

Addendum

Auction: 27 November 2025

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Addendum as of 27 November 2025

Lot	Address	Amendment
4	The Cottage, Nottingham Road, Codnor Gate, Ripley DE5 3JX	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. Buyers are to note the Points to Note document included within the legal documents.
5	Industrial Units at Rotherham Close, Norwood Industrial Estate, Killamarsh, Sheffield S21 2JU	The lot is sold subject to all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the lot. Buyers are referred to the Rent Sheet which confirms current occupations and rental payments for each Unit and to the Auction Note, both 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.
9	41 Radbourne Street, Off Ashbourne Road, Derby DE22 3HD	New guide price: £95,000+
14	7 Archway Court, Peveril Street, Nottingham NG7 4AP	Prospective buyers are referred to the transfer of part (TP1 and Plan) advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
20	64 Berrisford Street, Coalville, Leicestershire LE67 3PS	New Guide Price: £90,000+
22	Former Garage and 39 Nottingham Road, Borrowash, Derby DE72 3FL	VAT is payable on the purchase price and the Seller has opted to tax. New guide price £390,000+
25	Apartment 304, The Litmus Building, 195 Huntingdon Street, Nottingham, Nottinghamshire NG1 3NT	Completion Date: 11.12.2025
26	23 Bentley Court, Parkwood Rise, Keighley BD21 4RG	Completion Date 11.12.2025

This Addendum contains any amendments and additions we have been made aware of in relation to the lots offered for sale. All lots are offered subject to the amendments and additions in this Addendum and will form part of the contract of sale. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation and also to ascertain all fees and costs payable in addition to the sale price.
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27	Flat 1, 29-31 Cookson Street, Blackpool FY1 3EA	Completion Date 11.12.2025.
28	71A Upper Hillchurch Street, Stoke-On-Trent ST1 2HQ	Completion Date 11.12.2025 An Energy Performance Certificate will not be provided as the property is unsafe to enter and there is no access available. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
29	Lapley Court, Park Lane, Lapley, Stafford ST19 9JT	Completion Date 11.12.2025
30	36 Elsham Meadows, Dewsbury WF12 8LP	Completion Date 11.12.2025
32	First and Second Floors, 41B Market Street, Hatherleigh, Okehampton EX20 3JP	Completion Date 11.12.2025 Term of Lease - 125 years from 1.1.2006
53	45 King Street, Thetford IP24 2AU	VAT is payable on the Price
54	36 Lon Hywel, Whitland SA34 0BE	EPC will be carried out on the 27th of November and the Certificate will be made available as soon as possible.
55	30 Fern Street, Oldham, Lancashire OL8 1SH	We have not been provided with Lease(s)/Tenancy Agreement(s) and cannot therefore confirm the rental figure referred to in our marketing.

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59	110 Cator Lane, Beeston, Nottingham NG9 4BB	Buyers are referred to the Contract Pack Notice, PIF and Additional Notes in the legal pack
63	139 Holbrook Street, Heanor DE75 7BA	The TP1 and plan clarifies the extent of the land offered for sale which forms part of title number DY351605
64	19 Western Avenue, Swanwick, Alfreton DE55 1DA	Buyers are referred to the Red Line Plan in the legal pack which confirms the extent of land offered for sale
65	9 Hillside, Appleby Magna, Swadlincote, Leicestershire DE12 7AB	Enviro search reveals a Very High risk of flooding
74	66-67 High Street, Lincoln LN5 8AD	Buyers are to note the Prohibition Orders within the legal pack. The seller has confirmed that the tenants vacated the property in July.
79	2 Old Bassetts Cottages, Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8AR	Prospective buyers are referred to the Deed of Grant and S 21 Notice within the legal pack. We have been informed that the Deed of Grant will be completed shortly. We have not been provided with evidence of rental increase to clarify the rental figure within our marketing.
81	12 Cornwall Street, Hartlepool TS25 5RF	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.
87	31 Chasewater Drive, Stoke-On-Trent, Staffordshire ST6 8GH	New Guide Price: £65,000+

