



SHELDON BOSLEY KNIGHT AUCTIONS

LATE ANNOUNCEMENT & ADDENDUM SHEET Live Stream Auction

Wednesday 3rd June 2026 | 1pm

LOT No.	ADDRESS OF LOT	NOTE
1	12 Edward Close, Oadby, Leicester, LE2 4SF	The Auctioneer has been advised that the sitting tenant was served with The Renters' Rights Act Information Sheet 2026 on 28th May 2026.
2	Flat 1, 20 The Newarke, Leicester, Leicestershire, LE2 7BY	The Auctioneer confirms that the sitting tenant was served with The Renters' Rights Act Information Sheet 2026 on 12th May 2026.
3	22, High Street, Evesham, WR11 4HJ	The property is sold subject to the existing tenancy. Arrears currently stand at £1,385.98 as at 15/05/2026. Buyers should note this figure may change prior to completion. Please refer to the legal pack and any addendum issued.
4	270 Smorrall Lane, Bedworth, Warwickshire, CV12 0JW	The Auctioneer confirms that the sitting tenant was served with The Renters' Rights Act Information Sheet 2026 on 13th May 2026.
8	44 King Edward Road, Loughborough, Leicestershire, LE11 1RZ	We note that the contract within the auction legal pack refers to an incorrect search pack fee. The correct search pack fee is £336 inc VAT, not £350 plus VAT.
9	7 Nuneaton Road, Bedworth, Warwickshire, CV12 8AN	The Auctioneer confirms that the sitting tenant was served with The Renters' Rights Act Information Sheet 2026 on 13th May 2026.£
12	15 Victoria Mew, Saltisford, Warwick, CV34 4TE	Postponed due to legal pack

Auctioneer's Note

The auctioneers have included updated Auctioneer's Notes in the auction catalogue for the following lots:

Lot 3, 22 High Street, Evesham, WR11 4HJ | Lot 13, Fell Mill, Honington, Shipston on Stour, CV36 5AD

Lot 11, 14a Rushes Lane, Lubenham, Market Harborough, LE16 9TN | Lot 8, 44 King Edward Road, Loughborough, LE11 1RZ

These notes have been present in the sales particulars available online.

Completions

The completion shall take place within 20 working days of the auction, which will be on 5th January 2026. 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.