

Addendum



**Property
Auctions**

Auction: 30 September 2021

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Addendum as of 30 September 2021

Lot	Address	Amendment
7	The County Hotel, 45 Birmingham Road, Walsall WS1 2NG	Please be aware of the additional fees in the contract (this is on top of the purchase price and buyers fee): In addition to the purchase price the buyer shall also pay the seller on completion £100,000+ VAT for the items listed on the Inventory within the legal pack, along with £4950 for seller's legal fees and £500 in respect of searches.
8	16 Broom Lane, Shirley, Solihull, West Midlands B90 1SJ	Postponed.
12	Allotment Cottage, Silver Street, Besthorpe, Attleborough NR17 2NY	Completion date: 14th October 2021 New guide price: £250,000+
13	13A Thurlow Road, Worthing, West Sussex BN11 2JB	New guide price: £145,000+
14	42 Scrattons Terrace, Barking, Essex IG11 0UB	Completion Date: 20th October 2021 New guide price: £310,000+
15	23 Reresby Road, Thrybergh, Rotherham S65 4DP	Completion Date: 14th October 2021
17	Land at Burton Road, Gedling, Nottingham NG4 2QF	We are advised the property is not registered for VAT. Address: Land on the South side of Burton Road
18	11 Douglas Road, Lenton, Nottingham NG7 1NW	Sold Prior

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19	Land between 53 and 73 Church Road, Quarndon, Derbyshire DE22 5JA	Completion date: 20th October 2021 Address: Land Adjoining and Land At The Rear 53-57 Church Road
20	Amenity Land at New Mill Lane, Forest Town, Mansfield, Nottinghamshire NG19 0HQ	Postponed.
21	40 Ladywood Road, Kirk Hallam, Ilkeston, Derbyshire DE7 4NE	Completion date: 20th October 2021
22	Church Hall and Land, Victoria Avenue, Ockbrook, Derby DE72 3RL	Postponed.
23	32 Aldwych, Mackworth, Derby, Derbyshire DE22 4FG	Completion date: 21st October 2021
24	3 Bellingham Grove, Stoke-On-Trent, Staffordshire ST1 6UX	New guide price: £46,000+
25	127 Holly Mount Road, Worcester, Worcestershire WR4 9SJ	New guide price: £130,000+
28	160 Hay Green Lane, Birmingham B30 1RG	New guide price: £246,000+

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29	Keepers Lodge 30, Waterside Court, 101 St. Vincent Street, Birmingham, West Midlands B16 8EY	Completion Date: Please see item 10 Special Conditions regarding the completion date- possible variation.
30	34 Triumph House, Manor House Drive, Coventry, Warwickshire CV1 2EA	Completion Date: Please see item 10 Special Conditions regarding the completion date- possible variation.
31	26 Triumph House, Manor House Drive, Coventry, Warwickshire CV1 2EA	Completion Date: Please see item 10 Special Conditions regarding the completion date- possible variation.
32	287 Tarquin Close, Coventry, Warwickshire CV3 3BU	Completion Date: Please see item 10 Special Conditions regarding the completion date- possible variation.
33	293 Tarquin Close, Coventry, Warwickshire CV3 3BU	Completion Date: Please see item 10 Special Conditions regarding the completion date- possible variation.
34	34 Birch End, All Saints Road, Warwick, Warwickshire CV34 5GQ	Postponed.
35	64 Fenside Avenue, Coventry CV3 5NH	We have enquired and the Seller has confirmed an EPC will not be provided. Completion Date: 2nd November 2021
36	21 Holmden Avenue, Wigston Magna, Leicestershire LE18 2EG	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 2nd November 2021

