

# Addendum



## Property Auctions

### Auction: 24 February 2022

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#### Addendum as of 24 February 2022

Lot	Address	Amendment
1	14 Hound Road, West Bridgford, Nottingham NG2 6AH	EPC Rating: G
2	28 Madison Avenue, Chaddesden, Derby DE21 6JA	Completion Date 17.03.2022
4	Ty Newydd, Llanbedr Dyffryn Clwyd, Ruthin LL15 1YF	Completion Date 24.03.2022
5	Innsmere, Balsall Street, Balsall Common, Coventry, Warwickshire CV7 7AS	Completion Date 17.03.2022
8	Land lying to the East of Alexandra Road, Liverpool L7 6HG	Sold Prior
9	Schiermonnikoog Cottage, Makeney Road, Makeney, Derbyshire DE56 0RS	New guide price: £270,000+ Completion Date 17.03.2022
10	Chesterfield Farm House, Chesterfield Road, Oakerthorpe, Alfreton DE55 7LN	New guide price: £130,000+
11	8 Bank Cottages, Uttoxeter Road, Mickleover, Derby DE3 0DA	Completion Date 17.03.2022

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Lot	Address	Amendment
12	Land r-o 36 Carsington Crescent, Allestree, Derby DE22 2QZ	New guide price: £130,000+
13	152-156 Abbey Street, Derby DE22 3SS	Sold Prior
16	Land adj 81 Wood Avenue, Creswell, Worksop, Nottinghamshire S80 4EG	Completion Date 24.03.2022
19	103 Dorothy Road, Leicester, Leicestershire LE5 5DS	New guide price: £250,000+
20	8 Rosebery Street, Spinney Hills, Leicester, Leicestershire LE5 4GJ	Completion Date: 24.03.2022
22	97 Hinckley Road, Leicester LE3 0TD	Postponed
23	21 Stretton Road, Leicester LE3 6BL	Completion Date 17.03.2022
24	35 Kirby Road, Leicester LE3 6BD	Completion Date 17.03.2022

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Lot	Address	Amendment
25	49 Kirby Road, Leicester LE3 6BD	Completion Date 17.03.2022
26	202-204 Melbourne Road, Leicester LE2 0DT	Withdrawn
27	6 Blake Road, Newport NP19 0JH	New guide price: £40,000+ The seller has been unable to access the property in order to carry out an EPC.
28	41 Eleventh Street, Horden, Peterlee, County Durham SR8 4QQ	New guide price: £17,500+. Completion Date 24.03.2022
29	32 Ullswater Close, Worcester WR4 9HN	The property is sold with vacant possession.
30	67 Station Road, Aldridge, Walsall, West Midlands WS9 0BW	Completion Date: 24.03.2022
31	161 Elmdon Lane, Marston Green, Birmingham, West Midlands B37 7DT	Completion Date 25.03.2022
32	98 High Street, Quarry Bank, Brierley Hill, West Midlands DY5 2AG	New guide price: £130,000+. Completion Date: 24.03.2022

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Lot	Address	Amendment
33	22 Hednesford Road, Rugeley, Staffordshire WS15 1JP	Sold Prior
34	174 Orme Road, Newcastle-under-Lyme, Staffordshire ST5 2PD	Completion Date: 24.03.2022
37	156 Uttoxeter New Road, Derby DE22 3JB	Completion Date 17.03.2022
39	30 Sudbury Street, Derby DE1 1LU	Completion Date 17.03.2022
40	85-87 Curzon Street, Derby DE1 1LN	Completion Date 17.03.2022
41	1 Meadow Lane, Stretton, Burton-On-Trent, Staffordshire DE13 0DA	Completion Date: 24.03.2022 Sale type is now Unconditional with fixed fee. The buyer will be required to enter into a Deed of Covenant in relation to the Overage Agreement within the legal pack.
42	9 Edward Street, Overseal, Swadlincote, Derbyshire DE12 6LJ	Completion Date 17.03.2022
50	132 Outram Street, Sutton in Ashfield, Nottinghamshire NG17 4FT	Completion Date 05.04.2022

