

Addendum



**Property
Auctions**

Auction: 26 August 2021

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Addendum as of 26 August 2021

Lot	Address	Amendment
6	Dell Filling Station, Star Bank, Oakamoor, Stoke On Trent ST10 3DH	Please see item 1.70 on Special Conditions relating to VAT.
8	2 Grasdene Grove, Birmingham, West Midlands B17 0LP	Completion date: 23rd September 2021.
9	16 Lime Grove, Yardley, Birmingham, West Midlands B26 1BP	Postponed.
12	23 Brayfield Road, Littleover, Derby DE23 6LD	Completion date: 16th September 2021 New guide price: £160,000+
13	214 Sandbed Lane, Bargate, Belper DE56 0SN	Completion date: 16th September 2021. New guide price: £170,000+
21	17 Townsend Close, Leicester, Leicestershire LE4 7RW	The neighbour has requested that the fixtures for the garage door which are attached to the neighbour's property, 18 Townsend, are to be removed. If the fixtures remain following completion then the buyer will be required to remove these.
23	Site 106A014 - King Street Bedworth, King Street, Bedworth CV12 8JF	Completion date: 8th October 2021. Buyers are referred to the VAT paragraph as set out at the top of page 3 of the special conditions of sale.
24	34 Triumph House, Manor House Drive, Coventry, Warwickshire CV1 2EA	Completion Date: Please see item 10 Special Conditions regarding the completion date- possible variation. EPC Rating: B

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25	26 Triumph House, Manor House Drive, Coventry, Warwickshire CV1 2EA	Completion Date: Please see item 10 Special Conditions regarding the completion date- possible variation.
26	287 Tarquin Close, Coventry, Warwickshire CV3 3BU	Completion Date: Please see item 10 Special Conditions regarding the completion date-possible variation.
27	293 Tarquin Close, Coventry, Warwickshire CV3 3BU	Completion Date: Please see item 10 Special Conditions regarding the completion date- possible variation
27A	Keepers Lodge 30, Waterside Court, 101 St. Vincent Street, Birmingham, West Midlands B16 8EY	Please see item 10 Special Conditions regarding the completion date- possible variation
28	Flat 12, Parkhall Gardens, Rosemary Avenue, Wolverhampton WV4 5BN	Completion Date: 23rd September.
29	40 St. Thomas Road, Birmingham B23 7RG	Completion date: 23rd September 2021. New guide price: £110,000+
30	31 Copeley Hill, Birmingham B23 7PH	Withdrawn.
31	9 Larch Grove, Stoke-On-Trent ST3 2BN	Completion date: 23rd September 2021 New guide price: £90,000+

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32	Garages at Chestnut Grove, Newcastle under Lyme ST5 7DD	We have not had the opportunity to verify the tenancy agreement(s)
34	Westfield, Gamford Lane, Rossett, Wrexham LL12 0EW	Completion Date: 23rd September 2021
35	9 Thornton Street North, Collyhurst, Manchester M40 8JT	Completion date: 23rd September 2021
36A	285 Droylsden Road, Manchester M40 1GJ	Postponed.
36c	113 Rhodes Avenue, Blackburn, Lancashire BB1 8NW	Contract Type : Conditional with Reservation Fee
37	Flat 2, Flat 4 and Flat 6 Eden Place, The Sands, Appleby-In-Westmorland CA16 6XR	The property is freehold.
38	6 Angel Lane, Penrith CA11 7BP	The sale is with vacant possession of the Ground Floor Retail Unit and sold subject to the existing Tenancy of the First Floor Flat. The Seller has no further details in relation to the Tenancy of the First Floor Flat.
39	41 Rydal Crescent, Penrith CA11 8PL	The sale is subject to the existing Tenancy. The Seller has no further details in relation to the Tenancy.

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Lot	Address	Amendment
40	7 Salkeld Road, Penrith CA11 8QL	The sale is subject to the existing Tenancy. The Seller has no further details in relation to the Tenancy.
42	Land off Cleavers, Sissinghurst, Cranbrook TN17 2JU	Postponed.
43	48A High Street, Redcar, Yorkshire TS10 3DR	Completion date: 23rd September 2021
44	Flat 1, Swiss Cottage, Willoughby Road, Sutton-On-Sea, Mablethorpe LN12 2LZ	Postponed.
45	2 Windsor Square, Stainforth, Doncaster DN7 5NQ	Withdrawn.
46	Garages at Harvey Road, Chesterfield, Derbyshire S41 0BW	The special conditions confirm that the seller will terminate the Licence Agreements in relation to Garages 1, 3, & 5 on completion. No written agreements are available in relation to garages 2 & 4 and we are therefore not able to clarify the rent referred to in our marketing.
48	6 Valley Drive, Newthorpe, Nottingham NG16 2DT	Completion date: 16th September 2021
52	Ada Belfield House, Field Lane, Belper, Derbyshire DE56 1DE	Postponed.