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Lot	Address	Amendment
38	8 Bramley Road, Leicester, Leicestershire LE3 9DA	Sold Prior
39	70 Danvers Road, Leicester LE3 2AE	We have not been provided with a copy of the AST for Room 1 and buyers must rely on their own investigations in this respect.
40	18 Corporation Road, Leicester LE4 5PW	Postponed.
41	37 Gutteridge Street, Coalville, Leicestershire LE67 3BJ	The latest rent notice confirms a rental income of £500pcm.
42	17 Cooper Gardens, Oadby, Leicester LE2 4TX	Postponed.
43	Widebeam Barge, Meadow Farm Marina, Huston Close, Barrow upon Soar, Loughborough LE12 8NB	Postponed.
44	12 Lincoln Street, Leicester, Leicestershire LE2 0JT	Postponed.
45	14 Lincoln Street, Leicester, Leicestershire LE2 0JT	Postponed.

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46	12 Clare Grove, Thorpe Astley, Braunstone, Leicester LE3 3RL	Postponed
47	39 Delaney Drive, Stoke-On-Trent ST3 5RL	We have enquired and the Seller has confirmed an EPC will not be provided. Completion Date: 2nd November 2021
48	60 Lakeside Avenue, Sawley, Long Eaton, Nottingham NG10 3GJ	Sold Prior
49	3 Witham Gardens, Boston, Lincolnshire PE21 8PP	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 2nd November 2021
50	52 Ferrars Road, Sheffield S9 1RX	Completion date: 14th October 2021
51	11 Fearnley Mill Drive, Huddersfield HD5 0RD	Withdrawn
52	30 Worcester Avenue, Leeds LS10 4SA	Completion date: 14th October 2021.
53	61 Wastel, Beanhill, Milton Keynes MK6 4LW	Completion date: 2nd November 2021

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Lot	Address	Amendment
54	135 Moorland Park, Newport, Gwent NP19 4ND	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 2nd November 2021
55	5 Ronald Place, Ely, Cardiff CF5 4BJ	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 2nd November 2021.
56	12 First Street, Bradley Bungalows, Consett DH8 6JS	Completion Date: 2nd November 2021
57	49 Durham Road, Redcar, Cleveland TS10 3SB	Completion Date: 2nd November 2021
58	10 West Riggs, Bedlington, Northumberland NE22 5SG	Completion Date: 2nd November 2021.
59	43 Watermarque, 100 Browning Street, Birmingham B16 8GY	The lease is for a term of 125 years (less 3 days) from 24th June 2001. Completion date: 14th October 2021
60	Flat 5, 2 Bradgate Road, London SE6 4TS	Withdrawn.
61	56 Kings Court, Kings Drive, Wembley HA9 9JQ	Sold Prior

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Lot	Address	Amendment
62	Flat 1, Nova Building, 3 Newton Place, London E14 3TT	Completion Date: 14th October 2021 New guide price: £280,000
63A	Flat 1, Naxos Building, 4 Hutchings Street, London E14 8JR	Completion date: 14th October 2021
63B	Cedar Lodge, 1 Market Place, Wincanton BA9 9PB	Postponed
65	Flat 1, Spembly Works, 13 New Road Avenue, Chatham ME4 6AZ	Postponed.
67	Flat 5, Tor Dale, 33 Thurlow Road, Torquay TQ1 3EF	Postponed.
71	33 Gerard Street North, Derby DE1 1PA	The legal pack does not include evidence of rent received to 9th September 2021 and we cannot therefore clarify this. Buyers are to rely on their own investigations in this respect.
72	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.
73	Flats, The Blessington Carriage, 11-17 Chapel Street, Derby, Derbyshire DE1 3GU	We have not been provided with lease, protocol forms, leasehold sale information, ASTs or HMO licence documents. We are not therefore not able to clarify the information contained our marketing and all buyers are to rely on their own investigations in this respect.

