

Addendum



Property Auctions

Auction: 24 June 2021

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Addendum as of 24 June 2021

Lot	Address	Amendment
1	13 Gordon Road, Lozells, Birmingham, West Midlands B19 1HH	EPC Rating: G
2	63 Peach Street, Derby DE22 3EQ	Completion date: 15th July 2021
3	23 Brayfield Road, Littleover, Derby DE23 6LD	Completion date: 15th July 2021
6	1 Bannutt Tree Cottage, Castlemorton, Malvern WR13 6JG	Completion date: 8th July 2021 New guide price: £175,000+
8	40 Ladywood Road, Kirk Hallam, Ilkeston, Derbyshire DE7 4NE	Completion date: 14th July 2021
9	Flats 1A & 1, 3 Kingsway, Ilkeston, Derbyshire DE7 4DH	The tenancy agreement states a rental of £350 per calendar month To clarify we understand that the sale is to include the freehold of 1 (which includes 1 & 1A) and 3 Kingsway. 1 Kingsway is sold subject to part vacant possession and part tenancy. 3 Kingsway is sold subject to lease for a term of 999 years from 17/8/1990. Buyers are to rely on their own investigations in this respect.
12	2 High Street, Oswaldtwistle, Accrington BB5 3BB	Completion date: 8th July 2021
13	11 Hill Street, Rhosllanerchrugog, Wrexham LL14 1LN	Completion date: 8th July 2021

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Lot	Address	Amendment
15	90 Portman Street, Middlesbrough TS1 4DH	AST has not been provided and we have therefore not been able to confirm the rent figure mentioned in our marketing. Buyers must rely on their own investigations. Also buyers are referred to the special conditions of sale in relation to additional sums payable on completion.
16	43A Princes Road, Middlesbrough TS1 4BG	AST has not been provided and we have therefore not been able to confirm the rent figure mentioned in our marketing. Buyers must rely on their own investigations. Also buyers are referred to the special conditions of sale in relation to additional sums payable on completion.
17	34 Barnard Avenue, Ludworth, Durham DH6 1LS	We understand the property is sold with vacant possession however refer interested parties to special condition 8. Buyers should rely on their own investigations in this respect. Completion date: 15th July 2021.
20	18 Queen Street, Billingham, Lincoln LN4 4AX	Completion date: 8th July 2021.
21	Apartment D49 , 38 The Waterfront, Welham Street, Grantham, NG31 6QQ	Completion date: 8th July 2021
26	87 Sewall Highway, Coventry CV2 3NH	We have enquired and the Seller has confirmed a new EPC will not be provided.
27	113 Mayflower Drive, Coventry CV2 5NL	We have enquired and the Seller has confirmed a new EPC will not be provided. The postcode according to the Land Registry is CV2 5HL.
29	Land at Magdala Street, Birmingham B18 4BL	The Register of Title refers to the address as Land on the west side of Winson Green Road, Birmingham.

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33	46 Ward Street, Bilston, West Midlands WV14 9LQ	Current rental income is £600 pcm
34	53 Eastfield Road, Wolverhampton, West Midlands WV1 2RE	New guide price: £81,000+
35	59 Dovedale Avenue, Willenhall, West Midlands WV12 4NA	Completion date: 15th July 2021
38	43 Watermarque, 100 Browning Street, Birmingham B16 8GY	Postponed.
39	39 Lingfield Court, Hamstead Road, Great Barr, Birmingham, West Midlands B43 5BL	Lese - 99 years (less 21 days) from 24 June 1973, currently making it 48 years left.
40	72A Hampshire Road, West Bromwich B71 2PR	Postponed.
41	72B Hampshire Road, West Bromwich, West Midlands B71 2PR	Postponed.
42	72C Hampshire Road, West Bromwich, West Midlands B71 2PR	Postponed.

