

Addendum



Property Auctions

Auction: 28 April 2022

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Addendum as of 28 April 2022

Lot	Address	Amendment
1	137 Coleshill Road, Nuneaton CV10 0PG	Completion Date: 07.06.2022 EPC Rating: E
5	Flat 82, College House, Bridge Road, Alum Rock, Birmingham B8 3TE	We are informed the unit is on the third floor and not the first floor. Completion Date: See Clause 5e of the Special Conditions
6	Flat 55, College House, Bridge Road, Birmingham B8 3TE	Completion Date: See Clause 5e of the Special Conditions
9	576 Vernon Road, Nottingham NG6 0BG	Completion Date: See clause 21 of the Special Conditions
11	27 Radford Boulevard, Nottingham NG7 3BQ	Postponed
13	21A North Avenue, Mickleover, Derby DE3 9HX	Sold Prior
14	159 Station Road, Mickleover, Derby DE3 9FL	New guide price: £190,000+ Part of the garden has been transferred to a neighbour. Please see legal pack for an illustration of the land affected.
17	4 Ruabon Road, Wrexham, North Wales LL13 7PB	Completion Date: 26.05.2022

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Lot	Address	Amendment
18	52 Holland Road, Crumpsall, Manchester M8 4NQ	Sold Prior
18A	Land adjacent to Roseneath, Heath Lane, Willaston, Neston CH64 1TR	Withdrawn.
18b	157 Bolton Road, Bury BL8 2NW	Completion Date: 26.05.2022
19	59B Reculver Road, Herne Bay, Kent CT6 6LQ	New Guide Price: £105,000 Completion date: 12.05.2022
20	202-204 Melbourne Road, Leicester LE2 0DT	Postponed.
21	162 Glendower Avenue, Coventry, West Midlands CV5 8BB	New Guide Price: £110,000+ Completion Date: 26.05.2022
22	Afrikana, 53-55 Queen Street, Derby DE1 3DE	Sold Prior
24	110 Osmaston Road, Derby DE1 2RD	Postponed.

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Lot	Address	Amendment
26	116 Windmill Hill Lane, Derby, Derbyshire DE22 3BP	Postponed
27	10 Bullsmoor, Belper, Derbyshire DE56 1JS	Postponed.
31	23 Hamil Road, Stoke-On-Trent, Staffordshire ST6 1AJ	Sold Prior
33	20 Cavendish Street, Chesterfield S40 1UY	Completion Date: See clause 2 of the Special Conditions
34	32 Derwent Terrace, Stanley DH9 8NN	New Guide Price: £55,000+ Completion Date: 26.05.2022
36	22 Hereford Road, Dudley, West Midlands DY2 9LR	New Guide Price: £110,000+ Completion Date: 26.05.2022 EPC Rating: C
37	14 Chestnut Grove, Accrington BB5 0ND	New Guide Price: £55,000+ Completion Date: 26.05.2022
39	251 Holly Lane, Erdington, Birmingham B24 9LE	Completion Date: 26.05.2022

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Lot	Address	Amendment
40	59 Delves Crescent, Walsall WS5 4LS	Completion Date: 07.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
41	Minern, 10 Upwell Road, Christchurch, Wisbech PE14 9LF	Completion Date: 07.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
42	33 Cawley Place, Barry CF63 2HS	Completion Date: 07.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
43	31 Beaumaris Close, Banbury OX16 0XE	Completion Date: 07.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
44	288 Luton Road, Dunstable, Bedfordshire LU5 4LF	Completion Date: 07.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
45	19 Elm Close, Carshalton, Surrey SM5 2AG	Completion Date: 07.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
46	2 Chestnut Avenue, Heronwood, Aldershot, Hampshire GU12 4AU	Completion Date: 07.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
47	36 Ben Jonson Close, Torquay TQ2 6BT	Completion Date: 07.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.

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Lot	Address	Amendment
48	17 Welbeck Street, Bracknell, Berkshire RG12 8UQ	Completion Date: 07.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided. There is less than 50 years left on the leasehold.
49	61 Adnitt Road, Northampton NN1 4LL	Completion Date: 07.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
50	66 Danvers Road, Leicester, Leicestershire LE3 2AE	Completion Date: See Clause 6b of the Special Conditions
51	10 Robertsbridge Walk, Leicester, Leicestershire LE4 2FZ	EPC Rating: D
52	53 Upper Tichborne Street, Leicester, Leicestershire LE2 1GL	Postponed.
55	17 Station Road, Ibstock, Leicestershire LE67 6JL	Completion Date: 19.05.2022
56	83 Berners Street, Highfields, Leicester, Leicestershire LE2 0FU	Postponed
57	Paddock circa 7.8 acres and Stables , Title Reg states as Land North of Loughborough Rd, Bakewell Ln, Coleorton LE67 8JD	Completion Date: See clause 13 of the Special Conditions v2

