

Addendum

SDL
Property Auctions

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Auction: 21 November 2024

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Addendum as of 20 November 2024

Lot	Address	Amendment
1	29 Lea Hill Road, Birmingham B20 2AS	Completion Date 19.12.2024
2	ROC Bunker, New Road, Badsworth, Pontefract WF9 1AT	Completion Date: 19.12.2024 The lot is known on the contract as Former ROC Bunker, off New Road, Badsworth, Pontefract, WF9 1BF as edged red on a copy of the title plan (in relation to title number YY171158).
3	19 Bowness Road, Bolton BL3 6TF	Completion Date: 05.12.2024 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.
4	262 Woodmansterne Road, London SW16 5UA	Completion Date: 19.12.2024
9	38 Alder Close, Oakwood, Derby, Derbyshire DE21 2BS	Postponed
12	5A Egerton Court, Barrow-In-Furness, Cumbria LA14 2TT	Withdrawn
13	15 Wicksten Drive, Runcorn WA7 5DJ	Completion Date: 23.01.2024 The property has suffered from subsidence and there have been two insurance claims in 2007 and 2016. Prospective Buyers are to note the Engineering Feasibility Report included within the legal documents and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
14	26 Hill Crescent, Manchester, Greater Manchester M9 8EX	Completion Date 19.12.2024

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Lot	Address	Amendment
15	14 Robert Street, Radcliffe, Manchester M26 4DL	The lot is long leasehold not freehold as previously advertised.
16	Garage Plot Site, Located between 42 and 52 Old Road, Brampton, Chesterfield S40 2QT	Sold Prior
18	12 Moorland Road, Biddulph, Stoke-On-Trent ST8 6EW	It is believed that the property may be vacant however the property is sold subject to such occupancies (if any) as are subsisting as at the date of completion without any obligation on the Seller to define the same. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
21	46 Holly Road, Bromsgrove B61 8LG	Completion Date: 19.12.2024
24	18 Leyland Gardens, Derby DE1 3PN	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.
25	16 Alvista Avenue, Taplow, Maidenhead SL6 0PG	Completion Date: 17.12.2024
26	5 St. Christophers Gardens, Gosport, Hampshire PO13 0QT	Completion Date: 19.12.2024
28	107, 107a & 111, Uttoxeter New Road, Derby, Derbyshire DE22 3NL	The seller's solicitor has confirmed the position as to VAT is as follows: When the charity purchased they did not pay VAT because it was treated as a transfer of a going concern (TOGC). This required it to opt to tax the property. In the CPSE replies we have indicated that a purchaser will not have to pay VAT if they comply with the TOGC requirements, which essentially means that they must opt to tax no later than the day of the auction. If they do not then VAT will be payable. Prospective buyers 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
29	13 Queens Road, Hinckley, Leicestershire LE10 1ED	Completion Date: 12.12.2024 5% Deposit
30	7 Rookery Lane, Thurmaston, Leicester, Leicestershire LE4 8AU	Sold Prior
32	14 Rupert Street, Ilkeston, Derbyshire DE7 5LP	Sold Prior
34	35 Sadler Street, Mansfield NG19 6AJ	We have not been supplied with evidence of rent increase from the tenancy agreement within 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.
35	41 Sadler Street, Mansfield NG19 6AJ	We have not been supplied with evidence of rent increase from the tenancy agreement within 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.
37	27 Mayfield Street, Kirkby-In-Ashfield, Nottingham NG17 8LU	Postponed
37a	22 and 22a Mansfield Road, Ashfield, Sutton-in-Ashfield, Nottinghamshire NG17 4EJ	Postponed
38	47 and 47A Stafford Street, Mansfield NG19 6AN	We have not been provided with copy Tenancy Agreements. 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.

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Lot	Address	Amendment
40	20 - 22 Doncaster Road, Goldthorpe, Barnsley, Rotherham, South Yorkshire S63 9HH	Completion Date: 19.12.2024
42	409 Otley Road, Adel, Leeds, Yorkshire LS16 6AL	We understand that the freehold title is awaited. We have not received evidence of service charge payments and are not therefore in a position to confirm 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.
43	Garages at Raynville Avenue, Bramley, Leeds LS13 2RS	Postponed
44	Garages at Aston Terrace, Leeds LS13 2DE	Postponed
46	19 Meadow Way, Chellaston, Derby DE73 6UW	Sold Prior
48	14 King Street, Duffield DE56 4EU	Completion Date 19.12.2024
51	27 Lonsdale Road, Manchester, Greater Manchester M19 3EL	Completion Date: Within 10 working days of Probate being produced to the buyer Solicitor
51a	155 Middleton Road, Crumpsall, Manchester, Greater Manchester M8 4JZ	Postponed

