

# Addendum



# Property Auctions

## Auction: 25 November 2021

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### Addendum as of 25 November 2021

Lot	Address	Amendment
1	64 Violet Street, Derby DE23 8SQ	Completion date: 16th December 2021
3	Former St. Thomas Methodist Church, St. Thomas Road, Derby DE23 8RL	Buyers are to pay 10% deposit on exchange together with variable fee
5	46 Florence Street, Hucknall, Nottingham NG15 6EB	Postponed.
7	Church Hall and Land, Victoria Avenue, Ockbrook, Derby DE72 3RL	Postponed.
9	36 Alms Road, Doveridge, Ashbourne, Derbyshire DE6 5JZ	New guide price: £120,000+
14	5 Charles Street, Heywood OL10 2HR	Completion: 28 days from the Contract Date or earlier by agreement between the parties
16	14 Elm Road, Oldham OL8 3UQ	New guide price: £110,000+ The Receivers have been unable to access the property to arrange for an EPC to be carried out. Buyers are referred to the Tenancy, Occupation and Information Disclaimer contained within the legal pack and are to rely on their own investigations in this respect. Sold prior to auction.
17	Flat 22, Old School Court, 2 Old School Drive, Manchester M9 8DR	Completion date: 4th January 2022.

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Lot	Address	Amendment
18	Willow Farm Cottage, Tun Lane, South Hiendley, Barnsley S72 9DD	Completion date: 17th December 2021 Buyers are referred to the additional fees payable in accordance with the special conditions
19	6 Yorkshire Street, Blackpool FY1 5BG	Completion date: 16th December 2021
20	34 Birch End, All Saints Road, Warwick, Warwickshire CV34 5GQ	Completion date: Variable - please see special condition 10 within the legal pack.
21	Apartment 7, Westside One, 22 Suffolk Street Queensway, Birmingham, West Midlands B1 1LS	Completion date: Variable - please see special condition 10 within the legal pack.
22	Apartment 8, Westside One, 22 Suffolk Street Queensway, Birmingham, West Midlands B1 1LS	Completion date: Variable - please see special condition 10 within the legal pack.
23	16 Broom Lane, Dickens Heath, Shirley, Solihull, West Midlands B90 1SJ	Completion date: Variable - please see special condition 10 within the legal pack.
23A	18 Corporation Road, Leicester LE4 5PW	Sold prior to auction.
25	40 Sylvan Street, Leicester, Leicestershire LE3 9GT	We have not been able to confirm the rent payment confirmed in our marketing and any buyers are to rely on their own investigations in this respect.

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27	1 Leicester Road, Whitwick, Coalville, Leicestershire LE67 5GN	Sold prior to auction.
30	29 Leicester Road, Ashby-De-La-Zouch LE65 1DA	Sold prior to auction.
31	32 & 34 Main Street, Osgathorpe, Loughborough, Leicestershire LE12 9TA	Sold prior to auction.
33	605 Metropolitan Apartments, 20 Lee Circle, Leicester, Leicestershire LE1 3RF	Sold prior to auction
34	188 Overpark Avenue, Leicester LE3 1NP	Completion date: 16th December 2021.
35	13 Sycamore Grove, Warwick CV34 5TL	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 6th January 2022
36	16 Quantocks, Hemel Hempstead HP2 5RE	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 6th January 2022
37	187 Daniels Welch, Coffee Hall, Milton Keynes MK6 5DY	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 6th January 2022

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Lot	Address	Amendment
40	Flat 5, 2 Bradgate Road, London SE6 4TS	Completion date: 9th December 2021.
41	10E St. Aubyns Road, London SE19 3AD	New guide price: £250,000+
43	12 Loftus Close, Luton LU4 0XE	Completion date: 6th January 2022
44	20 Osprey Road, Waltham Abbey EN9 3TY	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 6th January 2022
45	138 Ladysmith Road, Brighton BN2 4EG	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 6th January 2022
51	6 Garway Close, Redditch B98 0BY	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 6th January 2022
52	31 Greenlands Avenue, Redditch, Worcestershire B98 7QA	Completion date: Grant of Probate is currently being processed. If this has not been granted at the time of exchange then, as a variation to clauses 6.1.4 and 22.2.7 in the Buyers Terms, completion will take place within 5 business days following receipt of Grant of Probate or 20 business days from exchange of contracts whichever is the later
54	11 Acheson Street, Gorton, Manchester M18 8LQ	Sold prior to auction.

