

Addendum

Auction: 25 July 2024

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Addendum as of 25 July 2024

Lot	Address	Amendment
1	10 Logan Street, Nottingham NG6 9FZ	The seller has had the property surveyed which has revealed subsidence damage. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
6	Land at Old Colliery Lane, Holmewood, Chesterfield S42 5RB	Completion Date 22.08.2024 The lot is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the lot.
7	Land at Old Swanwick Colliery Road, Derby Road, Swanwick, Alfreton DE55 1BH	Postponed
8	Goyt Valley House, Jubilee Street, New Mills, High Peak SK22 4PA	Completion Date: 22.08.2024. Prospective buyers are to note the Asbestos Management Survey included within the legal document's.
12	42 Hamilton Road, and land at the back of 42 Hamilton Road, Barrowford, Nelson BB9 6DE	Sold Prior
13	12 Plantation Avenue, Aylestone, Leicester, Leicestershire LE2 8PQ	Flood risk moderate-high
18	Land to the rear of 20 - 26 Duke Street, Dudley DY3 2DJ	Withdrawn
20	49 Station Road, Ilkeston, Derbyshire DE7 5LE	Completion Date: 22.08.2024

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Lot	Address	Amendment
21	17 Casson Street, Ironville, Nottingham NG16 5NN	Completion Date: 22.08.2024
23	13 Stafford Avenue, Melton Mowbray, Leicestershire LE13 1QZ	Sold Prior
24	15 & 15a Garton Road, Charnwood, Loughborough, Leicestershire LE11 2DY	The lot is referred to as 15 Garton Road, Loughborough (LE11 2DY) on the contract and title.
26	100 Alfreton Road, Newton, Alfreton, Derbyshire DE55 5TQ	Postponed
27	Alicia, Shaws Hill, Whatstandwell, Matlock DE4 5EP	Sold Prior
28	Pear Tree Farm House, Lea Bridge, Matlock, Derbyshire DE4 5JN	Completion Date: 22.08.2024 The lot comprises of- All those land and buildings known as Pear Tree Farmhouse, Lea Bridge, Matlock, Derbyshire, DE4 5JN shown edged red on the sale plan being part of the land registered at the land registry under tile number DY529931.
31	9 Cromwell Avenue, Findern, Derby DE65 6AY	New guide £150,000+
33	The White House, Victoria Street, Yoxall, Burton-on-Trent, Staffordshire DE13 8NG	Sold Prior

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Lot	Address	Amendment
34	1 Victoria Street, Burton-On-Trent DE14 2LP	Completion Date 30.08.2024 Some of the tenancy agreements appear to confirm a higher rental figure than set out within our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
36	31a Bennett Street, Long Eaton, Nottingham, Nottinghamshire NG10 4RF	Postponed
37	66 Station Road, Sandiacre, Nottingham, Nottinghamshire NG10 5AP	Withdrawn
38	24 Albert Street, Hucknall, Nottingham NG15 7BE	Our client has indicated to us that only three out of four of the rooms at the property are currently tenanted. The AST's in the legal pack stated rents differ slightly to our sales details. No evidence of rent increase is provided and therefore we cannot confirm the rental figure given in our marketing. We have not been supplied with the HMO documents. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
39	Land at 67, 69 and North East of 73 Nottingham Road, Hucknall NG15 7PY	The lot is known as- Freehold land on the south east side of 69 Nottingham Road, Hucknall, Nottingham NG15 7PY. Land on the north east side of Nottingham Road, Hucknall, Nottingham and Land adjoining 67 Nottingham Road, Hucknall, Nottingham NG15 7PY.
43	Land Adjoining 56 Hawthorne Avenue, Tibshelf, Alfreton DE55 5NN	Postponed
44	6 Red Lane, South Normanton, Alfreton DE55 3HA	Sold Prior
45	Zion Cottage, Manor Road, South Wingfield, Alfreton, Derbyshire DE55 7NH	Prospective buyers are referred to the 'Note to Buyers' within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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Lot	Address	Amendment
46	15 High Street, Alfreton, Derbyshire DE55 7DR	Completion Date: 06.09.2024 The lot is known as 15 High Street, Alfreton, DE55 7DR registered at the Land Registry under title number DY144721. The AST and lease in the legal pack confirms a total rent of £13,440 pa. Evidence of rent increase for 15a to £450 pcm is to follow. The ground floor shop is currently in arrears. Prospective buyers should refer to the legal pack and our terms and conditions for further information prior to bidding, as their bid will be binding.
48	Unit 10, Beazer Court, Belton Road West, Loughborough LE11 5TR	Sold Prior
49	81 - 83 Main Street, East Leake, Loughborough, Leicestershire LE12 6PF	We have not been provided with copy Tenancy Agreements/Leases. We cannot therefore confirm the rental figures referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
50	Willow Mead, 5 Hollands Lane, Twyford, Melton Mowbray, Leicestershire LE14 2HP	Postponed
52	22 Saltersford Road, Leicester, Leicestershire LE5 4DE	Completion Date: 22.08.2024
55	6 Libra Parade, Front Street, Birstall, Leicester, Leicestershire LE4 4DP	We have not been provided with leasehold information or a copy of the current Tenancy Agreement. We cannot therefore clarify the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
56	61 Aldrich Avenue, Coventry, Warwickshire CV4 9LS	Sold Prior
56A	240 Harnall Lane East, Coventry CV1 5AJ	Postponed

