

# Addendum

## Auction: 27 February 2025

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**Addendum as of 27 February 2025**

Lot	Address	Amendment
2	24 Abbots Road South, Leicester LE5 1DA	To clarify, the property and land adjoining are included in the sale - title numbers LT9710, LT445976, LT467027, LT292961. Prospective buyers are referred to the Contract in the legal pack, in particular to special condition 3, and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
3	42 Mansfield Road, Edwinstowe, Mansfield NG21 9NJ	Completion Date: 27.03.2025 Please note that due to the dilapidated condition of the property, an EPC will not be provided.
6	161 Drewry Lane, Derby DE22 3QT	Completion Date 27.03.2025
7	Land to the North of Wimsey Way (known as Nixs Wood), Somercotes, Alfreton DE55 7RA	Completion Date 27.03.2025 The Lot is not sold with vacant possession but is sold with all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the Lot
8	39 Second Avenue, Kidsgrove, Stoke-On-Trent ST7 1DD	Completion Date: 20.03.2025
9	27 Yarrow Road, Chorley PR6 0LU	Completion Date: 20.03.2025 The sale comprises of the title numbers LA685196 and LA684266.
10	7 Victoria Road, Bamford, Hope Valley S33 0BS	New Guide Price: £100,000+ Completion Date 27.03.2025 To clarify the sale includes two titles - DY262151 (freehold) & DY329926 (leasehold). A tenancy agreement is not available and we are not able to 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.
11	23 Gwernifor Street, Mountain Ash, Rhondda Cynon Taff CF45 3NA	Completion Date: 13.03.2025 EPC Rating: D

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Lot	Address	Amendment
12	217 Gidlow Lane, Wigan WN6 7BP	Completion Date: 20.03.2025 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.
13	36 Buller Street, Grimsby DN32 8BL	Completion Date 20.03.2025
14	19 Swenson Avenue, Nottingham NG7 2LP	Completion Date: 27.03.2025
15	27 - 29 Mansfield Road, Nottingham NG1 3FB	Completion Date: 25.03.2025
16	40 Nightingale Way, Bingham, Nottingham NG13 8QP	Withdrawn
17	Water Tower, Roe House Lane, Norton Juxta Twycross CV9 3ER	The lot is known as 'land on the north-east side of Roe House Lane, Appleby Magna, Swadlincote' on the title and contract.
18	12 Tythorn Drive, Wigston, Leicestershire LE18 1BS	EPC rating E
19	24 St. James Road, Leicester LE2 1HQ	Completion Date 27.03.2025

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Lot	Address	Amendment
20	36 Pike Drive, Birmingham B37 7UN	New Guide Price: £110,000+ Completion Date 27.03.2025 or in accordance with special condition 7.
22	97 Main Street, Frizington, Cumbria CA26 3PE	New Guide Price: £36,000+ Completion Date: 13.03.2025 Buyers are referred to the conveyance plan within the legal pack which clarifies the right of way to access the rear of the property. There is no legal right of way onto the lane adjacent to the property despite there being a gate and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
23	15 Painswick Close, Portsmouth PO6 3QD	Completion Date: 20.03.2025
24	38 Mona Street, Birkenhead, Merseyside CH41 0ED	Sold Prior
26	Building Plot at Whittaker Lane, Little Eaton, Derby DE21 5AT	New Guide Price: £60,000+ Completion Date: 27.03.2025
27	Land to the rear of Croft House, 5 Siddals Lane, Derby DE22 2DY	Completion Date 27.03.2025 We have been informed that the trees are not only protected by virtue of being located within a conservation area but that the trees are also protected by Tree Preservation Order No.107. (G1 – 6 Lime and A1). A1 protects all trees that were present when the TPO was made in 1995. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
29	13 John Street, Heanor DE75 7FT	Completion Date: 27.03.2025
31	190 Evington Road, Evington, Leicester LE2 1HN	Sold Prior