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Lot	Address	Amendment
51	7 Maple Avenue, Ripley, Derbyshire DE5 3PY	Postponed
52	Land to the rear of 163 Derby Road, Denby, Ripley DE5 8NQ	Postponed
53	195 Alfreton Road, Underwood, Nottingham NG16 5GX	Completion Date 24.03.2022
55	30 Cross Street, Newark, Nottinghamshire NG24 1NZ	New guide price: £88,000+ Completion Date: 24.03.2022
56	25 Danes Close, Arnold, Nottingham, Nottinghamshire NG5 8NU	Sold Prior
58	161-173 Dodworth Road, Barnsley, South Yorkshire S70 6HW	Postponed
60	Palladium Cinema / Bingo Club, Union Road, Oswaldtwistle, Lancashire BB5 0EJ	Completion Date 22.04.2022 To the best of the sellers knowledge the title registered under title no LA662076 reflects the position on the ground. The property is subject to 2 rights of way at the side of the property The first right of way is at the side of the property with the public house (referred to as the Printers Arm in the filed plan). The second right is on the
60A	Land lying to the south and south east of Meadow Street, Great Harwood BB6 7EJ	Completion 24.3.2022 The Receivers/Sellers have been made aware of a potential criminal offence having been committed in relation to the illegal dumping/depositing of commercial waste on the site. The Receivers have no direct knowledge as to the matter and the Buyer, under the terms of this sale, accepts full responsibility for the clean-up of the waste and any liability, legal or otherwise in relation to the waste and fully

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Lot	Address	Amendment
61	63 Brush Street, Burnley, Lancashire BB11 5EL	New guide price: £36,000+. Completion Date 24.03.2022
62	3 St Johns Road, Burnley BB12 6RP	Completion Date 17.03.2022
63	35 Pritchard Street, Burnley, Lancashire BB11 4JY	Sold Prior
64	47 Bradford Street, Bolton BL2 1HT	Postponed
65	106 Lord Street, Oldham OL1 3DJ	Withdrawn
66	Land Adjacent to 22 Rooley Moor Road, Rochdale OL12 7AX	Completion Date 05.04.2022
68	Room 131a, Main House Montgomery House, Demesne Road, Manchester M16 8PH	Completion Date 24.03.2022
69	13 Hawthorn Street, Manchester M18 8QD	New guide price: £80,000+. Completion Date 24.03.2022

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#### Addendum as of 24 February 2022

Lot	Address	Amendment
70	46 Courier Street, Gorton, Manchester, Greater Manchester M18 8SY	Completion Date 24.03.2022 The AST provided does not confirm the rent figure mentioned in our marketing and buyers are to rely on their own investigations in this respect.
71	6 Hovis Street, Manchester, Greater Manchester M11 2JD	The tenancy agreement in legal pack shows a rental figure of £430 pcm with option to increase up to 10% at each review date. Buyers are advise to make their own investigations.  Completion Date: 24.03.2022
72	26 Delaunays Road, Crumpsall, Manchester M8 4QS	Withdrawn
73	14 Wilton Road, Crumpsall, Manchester M8 4WQ	Completion date within 15 days of the Grant of Probate of Kendal Andrew Hernandez being issued by the Probate Registry
74	Land adjacent to Roseneath, Heath Lane, Willaston, Neston CH64 1TR	Postponed.
75	Garages at Morris Street, Eastgate, Peterborough PE1 5DX	Completion Date 24.03.2022
77	Apartments 13-19, St. Georges Mill, 13 Humberstone Road, Leicester, Leicestershire LE5 3GW	Completion Date: 24.03.2022
78	Robyns Nest, 3 Cliffe House Mews, High Street, Whetstone, Leicestershire LE8 6LP	Withdrawn