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Lot	Address	Amendment
58	121 New Street, Earl Shilton, Leicester, Leicestershire LE9 7FT	EPC Rating: F
59	4 The Avenue, Broughton Astley, Leicester LE9 6QJ	New Guide Price: £180,000+ Completion Date 26.05.2022
60	77 Barclay Street, Leicester, Leicestershire LE3 0JD	Withdrawn.
62	19 Coundon Road, Coventry CV1 4AR	Completion date: 27.05.2022
65	Flat 106, Cannon Hall, Farndale Court, Master Gunner Place, London SE18 4PU	Postponed
67	3 Cheapside, Hanley, Stoke-On-Trent ST1 1HL	Postponed.
68	5 Cheapside, Stoke-On-Trent ST1 1HL	Postponed.
69	9 Cheapside, Stoke-On-Trent ST1 1HL	Postponed.

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**Property
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Lot	Address	Amendment
71	38 Hagley Road, Halesowen, West Midlands B63 4RH	Completion Date: 27.05.2022
72	14 Raby Close, Tividale, Oldbury B69 1US	Completion Date: 28 days after the date of the auction sale, or earlier by agreement, but if that date is not working day, the first subsequent working day
73	Flat 1, Bell Court, Bell Street South, Brierley Hill, West Midlands DY5 3EX	Postponed.
76	39A Barbara Street , Tamworth , Staffordshire B79 7EJ	The property does not have an electricity supply. It will be for the buyer to connect the property to the relevant electricity provider.
77	17 Falna Crescent, Tamworth B79 8JS	Postponed
78	Land at Ascot Close, Oldbury B69 1HB	Completion Date: 23.05.2022
80	53 Ironmarket, Newcastle under Lyme ST5 1PE	Completion Date 26.05.2022
81	36 Market Place, Burslem, Stoke-On-Trent, West Midlands ST6 4AR	-Local to follow 10 days post exchange

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Lot	Address	Amendment
82	1 Conifer Grove, Stafford ST17 9TQ	Please note that although the tenancy agreement states a monthly rent of £450 pcm, the current rent is in fact £500 pcm.
83	Unit N (and freehold of Unit M) 9A Hunters Row, Gaolgate Place, Stafford ST16 2AD	To clarify we are selling freehold Units N & M, 9A Hunters Row, Gaolgate Place, Stafford ST16 2AD. Unit M is being sold subject to two leases: 1. 999 year lease dated 13/12/2018 to Hind Commercial Limited and 2. 15 year lease from 9/5/2014 to Iceland Foods Limited. Completion Date 27.05.2022
85	Land adjacent to Ridgeway Farm, Mount Pleasant Road, Repton, Derby DE65 6GQ	Sold Prior.
87	Mill Cottage, Wash Green, Wirksworth, Matlock DE4 4BS	Completion Date: 27.05.2022
89	Land to the rear of 163 Derby Road, Denby, Ripley DE5 8NQ	Postponed
95a	4 Princes Crescent, Edlington, Doncaster DN12 1BB	Withdrawn.
96	6 Princes Crescent, Edlington, Doncaster, South Yorkshire DN12 1BB	Completion Date 27.05.2022
97	12 Church Lane, Clayton le Moors, Accrington BB5 4DE	New guide price: £55,000+

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98	22 Daneshouse Road, Burnley, Lancashire BB10 1AT	Completion Date: See Clause 20 of the Special Conditions
99	Land Off Browndge Road, (On the west side of number 22 Browndge Road, Lostock Hall, Preston, Lancashire PR5 5AD	Sold Prior.
102	Land and Buildings on the South West side of Bridge Street, Oldham OL1 1EA	Postponed.
103	26 Clegg Street, Haslingden, Rossendale, Lancashire BB4 5LW	Completion Date: 26.05.2022
106	87 Wigan Road, Westhoughton, Bolton BL5 3RD	Completion Date: 26.05.2022
110	2 South Road, Birkenhead CH42 7JN	Withdrawn
111	212 Seabank Road, Wallasey CH45 5AQ	Completion Date: As a variation of clause 22.2.7 in the Buyers Terms, completion will take place in 60 days from the date that contracts are exchanged
112	18 Y Stryd Fawr, Bala LL23 7AG	Property also know as 18 High St (English translation) Completion Date: 26.05.2022

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113	The Tufts, Coleford Road, Bream, Lydney GL15 6ES	Withdrawn.
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114a	2a Hayocks Road, Stevenston KA20 4DE	Completion date: 26.05.2022 The EPC is taking place on 3rd May and the Certificate will be made available as soon as possible.
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115	40 Nestfield Street, Darlington DL1 2LZ	Completion date: 27.05.2022
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116	45 Trentham Avenue, Newcastle upon Tyne NE7 7NQ	Completion date: 26.05.2022 There is less than 50 years left on the leasehold. We believe the property is vacant however this is sold subject to such occupancies (if any) as are subsisting as at the date of completion and buyers are to rely on their own investigations in this respect.
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