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Lot	Address	Amendment
53	13 Waterside, Burton-On-Trent, Staffordshire DE15 9HE	The tenancy agreement in the legal pack confirms rental income of £650 pcm. We have not been provided with evidence of rent increase 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.
58	Land (opposite 67) on Enville Street, Stourbridge, West Midlands DY8 3TQ	Completion Date: 05.12.2024 Prospective buyer are to note the 'Draft Option and Overage Deed' within the legal documents. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
59	Land to the North of Woodview Gardens, Clipstone Drive, Forest Town NG19 0JL	Postponed
60	Former Shakespeare Inn, High Pavement, Sutton in Ashfield NG17 1BU	Sold Prior
64	31 Douglas Court, Toton, Nottingham, Nottinghamshire NG9 6ER	We have not been provided with all leasehold information or evidence of rent increase from the tenancy agreement within 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.
65	102 Main Street, Lambley, Nottingham NG4 4PP	Withdrawn
66	41 Kelly Street, Goldthorpe, Rotherham S63 9NB	Completion Date: 03.12.2024 The Buyer acknowledges that the Seller has been unable to obtain an EPC and none will be provided. New guide price: £15,000+
67	9 King Charles Court, Sunderland SR5 4PD	Sold Prior

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Lot	Address	Amendment
68	327 Benson Road, Newcastle upon Tyne NE6 2SH	Withdrawn
69	12 Cornwall Street, Hartlepool TS25 5RF	Completion Date 19.12.2024 Sale by receiver with no title guarantee. Property may be tenanted however 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.
70	39 Woodgates Lane, North Ferriby HU14 3JY	Completion Date 19.12.2024 Sale by receiver with no title guarantee. Property is believed to be vacant however prospective buyers are referred to special conditions 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.
71	10 Sylvester Avenue, Doncaster DN4 8AH	Completion Date: 19.12.2024 Prospective Buyers are to note the Certificate of Structural Adequacy included withing the legal documents.
73	Apartment 4, Cransley Court, 1 Cransley Close, Hamilton, Leicester LE5 1QQ	Postponed
74	28 Thomasson Road, Leicester, Leicestershire LE5 4EH	Sold Prior
75	109A Melbourne Road, Ibstock, Leicestershire LE67 6NN	Completion Date: 18.12.2024
77	57 Mullett Street, Brierley Hill, West Midlands DY5 4PB	Completion Date 19.12.2024 Sale by receiver with no title guarantee. Property is believed to be vacant however prospective buyers are referred to special conditions 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.