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Lot	Address	Amendment
53	16 Gerard Street North, Derby, Derbyshire DE1 1NZ	We have been provided with one lodger agreement and so cannot clarify the rent referred to in our marketing.
54	Flat 8, Miller Court, Edward Street, Derby DE1 3BN	Rental Income: The AST states the rent of £470pcm. Evidence of rent increase requested but not received.
56	1 High Street, Linton, Swadlincote DE12 6QL	Postponed.
57	132 King Street, Burton-On-Trent, Staffordshire DE14 3AG	Original tenancy agreement is dated 29 July 2015, not 2017.
59	132 Holbrook Road, Alvaston, Derby, Derbyshire DE24 0LW	Completion: 23rd September 2021
64	21 High Street, Ibstock, Leicestershire LE67 6LG	New guide price: £110,000+
65	9 Silver Street, Whitwick, Coalville, Leicestershire LE67 5EW	Sold prior to auction.
66	54-56 Hall Croft, Shepshed, Loughborough, Leicestershire LE12 9AN	New guide price: £170,000+

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68	Northfield Market, 855-857 Bristol Road South, Northfield, West Midlands B31 2PA	Postponed.
70	Units to the rear of 1110 Coventry Road, Yardley, Birmingham, West Midlands B25 8DU	Property Address: 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 Land and buildings lying to the south east of Berkeley Road East, Yardley, Birmingham
72	43 Watermarque, 100 Browning Street, Birmingham B16 8GY	Completion date: 9th September 2021
74	18A Avon Road, Worcester WR4 9AF	Completion date: 9th September 2021
76	Flat 1, Friars Court, 16 Friars Road, Coventry, Warwickshire CV1 2LL	Postponed.
77	34 Ribble Road, Coventry CV3 1AU	New Guide Price: £155,000+ Completion date: 20th September 2021. We are informed by the letting agent that the current tenant in the mid floor flat is due to vacate the property on 13th September 2021.
82	Cricketers, 48-50 Mote Road, Maidstone ME15 6ET	EPC Rating: D
83	Land to rear of 354 Beverley Road, Kingston upon Hull HU5 1LH	Postponed

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Lot	Address	Amendment
84	Flat 1 Nova Building, 3 Newton Place, London E14 3TT	Completion date: 9th September 2021
85	Flat 1, Naxos Building, London E14 8JR	Postponed.
86	56 Kings Court, Kings Drive, Wembley HA9 9JQ	The buyers fee is £1,200 inc VAT Completion date: 9th September 2021
87	Flat 4, 56-58 Camberwell Church Street, London SE5 8QZ	The property may not be sold with vacant possession as indicated in our marketing. Buyers are referred to special condition 6 in the legal pack in relation to tenant in the property. The buyer will accept the position as it stands on completion.
87A	208D, London Road, Croydon CR0 2TE	A new EPC has been ordered and will be made available as soon as possible.
88	37 Penlee Close, Callington PL17 7QJ	Sold prior to auction.
90	41 Crystal Street, Stoke-on-Trent ST6 2PF	The buyers fee is £1,200 inc VAT The seller has advised no EPC will be provided, see Auction Special Condition 12 of the contract for further details. Buyers are referred to the Prohibition Order within the legal pack. Completion date: 9th September 2021
91	4 Jackson Street, Hartlepool TS25 5RZ	The buyers fee is £1,200 inc VAT. Completion date: 9th September 2021

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Lot	Address	Amendment
92	99 Crosby Street, Maryport CA15 6JX	Sold prior to auction.
93	34 Lane Crescent, Drongan, Ayr KA6 7AF	Sold prior to auction.
95	Flat G/2, Rothesay Court, 1 Bouverie Street, Glasgow G14 0PD	Postponed.
96	16 Eaton Bank, Duffield, Belper, Derby DE56 4BJ	Completion date: 22nd October 2021
98	Flat, The Blessington Carriage, 11-15 Chapel Street, Derby, Derbyshire DE1 3GU	Postponed.
99	The Lodge, Derby Road, Egginton, Derby DE65 6HA	Sold prior to auction.
100	2D Derby Road, Sandiacre, Nottingham NG10 5HS	Sold prior to auction.
101	203A Ilkeston Road, Nottingham NG7 3FW	Withdrawn.

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102	40 Woodstock Avenue, Nottingham NG7 5QP	A copy of the tenancy agreement has not been provided and so the rent figure in our marketing cannot be clarified. Buyers are to rely on their own investigations.
104	61 Clare Road, Sutton-In-Ashfield, Nottinghamshire NG17 5BB	Sold prior to auction.
106	36 Co-Operative Street, Stanton Hill, Sutton-In-Ashfield, Nottinghamshire NG17 3HB	A copy of the tenancy agreement has not been provided and so the rent figure in our marketing cannot be clarified. Buyers are to rely on their own investigations.
107	15 Francis Street, Mansfield, Nottinghamshire NG18 2NW	EPC rating E
110	112a Beacon Hill Road, Newark NG24 2JJ	Sold prior to auction.
112	31 Boulevard, Hull, Yorkshire HU3 2TS	Sold prior to auction.
114	52 Ferrars Road, Sheffield S9 1RX	Postponed.
115	Apartment 304, Pearl Works, 2 Howard Lane, Sheffield, Yorkshire S1 2FT	Tenancy: The tenancy agreement confirm income of £541.67 pcm.

