

Addendum



Property Auctions

Auction: 27 January 2022

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Addendum as of 27 January 2022

Lot	Address	Amendment
1	Flat 42, College House, Bridge Road, Birmingham, West Midlands B8 3TE	Completion Date 17.02.2022
2	22 Cherryleas Drive, Leicester, Leicestershire LE3 0LS	Completion Date 24.02.2022
3	61 Watson Road, Leicester LE4 6RZ	Completion date: 01.04.2022
4	6 Devon Street, Nottingham NG3 2BE	Completion Date 17.02.2022
5	22-24 and 28 Main Street, Long Eaton, Nottingham NG10 1GR	Completion Date 17.02.2022
6	Hillcrest, Alfreton Road, Westhouses, Alfreton, Derbyshire DE55 5AG	Completion Date 24.03.2022 or earlier by agreement. Completion of this transaction is entirely conditional upon the issue of Letters of Administration to the estate having been issued on or before the contractual completion date. Buyers are taken to have read the special conditions within the legal pack in this regard.
7	60 Marylebone Crescent, Mackworth, Derby DE22 4JW	Completion Date 17.02.2022 EPC Rating: D
8	Barns at The Elms, 27 Church Lane, Barrow-On-Trent, Derby DE73 7HB	Completion Date 25.02.2022 New guide price: £180,000+

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9	Approx 4 Acre Paddock Opp 39 Church Lane, Barrow-On-Trent, Derby DE73 7HB	Completion Date 25.02.2022
10	Approx 0.6 Acre Paddock opp 27-37 Church Lane, Barrow-On-Trent, Derby DE73 7HB	Completion Date 25.02.2022
11	20 Cliffe Drive, Birmingham B33 9SN	Withdrawn
12	117 Greenwood Avenue, Birmingham, West Midlands B27 7QX	Completion Date 24.02.2022
13	16 Broom Lane, Dickens Heath, Shirley, Solihull, West Midlands B90 1SJ	Completion : Variable - See Point 10 of Special Conditions
14	Flat 1, Friars Court, 16 Friars Road, Coventry, Warwickshire CV1 2LL	Completion Date 24.02.2022
15	16 Lime Grove, Yardley, Birmingham, West Midlands B26 1BP	Postponed
16	10 Apiary Gate, Castle Donington, Derbyshire DE74 2JA	Completion Date: .24.02.2022

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17	12 Apiary Gate, Castle Donington, Derbyshire DE74 2JA	Completion Date: .24.02.2022
18	115 Etnam Street, Leominster, Herefordshire HR6 8AF	Completion Date 24.02.2022
19	Land at Crowhurst Village Road, Crowhurst, Lingfield, Surrey RH7 6LX	Completion Date 24.02.2022
20	Land off Wycombe Road, Stokenchurch, High Wycombe, Buckinghamshire HP14 3RP	Completion Date 24.02.2022
21	Plots 299 & 300 Woodside Fields, Carkeel PL12 6PH	Completion Date 17.02.2022
22	62 Warrens Hall Road, Dudley, West Midlands DY2 8DD	Completion Date 24.02.2022
23	65 Manor Road, Walsall WS2 9PU	Completion date: 24.02.22
24	15 George Road, Erdington, Birmingham, West Midlands B23 7QE	Completion Date 24.02.2022. The guide price has been increased to £220,000+

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25	17 George Road, Erdington, Birmingham, West Midlands B23 7QE	Completion Date 24.02.2022. The guide price has been increased to £220,000+
26	13 George Road, Erdington, Birmingham B23 7QE	Completion Date 17.02.2022. The guide price has been reduced to £225,000+
27	Unit 7, 137 Newhall Street, Birmingham, West Midlands B3 1SF	Completion Date 24.02.2022 The purchase price is subject to VAT. The property is sold with vacant possession.
28	Apartment 7, Westside One, 22 Suffolk Street Queensway, Birmingham, West Midlands B1 1LS	Completion : Variable - See Point 10 of Special Conditions
29	Apartment 8, Westside One, 22 Suffolk Street Queensway, Birmingham, West Midlands B1 1LS	Completion : Variable - See Point 10 of Special Conditions
30	6 Towles Mill, Queens Road, Loughborough, Leicestershire LE11 1GG	Completion Date 24.02.2022
31	203 Clarendon Park Road, Leicester, Leicestershire LE2 3AN	Completion Date 24.02.2022
32	78 Queens Road, Hinckley, Leicestershire LE10 1EF	Completion Date 24.02.2022 We currently await the HMO licence and copies of tenancy agreements, and prospective buyers must make all necessary independent enquiries regarding this matter prior to placing their bid, as this will be binding.