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Lot	Address	Amendment
78	47 Zoar Street, Dudley, West Midlands DY3 2PA	Completion Date: 19.12.2024 To clarify the sale of this lot includes part of title WM832363. The extent of this lot is confirmed in the plan in our marketing and also in the legal pack. Prospective buyers are referred to the search results within the legal pack, particularly in relation to mine entries and other identified findings and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
79	48 - 49 Zoar Street, Dudley, West Midlands DY3 2PA	Completion Date: 19.12.2024 To clarify the sale of this lot includes part of title WM832363. The extent of this lot is confirmed in the plan in our marketing and also in the legal pack. Prospective buyers are referred to the search results within the legal pack, particularly in relation to mine entries and other identified findings and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
80	23 Piccadilly, Stoke-On-Trent ST1 1EN	Completion Date: 19.12.2024 The Lot is registered under title number SF355764 (Freehold) and SF558484 (Leasehold) The Lease has come to an end and has determined by effluxion of time.
81	75 High Street, Cheadle, Stoke-On-Trent ST10 1AN	Withdrawn
82	31 Thomas Street, Leigh WN7 2EB	Completion will take place within 10 working days after the buyer receives from the seller notice that the Grant of Probate has been issued. We have not been provided with evidence of any ground rent or service charge payments which may be payable and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
83	53 Sandfields, Frodsham WA6 6PT	Completion Date: 19.12.2024 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 a rental figure. Prospective buyers are referred to the special conditions 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.
84	62 Fleetwood Walk, Murdishaw, Runcorn WA7 6EA	Completion Date: 19.12.2024 Sale by receiver. In the event that the Seller is unable to provide EPCs to the Buyer by Completion the Buyer agrees to complete. 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. The receiver is not in a position to respond to queries, and we are asked not to submit preliminary enquiries.
89	130 London Road, Derby DE1 2SR	We have not been provided with unredacted evidence of rental income. Prospective buyers 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
96	4 Grange Estate, Cossall, Broxtowe, Nottingham, Nottinghamshire NG16 2SL	Completion Date 19.12.2024 We have been informed of water damage at the property. The property is sold as seen and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
97	Land on the north and side of Newmanleys Road, Eastwood NG16 3JD	Sold Prior
98	Land on the south side of Park Road, Bestwood Village, Nottingham NG6 8TQ	Sold Prior
99	Land Lying to the South West of Beech Avenue, Stretton DE13 0DT	Completion Date: 12.12.2024 VAT is payable on completion
100	Former site of an Electricity Sub Station, Quedgeley West Business Park, Hardwicke, Gloucester GL2 4PH	Completion Date: 12.12.2024 VAT is payable on completion
102	22 Thatcher View, Middle Lincombe Road, Torquay TQ1 2AW	Completion Date: 16.01.2025
103	38 Roding Gardens, Loughton IG10 3NH	Completion Date 19.12.2024 Sale by receiver with no title guarantee. Property is believed to be tenanted however prospective buyers are referred to special conditions 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. Internal photos are currently not available.
104	Flat 10, Cline House, Toland Square, London SW15 5PF	Prospective buyers are referred to the Note to Buyers and Summary of Relationship 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
105	169 Brighton Road, Selden, Worthing BN11 2EU	Completion Date 19.12.2024 Sale is with no title guarantee. We have not been provided with evidence of rental increase for flat 2 and cannot therefore clarify the rent figure within our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
106	Flat 1, 43 Thalassa Road, Worthing BN11 2HJ	Completion Date 19.12.2024 Sale is with no title guarantee.
107	Plot 1, Land on the west side of Trampers Lane, North Boarhunt, Fareham PO17 6BZ	Completion Date 19.12.2024 Deposit payable on the fall of the hammer is 5%. Prospective buyers are to note the CIL liability referred to at extra special condition 1 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
108	4 Glebe Road, Weeting, Brandon IP27 0PY	Sale by receiver. 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 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.
109	71 Holyrood Walk, Corby, Northamptonshire NN18 9JD	The tenancy agreement provided in the legal pack states a rent of £550 pcm, 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.
110	The Golden Lion Public House, 19 Sheep Street, Wellingborough NN8 1BL	Sold Prior
111	7 Ship Road, Lowestoft, Suffolk NR33 7DN	Sold Prior
112	57 Long Road, Lowestoft, Suffolk NR33 9DB	Postponed

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Lot	Address	Amendment
113	24 New Market, Beccles NR34 9HD	Sold Prior
114	Development Site, Monument Road, Bicker, Boston, Lincolnshire PE20 3DP	Completion Date 19.12.2024
115	Flats 7, 8, 9 and 10 and Units 2, 3, 4 and 5 Eastgate Mews, Whittlesey, Peterborough PE7 1PU	To clarify the freehold and leasehold titles CB147863, CB192922, CB136068, CB144289 and CB232724 are offered for sale. We are advised the flats and units are tenanted, however there are no tenancy agreements 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.
116	25-27 Glasgow Street, Thornaby, Stockton-On-Tees TS17 7AH	Completion Date: 19.12.2024 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 the special conditions 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.
117	24 Pine Road, Guisborough TS14 6JH	Completion Date: 19.12.2024 Sale by receiver with no title guarantee. In relation to occupation of the property prospective buyers are referred to special conditions 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.
118	15 Lime Road, Guisborough TS14 6JL	Completion Date: 19.12.2024 There is no EPC available. Sale by receiver with no title guarantee. In relation to occupation of the property prospective buyers are referred to special conditions 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.
119	45 Lime Road, Guisborough TS14 6JL	Completion Date: 19.12.2024 There is no EPC available. Sale by receiver with no title guarantee. In relation to occupation of the property prospective buyers are referred to special conditions 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.
121	16 Post House Wynd, Darlington, County Durham DL3 7LU	Sold Prior

