

Addendum



Property Auctions

Auction: 29 July 2021

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Addendum as of 27 July 2021

Lot	Address	Amendment
1	166 Inverness Place, Cardiff CF24 4RX	Completion will take place once the Grant of Probate has been received. A date for completion will be agreed after exchange of contracts. The lease term is 99 years from 29 September 1962. EPC Rating: F
5	294 York Road, Leeds LS9 9DN	Completion date: 12th August 2021
6	23 Reresby Road, Thrybergh, Rotherham S65 4DP	Completion date: 12th August 2021.
6A	5 Bentinck House, Leonard Street, Bingley BD16 2TH	Completion date: 12th August 2021.
7	Cemetery Lodge, 129 Uttoxeter New Road, Derby DE22 3JB	Completion date: 19th August 2021
12	Residential Development Opportunity - 1C Welbeck Grove, Allestree, Derby DE22 2LS	Completion date: 19th August 2021
13	214 Sandbed Lane, Bargate, Belper DE56 0SN	Completion date: 19th August 2021
14	Apartment 4 Chapelfield Grove, 41 Vauxhall Street, Norwich, Norfolk NR2 2SB	Completion date: 12th August 2021.

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Lot	Address	Amendment
15	40 Chalk Road, Godalming, Surrey GU7 2AD	Completion date: 12th August 2021 The property is sold with vacant possession however is subject to 2 leases - one in relation to the garage and one in relation to solar panels. Please see legal pack.
16	60 Chaddesden Lane, Chaddesden, Derby DE21 6LP	Completion date: 12th August 2021.
24	Land West Side of Rose Avenue, Stretton, Burton-On-Trent DE13 0DQ	Only three detached dwellings can be built on the site as per the development drawing dated 1st May 2021. Prospective buyers are advised to inspect the legal documents.
28	16 Lime Grove, Yardley, Birmingham, West Midlands B26 1BP	Postponed
29	The Boathouse, 29, Waterside Court, 101 St. Vincent Street, Birmingham, West Midlands B16 8EB	Postcode on land registry B16 8EB
31	13 Bridegroom Street, Market Harborough, Leicestershire LE16 9GL	Withdrawn.
34	Flat 1, Friars Court, 16 Friars Road, Coventry, Warwickshire CV1 2LL	Postponed.
35	287 Tarquin Close, Coventry, Warwickshire CV3 3BU	Postponed.

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36	293 Tarquin Close, Coventry, Warwickshire CV3 3BU	Postponed
37	8 Devoran Close, Wolverhampton, West Midlands WV6 0QS	The property was previously known as 100 Lowe Street and is registered as 100 Lowe Street with the Land Registry. The sale also includes land adjacent.
41	2 Chapel Road, Astwood Bank, Redditch, Worcestershire B96 6AL	Withdrawn.
42	40 Queen Street, Burslem, Stoke-On-Trent ST6 3EG	Buyers are referred to special condition 15 which sets out the additional sums payable on completion.
44	29 Stafford Street, Stoke-On-Trent ST1 1JU	The retail unit is leasehold (new 999 year lease).
55	Units to the rear of 1110 Coventry Road, Yardley, Birmingham, West Midlands B25 8DU	The contract address is- Freehold Property and Land known as Land on the north side of 1118 Coventry Road, Yardley, Birmingham B25 8DU, Land Lying to the east of Berkeley Road, Yardley, Birmingham, Garage lying to the south east of Berkeley Road, Yardley, Birmingham and Land and buildings lying to the south east of Berkeley Road East, Yardley, Birmingham
61	43 Watermarque, 100 Browning Street, Birmingham B16 8GY	Completion date: 12th August 2021
62	47 Park Lane East, Tipton DY4 8RD	The property will be sold with vacant possession upon completion

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66	Land on the corner of Dallin Road and Mayplace Lane, London SE18 3NT	The registered title address is Land on the east side of 55 Eglinton Hill, London SE18 3NT.
67	Flat 1 Nova Building, 3 Newton Place, London E14 3TT	Postponed.
68	Flat 1, Naxos Building, London E14 8JR	Postponed.
69	Upper Flat 1 Stanley Street, Teignmouth, Devon, TQ14 8EE	Sold prior to auction.
70	18A Avon Road, Worcester WR4 9AF	Completion date: 12th August 2021
77	39 Delaney Drive, Stoke-On-Trent ST3 5RL	We have enquired and the Seller has confirmed an EPC will not be provided.
80	1 Gledholt Road, Huddersfield HD1 4HP	New guide price: £119,000+
81	15 Kenyon Lane, Halifax HX2 0AA	We have enquired and the Seller has confirmed an EPC will not be provided.

