

Addendum



Property Auctions

Auction: 17 December 2021

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Addendum as of 17 December 2021

Lot	Address	Amendment
2	166 Malmesbury Road, Small Heath, Birmingham, West Midlands B10 0JJ	Completion date: 19th January 2022 EPC Rating: E
3	70 Walthamstow Drive, Mackworth, Derby, Derbyshire DE22 4BR	Postponed.
4	35 - 37 Church Gate, Leicester, Leicestershire LE1 3AL	The correct address is 35 - 37 Church Gate, Leicester, LE1 3AL.
7	184 Cromwell Road, Salford M6 6DE	Completion date: 31st January 2022.
8	15 Selwyn Avenue, Blackley, Manchester M9 8AR	Sold prior to auction.
11	42 Swanmore Road, Littleover, Derby, Derbyshire DE23 3SD	Postponed.
13	Apartment B1, 1 Grosvenor Gate, Leicester, Leicestershire LE5 0TL	Sold prior to auction.
15	140 Forest Road, Kirkby-In-Ashfield, Nottingham NG17 9HH	Completion date: 27th January 2022 New guide price: £82,000+

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16	130 Regent Street, Church Gresley, Swadlincote, Derbyshire DE11 9PH	Completion date: 27th January 2022. New guide price: £50,000+
17	Building Plots to the rear of The Elms, 27 Church Lane, Barrow-On-Trent, Derby DE73 7HB	New guide price: £295,000+
19	Land at East Avenue, Stanfree, Chesterfield S44 6AH	Completion date: 21st January 2022
20	Land adj 78 Bentinck Road, Shuttlewood, Chesterfield S44 6RQ	Completion date: 21st January 2022.
24	Flats 5-12 Lilac Court, Lilac Close, Alvaston, Derby DE24 0JF	Postponed.
25	10 Field Crescent, Alvaston, Derby, Derbyshire DE24 0HD	Postponed.
27	262 Blackpool Street, Burton-On-Trent, Staffordshire DE14 3AT	Completion date: Please see Number 10 in the Special Conditions
28	30 Calder Road, Worcester WR5 1LT	We have enquired and the Seller has confirmed a new EPC will not be provided.

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29	13 Swithin Road, Woodhouse Park, Wythenshawe, Manchester M22 0LR	We have enquired and the Seller has confirmed a new EPC will not be provided.
30	19 Madras Road, Stockport SK3 9RE	We have enquired and the Seller has confirmed a new EPC will not be provided.
31	135 Moorland Park, Newport, Gwent NP19 4ND	We have enquired and the Seller has confirmed a new EPC will not be provided.
32	40 Castleway North, Leasowe, Wirral CH46 1RW	We have enquired and the Seller has confirmed a new EPC will not be provided.
33	12 First Street, Bradley Bungalows, Leadgate, Consett DH8 6JS	Sold prior to auction.
34	104 Rooley Lane, Bradford BD5 8JJ	We have enquired and the Seller has confirmed a new EPC will not be provided.
35	6 Garway Close, Redditch B98 0BY	We have enquired and the Seller has confirmed a new EPC will not be provided.
36	2A Adelaide Street, Brierley Hill DY5 3HN	We believe the AST is not available and buyers are to rely on their own investigations in this respect

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Lot	Address	Amendment
37	14 Walker Street, Netherton, Dudley DY2 0JT	Withdrawn.
38	The Village Apartments, 2 Crabmill Close, Knowle, Solihull, West Midlands B93 0NW	Completion date: 7th January 2022
39	Land lying to the south and south east of Meadow Street, Great Harwood BB6 7EJ	Completion date: 14th January 2022
40	Ground Rents - land on the east side of 377 Lichfield Road, Wolverhampton WV11 3HD	Completion date: 7th January 2022
41	27 Worcester Road, Willenhall WV13 2RZ	Completion date: 17th January 2022
43	Land on the east side of 4 Woodhouse Crescent, Trench, Telford TF2 7HA	Completion date: 2nd February 2022
44	Land at George Street, New Arley, Coventry CV7 8HL	Postponed.
45	Doddington Road, Chatteris PE16 6UA	Postponed.

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48	37 Parkside, High Street, Potters Bar EN6 5AU	37 years remaining on the Lease
50	2 Morrison Road, Hayes UB4 9JP	Postponed.
53	191 Stafford Street, Burton-On-Trent DE14 2QS	Sold prior to auction
54	44 Whittington Street, Allenton, Derby DE24 9AZ	Completion date: 31st January 2022
55	Holcroft, 27 Coasthill, Crich, Matlock, Derbyshire DE4 5DS	Completion date: 6th January 2022
57	32 Aldwych, Mackworth, Derby, Derbyshire DE22 4FG	Sold prior to auction
58	Storage Pods - GC086 and GC089 , Store First, Riverside Road, Pride Park, Derby DE24 8HY	Postponed.
59	10 The Triangle, Ilkeston DE7 4AP	We have not been provided with a copy of the Lifetime Tenancy Agreement and cannot therefore confirm the rental figure given in our marketing. Buyers are to rely on their investigations in this respect.

