

Addendum



**Property
Auctions**

Auction: 31 March 2022

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Addendum as of 31 March 2022

| Lot | Address | Amendment |
|-----|---|---|
| 1 | 71 Leopold Avenue, Birmingham, West Midlands B20 1EU | Completion is 15 working days |
| 2 | Flat 37, College House, Bridge Road, Birmingham B8 3TE | Completion date is 5 business days after the requirements of the restriction at B3 in the Register of Title Number MM27045 have been complied with. |
| 3 | 6 Penryn Road, Park Hall, Walsall, West Midlands WS5 3EU | If the buyer fails to tender the deposit within one hour after acceptance of their bid, the seller may resell the property without notice. See special condition 4 for further information. |
| 4 | 89 Worcester Crescent, Derby, Derbyshire DE21 4HH | Completion date is within 10 working days of the Seller supplying a certified copy of the Letters of Administration for Stuart James Watson Deceased. EPC Rating: F |
| 5 | Land adjacent to Ridgeway Farm, Mount Pleasant Road, Repton, Derby DE65 6GQ | Please Note: The the site is accessed via a footpath and not a bridlepath. |
| 6 | 23 Bracknell Drive, Alvaston, Derby DE24 0BP | Completion Date 03.05.2022 |
| 7 | 18 Dashwood Street, Derby DE23 6SU | Postponed |
| 9 | 23 Waltham Avenue, Sinfin, Derby DE24 9PS | Completion Date: 03.05.2022 |

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| 10 | Apartment 610, Weekday Cross Building, Pilcher Gate, Nottingham NG1 1QF | Sold Prior |
| 11 | Former Canning Circus Police Station, The Park, Nottingham NG7 1LS | Sold Prior |
| 12 | 68 Sneinton Boulevard, Nottingham NG2 4FE | Completion Date 03.05.2022 |
| 14 | 4 and 4A Bridgegate, Retford, Nottinghamshire DN22 6AA | Sold Prior |
| 15 | 194 Woodland Road, Stanton, Burton-On-Trent DE15 9SU | Completion Date 03.05.2022 |
| 19 | 54 Valley Road, Littleover, Derby DE23 6HS | Completion 6 weeks after exchange of contracts |
| 22 | Holcroft, 27 Coasthill, Crich, Matlock, Derbyshire DE4 5DS | Sold Prior |
| 23 | Ash Tree Cottage, Longway Bank, Whatstandwell, Matlock DE4 5HU | Sold Prior |

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| Lot | Address | Amendment |
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| 23A | 69 Cammell Road, Sheffield, South Yorkshire S5 6UW | Completion Date 03.05.2022 The legal pack includes two ASTs which both confirm rent payable in the sum of £325 pcm. The figure referred to in our marketing has not been clarified and we have also not been provided with a copy of the HMO. Buyers are to rely on their own investigations in this respect. |
| 24 | 233 Church Grove, South Kirkby, Pontefract WF9 3QH | Completion Date 21.04.2022 |
| 25 | 59B Reculver Road, Herne Bay, Kent CT6 6LQ | Postponed |
| 26 | 4 Capsicum Road, Birmingham, West Midlands B5 7RE | Postponed. |
| 27 | 8 Capsicum Road, Birmingham B5 7RE | Postponed |
| 28 | 7 Cinnamon Close, Birmingham, West Midlands B5 7SD | Postponed |
| 29 | 24 Lime Grove, Birmingham, West Midlands B26 1BP | Postponed |
| 32 | 36 Birch End, All Saints Road, Warwick, Warwickshire CV34 5GQ | Completion date - See 10 of the Special Conditions |

