Vendor's costs.

LOT 9 – 29 NEELD CRESCENT, HENDON, LONDON NW4

Revised Special Conditions of Sale as of 18/10/22 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 4% of the sale price towards the Vendor's costs.

The plan on the particulars is for indication purposes only and not to be relied upon.

LOT 10 – 27 NEELD CRESCENT, HENDON, LONDON NW4

Revised Special Conditions of Sale as of 18/10/22 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 4% of the sale price towards the Vendor's costs.

The plan on the particulars is for indication purposes only and not to be relied upon.

LOT 12 – 5 & 6 LOVELINCH GARDENS, LONG ASHTON, BRISTOL, AVON

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,050 + VAT towards the Vendor's costs.

LOT 14 – 6 NORTH STREET, LEIGHTON BUZZARD, BEDFORDSHIRE

Contrary to the Special Conditions of Sale, there is a 6 week completion and the deposit is to be held as Stakeholder.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the sale price plus VAT towards the Vendor's legal costs and 1.5% of the sale price plus VAT towards the Vendor's Auctioneers fees.

LOT 16 – 135 MONTAGUE STREET & 8 CALEDONIAN PLACE, WORTHING, WEST SUSSEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £995 + VAT towards the Vendor's costs.

LOT 17 – 18/20 VARNEY ROAD, CLIFTON, NOTTINGHAM

Revised Special Conditions of Sale as of 25/10/22 are available to download.

There is no rent review clause in the lease to Corals so reference to 'Rent Review March 2019 (Landlord has served Notice requesting £19,600 p.a.)' is to be deleted.

LOT 20 – UNIT 7, 5 EASTFIELDS AVENUE, WANDSWORTH, LONDON SW18

VAT is NOT applicable to this Lot.