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Lot	Address	Amendment
122	10 Sandford Road, South Elmsall, Pontefract WF9 2XL	Postponed
124	Apartment 7, The Square on the Square, 2 Caroline Street, Birmingham, West Midlands B3 1TR	Completion Date: 19.12.2024 Buyers Fee of 4.8% The special conditions state the Property is sold with vacant possession on Completion and notice has been served on the tenants. We have requested a copy of the tenancy agreement and notice to vacate but at the time of auction this is still awaited.
125	82 Townley Gardens, Birmingham B6 6LR	Completion Date 19.12 2024
127	9 Woburn Crescent, Sandwell, Birmingham, West Midlands B43 6AX	We have not been provided with evidence of service charge payments and cannot therefore clarify the figure referred to in our marketing. Buyers are referred to the document within the legal pack in respect of planned major works. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
129	136 Derby Street, Burton-On-Trent DE14 2LF	Sold prior
130	71 Cumberland Road, Burton-On-Trent DE15 9JR	Completion Date: 19.12.2024
131	106 Wyggeston Street, Burton-on-Trent, Staffordshire DE13 OSB	Postponed
132	61 High Street and Land Adjoining, Newhall, Swadlincote DE11 OHT	Sold Prior

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Lot	Address	Amendment
137	17 Weston Road, Aston-On-Trent, Derbyshire DE72 2AS	Sold Prior
142	Flat 6, Mapperley Hall, Lucknow Avenue, Nottingham NG3 5AZ	The lot is within a Grade II listed building.
143	11 Sunbourne Court, Nottingham NG7 4AR	Completion Date: 19.12.2024 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.
144	The Beehive, Willesley Wood Side, Willesley, Ashby-De-La-Zouch LE65 2UP	Completion Date 12.12.2024 VAT is payable on completion
145	Parcel of Land at Longbridge Lane, Birmingham B31 2AJ	Completion Date 19.12.2024 VAT is payable on completion
146	Site of Centurion Way, Wilnecote, Tamworth B77 5PN	Completion Date 12.12.2024 VAT is payable on completion
147	Land forming part of Tallow Hill, Worcester WR5 1HE	Completion Date 12.12.2024 VAT is payable on completion The sale of this lot is part freehold and part leasehold. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
148	Land to the East Side 19 Station Court, Newport TF10 7RZ	Completion Date 12.12.2024 VAT is payable on completion

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149	2 & 3 Plough Cottages and Yard, Huddlesford, Lichfield WS13 8PY	Postponed
154	2 Mill Street, Congleton, Staffordshire CW12 1AB	On completion an application will be made to HMLR to close the leasehold title in respect of title number CH541329 Completion will not be delayed for this reason and the buyers accepts this position.
156	Land off Grove Road, Stoke-On-Trent, Staffordshire ST4 4LH	Buyers are referred to the 'Deed of Covenant' & 'TP1 dated 23.11.2021' within the legal documents in relation to Clawback provisions and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
157	92 Norris Road, Stoke-On-Trent ST6 7AT	Completion Date 13.12.2024 We have not been provided with evidence of rent increase and cannot therefore confirm the rental figure referred to in our marketing. We have been informed that the property is within an area with past mining history. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
158	Land on the North side of Wells Street, and Land on the west side of Back Wells Street, Bury, Lancashire BL9 0TU	The lot is known as- Land on the North side of Wells Street, Bury and Land on the west side of Back Wells Street, Bury under title numbers GM446778 and GM499814
161	19 Aughton Road, Southport PR8 2AF	Sold Prior
162	Oaklea, Liverpool Road, Moston, Chester CH2 4BA	Postponed
163	169a Scargreen Avenue, Liverpool L11 3BA	Postponed

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164	Room 112, Flat A16 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Sold Prior
165	Room 145, Flat A20 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Sold Prior
166	22 Regent Road, Blackpool, Lancashire FY1 4LY	Postponed
167	196 Lord Street, Fleetwood FY7 6SW	The Property is sold with vacant possession on completion (albeit subject to the Lease of part of the ground floor and the first floor of 196a, Lord Street, Fleetwood FY7 6SW dated 30 April 2024. prospective buyers are referred to the special conditions of sale within the legal documents.
168	Flats 1-6, The Club, Main Street, East Ardsley, Wakefield WF3 2AT	Completion Date 19.12.2024 We have not been provided with copies of the Leases referred to in our marketing nor with evidence of any rent increase and cannot therefore confirm the rental figure referenced in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
169	79 Bawn Drive, Leeds LS12 5QH	Sold Prior
170	45 Temple View Terrace, Leeds LS9 9JE	Sold Prior
171	3 Grosvenor Crescent, Scarborough, North Yorkshire YO11 2LJ	Completion Date 19.12.2024 We are not in a position to confirm the rental figures referred to in our marketing. The legal pack appears to confirm that higher rents are received. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