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Lot	Address	Amendment
60	32A Welbeck Road, Bolsover, Chesterfield, Derbyshire S44 6DE	Completion date: 26th January 2022
61	119 - 121 Vernon Road, Nottingham, Nottinghamshire NG6 0AW	Completion date: 7th January 2022
62	Baker House, Mill Yard, Baker Street, Hucknall, Nottinghamshire NG15 7AP	Sold prior to auction
63	103 Williamson Street, Stoke-On-Trent ST6 6AS	The property is sold subject to sitting tenant and buyers are to rely on their own investigations in this respect. We cannot clarify the rent figure referred to in the marketing
65	Adelphi Lads Club, 49 Cannon Street, Salford M3 6EG	Sold prior to auction.
66	Land to the rear of 6 Grosvenor Street, Wallasey CH44 1AG	Postponed
67	Pot Black Snooker Centre, Lenton Pool, Denbigh, Denbighshire LL16 3LG	Completion date: 27th January 2022
68	104 Euston Road, Morecambe LA4 5LD	Completion date: 14th January 2022 New guide: £140,000+

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Lot	Address	Amendment
70	Plot A, Land adjacent to 54 Seymour Drive, Dartmouth, Devon TQ6 9GE	Completion: 14th January 2022 The registered title confirms the land is known as "land adjoining 52 Seymour Drive".
71	Plot B, Land adjacent to 54 Seymour Drive, Dartmouth TQ6 9GE	Completion: 14th January 2022 The registered title confirms the land is known as "land at 52 Seymour Drive".
72	Plot C, Land adjacent to 54 Seymour Drive, Dartmouth, Devon TQ6 9GE	Completion date: 14th January 2022. The registered title confirms the land is known as "land adjoining 54 Seymour Drive".
73	123 The Broadway, Southend-On-Sea, Essex SS1 3EX	Buyers are to note solicitor email contained in the legal pack. Completion date: 26th January 2022
75	Flat 2, The Arches, Heathcote Road, Bordon GU35 0FG	Sold prior to auction
76	61 Wastel, Beanhill, Milton Keynes MK6 4LW	We have enquired and the Seller has confirmed a new EPC will not be provided.
77	138 Ladysmith Road, Brighton BN2 4EG	We have enquired and the Seller has confirmed a new EPC will not be provided.
78	4 Millcroft Road, Cliffe, Rochester ME3 7QN	We have enquired and the Seller has confirmed a new EPC will not be provided.

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Lot	Address	Amendment
79	20 Osprey Road, Waltham Abbey EN9 3TY	We have enquired and the Seller has confirmed a new EPC will not be provided.
79a	Flat 20 Maryfield, Southampton SO14 3TH	Sold prior to auction
80	101 Ansley Common, Nuneaton CV10 0PP	We have enquired and the Seller has confirmed a new EPC will not be provided.
81	13 Rutland Close, Woodlesford, Leeds LS26 8LL	We have enquired and the Seller has confirmed a new EPC will not be provided.
82	12 Lincs Wold, Hightown, Liversedge WF15 8JL	We have enquired and the Seller has confirmed a new EPC will not be provided.
85	Plot A, (Adjacent to 2 Gowy CL), Lawton Way, Sandbach CW11 1TE	The lot is registered and known as Land on the east side of 1 Gowy Close, Sandbach CW11 1YF
86	58 Carisbrooke Drive, Stafford ST17 9JY	Sold prior to auction.
88	3 Keats Road, Wolverhampton WV10 8NA	New guide price: £110,000+

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89	35 Iverley Road, Halesowen, West Midlands B63 3EP	Sold prior to auction
89a	2 Church Street, Gornal Wood, Dudley DY3 2PF	Sold Prior to Auction
91	Flat 14 Limberlost Close, Birmingham B20 2NU	We are informed by the vendor that the tenant has given notice to vacate by 10th January 2022. The buyer will purchase the property as it stands at the time of completion whether this is subject to tenancy or vacant.
92	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
92a	15 George Road, Erdington, Birmingham, West Midlands B23 7QE	Postponed.
92b	17 George Road, Erdington, Birmingham, West Midlands B23 7QE	Postponed.
93	Flat 2, 1-3 Market Street, Darwen BB3 1BN	Completion date: 14th January 2022
95	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

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Lot	Address	Amendment
96	61 Forest Road, Sutton Manor, St. Helens WA9 4AT	<p>The seller has been unable to access the property in order to carry out an EPC.</p> <p>New guide price: £100,000</p> <p>The Property is sold subject to the subsisting Tenancy. We have not been provided with a copy of the Tenancy Agreement and cannot therefore confirm the rental figure given in our marketing. Buyers are to rely on their</p> <p>The seller has been unable to access the property in order to carry out an EPC.</p>
97	63 Forest Road, Sutton Manor, St. Helens WA9 4AT	<p>New guide price: £100,000</p> <p>The Property is sold subject to the subsisting Tenancy. We have not been provided with a copy of the Tenancy Agreement and cannot therefore confirm the rental figure given in our marketing. Buyers are to rely on their</p>
98	92 Salerno Drive, Liverpool L36 7TZ	Withdrawn.
99	45 Cowper Way, Liverpool L36 0TR	Withdrawn.
99a	GROUND RENT - 2 Belgrave Road, Southport PR8 2DZ	Completion within 22 days from auction purchase
99b	GROUND RENT- 4 Belgrave Road, Southport PR8 2DZ	Completion within 22 days from auction purchase
101	Storage Pod - FD114, Store First, West Avenue, Phoenix Retail Park, Paisley PA1 2FB	Postponed.
102	64 Station Road, St. Helen Auckland, Bishop Auckland DL14 9EX	Please note the Seller has been unable to gain access to arrange to carry out a new EPC. There are no keys available.

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