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Lot	Address	Amendment
34	11 The Grove, Haydn Avenue, Nottingham NG5 2LJ	Completion Date: 27.03.2025 Prospective buyers are to note the Structural Inspection & Report within the legal documents and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
35	57 Station Road, Ilkeston DE7 5LG	Completion Date 27.03.2025
36	199 Victoria Street, Mansfield, Nottinghamshire NG18 5SA	Completion Date 27.03.2025
37	3 Coronation Drive, Shirebrook, Mansfield NG20 8RH	Completion Date 21.03.2025 We have not been provided with Tenancy Agreement and 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.
39	Land to the North of Woodview Gardens, Clipstone Drive, Forest Town NG19 0JL	Completion Date: 27.02.2025
40a	45 Princes Street, Bishop Auckland, County Durham DL14 7BA	Postponed
41	6 Market Place, Staveley, Chesterfield S43 3UR	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.
43	93 and 93A Beaconsfield Road, Leicester LE3 0FH	To clarify the sale includes both freehold and leasehold elements under title numbers LT40024 (freehold), LT345078 (leasehold) & LT337904 (leasehold). We have not been provided with evidence of rental increase for 93a and so cannot confirm the rental figure set out 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
44	12 Jackson Street, Coalville, Leicestershire LE67 3LT	Completion Date: 27.03.2025
46	47 & 47A Bell Street, Wigston, Leicestershire LE18 1AD	Prospective buyers are to note the TP1 and transfer plan included with in the legal documents.
47	2 and 2B King Street, Enderby, Leicester LE19 4NT	Postponed
48	11 Hulland View, Allestree, Derby DE22 2RD	Sold Prior
49	15 North Parade, Derby DE1 3AY	We have not been provided with Tenancy Agreements and 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	2 Warner Street, Mickleover, Derby DE3 0GG	Completion Date 27.03.2025
52	Flat 8, Willow Court, Civic Way, Swadlincote DE11 0BW	We have not been provided with all the leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
53	Apartment 543, Nottingham One Entrance A, Canal Street, Nottingham NG1 7HL	Postponed

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Lot	Address	Amendment
54	20 Chelmsford Road, Nottingham NG7 7EJ	Completion Date: 27.03.2025 We have not been supplied with evidence of rent increase from the the documentation within the legal pack (this has been requested) 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.
55	28 Church Street, Eastwood, Nottingham NG16 3HS	Completion Date: 27.03.2025 Prospective buyers are to note the 'TA6 and note' included within the legal documents. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
56	27 Mayfield Street, Kirkby-In-Ashfield, Nottingham NG17 8LU	Completion Date 27.03.2025
57	136G Southwell Road East, Rainworth, Mansfield NG21 0EL	Postponed
58	202-204 High Street, Stonebroom, Alfreton DE55 6JT	Sold Prior
59	199 Victoria Avenue, Borrowash, Derbyshire DE72 3HG	Sold Prior
60	39 Tiverton Road, London N18 1DN	We are advised the property is tenanted, however there is no written tenancy agreement provided in the legal pack (this has been requested) therefore we cannot confirm a rental figure for our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
61	129 High Street, Stalham, Norwich NR12 9BB	Postponed

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Lot	Address	Amendment
62	Brombil Reservoir, Brombil, Margam SA13 2SR	Withdrawn
63	Land at Maes-Y-Coed, Lampeter SA48 8BS	Withdrawn
64	6 Walpole Street, Chester CH1 4HG	Postponed
66	48 Sutherland Street, Barrow-In-Furness LA14 1BN	Sold Prior
67	Flat 3, Derby Riverside, 7 Stuart Street, Derby DE1 2EB	Withdrawn
68	130 London Road, Derby DE1 2SR	We have not been provided with unredacted evidence of rental income and cannot therefore clarify the rental figure 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.
69	52 Etruria Gardens, Derby DE1 3RL	The seller has been advised by Places for People Living the property can be sublet. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
72	4 Sydney Street, Burton-On-Trent DE14 2QX	Prospective buyers are to note the engineers 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.