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82	47 St. Anns Avenue, Leeds LS4 2PB	Sold prior to auction.
83	Apartment 108, Centenary Mill Court, New Hall Lane, Preston PR1 5JH	Completion date: 12th August 2021
84a	31 Dalbeattie Street, Manchester M9 4AQ	The seller has been unable to access the property to carry out an EPC. The seller's solicitor has confirmed that the contract is also currently with another interested party.
85	Apartment 28 Advent House, 2 Isaac Way, Manchester M4 7EP	Postponed
87	92 Cleveland Road, Crumpsall, Manchester M8 4QY	Completion date: 9th September 2021.
90	24 Ryecroft, Lincoln LN5 9UL	We have enquired and the Seller has confirmed a new EPC will not be provided.
91	Land on the East Side of Beckingham Road, Walkeringham, Doncaster DN10 4HZ	Sold prior to auction.
93	48 High Street, Clay Cross, Chesterfield S45 9DW	The property address is know as 48 High Street, Clay Cross, Chesterfield, S45 9EB on the land registry. Please refer to the Counterpart Lease in the legal pack regarding an ATM room which expires in March 2022

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Lot	Address	Amendment
96	11 Baums Lane, Mansfield NG18 2RA	We have enquired and the Seller has confirmed a new EPC will not be provided.
98	112 William Street, Long Eaton, Nottingham NG10 4GD	We have enquired and the Seller has confirmed an EPC will not be provided.
101	170 Nottingham Road, Ilkeston, Derbyshire DE7 5AB	Withdrawn.
104	232 Radford Boulevard, Nottingham NG7 5QG	According to the tenancy agreement the income is £40,856.04 per annum.
105	93 Rutland Road, Gedling, Nottingham NG4 4HT	Sold prior to auction.
106	202 Nottingham Road, Burton Joyce, Nottingham, Nottinghamshire NG14 5BD	Withdrawn.
107	94 Gerard Street, Derby DE1 1PH	EPC rating is C, not G as advertised in the catalogue.
111	70-72 High Street, Alfreton, Derbyshire DE55 7BE	The property is also sold subject to two undated licences relating to pedestrian access to shed and store binds. Please see legal pack for full details. The total income is £35,660 per annum.

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115	132 King Street, Burton-On-Trent, Staffordshire DE14 3AG	Original tenancy agreement is dated 29 July 2015, not 2017.
116	55 Moor Street, Burton-On-Trent DE14 3SZ	Sold prior to auction.
122	47 Forge Court, Syston, Leicester, Leicestershire LE7 2DX	Withdrawn.
125	13A Queens Road, Blaby, Leicester, Leicestershire LE8 4EH	The lease term is 125 years from 3 July 1989.
128	Site 106A014 - King Street Bedworth, King Street, Bedworth CV12 8JF	New guide price: £950,000+
133	Land off Coombes Lane, Stowmarket, Suffolk IP14 3BT	Sold prior to auction.
136	Chalinor, Blenkins Farm, Owstwick, Roos, Hull HU12 0LH	Completion date: 19th August 2021
137	29 and 30 Chester Street, Houghton le Spring DH4 4DT	The Auctioneers have not had sight of the tenancy agreements therefore cannot verify the details stated.

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138	59 Burnside, Bedlington NE22 7JJ	The seller is not able to confirm whether the property is vacant or tenanted and buyers are referred to special conditions 11 and 40.
139	20 Limetrees Close, Middlesbrough TS2 1SL	Completion date: 18th August 2021
141	Flat G/2, Rothesay Court, 1 Bouverie Street, Glasgow G14 0PD	Tenure: Please see legal pack
142	Former Crown Hotel, 41 High Street, Wigton, Cumbria CA7 9NJ	Registered Address: The Crown Inn, 41 High Street
143	8 Main Street, Ellenborough, Maryport, Cumbria CA15 7DN	Completion date: 24th August 2021
145	1, 3, 5 Pleasant Street, Northwich, Cheshire CW8 1TP	Postponed
147	13 Mount Pleasant, Saltney, Chester CH4 8BN	Sold prior to auction.
150	2 Jubilee Villas, New Street, Mold, Clwyd CH7 1NY	Completion date: 10th September 2021

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153	22 Hawthorne Drive, Liverpool, Merseyside L33 8WW	Completion date: 12th August 2021.
154	Flat 1B, 40 Sydenham Avenue, Liverpool L17 3AX	The correct address is Flat 1b, 40-42 Sydenham Avenue, Liverpool L17 3AX
155	Flat 4B, 40 Sydenham Avenue, Liverpool L17 3AX	The correct address is Flat 4b, 40-42 Sydenham Avenue, Liverpool L17 3AX. The rental income on the tenancy agreement amounts to £5940 per annum.
157	35 King Street, Southport, Merseyside PR8 1LG	Sold prior to auction.
161	162 Burford, Brookside, Telford, Shropshire TF3 1LW	Withdrawn.
165	152 Southgate, Sutton Hill, Telford, Shropshire TF7 4HH	Withdrawn.
166	67 High Street, Madeley, Telford TF7 5AU	Withdrawn.
169	41 and 41a High Street, Stourport-On-Severn, Worcestershire DY13 8BS	Postponed.

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170	1 Northcott Road, Dudley DY2 9PR	Sold prior to auction.
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172	Garage Compound, Pencwmdu, Cilmaengwyn, Pontardawe SA8 4QX	Tenure: Freehold To clarify Garages 13 - 17 are being sold - see TP1 attached to special conditions
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