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Lot	Address	Amendment
33	Flat 214, The Exchange, 5 Lee Street, Leicester, Leicestershire LE1 3AH	Completion Date 19.04.2022
34	17 Cooper Gardens, Oadby, Leicester LE2 4TX	Completion date 24.2.2022
35	97 Hinckley Road, Leicester LE3 0TD	Completion Date 24.02.2022
36	16 & 18 Russell Street, Bolton BL1 4BE	Completion Date 17.02.22 The title is leasehold and prospective purchasers are advised to inspect the legal documents.
37	The Coaching Inn, Warrington Road, Ince, Wigan WN3 4NJ	Postponed
38	23 Grange Avenue, Warrington, Cheshire WA4 1PN	Completion Date 24.02.2022
39	Parking Space at 35 Gisburn Road, Barrowford, Nelson BB9 8ND	Completion Date 24.02.2022
40	Flats 5-12 Lilac Court, Lilac Close, Alvaston, Derby DE24 0JF	Completion Date 24.02.22. The tenancy agreements in the legal documents total £30,096 per annum. Buyers are to rely on their own investigations in this respect. EPCs are available for Flats 6, 7, 9, 10 and 11, the seller has been unable to access the remaining flats in order to carry out new EPCs and these will not be available on completion.

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Lot	Address	Amendment
41	46 Brayfield Road, Littleover, Derby DE23 6GT	Completion Date 24.02.2022
42	Flat 1, Rockmay House, Market Place, Riddings, Alfreton, Derbyshire DE55 4BQ	Completion Date 24.02.2022
43	33 Franklin Road, Jacksdale, Nottingham NG16 5LG	Completion Date 24.02.2022
44	140 Forest Road, Kirkby-In-Ashfield, Nottingham NG17 9HH	Sold Prior
45	46 Florence Street, Hucknall, Nottingham NG15 6EB	Completion Date 24.02.2022
46	25 Danes Close, Arnold, Nottingham, Nottinghamshire NG5 8NU	Completion Date 17.02.2022
47	119 - 121 Vernon Road, Nottingham, Nottinghamshire NG6 0AW	Sold Prior
48	79/81 and 81a Mansfield Road, Blidworth, Mansfield, Nottinghamshire NG21 0RB	Sold Prior

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Lot	Address	Amendment
49	Storage Pods - GC086 and GC089 , Store First, Riverside Road, Pride Park, Derby DE24 8HY	Completion Date 24.02.2022
50	58 Windmill Hill Lane, Derby, Derbyshire DE22 3BP	Completion Date 24.02.2022
50A	1105 London Road, Alvaston, Derby DE24 8QD	Completion Date 17.02.2022
51	The Village Apartments, 2 Crabmill Close, Knowle, Solihull, West Midlands B93 0NW	Completion date: 17.02.2022
52	Flat G013, The Quadrant, 10 Summer Hill Street, Birmingham, West Midlands B1 2PE	Completion Date 17.02.2022 The tenancy agreement received shows a rent amount of £1,050
53	Flat G007, The Quadrant, 10 Summer Hill Street, Birmingham, West Midlands B1 2PE	Postponed
54	13 York Road, Erdington, Birmingham, West Midlands B23 6TE	Completion date 24.02.2022 or before by prior agreement only
55	22 Hednesford Road, Rugeley, Staffordshire WS15 1JP	Postponed

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56	Ground Rents - land on the east side of 377 Lichfield Road, Wolverhampton WV11 3HD	Completion Date 10.02.2022
57	290 Atherton Road, Hindley, Wigan WN2 3XD	Sold Prior
58	Plot B, Land adjacent to 52 Seymour Drive, Dartmouth TQ6 9GE	Completion Date 24.02.2022
59	Plot C, Land adjacent to 54 Seymour Drive, Dartmouth, Devon TQ6 9GE	Completion Date 24.02.2022
60	16 South Ealing Road, London W5 4QA	Completion Date 24.02.2022
61	123 The Broadway, Southend-On-Sea, Essex SS1 3EX	Buyers are to note solicitor email contained in the legal pack. Completion Date 24.02.2022
62	The Leicester Guest House, 61 Victoria Road, Mablethorpe LN12 2AF	Sold Prior
63	Doddington Road, Chatteris PE16 6UA	Postponed