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Lot	Address	Amendment
73	Brown End Farm, Leek Road, Stoke-on-Trent, Staffordshire ST10 3JR	Withdrawn
76	Park View, 44 Seagrave Road, Sileby, Charnwood, Loughborough, Leicestershire LE12 7TP	Completion Date: 10.04.25
77	14 Day Street, Leicester LE4 5PS	Postponed
79	21 Moorland Road, Walsall WS3 2PX	Completion Date 27.03.2025
80	450 Bloxwich Road, Walsall WS3 2UY	The lot comprises title numbers SF25824 and WM502734.
81	Former Presbyterian Church and Schoolroom, Newry Street, Holyhead LL65 1HP	Completion Date 27.03.2025 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.
82	Flat 5, 203 Dickson Road, Blackpool FY1 2HQ	Completion Date: 27.03.2025 Please Note: We have been informed that the property is two bedroomed. Sale by receiver. We have not been provided with leasehold information. We cannot confirm the occupancy status, however there is no tenancy agreement provided in the legal pack. 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.
83	327 Benson Road, Newcastle upon Tyne NE6 2SH	Completion Date: 27.03.2025 Sale by receiver. We have not been provided with all the leasehold information. 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 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.

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Lot	Address	Amendment
83a	25-27 Glasgow Street, Thornaby, Stockton-On-Tees TS17 7AH	Completion Date: 27.03.2025 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.
84	Flats 1, 2 and 3, 119 Columbus Ravine, Scarborough YO12 7QU	Completion Date: 27.03.2025
85	3 Coastguard Cottages, St. Andrews Drive, Skegness PE25 1DH	Sold Prior
86	Flats 7, 8, 9 and 10 and Units 2, 3, 4 and 5 Eastgate Mews, Whittlesey, Peterborough PE7 1PU	Sold Prior
87	91 Boston Road South, Holbeach, Spalding PE12 8AA	Sold Prior
88	15 Petit Couronne Way, Beccles, Suffolk NR34 9LU	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.
89	Newland School Hall, Mendham Lane, Harleston, Norfolk IP20 9DE	Completion Date 27.03.2025
91	Land off Cleavers, Sissinghurst, Cranbrook TN17 2JU	Completion Date: 27.03.2025 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional fees payable on completion as set out within the special conditions of sale at clauses 8, 16 & 19. 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
92	Plots 1-3, Land off Ladywood Road, Ilkeston DE7 4FJ	Postponed
93	44 Prince Street, Ilkeston, Derbyshire DE7 8QQ	Sold Prior
94	14 Alfred Street, Riddings, Alfreton DE55 4BE	Sold Prior
95	199 Max Road, Chaddesden, Derby DE21 4HD	Sold Prior
96	100-102 Monk Street, Derby DE22 3QB	The freehold property is known as 100 and 102 Monk Street and 4 Werburgh Street, Derby on the contract and land registry.
97	Flat 3, 113 Parliament Street, Derby DE22 3WJ	Sold Prior
98	Flat 1, Sandleford House, 1 Rowallan Way, Chellaston, Derby DE73 5XD	We have not been provided with all the leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
99	Flat 3, 9 Clappun Street, Derby DE74 2LE	We have not been provided with all the leasehold information. 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
101	46 Northumberland Road, Stockport SK5 8LT	The AST within the legal pack confirms an initial rent of £575 pcm. The special conditions confirm current rent of £675. We have been informed that Notice has been served on the tenant. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
102	14 Buckingham Avenue, Whitefield, Manchester M45 6DJ	Completion Date: 27.03.2025
103	Breeze Hill House, Oldham Road, Shaw, Oldham OL2 8SS	Postponed
104	Taps and Wine Bar, 2 Chorley Road, Walton-Le-Dale, Preston PR5 4JA	The legal pack does not include leasehold sale pack or freehold title. Prospective buyers are to note the special conditions of sale in this respect, in particular clauses (g) and (h) and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
107	60 Main Street, Ayr KA8 8EF	Date of Entry 27.03.2025 Commercial EPC was done 24th Feb and the Certificate will be made available as soon as possible.
108	30 Hill Top Estate, South Kirkby, Pontefract WF9 3EW	Sold Prior
108a	40 Marlborough Avenue, Marske-By-The-Sea, Redcar TS11 6AP	Completion Date: 27.03.2025 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.
108b	24 Pine Road, Guisborough TS14 6JH	Completion Date: 27.03.2025 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.

