

LATE ANNOUNCEMENT & ADDENDUM SHEET

Hinckley Golf Club

Wednesday 7th May 2025

LOT No.	ADDRESS OF LOT	NOTE
3	26 Charles Street, Gun Hill, Coventry, CV7 8GL	Sold prior to Auction for undisclosed amount.
5	2 Thelsford Cottages Wellesbourne, CV35 9EJ	Withdrawn prior to Auction
8	5, Darwen Close Leicester, LE3 9BL	Sold prior to Auction for undisclosed amount.
9	Flat 6, 74, Ranelagh Terrace Leamington Spa, Warwickshire, CV31 3BT	Withdrawn prior to Auction
10	Flat 4, 27, Dale Street Leamington Spa, Warwickshire, CV32 5HH	Withdrawn prior to Auction
12	The Old Forge, 33, Main Street Smeeton Westerby, Leicestershire, LE8 0QJ	Sold prior to Auction for undisclosed amount.
13	Land at Asham Meadow, Birlingham Eckington, Pershore, WR10 3DD	Catalogue miss-print - Guide price £110,000 Auctioneers' Note: Asham Meadow is a registered Common, as is listed on the government's Commons Register under the CPH no. 00/000/5280. All owners of parcels of Land at Asham Meadow have grazing rights over the entire meadow from 20th August every year. All Land owners use the roadside gate from Eckington Road to access their parcels of Land on the meadow, especially during hay making every year, and whilst this is not a registered right of way on the deeds, it has been used by strip owners for more than 20 years continuously, which has therefore created a de facto right of access under prescription
15	The Academy, 15, Brook Lane Billesdon, Leicester, LE7 9AB	Sold prior to Auction for undisclosed amount.

Completions

The completion shall take place within 20 working days of the auction, which will be on 12th March 2025. Please check in the special conditions of sale to see if this is different for the Lot you are bidding on.

Buyers Premium

A buyer's premium applies to each lot. This is normally £1,250 plus VAT (£1,500 inclusive of VAT) but may differ on certain lots as indicated in the Auction Catalogue. A full definition of the buyer's premium is in the Auction Catalogue.

Unsold Lots

If you wish to register interest or leave an offer on any unsold lot today, please call 01789 867123 to register your interest.

REVISED LOT ORDER

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LOT	ADDRESS OF LOT	GUIDE PRICE
1	Second floor flat, 15 Highfield Street, Leicester, LE2 1AB	£50,000
2	Flat 9 Hampton Court, St Marys Road, Market Harborough, Leicestershire, LE16 7DX	£60,000
3	26 Charles Street, Gun Hill, Coventry, CV7 8GL	Sold Prior
4	1 Riverbank Walk, Leicester, LE2 8DZ	£260,000
5	2 Thelsford Cottages, Wellesbourne, Warwick, CV35 9EJ	Withdrawn Prior
6	77 High Street, Whetstone, Leicester, LE8 6LP	£170,000
7	34 High Street, Alcester, B49 5AB	£75,000
8	5 Darwen Close, Leicester, LE3 9BL	Sold Prior
9	Flat 6, 74 Ranelagh Terrace, Leamington Spa, Warwickshire, CV31 3BT	Withdrawn Prior
10	Flat 4, 27 Dale Street, Leamington Spa, Warwickshire, CV32 5HH	Withdrawn Prior
11	63 Tomkinson Road, Stockingford, Nuneaton, Warwickshire, CV10 8DS	£120,000
12	The Old Forge, 33 Main Street, Smeeton Westerby, Leicestershire, LE8 0QJ	Sold Prior
13	Land at Asham Meadow, Birlingham Eckington, Pershore, WR10 3DD	£110,000
14	29 Rushmore Street, Leamington Spa, CV31 1JA	£200,000
15	The Academy, 15 Brook Lane, Billesdon, Leicester, LE7 9AB	Sold Prior
16	The Cottage, St Peters Road, Arnesby, Leicester, LE8 5WJ	£325,000