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Lot	Address	Amendment
74	Exchange Buildings, Exchange Street, Derby DE1 2DU	We have not been provided with copies of the Leases or ASTs and so cannot clarify the figures set out in our marketing. Buyers are to rely on their own investigations.
75	108 Repton Road, Hartshorne, Swadlincote DE11 7AE	Completion date: 26th October 2021 The legal pack confirms the boiler was installed in 2017 and cavity wall in 2012 and not as initially referred to in our marketing.
76	132 Holbrook Road, Alvaston, Derby, Derbyshire DE24 0LW	Sold Prior
78	340 Abbey Street, Derby DE22 3SZ	The legal pack includes 2 of the 3 tenancy agreements. Buyers are to rely on their own investigations in this respect.
81	Parcel of Land adj Beech Drive, Findern, Derby DE65 6AE	Postponed.
82	Approx 9.77 acres land adj Common Piece Lane, Findern, Derby DE65 6AF	Postponed.
84	Piece of freehold land adj Sycamore Avenue, Findern, Derby DE65 6AT	Postponed.
90	Fosse, 14 Shrubbery Road, Ketley Bank, Telford TF2 0DW	Sold Prior

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Lot	Address	Amendment
92	15 and 15a Queen Street, Market Drayton TF9 1PX	Sold Prior
93	76 Caledonia Road, Wolverhampton WV2 1HZ	Buyer will take the property as it stands at completion in accordance with the special conditions.
95	Lower Flat, 143 Merridale Road, Wolverhampton WV3 9RL	Postponed.
98	118 Cresswell Crescent, Walsall, West Midlands WS3 2TS	Withdrawn.
100	139 Clothier Street, Willenhall, West Midlands WV13 1BB	Postponed.
101	95 Spring Road, Ettingshall, Wolverhampton WV4 6JT	Completion date: 20th October 2021
103	Flat 9, 14 Goodman Street, Birmingham B1 2QL	The AST confirms rent of £825 pcm
108	52 Victoria Street, Shirebrook, Mansfield NG20 8AQ	Completion date: 21st October 2021

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Lot	Address	Amendment
109	36 Co-Operative Street, Stanton Hill, Sutton-In-Ashfield, Nottinghamshire NG17 3HB	Sold Prior
113	4 Park View Court, Bath Street, Nottingham NG1 1DD	The AST confirms the tenancy commenced on 22/4/21 and not as set out in our marketing.
116	11 Stanton Place, Mansfield NG18 5PW	Withdrawn.
118	65 Church Street, Bilsthorpe, Newark NG22 8QR	Postponed.
119	Plot 6 at Sandyacre, Eagle Road, Spalford NG23 7HA	Buyers are referred to the fees at special condition 11 which will be payable on completion in addition to the purchase price
121	Apartment 304, Pearl Works, 2 Howard Lane, Sheffield, Yorkshire S1 2FT	The tenancy agreement confirms an income of £541.67 pcm.
122	32B Welbeck Road, Bolsover S44 6DE	Completion date: 28th October 2021 Sale Type: Unconditional with variable fee
123	Land on former 61, New Station Road, Bolsover S44 6JB	Withdrawn.

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127	The Leicester Guest House, 61 Victoria Road, Mablethorpe LN12 2AF	New guide price: £220,000+
130	723 Bacup Road, Rawtenstall, Rossendale BB4 7EU	Sold subject to an Assured Shorthold Tenancy dated 27th November 2020 to the 26th of November 2021
134	7 Salkeld Road, Penrith CA11 8QL	Sold Prior
135	17 Bellevue Road, Appleby-In-Westmorland CA16 6TY	Buyers are referred to the additional fees payable in the special conditions of sale. The auctioneers have not been able to verify the tenancy agreement or rental income.
136	7 Bongate, Appleby-In-Westmorland CA16 6UE	Buyers are referred to the additional fees payable in the special conditions of sale. The auctioneers have not been able to verify the tenancy agreements or rental income.
137	Ingleborough and The Cottage, St. Michaels Lane, Appleby-In-Westmorland CA16 6UH	The Receivers have been unable to access the property Ingleborough to arrange for an EPC to be carried out. Buyers are referred to the additional fees payable in the special conditions of sale. The auctioneers have not been able to verify the tenancy agreements or the rental income.
138	1 Station Road, Temple Sowerby, Penrith CA10 1SZ	Buyers are referred to the additional fees payable in the special conditions of sale. The auctioneers have not been able to verify the tenancy agreements or rental income.
139	Hoff Cottages, Hoff, Appleby-In-Westmorland CA16 6TA	The correct address is 1, 2, 3, 4 Hoff Row, Hoff Cottages, Hoff. Buyers are referred to the additional fees payable in the special conditions of sale. The auctioneers have not been able to verify the tenancy agreements or rental income.