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| 33 | 36 Glenfield Crescent, Glenfield, Leicester, Leicestershire LE3 8FH | Completion Date 03.05.2022 EPC Rating: D |
| 34 | 29 Blackburn Road, Barwell, Leicester, Leicestershire LE9 8EN | 15 working days after the Grant of Probate is made available to the buyers solicitors. |
| 37 | 83 Berners Street, Highfields, Leicester, Leicestershire LE2 0FU | Postponed |
| 39 | 264 Welford Road, Leicester, Leicestershire LE2 6BD | Completion Date 03.05.2022 |
| 42 | 8 Rosebery Street, Evington, Leicester, Leicestershire LE5 4GJ | Completion 20 Business Days after the Contract Date |
| 44 | 8c Asfordby Street, Leicester LE5 3QG | Postponed |
| 45 | 66 Limehurst Avenue, Loughborough, Leicestershire LE11 1PF | Completion Date 28.04.2022 We have enquired and the Seller has confirmed a new EPC will not be provided. |
| 46 | Land off Wycombe Road, Stokenchurch, High Wycombe, Buckinghamshire HP14 3RP | Sold Prior |

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|-----|--|--|
| 47 | 19 Tuxford Mews, Reading RG30 2NW | Completion Date: 28.04.2022 |
| 48 | 64 Foliejohn Way, Maidenhead SL6 3XB | Completion Date: 28.04.2022 We have enquired and the Seller has confirmed a new EPC will not be provided. |
| 49 | 152 Courtney Road, Bristol BS15 9RN | Completion Date 28.04.2022 We have enquired and the Seller has confirmed a new EPC will not be provided. |
| 50 | 5 Burrington Close, Nailsea, Bristol BS48 2JX | Completion Date 28.04.2022 We have enquired and the Seller has confirmed a new EPC will not be provided. |
| 51 | 75 Channel View, Bulwark, Chepstow NP16 5AH | Completion Date 28.04.2022 We have enquired and the Seller has confirmed a new EPC will not be provided. |
| 52 | 66 Brynheulog, Pentwyn, Cardiff CF23 7JB | Completion Date 28.04.2022 We have enquired and the Seller has confirmed a new EPC will not be provided. |
| 53 | 32 Elaine Close, Exeter EX4 9BP | Completion Date 28.04.2022 We have enquired and the Seller has confirmed a new EPC will not be provided. |
| 54 | Brenoweth together with Land on the north-east side, Tybesta, Grampound, Truro, Cornwall TR2 4RA | Completion date 26.04.2022 or earlier by agreement |

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|-----|---|--|
| 55 | 16 South Ealing Road, London W5 4QA | Sold Prior |
| 56 | 10 Roding Lane North, Woodford Green IG8 8NR | Postponed |
| 59 | 27 Wardwick, Derby, Derbyshire DE1 1HA | Completion date: 03.05.2022 |
| 61 | 116 Windmill Hill Lane, Derby, Derbyshire DE22 3BP | Postponed |
| 62 | 158 Uttoxeter New Road, Derby, Derbyshire DE22 3JB | Buyers are to note that the sale of this lot will include the whole of the freehold subject to the the AST (first and second floors only) and also subject to the lease for 158b (ground floor and garden) plus the leasehold of 158 (first and second floors only). |
| 64 | 19 Stoney Lane, Selston, Nottingham NG16 6EU | Completion: See clause f of the Special Conditions |
| 65 | 132 Outram Street, Sutton in Ashfield, Nottinghamshire NG17 4FT | Note: The sale of this property is a Unconditional with Variable Fee. |
| 68 | 9 Petersfield Close, Nottingham, Nottinghamshire NG5 9AP | The guide price has been increased to £110,000+ |

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| Lot | Address | Amendment |
|-----|---|--|
| 70 | Paddock Land, May Lodge Drive, Rufford, Newark NG22 9DE | Completion Date 28.04.2022 |
| 71 | 73 Trinity Street, Gainsborough DN21 1JF | Sold Prior |
| 72 | 115 Etnam Street, Leominster, Herefordshire HR6 8AF | Completion Date: 28.04.2022 |
| 73 | Grayshott Close, Birmingham B23 6JU | Selling: 26 to 32 (even), 42 to 64 (even) and 31 to 53 (odd) Grayshott Close, Erdington, Birmingham, and garages 3 to 30 |
| 74 | 19 Coundon Road, Coventry CV1 4AR | Postponed Completion 20 working days from the date of the contract |
| 75 | Flat 3, Atlantic Court, Cheapside, Willenhall WV13 1PQ | New guide price: £50,000+ |
| 76 | 144 John Street, Cannock WS11 5HR | Sold Prior |
| 77 | 9 Bentley Mill Lane, Walsall, West Midlands WS2 0BT | Completion Date 03.05.2022 |