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Addendum

SDL
Property Auctions

Part of
Eddisons

Auction: 21 November 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 20 November 2024

Lot	Address	Amendment
172	26 Ramshill Road, Scarborough YO11 2QF	Completion Date: 19.12.2024 Prospective buyers are to note the TP1 and sale PLAN included within the legal documents.
173	4 Barlby Road, Selby, North Yorkshire YO8 5AA	Sold Prior
175	1 Church Street, Newark NG24 1DT	Sold Prior
178	4 Nottingham Road, Eastwood, Nottingham NG16 3NQ	Completion Date: 19.12.2024 Prospective buyers are to note the TP1 plan included within the legal documents.
179	112 Sutton Road, Kirkby-in-Ashfield, Nottinghamshire NG17 8GZ	Sold Prior
180	Honeysuckle Cottage, 4 Oakes Row, Nottingham Road, Ironville, Derbyshire NG16 5NT	Sold Prior
181	Former Pinxton Youth Centre, Kirkstead Road, Pinxton NG16 6NA	Sold Prior
182	24 Albert Street, Hucknall, Nottingham NG15 7BE	Withdrawn

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Lot	Address	Amendment
184	Methodist Church, Nottingham Road, Cropwell Bishop, Nottinghamshire NG12 3BP	Buyers are to note that the organ in the Church is not included in the sale.
188	61 - 63 High Street, Alfreton DE55 7DP	Sold Prior
189	Flat 9, Taylors Mill, Crossley Street, Ripley DE5 3EE	The property is now being sold with Vacant Possession.
190	15 Grosvenor Road, Ripley DE5 3JE	VAT is payable.
191	14 Maple Drive, Belper, Derbyshire DE56 1LR	Completion Date: 19.12.2024
192	1 Oldham Villas, Rutland Street, Matlock, Derbyshire DE4 3GN	Sold Prior
193	Flat 1 (Rooms 1-6), 11-17 Chapel Street, Derby DE1 3GU	Completion Date 11.12.2024 We have been informed by the seller's solicitor that the sale of this lot will be by the granting of a new underlease from title DY536411 to the successful bidder. Title DY536411 is to remain in our seller's ownership. The new underlease will be provided prior to completion. We have no further information in this respect and are not able to clarify all leasehold terms or covenants. We would however refer buyers to Schedule 4 clause 9 of the registered Lease dated 12th July 2018. Prospective buyers are advised to make all necessary independent enquiries prior to placing their
194	Flat 2 (Rooms 7-9), 11-17 Chapel Street, Derby DE1 3GU	Completion Date 11.12.2024 We have been informed by the seller's solicitor that the sale of this lot will be by the granting of a new underlease from title DY536411 to the successful bidder. Title DY536411 is to remain in our seller's ownership. The new underlease will be provided prior to completion. We have no further information in this respect and are not able to clarify all leasehold terms or covenants. We would however refer buyers to Schedule 4 clause 9 of the registered Lease dated 12th July 2018. Prospective buyers are advised to make all necessary independent enquiries prior to placing their

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Addendum as of 20 November 2024

Lot	Address	Amendment
195	9 Werburgh Close, Spondon, Derby DE21 7GN	Sold Prior
196	10B and Parkside House, 12A, Swan Street, Sileby, Loughborough, Leicestershire LE12 7NW	Completion Date 03.01.2025 We have not been provided with tenancy documents nor evidence of rental income and so we are not able to clarify the sums referred to within our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
197	24 & 24A Swan Street, Sileby, Loughborough, Leicestershire LE12 7NW	Completion Date: 06.01.2025
198	110 Bleak Hill Road, Birmingham, West Midlands B23 7BT	Sold Prior
199	8 Gill Street, Dudley DY2 9LG	Sold Prior
200	7 Lancaster Place, Dawley, Telford, Shropshire TF4 2HR	Completion Date: 19.12.2024
202	Land Adjacent To 2 Brynteg Cottages, Brynheulog Terrace, Tylorstown, Ferndale CF43 3DN	Withdrawn
203	Land To The Side of 35, Westaway Heights, Barnstaple EX31 1NR	Completion Date: 12.12.2024 The seller is selling by way of a Transfer of Part, the land being sold shown on the Plan edged red within the legal documents

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