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Lot	Address	Amendment
108c	15 Lime Road, Guisborough TS14 6JL	Completion Date: 27.03.2025 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.
108d	45 Lime Road, Guisborough TS14 6JL	Completion Date: 27.03.2025 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.
110	Land at 113 Mill Street, Leek, Staffordshire ST13 8EU	Completion Date: 27.03.2025 The freehold lot comprises Title Numbers SF534404 and SF534291. We are advised that VAT is applicable. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
112	57-58 Load Street, Bewdley DY12 2AP	Sold Prior
113	Apartment 155, 51 Sherborne Street, Birmingham B16 8FN	Sold Prior
116	55 Creed Way, West Bromwich B70 9JT	Postponed
118	The Old Boot Shop, The Green, Tanworth-In-Arden, Solihull B94 5AJ	Postponed
119	1A Salisbury Street, Wednesbury WS10 8BQ	Buyers are referred to the Drainage Search within the legal pack. The seller has confirmed that the property is connected to mains water and sewers, that the property was initially tenanted and that they have not received a bill during their 20 year ownership. The seller has spoken to Severn Trent who have clarified that there is a supply and they have stated that they will produce a bill moving forwards for the new owner. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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124	2 Priory Lane, Pillerton Priors, Warwick CV35 0PR	Postponed
125	12 Halls Court, Stoney Stanton, Leicester, Leicestershire LE9 4TJ	Sold Prior
127	Flat 303, The Print House, 58 Woodgate, Loughborough, Leicestershire LE11 2QD	The Ground Rent document within the legal pack confirms the ground rent is £448.71 per annum and not as referred to in our marketing
130	The Old Patrol Office, Trent Lock, Nottingham NG10 2FY	Postponed
131	49 Main Street, Bulwell, Nottingham NG6 8QF	Postponed
132	9 Stancliffe Avenue, Nottingham NG6 9HP	Sold Prior
133	13 St. Helens Crescent, Trowell, Nottingham NG9 3PZ	Sold Prior
137	11 Woodfield Road, Pinxton, Nottingham NG16 6JQ	Sold Prior

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Lot	Address	Amendment
140	6 and 6A Hawthorne Avenue, Shirebrook, Mansfield NG20 8NT	The rent notices within the legal documents total a rental income of £11,340 pa. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
141	10 and 10A Hawthorne Avenue, Shirebrook, Mansfield NG20 8NT	To clarify we are selling title number DY104357 which describes the property as 10A Hawthorne Avenue. The rent notice and AST within the legal documents total a rental income of £13,740 pa. We have not been provided with all the leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
143	71 Holyrood Walk, Corby, Northamptonshire NN18 9JD	Sold Prior
144	Land on the north side of 1 Oxford Road, London N9 0LY	Sold Prior
145	First Floor Flat, 41 Argyle Road, Tottenham, London N17 0BE	Completion Date: 27.03.2025 We have not been provided with all the leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
146	176A New Kings Road, London SW6 4NE	Postponed
147	1B Church Parade, High Street, Wealdstone, Harrow HA3 5DL	Postponed
148	Flat 23, Lime House, 33 Melliss Avenue, Richmond TW9 4AE	We have not been provided with all the leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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149	Flat 3, 14 Shakespeare Road, Heene, Worthing, West Sussex BN11 4AR	Withdrawn
150	2 Beech House, Exeter Road, Honiton, Devon EX14 1AL	Postponed
151	Plot 1, Land on the west side of Trampers Lane, North Boarhunt, Fareham PO17 6BZ	Completion Date: 27.03.2025
151a	Land at The Dell, Great Baddow, Chelmsford CM2 7JY	Postponed
152	1 St. Peters Street, St. Ives TR26 1NN	Sold Prior
153	Flats 1-4, 3 Alexandra Park, Redland, Bristol, Somerset BS6 6QB	Completion Date: 27.03.2025
154	Flat 820, Churchill Place, Churchill Way, Basingstoke RG21 7AA	Postponed
155	Hestia, Old Tewkesbury Road, Gloucester GL2 9LR	Postponed

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