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| Lot | Address | Amendment |
|-----|---|---|
| 79 | 4 Lowlands Avenue, Wolverhampton, West Midlands WV6 9PA | We believe the property has suffered movement and buyers are to rely on their own investigations and due diligence. SDL Auctions are not in receipt of a structural survey. |
| 80 | 9, 11 & 13 Mill Street, Brierley Hill, West Midlands DY5 2RG | Completion Date 21.04.2022 The registered title of the property is 9 Mill Street only. Buyers are to rely on their own investigations in relation to the rents payable. |
| 81 | 31 Bridgnorth Road, Stourton, Stourbridge DY7 6RS | Completion Date 03.05.2022 Buyers are referred to the Information Sheet contained within the legal pack and are to rely on their own investigations in this respect |
| 82 | 51 Hobart Point, Churchfields Way, West Bromwich, West Midlands B71 4FF | Sold Prior |
| 83 | 156 Rising Brook, Stafford, Staffordshire ST17 9DH | Completion Date 21.04.2022 |
| 85 | Warren House, Prees Heath, Whitchurch SY13 2AG | Postponed |
| 86 | 19 Main Road, Bilton, Hull HU11 4AP | Completion Date 28.04.2022 |
| 87 | 19 Bridge Street, Boston PE21 8QF | Postponed |

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| Lot | Address | Amendment |
|-----|--|---|
| 88 | 39A High Street, Maltby, Rotherham S66 8LG | New guide price: £65,000+ |
| 89 | 161-173 Dodworth Road, Barnsley, South Yorkshire S70 6HW | Postponed |
| 92 | Room 38 Grattan House, 136 Sunbridge Road, Bradford BD1 2PH | Postponed |
| 93 | 225 Newgate Street, Bishop Auckland DL14 7EL | 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 investigations in this respect. |
| 94 | 36 & 38 Front Street, Stanley, County Durham DH9 0HX | Guide price: £90,000+ |
| 99 | 45 St. Marks Road, Sunderland SR4 7EF | 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 investigations in this respect. |
| 102 | Flat 21, Marina View, 80 Church Street, Hartlepool TS24 7DN | No LPE1 will be provided due to the Freehold company being dissolved and power is now vested in the Treasury. The Seller does not contribute towards maintenance of the building and has not received any compliant demand. |
| 104 | Former Royal Hotel, High Street, Coupar Angus, Perthshire PH13 9DB | Postponed |

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|------|--|--|
| 104A | Flat F, 131 George Street, Aberdeen AB25 1HU | Postponed |
| 106 | The Coaching Inn, Warrington Road, Ince, Wigan WN3 4NJ | Sold Prior |
| 107 | 157 Bolton Road, Bury BL8 2NW | Completion Date 28.04.2022 An EPC assessment was carried out on 29th March and the Certificate will be made available as soon as possible. |
| 108 | 428 Whalley Road, Clayton le Moors, Accrington BB5 5QX | Completion Date 28.04.2022 Guide price reduced to £82,000+ |
| 109 | 87 Colne Road, Brierfield, Nelson, Lancashire BB9 5RD | The seller has been unable to access the property in order to carry out an Energy Performance Certificate. Lease Details: 2000 years from 10 April 1864 |
| 110 | Cavanagh House, 17a Florist Street, Stockport SK3 8DW | The property is leasehold and registered with good leasehold title. It is not freehold as stated in our marketing. The Lease is for a term of 989 years from 14.06.1884. Completion date 03.05.2022 |
| 111 | 2 Field Cottages, Audlem Road, Woore CW3 9RJ | EPC rating is D and not as set out in our marketing |
| 112 | 3 Field Cottages, Audlem Road, Woore CW3 9RJ | EPC rating is G and not as specified in our marketing |