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Lot	Address	Amendment
57	Flat 35, City Heights, 85 Old Snow Hill, Birmingham, West Midlands B4 6HW	Completion Date 22.08.2024 Sale by Liquidator with no title guarantee. Any available leasehold information will be included within the legal pack however Liquidator has limited knowledge and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
58a	7 Romulus Close, Birmingham B20 2AR	We have not been provided with leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
59	17 Holly Road, Edgbaston, Birmingham, West Midlands B16 9NH	Postponed
60	15 Holly Road, Edgbaston, Birmingham B16 9NH	Postponed
61	Ground Rent 10 Rutherford Road, Bromsgrove, West Midlands B60 3SA	Seller solicitor has confirmed that a copy of the Lease is not available at the Land Registry. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
62	236 Wheelwright Road, Birmingham, West Midlands B24 8EH	We have not been provided with evidence of rental increases. We cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
63	174 Lozells Road, Birmingham B19 2SX	Sold Prior
65	Plot Adjacent to, 25 Nelson Street, Winhill, Burton upon Trent, Staffordshire DE15 0DE	Postponed

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Lot	Address	Amendment
66	44-48 Kingsway, Stoke-On-Trent ST4 1JH	Completion Date 22.08.2024 We would refer buyers to the tenancy agreements and tenancy schedule within the legal pack which do not clarify the figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
67	Crown House, Oldmill Street, Stoke-On-Trent, Staffordshire ST4 2RP	Completion Date: 22.08.2024
68	242 Greenacres Road, Oldham OL4 3ET	Withdrawn
69	129 Baguley Crescent, Middleton, Manchester M24 4QU	Completion Date 22.08.2024 Sale by Receiver with no title guarantee. Any available tenancy or leasehold information will be included within the legal pack however Receiver has limited knowledge and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
70	28 Cobden Street, Manchester M9 4DZ	Sold Prior
72	40 Boarshaw Clough Way, Middleton, Manchester M24 2LJ	Buyers are to note the Japanese Knotweed management plan within the legal documents. There is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental figure given in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
73	The Old Courthouse, Castle Ditch, Caernarfon LL55 2AY	Completion Date 22.08.2024 The Buyer will be required to enter into a Deed of Covenant and prospective buyers are referred to the legal pack in this respect and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
74	Clwyd Gate Restaurant, Llanbedr Dyffryn, Clwyd, Ruthin, Denbighshire LL15 1YF	Completion Date 22.08.2024

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Lot	Address	Amendment
75	The Waverley Hotel, 13-14 Tangier Street, Whitehaven CA28 7UX	Tenure is freehold
76	784 Livesey Branch Road, Blackburn BB2 5DN	Completion Date: 22.08.2024
77	26 Green Street, Padiham, Burnley BB12 7AT	Completion Date: 22.08.2024 Sale by receiver with no title guarantee. Any available tenancy or leasehold information will be included within the legal pack however Receiver has limited knowledge and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
78	4 Dunmorlie Street, Newcastle upon Tyne NE6 2JL	Completion Date: 22.08.2024 Sale by receiver. There is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental figure given in our marketing. Prospective buyers are referred to special condition 39 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. We have not been provided with leasehold information or the freeholders title. The receiver is not in a position to respond to queries, and we are asked not to submit preliminary enquiries
79	208 Scarborough Road, Newcastle upon Tyne NE6 2RX	Completion Date: 22.08.2024 Sale by receiver. We have not been provided with leasehold information. The property may be tenanted, however there is no tenancy agreement nor notice to terminate provided in the legal pack and therefore we cannot confirm. Prospective buyers are referred to special condition 40 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries, and we are asked not to submit preliminary enquiries.
80	221 Scarborough Road, Newcastle upon Tyne NE6 2RX	Completion Date: 22.08.2024 Sale by receiver. We have not been provided with leasehold information. The property may be tenanted, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental figure. Prospective buyers are referred to special condition 39 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries, and we are asked not to submit preliminary enquiries.
81	Former Royal Hotel, High Street, Coupar Angus, Perthshire PH13 9DB	Date of Entry 22.08.2024 Prospective buyers are referred to the fees payable and the position in relation to VAT both referred to within the special conditions of sale and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
82	Flats 1 and 2, 15 Helmsley Way, Corby, Northamptonshire NN18 0PA	Completion Date 22.08.2024 Sale by Receiver with no title guarantee. Any available tenancy information will be included within the legal pack however Receiver has limited knowledge and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.

