

Addendum

Auction: 31 July 2025

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Addendum as of 31 July 2025

Lot	Address	Amendment
1	659 Saffron Lane, Leicester LE2 6TE	Completion Date: the later of (a) 30 days from the date hereof or (b) 7 days after the letters of administration for the late Albert Thomas May have been provided to the buyer's solicitor
3	Land and Farmhouse at Codnor Gate Industrial Estate, Nottingham Road, Ripley DE5 3JX	Prospective buyers are referred to the 'Note of Issues' within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
4	Salcombe Road Industrial Estate, Salcombe Road, Alfreton DE55 7RG	Prospective buyers are referred to the Auction Note and Rent Sheet within the legal pack which confirms current occupations and payments for each Unit. 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	The Old Forge, 109 The Hollow, Littleover, Derby DE23 3BS	The extent of the title offered for sale is that shown edged red on the 'Plan to TR1' within the legal pack
8	Orchard House and Market Gardens, Moor Lane, Darley Dale, Matlock DE4 2HG	New Guide Price: £300,000+
22	111 Nottingham Road, Somercotes, Alfreton, Derbyshire DE55 4JH	Completion Date: 14.08.2025
33	1 and 3 West Lane and 14 The Fold, Haworth BD22 8DU	Prospective buyers are referred to extremely high fees which will be payable on completion and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
34	4, 6, 8 and 10 Church Street, Haworth BD22 8DR	Prospective buyers are referred to extremely high fees which will be payable on completion and are also to note that ASTs are currently awaited and 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.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

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38	50 Junction Road, Leek, Staffordshire ST13 5QP	New Guide Price: £100,000
48	3 Harper Street, Blyth NE24 2RJ	Prospective buyers are to note the Lease and plan included within the legal documents. A new Lease will be entered into for a term of 990 years from and including Commencement Date
52	Land on the south east side of Ashby Road, Ullesthorpe, Lutterworth LE17 5DN	Buyers are to note that the extent of the land which is offered for sale is that shown outlined in red on our marketing plan. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
55	4 Russell Court, 562 Woodborough Road, Nottingham NG3 5FH	New Guide Price: £105,000+
79	300 Abbey Street, Derby DE22 3SZ	To clarify, the property offered for sale is the whole of 300 Abbey Street
88	1 - 4 Bourne Cottages, Wilmot Street, Ilkeston DE7 8BB	Prospective buyers are to note the TP1 and transfer plan included within the legal documents. We have not been provided with evidence of rental increase and cannot therefore clarify the sum set out in our marketing.
93	Flat 311, Tudor Studios, Tudor Road, Leicester LE3 5HU	The Property may or may not be tenanted on completion and the Buyer purchases with the understanding that this is a student let accommodation with term tenancies and the Buyer must make their own enquiries in this respect with the letting agent who handles the tenancies.
94	Flat 312, Tudor Studios, Tudor Road, Leicester LE3 5HU	The Property may or may not be tenanted on completion and the Buyer purchases with the understanding that this is a student let accommodation with term tenancies and the Buyer must make their own enquiries in this respect with the letting agent who handles the tenancies.

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102	38 Hill Street, Hinckley LE10 1DT	We have not been provided with evidence of service charge payments (if any). Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
106	Apartment 24, Blakesley Mews, 460 Bordesley Green East, Stechford, Birmingham B33 8PN	Completion Date: 14.08.2025
107	17 Riches House, Riches Street, Wolverhampton WV6 0DY	Completion Date: 14.08.2025
111	Apartment 3, 80 Addenbrooke Drive, Speke, Liverpool L24 9LL	Completion Date: 14.08.2025
118	Studio 5, St. Anns Lodge, St. Anns Lane, Leeds LS4 2SJ	New guide price: £23,000+
119	148 Astley Road, Seaton Delaval, Whitley Bay NE25 0DQ	To clarify this is a criss cross lease scenario. Prospective buyers are to note that the purchase will include title numbers ND56039 and ND85346 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
127	6 Charles Court, Calais Street, Hadleigh, Ipswich IP7 5EW	Completion Date: 14.08.2025
128	49 Waterside Lane, Colchester CO2 8HZ	Sale is under a power of sale. Any available leasehold information will be included within the legal pack and the buyer will buy the property based on the legal pack as it stands at the date of the auction. The property is believed to be vacant however the seller has no knowledge and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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129	Flat 63, Russell Quay, West Street, Gravesend, Kent DA11 0BP	We have not been provided with evidence of rental income and are therefore not in a position to confirm the figures within our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
131	Flat 6, 80 The Parade, Oadby, Leicester LE2 5BF	We have not been provided with evidence as to ground rent and service charge payable nor 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.
167	206 Long Riding, Basildon SS14 1RB	We have been informed that the tenant has given notice to vacate by the 26th July.
180	Apartment 119, Broadway, 105 Broad Street, Birmingham, West Midlands B15 1BH	A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional fees payable as set out within the special conditions of sale. These are additional to the sums specified in the paragraph 'Auction Deposit and Fees' 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.
181	Apartment 505, Broadway, 105 Broad Street, Birmingham, West Midlands B15 1BH	A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional fees payable as set out within the special conditions of sale. These are additional to the sums specified in the paragraph 'Auction Deposit and Fees' 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.
182	Apartment 207, St. Martins Place, 169 Broad Street, Birmingham, West Midlands B15 1EB	A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional fees payable as set out within the special conditions of sale. These are additional to the sums specified in the paragraph 'Auction Deposit and Fees' 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.
194	Wellcroft, 143 Branston Road, Burton upon Trent DE14 3DQ	EPC'S were carried out on the 24th of July and the Certificate's will be made available as soon as possible.
196	9 Castle Hill, Castle Donington, Derby DE74 2LD	Prospective buyers are to note that we have been informed there may be evidence of progressive (or aged) movement of a structural nature at the property 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
202	Cromford Court, Derby Road, Matlock Bath DE4 3PY	Buyers are to note the document within the legal pack named '2.6 Official Copy Title Plan DY355967' which shows the area offered for sale (in accordance with the TP1 in the legal pack) edged red but excluding all land registered under title number DY355967. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
218	94 Rosslyn Road, Whitwick, Coalville, Leicestershire LE67 5PT	Prospective buyers are referred to point 7 of the property information form and the further information document 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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