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Lot	Address	Amendment
56	92 Mallorie Road, Norton, Stoke-On-Trent ST6 8ER	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 6th January 2022
57	55 Moor Street, Burton-On-Trent DE14 3SZ	Sold prior to auction.
59	108 Bedford Street, Derby DE22 3PE	Completion date: 22nd December 2021 New guide price: £105,000+
60	18 Hardwick Street, Derby DE24 8BA	Completion date: 22nd December 2021
61	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.
64	61 Bedford Street, Derby, Derbyshire DE22 3PD	Withdrawn
66	5 Main Street, Findern, Derby DE65 6AG	Sold prior to auction.
67	43 Grampian Crescent, Loundsley Green, Chesterfield S40 4QE	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 6th January 2022

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Lot	Address	Amendment
68	31 Summerwood Place, Dronfield Woodhouse, Dronfield S18 1NY	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 6th January 2022
70	10 The Triangle, Ilkeston DE7 4AP	The auctioneers have not been able to verify the tenancy information.
73	72 Park View Court, Bath Street, Nottingham NG1 1DE	Completion date: 5th January 2022
74	76 Park View Court, Bath Street, Nottingham NG1 1DE	Completion date: 5th January 2022
75	80 Park View Court, Bath Street, Nottingham NG1 1DE	Completion date: 5th January 2022
78	The Old Mill, Dalehouse, Staithes, Saltburn-By-The-Sea TS13 5DT	The title confirms the land on the south and north sides of Whitby Road, Staithes is also known as The Old Mill, Dalehouse, Staithes, TS13 5DT
79	Apartment 14, 16, 18, 22, 24 Lynmouth Road, Stockton-On-Tees TS20 1QA	Please note the Seller has been unable to gain access to Apartment 14 in order to arrange to carry out a new EPC.
80	6 Grenville Road, Neston CH64 9SX	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 6th January 2022

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Lot	Address	Amendment
81	6 Adaston Avenue, Eastham, Wirral CH62 8BS	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion date: 6th January 2022
82	27 Second Avenue, Bolton BL1 4LW	Tenure: Leasehold, not as previously stated on our details. The tenancy agreement within the legal pack states the current rental income is £450pcm.
83	Ingleborough and The Cottage, St. Michaels Lane, Appleby-In-Westmorland CA16 6UH	Withdrawn
84	10 Park View Court, St. Anns Road, Prestwich, Manchester M25 9QD	Sold prior to auction
85	128 Worsley Road, Eccles, Manchester M30 8LY	Postponed.
86	12 Bragenham Street, Gorton, Manchester M18 7AN	Completion date: 4th January 2022.
87	The Armoury, Holme Street, Appleby-In-Westmorland CA16 6QU	Sold prior to auction.
88	37 and 39 Singleton Road, Salford M7 4NN	Postponed.

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Lot	Address	Amendment
89	Land at Beyer Close, Manchester M18 8AR	Sold prior to auction.
90	4 Briscoe Street, Oldham OL1 3RW	New guide price: £100,000+
91	3 Bridge Street, Kings Head Court , Appleby-In-Westmorland CA16 6QH	Withdrawn
94	102 Coronation Drive, Leigh, Greater Manchester WN7 2YZ	Sold prior to auction.
95	78-80 Lee Lane, Horwich, Bolton BL6 7AE	Tenure: Leasehold
97	76 Caledonian, Tamworth, Staffordshire B77 2ED	Postponed.
99	30 Wolverhampton Street, Wednesbury WS10 8UQ	Completion date - 16th December 2020
102	Flat 1, Parkhall Gardens, Rosemary Avenue, Wolverhampton WV4 5BN	Note in Special Conditions: The property is currently let however the tenant is due to move out of the property prior to completion. The buyer will purchase the property as it stands at the time of completion whether this is subject to tenancy or vacant

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Lot	Address	Amendment
104	Flat 15, Salisbury House, Lily Street, West Bromwich B71 1QD	Postponed.
105	Land at Limekiln Lane, Moseley and Kings Heath, Birmingham, West Midlands B14 4SP	Completion: 16 December 2021
107	13 York Road, Erdington, Birmingham, West Midlands B23 6TE	Completion: 10th January 2022 or earlier by prior agreement only
108	Flat 18 Kedleston Court, 50 Scribes Lane, Hall Green, Birmingham, West Midlands B28 0NZ	Sold prior to auction.
109	Flat 23, Phoenix Court, West Drive, Birmingham B5 7RT	36 years left on lease
110	25 Lambourne Close, Bidford-On-Avon, Alcester B50 4QH	Completion date: 15th December or earlier by agreement.
111	72 Townley Gardens, Birchfield, Birmingham, West Midlands B6 6LR	Sold prior to auction.
113	Land on the east side of 4 Woodhouse Crescent, Trench, Telford TF2 7HA	Completion date: 11th January 2022