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83	Flats 1-6, 35 Blenheim Walk, Corby, Northamptonshire NN18 9HB	Completion Date 22.08.2024 Sale by Receiver with no title guarantee. Any available tenancy information will be included within the legal pack however Receiver has limited knowledge and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
84	Flats 1-3, 37 Blenheim Walk, Corby, Northamptonshire NN18 9HB	Completion Date 22.08.2024 Sale by Receiver with no title guarantee. Any available tenancy information will be included within the legal pack however Receiver has limited knowledge and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
85	Land on the east side of A149, (Between Bypass and Former Railway Line), Dersingham, Norfolk PE31 6WL	Prospective buyers are referred to the Overage Agreement in the legal pack (Deed of Covenant 15.09.2020) and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
86	87 Brassie Avenue, North Acton, London, Greater London W3 7DL	Withdrawn
87	384 Old London Road, Hastings TN35 5BB	Withdrawn
88	7 Hudson Street, Burnley BB11 4PL	Sold Prior
89	5 Penistone Street, Burnley BB12 0PS	Completion Date: 27.08.2024
90	1 Kellett Crescent, Leeds, West Yorkshire LS12 4AQ	Postponed

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Lot	Address	Amendment
91	57 Nowell Place, Leeds, West Yorkshire LS9 6HT	The Notice of rent increase confirms a monthly rent of £1196 and not as set out in our marketing. Buyers are also referred to the Note to Buyers in the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
92	Land adjacent to 125 Station Road, Woodhouse, Sheffield S13 7RF	Postponed
93	1 and 1A Gladstone Road, Chesterfield S40 4TE	Sold Prior
95	29 Queens Crescent, Edlington, Doncaster DN12 1BE	Completion Date: 22.08.2024
96	8 Cathedral View, Full Street, Derby, Derbyshire DE1 3AF	We have not been provided with leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
98	Flat 10, Kedleston Court, Norbury Close, Allestree, Derby DE22 2QF	Postponed
101	Apartment 10, Iron Gate Studios 37-38, Iron Gate, Derby DE1 3GA	AST in the legal documents states £185 per week (includes additional £5 per week for dual occupancy).
102	The Cottage, Willowpit Lane, Hilton, Derby DE65 5FN	Prospective buyers are referred to the legal pack and, in particular, the Overage provisions and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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Lot	Address	Amendment
103	Land at Bridge Field, Breaston, Derby, Derbyshire DE72 3DS	Prospective buyers are referred to the Deed of Easement within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
104	Land Adjacent To 17 Stoney Cross, Spondon, Derby DE21 7NS	We have been informed that a soil survey has not been commissioned. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
105	Old Hall Farm, Twyford Road, Twyford, Derby DE73 7GA	Sold Prior
106	Ground Floor Flat, Devonshire House, Church Alley, Bakewell DE45 1FF	The lot comprises of the Leasehold Title Registered at land registry with Absolute Title under title number DY395736 (From 2 December 2005 to 23 June 2125) and the Sellers share of the Freehold Title registered with Absolute title under title Number DY230536.
107	Gernon Manor House, Dagnall Gardens, Bakewell DE45 1EN	Sold Prior
108	101 Barrowcliff Road, Scarborough YO12 6EX	Sold Prior
109	4 Barlby Road, Selby, North Yorkshire YO8 5AA	Completion Date: 26.08.2024
110	Heritage House, Fishermans Dock, Grimsby DN31 1SY	Completion Date: 22.08.2024 We have been advised by the sellers solicitors the ground rent is one peppercorn as per the lease and that the client has not received any demand or made any payments towards an estate service charge.