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116	52 Duke Street, Creswell, Worksop S80 4AR	Sold prior to auction.
116A	98 Duke Street, Creswell, Worksop, Nottinghamshire S80 4AR	New guide price: £50,000+
120	30 Worcester Avenue, Leeds LS10 4SA	Postponed.
120a	49 Seaforth Avenue, Leeds, West Yorkshire LS9 6AG	Completion Date: 23rd September 2021 The tenancy agreements within the legal pack state the current income to be £16,989 per annum.
121	15 Church Street, Great Harwood, Blackburn BB6 7NF	Sold prior to auction.
122	Apartment 28 Advent House, 2 Isaac Way, Manchester M4 7EP	The lease term is 250 years from 1 April 2003. Completion Date: 9th September 2021
124	84 Kingswood Road, Manchester M14 6RX	Sold prior to auction.
125	Apartment 3, Hornby Lodge, Prestwich Park Road South, Prestwich, Manchester M25 9PE	Withdrawn.

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126	Portfolio - 28, 38 & 42 Strawberry Hill & 7, 9 & 11 Wallness Lane, Salford M6 6AH	Address is known as 28, 38 & 42 Strawberry Hill, M6 6AH and 7, 9 & 11 Wallness Lane M6 6AL
127	466 Victoria Avenue, Blackley, Manchester M9 0PL	Sold prior to auction.
128	9 Roundhill Close, Hadfield, Glossop, Derbyshire SK13 2BH	Sold prior to auction.
129	1, 3, 5 Pleasant Street, Northwich, Cheshire CW8 1TP	Postponed.
130	32 Island Road, Garston, Liverpool L19 6PA	EPC for Flat 2 - we are advised by the seller that the EPC has been ordered and it will be made available ASAP. Completion Date: 23rd September 2021
131	2 Granville Road, Garston, Liverpool L19 1RS	Completion Date: 23rd September 2021
132	Brinsworth House & Mews, 33 Grosvenor Road, Claughton CH43 1TJ	Postponed
133	98 & 98a Phillip Street, Hoole, Chester CH2 3DA	Part Let/Part Vacant. We have been informed that Room 6 is currently vacant. The tenancy agreements within the legal pack state the current rental income is £30,000 per annum.

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135	Mount Gilead Chapel, Bryn Celyn, Holywell CH8 7QF	Postponed.
136	Garage Compound, Pencwmdu, Cilmaengwyn, Pontardawe SA8 4QX	The extent of land being sold is confirmed in the TP1 attached to the special conditions of sale. Completion date: 13th September 2021
137	Kingfisher House, Wrexham Road, Bulkeley, Malpas SY14 8BW	The property is formerly known as Methodist Church, Wrexham Road. This property is Grade II Listed Ref: 1138614
139	73 Mount Pleasant, Barrow-In-Furness LA14 2DQ	Sold prior to auction.
140	29 Stafford Street, Stoke-On-Trent ST1 1JU	Buyers are to note the Section 25 Notice included in the legal pack in relation to the tenancy and are to make their own investigations in this respect. Completion date: 23rd September 2021
141	15, 17, 19 and 21 Percy Street, Stoke-On-Trent ST1 1NA	Completion date: 23rd September 2021. Buyers are to rely on their investigations in relation to the rents payable.
142	53 Ironmarket, Newcastle under Lyme ST5 1PE	Completion date: 23rd September 2021. The property is sold subject to an Occupational Lease for a term of 12 Months from 01 July 2021. Please see legal pack for full details.
143	28 Stafford Street, Market Drayton, Staffordshire TF9 1HY	Sold prior to auction.

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144	1273 Bristol Road South, Northfield, Birmingham B31 2SP	We have not been provided with all tenancy details and have not therefore been able to clarify the rent details in our marketing. Buyer is to rely on their own investigations in this respect
145	106A Golden Cross Lane, Catshill, Bromsgrove, Worcestershire B61 0LA	Completion date: 16th September 2021
147	10 Hillbrow Crescent, Halesowen, West Midlands B62 9RP	EPC Rating: D
150	90 Duxford Road, Great Barr, Birmingham, West Midlands B42 2JE	The Auctioneers have not had sight of the tenancy agreements therefore cannot verify the tenancy details.
152	Land at Brindlefields Way, Tipton DY4 7XL	3 parcels of land being sold: Land on the north side of Weston Road, Stafford; Land and roads at Brindlefields Way, Tipton DY4 7XL; and Land and roads at Lennox Gardens, Wolverhampton WV3 0RR Buyers are referred to the additional high fees payable in accordance with page 4 of the special conditions of sale. The special conditions also confirm that VAT will be payable.
155	118 Cresswell Crescent, Walsall, West Midlands WS3 2TS	Postponed.

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