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Lot	Address	Amendment
64	Land at George Street, New Arley, Coventry CV7 8HL	Completion Date 24.02.2022
65	Land on the east side of 4 Woodhouse Crescent, Trench, Telford TF2 7HA	Completion Date 10.03.2022
66	21 Pitmaston Road, Worcester WR2 4HY	Completion Date 17.02.2022
67	62 Tudor Way, Worcester, Worcestershire WR2 5QU	Completion date 17.2.2022 EPC Rating: C
68	32 Ullswater Close, Worcester WR4 9HN	Completion date 17.2.2022 The seller has confirmed that the tenant will have vacated by completion however buyers are referred to our marketing and are to rely on their own investigations in this respect.
69	Land at Hanbury Road , Droitwich Spa, Worcestershire WR9 7DX	Completion Date 24.02.2022
70	Flat 2 The Woodlands, 236 Bills Lane, Shirley, Solihull, West Midlands B90 2PP	Postponed
71	168 Birmingham Road, Oldbury B69 4EH	Withdrawn

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Lot	Address	Amendment
72	34 Ironmarket, Newcastle, Staffordshire ST5 1RP	Completion Date 17.02.2022
73	84 Oxford Road, Hartlepool, County Durham TS25 5SA	Completion Date 24.02.2022
75	64 Station Road, St. Helen Auckland, Bishop Auckland DL14 9EX	Postponed
76	268 Keelings Road, Stoke-On-Trent ST1 6QT	Sold Prior
77	Land adj 16 Claylands Road, Whitwell, Worksop S80 4QE	Completion Date 24.02.2022
77a	14 Harrowden Road, Sheffield S9 1UL	Completion Date 24.02.2022
78	Apartment 23, Martins Mill, Pellon Lane, Halifax HX1 5QJ	Completion Date: 24.02.2022 Please see special conditions as regards tenancy of the property
79	27 Trafford Avenue, Leeds LS9 6BH	Completion date 24.02.2022

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Lot	Address	Amendment
80	198 Manchester Road, Thornton Lodge, Huddersfield HD1 3JB	Completion Date 24.02.2022
80A	22 Prospect Road, Ossett WF5 8AN	Completion date 17.2.2022
80B	144 Whalley Road, Accrington BB5 5DY	Completion Date 24.02.2022
81	723 Bacup Road, Rawtenstall, Rossendale BB4 7EU	Sold Prior
82	Flat 1, Spembly Works, 13 New Road Avenue, Chatham ME4 6AZ	Postponed
83	66 Stamford Street, Mossley, Ashton-Under-Lyne OL5 0HS	Completion Date 24.02.2022
84	57 Woodsome Park, Woolton, Liverpool L25 5HA	Postponed
85	72 Garnett Avenue, Liverpool L4 1TS	Completion Date 17.02.22

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85a	58 Morecambe Street, Liverpool L6 4AX	Completion: 24.02.2022
85b	449 Queens Drive, Stonecroft, Liverpool L13 0AQ	Completion Date 24.02.2022 EPC is being done 27th January and the certificate will be made available as soon as possible.
86	104 Euston Road, Morecambe LA4 5LD	Completion Date 24.02.2022
87	50 Paterson Street, Birkenhead CH41 4BH	Completion Date 17.02.2022
88	Land to the rear of 6 Grosvenor Street, Wallasey CH44 1AG	Completion Date 24.02.2022. The guide price has been increased to £15,000+
89	100H Swansea Road, Trebanos, Pontardawe, Swansea SA8 4BL	Sold Prior
90	100G Swansea Road, Trebanos, Pontardawe, Swansea SA8 4BL	Sold Prior
91	Pot Black Snooker Centre, Lenton Pool, Denbigh, Denbighshire LL16 3LG	Completion Date: 10.03.2022

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92	St Gwawrs Church, Llangower, Bala, Gwynedd County LL23 7DA	Sold Prior
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93	4 The Crescent, Bangor LL57 2AA	Completion Date 24.02.2022
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