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Lot	Address	Amendment
140	30 Boroughgate and Red House Cottage, Appleby-In-Westmorland CA16 6XG	Buyers are referred to the additional fees payable in the special conditions of sale. The auctioneers have not been able to verify the tenancy agreements or rental income.
142	The White House, 27 Boroughgate, Appleby-In-Westmorland CA16 6XG	The auctioneers have been unable to verify the tenancy details and rental income. Buyers are referred to the additional fees payable in the special conditions of sale.
143	3 Bridge Street, Kings Head Court , Appleby-In-Westmorland CA16 6QH	The Receivers have been unable to access the properties Flat 4 Kings Head Court and Flat 6 Kings Head Court to arrange for EPCs to be carried out. Buyers are referred to the additional fees payable in the special conditions of sale.
143a	60a Chapel Road, Garston, Liverpool L19 2LG	Postponed.
144	2 Granville Road, Garston, Liverpool L19 1RS	Sold Prior
146	32 Warton Street, Bootle L20 4PX	The property is leasehold. We have been informed by the sellers solicitor that the freeholder is absent.
148	208 Victoria Street, Chadderton, Oldham OL9 0DA	Sold Prior
149	6-8 Stamford Arcade, Ashton under Lyne OL6 6QL	Postcode: showing as OL6 6QL on Land Registry not OL6 6JY as stated in catalogue.

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152	287 Manchester Road, Ince, Wigan WN2 2ED	Postponed.
154	Portfolio - 28, 38 and 42 Strawberry Hill, and 7, 9 and 11 Wallness Lane, Salford M6 6AH	Sold Prior
155	Northfield Market, 855-857 Bristol Road South, Northfield, West Midlands B31 2PA	We have not been provided with copies of all Leases/Tenancy Agreements and cannot therefore clarify the rent figure referred to in our marketing. Buyers must rely on their own investigations in this respect.
156	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
159	17 Vicarage Close, Birmingham, West Midlands B42 2QU	This property is now vacant and being offered with vacant possession. Buyers are referred to the additional fees payable in special conditions.
161	Flat 79, College House, Bridge Road, Birmingham, West Midlands B8 3TE	Completion date: 5 business days after the requirements of the restriction at B3 in the Register have been complied with
163	46 Burtons Park Road, Birmingham, West Midlands B36 0TW	Sold Prior
164	10A Garden Terrace, Wellesbourne, Warwick CV35 9QY	EPC has been ordered and will be made available as soon as possible.

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167	19-21 Beatrice Street, Oswestry, Shropshire SY11 1QE	Sold Prior
168	Brinsworth House, 33 Grosvenor Road, Prenton CH43 1TJ	Sold Prior
172	Mount Gilead Chapel, Bryn Celyn, Holywell CH8 7QF	Postponed.
173	1, 3, 5 Pleasant Street, Northwich, Cheshire CW8 1TP	Postponed.
177	29 Graig Road, Porth CF39 0NS	Postponed.
180	16 Woodhorn Crescent, Newbiggin-By-The-Sea NE64 6JD	Completion date: 14th October 2021
181	111 Links Street, Kirkcaldy KY1 1QL	EPC was done 29th September and will be made available as soon as possible.
182	Flat G/2, Rothesay Court, 1 Bouverie Street, Glasgow G14 0PD	Postponed.

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