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44	The Claughton Centre, Blowers Green Road, Dudley DY2 8UZ	The registered title address is Sir Gilbert Claughton Centre, Blowers Green Road, Dudley DY2 8UY.
45	Land to the rear of 2 St. Peters Road, Dudley DY2 8HS	Withdrawn.
46	14 Glendale Terrace, Well Close, Redditch B97 5GL	Completion date: 8th July 2021.
47	Hillfield Cottage, 275 Widney Lane, Solihull B91 3JY	Sold prior to auction.
48	4 Farm Lodge Grove, Malinslee, Telford, Shropshire TF3 2HP	The AST contained in the legal pack confirms rent payable is £400 pcm, and not as previously stated in our marketing. Buyers are to rely on their own investigations.
49	10 Rowley Street, Stafford, Staffordshire ST16 2RH	New guide price: £105,000+
50	161-162 Marston Road, Stafford, Staffordshire ST16 3BS	Sold prior to auction
51	28 Stafford Street, Market Drayton, Staffordshire TF9 1HY	Buyers are referred to the CIL Liability Notice.

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52	22 Sherwood Road, Stoke-On-Trent, Staffordshire ST3 7BX	New guide price: £91,000+
57	Land on the west side of Holly Road, Newcastle-under-Lyme ST5 7BW	Garages 5, 7 & 8 are also let - please see amended schedule in legal pack
60	121 & 121A Branston Road, Burton-On-Trent DE14 3DD	Completion date: 29th July 2021.
62	142 Woods Lane, Derby, Derbyshire DE22 3UE	Sold prior to auction.
64	300 Uttoxeter New Road, Derby DE22 3LN	Total rental income is £57,240 p.a
66	53 Allen Street, Allenton, Derby DE24 9DE	Postponed.
68	81 Curzon Street, Derby DE1 1LN	Vacant possession upon completion.
69	9 Leopold Street, Derby DE1 2HE	Sold prior to auction.

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Lot	Address	Amendment
70	70 Portland Street, Derby DE23 8QB	Sold prior to auction.
73	6 Chapel Side, Chapel Street, Spondon, Derby DE21 7JQ	Sold prior to auction.
74	26 Thorpes Road, Heanor DE75 7GQ	Sold prior to auction.
75	1 Hartshay Hill, Ripley, Derbyshire DE5 3GU	A box has been ticked in error on the property information form with regards vacant possession, the solicitor has since confirmed the property is being sold with vacant possession in line with the special conditions and our marketing.
77	183 Church Street, Ilkeston, Derbyshire DE7 8QF	Sold prior to auction.
78	179 Church Street, Ilkeston, Derbyshire DE7 8QF	Sold prior to auction.
79	61 Clare Road, Sutton-In-Ashfield, Nottinghamshire NG17 5BB	A copy of the AST is not available and we are therefore not able to confirm that the rent referred to in the marketing is correct. Buyers must rely on their own investigations. Seller has confirmed that the tenant has been in situ for approx 8 years.
82	D & T News, 192 Heath Road, Holmewood, Chesterfield S42 5RB	Postponed.

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Lot	Address	Amendment
83	67 Market Street, Clay Cross, Chesterfield S45 9JQ	Postponed.
84	Land West of 65 New Station Road, Bolsover S44 6JB	Postponed.
85	Land on the East Side of Beckingham Road, Walkeringham, Doncaster DN10 4HZ	Completion date: 8th July 2021.
87	Baker House, Mill Yard, Baker Street, Hucknall NG15 7AP	Postponed.
88	93 Rutland Road, Gedling, Nottingham NG4 4HT	We have enquired and the Seller has confirmed a new EPC will not be provided. Tenure: Freehold
89	17 Kimbolton Avenue, Nottingham NG7 1PS	Completion date: 15th July 2021
90	35 Suez Street, Basford, Nottingham NG7 7GB	New guide price: £72,000+
91	605 Metropolitan Apartments, 20 Lee Circle, Leicester, Leicestershire LE1 3RF	Postponed.