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89	9 Small Thorn Place, Woodville, Swadlincote DE11 7EJ	Buyers are referred to the additional high fees payable on completion 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.
91	33 Main Street, Repton, Derby DE65 6EZ	New Guide Price: £182,000+ Documents are included in the legal pack in relation to a prior dispute
93	318 Brighton Road, Alvaston, Derby DE24 8TF	Seller's solicitor has confirmed completion is to take place on 13th January 2026
108	22 Wood Street, Earl Shilton, Leicester LE9 7ND	Buyers are to note that the rental figures referred to within our marketing differ slightly to those clarified within the legal pack. We have been informed that flat 3 is now vacant, but that a new tenancy is to be agreed.
114	25 Juliet Grove, Wolverhampton WV10 9LJ	We have not been provided with Tenancy Agreement and cannot therefore confirm the rental figure referred to in our marketing
122	Suite 4, Apartment 3 The Pavilion, 1 Wellington Avenue, Liverpool L15 0EH	Term of Lease is 999 years from 1.1.2013. We have been informed that a leasehold sale pack has been requested and, as a result, we cannot currently confirm leasehold information or requirements.
123	Suite 4, Apartment 6 The Pavilion, 1 Wellington Avenue, Liverpool L15 0EH	Term of Lease is 999 years from 1.1.2013. We have been informed that a leasehold sale pack has been requested and, as a result, we cannot currently confirm leasehold information or requirements.
127a	1, 5 and 7 Hardings Court, Head Street, Pershore, Worcestershire WR10 1DL	The Property is sold subject to any existing leases for the residential flats, some of which are referred to in the title number HW99055. The Property is also sold subject to all planning applications and decisions with the following references: 21/00590/LB, 22/02687/FUL, W/24/00792/CCO, W/24/00824/CCO (if applicable) - copies of which have been requested. We have also requested details of the pending Land Registry application.

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129	27 Silverthorne Drive, Caversham, Reading, Berkshire RG4 7NR	We have received queries from two neighbouring property owners and have been advised by the seller that they have removed the overgrown trees in the garden. The neighbours may have claims in respect of damage caused by the trees to their properties and the seller has confirmed they will settle those claims. We have requested further information to be included within the legal documents but at this time it has not been provided.
142	3 Hermon Road, Maesteg CF34 0SU	Environmental search reveals a high flood risk
143	Bryn Myfyr, High Street, Dyserth, Rhyl LL18 6AA	The seller has advised a copy of the tenancy agreement is not available.
164	Apartment 27, George Street Trading House, George Street, Nottingham NG1 3BU	The Property is sold subject to the existing tenancy agreement albeit we understand a notice has been served and the Seller understands that the Tenant is due to vacate on 10th December 2025 albeit no warranty can be given in respect of this and the Property is sold subject to the tenancy until such time as the Tenant vacates.
182	Flat 2, Sandleford House, 1 Rowallan Way, Chellaston, Derby DE73 5XD	Buyers are referred to section 4 of the LPE1 within the legal pack and the S20 works
183	28 Market Street, Heanor DE75 7NR	The Seller advises that a small, single room within the Property is currently occupied by an individual on an informal, non-tenurial basis. The Parties acknowledge that the occupier has indicated an intention to vacate the Property on or before 27 November 2025 ("the Target Vacation Date") and the Parties agree that, whilst the Seller intends to provide vacant possession on Completion, the Seller does not give, and the Buyer shall not rely upon, any warranty, representation, undertaking or guarantee that the Property will be free from occupation or occupiers.
191	10-16 Chapel Street, Oadby, Leicestershire LE2 5AD	We are advised by the seller the current rents are as follows: 10a - £795 12a- £795 12b- £795 14a- £895 14b -£995 16a- £700
197a	7 and 7a Spring Gardens, Spalding PE11 2XL	We have not been provided with a copy of the tenancy agreement for Flat 7

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