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111	72 Granville Street, Grimsby DN32 9NU	Sold Prior
112	8 Strickland Street, Hull HU3 4AQ	Sold Prior
116	22 Pochin Road, Middlesbrough TS6 7AT	Sold Prior
117	25 Congo Road, London SE18 1TF	Postponed
118	45 Halton Road, Kenley, Surrey CR8 5GN	Postponed
120	Flat 11, Douglas Johnston House, Clem Attlee Court, London SW6 7SF	Postponed
121	Car Parking Space 47, York House Private Car Park, York House Place, London W8 4EY	Withdrawn
122	138A Church Road, Hayes UB3 2LW	Hayes Village Conservation Area

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Lot	Address	Amendment
123	95 Queens Road, Weybridge KT13 9UQ	Completion Date 22.08.2024
124	Land to North and South of, Millholm Rise, Simpson, Milton Keynes, Buckinghamshire MK6 3BF	Sold Prior
125	130 Oxford Road, Littlemore, Oxford OX4 4QP	Postponed
126	Flats 1-4 Kent House, 5 Redenhall Road, Harleston, Norfolk IP20 9EN	Sold Prior
127	2 Church Cottages, Beccles Road, Barnby, Beccles, Suffolk NR34 7QN	Sold Prior
128	4 Smallgate, Beccles NR34 9AB	Completion Date: 23.09.2024
131	Flat 1, Prospect House, The Parade, Broadstairs, Kent CT10 1NB	Completion Date: 22.08.2024 We have not been provided with leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
131a	Flat 9, John Nicholas House, West Cliff Road, Ramsgate CT11 9HR	Completion on or before 28.08.2024 Sale by receiver with no title guarantee. Any available leasehold information will be included within the legal pack. Property is believed to be vacant however prospective buyers are referred to special conditions and are advised to make all necessary independent enquiries in relation to this and any arrears payable prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.

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132	91 Boston Road South, Holbeach, Spalding PE12 8AA	Completion Date: 27.08.2024
133	772 Coventry Road, Birmingham, Birmingham, West Midlands B10 0TX	EPC Rating: F
135	21 Beverley Close, Sutton Coldfield B72 1YF	Completion Date: 27.08.2024
136	Unit 21 Premier Trading Estate, Leys Road, Brockmoor DY5 3UP	VAT is payable in addition to the Purchase Price. We have not been provided with leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
137	Land at Victoria Street, Hednesford, Cannock WS12 1DW	Postponed
138	150 Aldridge Road, Little Aston, Walsall WS9 0PF	Sold Prior
140	20 Park Drive, Sandiacre, Nottingham, Nottinghamshire NG10 5NB	Sold Prior
141	Land to rear of 20 Park Drive, Sandiacre, Nottingham, Nottinghamshire NG10 5NB	Sold Prior

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142	Land off Wickstead Close and Woodthorpe Drive, Mapperley Top, Nottingham NG5 4HF	Postponed
144	2 Elmtree Avenue, Selston, Nottingham NG16 6FR	Sold Prior
145	30 Barber Street, Eastwood, Nottingham NG16 3EW	Postponed
147	34 & 34a High Street, Codnor, Ripley, Derbyshire DE5 9QB	Sold Prior
148	Land at Lockwood Road, Allestree, Derby DE22 2JD	Sold Prior
149	62-64 High Street, Buxton SK17 6HB	Completion Date: 22.08.2024
150	39 Princess Street, Burton-On-Trent, Staffordshire DE14 2NP	Sold Prior
151	3 Dimsdale View East, Newcastle Under Lyme, Staffordshire ST5 8EG	Sold Prior

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152	27 Prince George Street, Cheadle, Stoke-on-Trent, Staffordshire ST10 1HX	Postponed
153	15 Huntbach Street, Stoke-On-Trent ST1 2BL	Completion Date: 22.08.2024
154	445 Etruria Road, Stoke-On-Trent ST4 6JW	Completion Date: 22.08.2024 4 out of 6 rooms are currently let out. The tenancy agreement for room 5 is missing from the legal documents and therefore we cannot confirm the rental figure.
155	108 Wellesley Street, Stoke-On-Trent ST1 4NS	Completion Date: 22.08.2024
156	35 Grosvenor Road, Wallasey CH45 1JY	Sold Prior
157	25 Walton Park, Liverpool L9 1EY	Postponed
158	90 Cobden Street, Manchester, Greater Manchester M9 4DZ	Sold Prior
159	58, Allt-yr-Yn Crescent, and Garage 95, Newport, Gwent, NP20 5GE	Sold Prior

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