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|-----|---|---|
| 113 | 85 Ash Lea Drive, Donnington, Telford TF2 7QW | Withdrawn |
| 114 | 179 Ash Lea Drive, Donnington, Telford TF2 7QP | Withdrawn |
| 116 | Land at Hanbury Road , Droitwich Spa, Worcestershire WR9 7DX | Sold Prior |
| 117 | Storage Pod - FA024, Store First Limited, 20 Roundwood Drive, St. Helens WA9 5JD | Buyers are to rely on their own investigations in relation to the rent achievable |
| 118 | Storage Pods - SB048 and SB072, Store First, Riverside Road, Pride Park, Derby DE24 8HY | Buyers are to rely on their own investigations in relation to the rent achievable. Lease term is for 999 years from 1/11/2013 and not as set out in our marketing |
| 119 | Flats 5-12 Lilac Court, Lilac Close, Alvaston, Derby DE24 0JF | Sold Prior |
| 120 | 96 Osmaston Road, Derby DE1 2RD | Postponed |
| 121 | 155 Watson Street, Derby DE1 3SJ | Sold Prior |

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| 122 | 1 Bishops Green, St. Swithins Close, Derby DE22 3FX | Sold Prior |
| 123 | 17 Wyedale Crescent, Bakewell DE45 1BE | Sold Prior |
| 126 | 3 Bank Avenue, Sutton-In-Ashfield NG17 5AH | The change of name finalised deed cannot be located to account for the discrepancy between the surname shown on the Grant of Probate and title register. A statutory declaration will be provided to accompany the application to the Land Registry and evidence the same. |
| 129 | 198 Manchester Road, Thornton Lodge, Huddersfield HD1 3JB | Sold Prior |
| 130 | 104 Euston Road, Morecambe LA4 5LD | Sold Prior |
| 134 | 1 Brown Heath Road, Waverton, Chester CH3 7PP | Completion Date 28.04.2022 The property has two bedrooms, not three as previously stated. New guide price: £200,000+ |
| 135 | 12 Hawthorn Road, Little Sutton, Ellesmere Port CH66 1PT | Postponed |
| 136 | Land at 32 Harland Road, Birkenhead CH42 0LU | New guide price: £32,000+ |

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| 137 | 2 South Road, Birkenhead CH42 7JN | Postponed |
| 138 | 200 Ince Avenue, Anfield, Liverpool L4 7UZ | Postponed |
| 139 | Land lying to the south and south east of Meadow Street, Great Harwood BB6 7EJ | Completion 28 days after the contract date |
| 141 | 47 Bradford Street, Bolton BL2 1HT | Please be advised that we have not been provided with a Tenancy Agreement for Room 6 and cannot therefore confirm the rental figure given in our marketing. We received a Tenancy Agreement for Room 7 but the Tenancy Schedule states that Room 7 is currently unoccupied. Prospective buyers are advised to make all necessary independent enquiries before placing their bid, as this will be binding. |
| 142 | 20 Seville Street, Royton, Oldham OL2 6AN | Sold Prior |
| 143 | 71 Spring Street, Wigan WN1 3EX | Sold Prior |
| 144 | 45 North Road, St. Helens WA10 2TU | Postponed |
| 145 | 180 Urmston Lane, Stretford, Manchester M32 9DH | Completion will take place within 10 working days after the seller's solicitor produces to the buyer's solicitor the Grant of Probate for Eric Morgan |

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| | | |
|-----|---|----------------------------|
| 146 | 8 Leabank Street, Levenshulme, Manchester M19 3DU | Completion Date 28.04.2022 |
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|-----|---|----------------------------|
| 147 | 1 Grange Park Road, Blackley, Manchester M9 7AF | Completion Date 28.04.2022 |
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| 148 | 3 Grangepark Road, Blackley, Manchester M9 7AF | Completion Date: 28.04.2022 There is no tenancy agreement provided in the legal pack, all prospective buyers must rely on their own investigations. |
|-----|--|--|

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