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Lot	Address	Amendment
114	602 Bearwood Road, Smethwick, West Midlands B66 4BW	Sold prior to auction.
115	618 - 620 Bearwood Road, Smethwick, West Midlands B66 4BW	Sold prior to auction.
115A	Garage 1 to the rear of 181 Mount Pleasant, Redditch B97 4JJ	Tenure: Freehold Occupancy: Vacant Please refer to the legal pack regarding Garage 1 and not to the photo on the details.
115B	Garage 2 to the rear of 181 Mount Pleasant, Redditch B97 4JJ	Tenure: Freehold Occupancy: Vacant Please refer to the legal pack regarding Garage 2 and not to the photo on the details.
116	Garage 3 to the rear of 181 Mount Pleasant, Redditch B97 4JJ	Tenure: Freehold Occupancy: Vacant Please refer to the legal pack regarding Garage 3 and not to the photo on the details.
117	Garage 4 to the rear of 181 Mount Pleasant, Redditch B97 4JJ	Tenure: Freehold Occupancy: Vacant Please refer to the legal pack regarding Garage 4 and not to the photo on the details.
118	Garage 5 to the rear of 181 Mount Pleasant, Redditch B97 4JJ	Tenure: Freehold Occupancy: Vacant Please refer to the legal pack regarding Garage 5 and not to the photo on the details.
119	Garage 6 to the rear of 181 Mount Pleasant, Redditch B97 4JJ	Tenure: Freehold Occupancy: Vacant Please refer to the legal pack regarding Garage 6 and not to the photo on the details.

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Lot	Address	Amendment
120	Garage 7 to the rear of 181 Mount Pleasant, Redditch B97 4JJ	Tenure: Freehold Occupancy: Tenancy Please refer to the legal pack for the plan and not the photograph on the sales details.
121	Garage 8 to the rear of 181 Mount Pleasant, Redditch B97 4JJ	Tenure: Freehold Occupancy: Tenancy Please refer to the legal pack for the plan and not the photograph on the sales details.
122	Garage 9 to the rear of 181 Mount Pleasant, Redditch B97 4JJ	Address per legal pack: Garage 9 situated on the land lying to the north of 173 Mount Pleasant, Redditch, B97 4JJ. Tenure: Freehold Occupancy: Tenancy Please refer to the legal pack for the plan and not the photograph on the sales details.
123	Garage 10 to the rear of 181 Mount Pleasant, Redditch B97 4JJ	Address per legal pack: The Garage number 10 situated on the land lying to the north of 173 Mount Pleasant, Redditch (B97 4JJ). Tenure: Freehold Occupancy: Vacant Please refer to the legal pack for the plan and not the photograph on the sales details.
124	10A Garden Terrace, Wellesbourne, Warwick CV35 9QY	Sold prior to auction.
125	14 Lincoln Street, Leicester, Leicestershire LE2 0JT	Sold prior to auction.
127	19 Darwin Street, Gainsborough, Lincolnshire DN21 1DL	Postponed.
128	12 Waterworks Street, Gainsborough, Lincolnshire DN21 1LA	Completion date: 6th January 2022

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Lot	Address	Amendment
129	32A Welbeck Road, Bolsover, Chesterfield, Derbyshire S44 6DE	The property is sold subject to tenancy. The tenure is Freehold. The tenancy agreements within the legal pack state the current rental income to be £18,840 per annum
130	Former Bridge Street Methodist Church, Bridge Street, Pilsley S45 8HE	Completion date: 14th January 2022 Buyers are to pay a 10% deposit on exchange together with variable fee.
132	11 Chichester Street, Chester CH1 4AD	Completion date: 17th December 2021.
133	69 Parkgate Road, Chester CH1 4AQ	Completion date: 17th December 2021.
134	17 Sydney Road, Chester CH1 4BN	Completion date: 17th December 2021.
135	19 Sydney Road, Chester CH1 4BN	Completion date: 17th December 2021.
136	21 Gladstone Road, Chester CH1 4BZ	Completion date: 17th December 2021.
137	40 Garden Lane, Chester CH1 4EN	Completion date: 17th December 2021.

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Lot	Address	Amendment
138	25 Denbigh Street, Chester CH1 4HL	Completion date: 17th December 2021.
139	28 Catherine Street, Chester CH1 4JY	Completion date: 17th December 2021.
140	13 Newry Park, Chester CH2 2AR	Completion date: 17th December 2021.
141	98 & 98a Phillip Street, Hoole, Chester CH2 3DA	The property is let at full occupancy producing an income of £36,600 per annum, not as previously stated on our details.
143	Merchants House, 80 Prenton Road East, Birkenhead CH42 7LH	Sold prior to auction.
145	24 Overton Close, Liverpool L32 5TU	Sold prior to auction.
146	41 Romley Street, Liverpool L4 5TD	Sold prior to auction.
148	109 Bedford Road, Bootle L20 2DL	Sold prior to auction.

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149	3 Greenhey, Orrell, Wigan WN5 0DQ	Sold prior to auction.
151	1-7 Queensbury House, East Street, Sudbury CO10 2HX	Completion date: 6th January 2021. The property is known as Parts of the Ground and First floors of Queensbury Building. Tenure: Leasehold
152	123 The Broadway, Southend-On-Sea, Essex SS1 3EX	Buyers are to note that we have been informed that implementation of planning permission would require the cooperation of the leaseholder who holds the 999 year lease of the premises at the rear of 123 The Broadway over which the flats are proposed to be built. Buyers are to rely on their own investigations in this respect.
156	TY Newydd, Llanbedr Dyffryn Clwyd, Ruthin LL15 1YF	Sold prior to auction.

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