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Lot	Address	Amendment
92	Apartment 12, The Horizon, Navigation Street, Leicester LE1 3UJ	Sold prior to auction.
94	40 Meadowsweet Road, Hamilton, Leicester LE5 1TP	We have enquired and the Seller has confirmed a new EPC will not be provided.
95	23 Forge Corner, Blaby, Leicester, Leicestershire LE8 4FZ	Postponed.
96	Site 106A014 - King Street Bedworth, King Street, Bedworth CV12 8JF	Postponed.
97	20 Sheep Street, Shipston-On-Stour CV36 4AF	Completion date: 15th July 2021
98	74 Ennis Road, London SE18 2QT	In accordance with the ASTs provided the annual rental income is confirmed as £33,600 and not as set out in our marketing. We have also not been provided with a complete copy of the HMO. Buyers are to rely on their own investigations.
99	Flat 1, Naxos Building, London E14 8JR	Postponed.
105	4 Penny Royal, Goring Heath, Reading, Berkshire RG8 7SD	Postponed.

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Lot	Address	Amendment
106	5 Penny Royal, Goring Heath, Reading, Berwickshire RG8 7SD	Postponed.
107	Land adjacent to 9 Harmsworth Road, Tadley RG26 4NB	The title address for the land is: land on the north west side of Swains Close Road, Tadley, Hampshire.
108	Flat 105 Paramount, Beckhampton Street, Swindon SN1 2SE	Completion date: 8th July 2021
109	18A Avon Road, Worcester WR4 9AF	Completion date: 8th July 2021
110	43 Heron Road, Bristol BS5 0LT	Completion date: 8th July 2021 New guide price: £250,000+
111	17 Bishops Place, Church Street, Highbridge TA9 3EB	Address of the property is Flat 17 Bishops Place, 8 Church Street, Highbridge, TA9 3AE. Completion date: 8th July 2021 The term of the Lease is 999 years from 1/1/2007
112	Upper Flat 1 Stanley Street, Teignmouth, Devon, TQ14 8EE	Completion date: 8th July 2021
116	22 Burns Avenue, Wallasey CH45 4RD	Completion date: 15th July 2021 New guide price: £109,000+

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Lot	Address	Amendment
118	3 Walmoor Bank Houses, Dee Banks, Chester CH3 5UU	Sold prior to auction.
120	Pod 154, Block D, Unit 2 Clarke Industrial Estate, St Modwen Road, Stretford, Manchester M32 0ZF	Tenure - Leasehold. The correct address is: Lower floor store pod sd154 Unit 2, Clarke Industrial Estate, St Modwen Road, Stretford, Manchester (M32 0ZF).
121	9 Thornton Street North, Collyhurst, Manchester M40 8JT	Postponed.
122	54 Parkhill Avenue, Manchester M8 4GY	Sold prior to auction.
124	Apartment 3, Hornby Lodge, Prestwich Park Road South, Prestwich, Manchester M25 9PE	Postponed
125	120 Redgrave Street, Oldham OL4 2EA	The correct EPC Rating is E. Rent received for room 5 is £476.67 and annual rental income is therefore £26,520 not as previously stated.
126	32 Athlone Avenue, Bury BL9 5EE	Completion date: 8th July 2021
128	9 Wateringpool Lane, Lostock Hall, Preston PR5 5AN	Postponed.

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128A	Apartment 108, Centenary Mill Court, New Hall Lane, Preston PR1 5JH	Completion date: 8th July 2021
129	35 King Street, Southport, Merseyside PR8 1LG	The legal pack has confirmed this Lot to be Leasehold and not Freehold as previously advertised.
131	Ocean View Plot 4, Near Laird Water, Shapinsay, Balfour, Orkney KW17 2DZ	Postponed.
134	1 Gledholt Road, Huddersfield HD1 4HP	Postponed.
135	180 Magellan House, Armouries Way, Leeds LS10 1JP	Completion date: 8th July 2021 Our marketing confirms the property is on the fifth floor whereas the title and lease states fourth floor. Buyers are to rely on their own investigations in this respect.
137	2A Bowesfield Lane, Wentworth House, Stockton on Tees TS18 3EB	Postponed
139	59 Burnside, Bedlington NE22 7JJ	The auctioneers have not had sight of a Tenancy Agreement - please see notes in legal pack.
140	36 York Road, Hartlepool TS26 8AW	Sold prior to auction.

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141	20 Albany Street, Middlesbrough TS1 4DB	Postponed.
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142	106 Wellington Walk, Washington NE37 3EP	Sold prior to auction.
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143	79 Sixth Street, Horden, Peterlee SR8 4JX	Postponed.
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