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Lot	Address	Amendment
79	113 Church Road, Quarndon, Derby DE22 5JA	Sold Prior
80	173 High Street, Stoke-On-Trent, Staffordshire ST6 5EA	Sold Prior
82	34 Ironmarket, Newcastle under Lyme, Staffordshire ST5 1RP	Sold Prior
83	Land at Hanbury Road , Droitwich Spa, Worcestershire WR9 7DX	Withdrawn.
84	31 Bridgnorth Road, Stourton, Stourbridge DY7 6RS	Postponed
85	81 Hilton Street, Wolverhampton, West Midlands WV10 0LF	The ASTs provided do not confirm the figure set out in our marketing. Buyers are to rely on their own investigations in this respect.
87	Ground Rents - land on the east side of 377 Lichfield Road, Wolverhampton WV11 3HD	Completion Date 10.03.2022
88	14 St. James Drive, Bridgnorth WV15 6BN	Sold Prior

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Lot	Address	Amendment
91	15 George Road, Erdington, Birmingham, West Midlands B23 7QE	Completion Date 24.03.2022
93	Land on the east side of 4 Woodhouse Crescent, Trench, Telford TF2 7HA	Sold Prior
94	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
96	33, St Andrews Road South, Lytham St. Annes FY8 1PZ	Completion Date 17.03.2022
97	13 Beech Street, Liverpool, Merseyside L7 0EU	Postponed.
98	45 North Road, St. Helens WA10 2TU	Postponed
99	61 Forest Road, Sutton Manor, St. Helens WA9 4AT	New guide price: £100,000+ The seller has been unable to access the property in order to carry out an EPC. There is no formal tenancy agreement in the legal documents.
100	63 Forest Road, Sutton Manor, St. Helens WA9 4AT	New guide price: £100,000+ The seller has been unable to access the property in order to carry out an Energy Performance Certificate.

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Lot	Address	Amendment
101	77 Church Street, Leigh, Greater Manchester WN7 1AZ	Completion Date 17.03.2022
102	154 Park Road North, Birkenhead CH41 8AB	Sold Prior
104	12 Hawthorn Road, Little Sutton, Ellesmere Port CH66 1PT	Postponed
105	Pot Black Snooker Centre, Lenton Pool, Denbigh, Denbighshire LL16 3LG	Completion Date: 07.04.2022
106	Land at McKinley Road, Llandudno Junction, Gwynedd County LL31 9DY	Completion Date 17.03.2022
107	Site at Llangyfelach Road, Swansea, West Glamorgan SA1 2DZ	Withdrawn
108	94 Merith Avenue, Carlisle CA1 2TP	Completion Date 24.03.2022
108A	52 Dalrymple Street, Girvan, South Ayrshire KA26 9BT	New guide price: £32,000+

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Lot	Address	Amendment
108C	7 Hillhead, Coylton, Ayr KA6 6JR	AST is not available and we cannot therefore clarify the rent payable. Buyers are to rely on their own investigations in this respect.
108D	11 Hillhead, Coylton, Ayr KA6 6JR	The tenant has been served notice to vacate however the buyer will take the property with such occupation as stands at the date of completion.
108E	Storage Pod - FD114, Store First, West Avenue, Phoenix Retail Park, Paisley PA1 2FB	Postponed
109	20 Tees Street, Horden, Peterlee SR8 4NF	Completion Date 24.03.2022
110	36 Cargo Fleet Lane, Middlesbrough TS3 0PJ	Withdrawn
111	1A Turnpike Road, Red Lodge, Bury St. Edmunds IP28 8JZ	Withdrawn
112	Flat 13, Portland Court, Whitcher Close, London SE14 6HS	Completion Date 17.03.2022
113	10 Roding Lane North, Woodford Green IG8 8NR	Postponed

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Lot	Address	Amendment
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114	9 Bensham Manor Road, Thornton Heath CR7 7AD	Withdrawn
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115	2 Sandfield Gardens, Croydon CR7 8AR	Postponed
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115a	Perry Hill Farm, Perry Hill, Cliffe, Rochester ME3 7TX	Withdrawn.
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