

Addendum



**Property
Auctions**

Auction: 26 May 2022

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Addendum as of 26 May 2022

Lot	Address	Amendment
1	918 London Road, Alvaston, Derby DE24 8PY	Buyers are to note that the legal title refers to 918-920 London Road. The property offered for sale is however known as 918 London Road only.
2	2 Gayton Avenue, Littleover, Derby DE23 1GA	Completion Date 24.06.2022
4	101 Wood Road, Chaddesden, Derby DE21 4PF	Completion Date: 24.06.2022
5	82 Keldholme Lane, Alvaston, Derby DE24 0RY	Completion date 16.06.2022
8	41 Vibart Road, Birmingham, West Midlands B26 2AB	Completion Date 24.06.2022 or as per special condition 12
9	Flat 17, College House, Bridge Road, Birmingham B8 3TE	Postponed
10	Flat 2.14, Cardinal House, 55 Bridge Road, Birmingham, West Midlands B8 3ST	Completion Date: 5 business days after the requirements of the restriction at B2 in the Register of Title Number MM60132 have been complied with
11	23 Thompson Road, Smethwick B67 6HY	Completion Date 23.06.2022

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12	Flat 2, The Woodlands , 236 Bills Lane, Solihull, West Midlands B90 2PP	Sold Prior
13	Land to rear of 157-169 Upper St. John Street, Lichfield WS14 9ED	The vendor advises that an overage clause exists with approximately 12 years remaining - please see legal pack for further information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
15	76 Oxley Moor Road, Wolverhampton, West Midlands WV10 6TX	New guide price: £200,000+ Completion Date: 23.06.2022
19	2 Park Farm, Main Street, Carlton-On-Trent, Newark NG23 6NW	The property is believed to be Grade II Listed. All purchasers are to rely on their own enquiries.
21	66 St. Austell Avenue, Macclesfield SK10 3NN	Sold Prior
23	63 South Terrace & land lying south of 63 South Terrace, Esh Winning, Durham, County Durham DH7 9PS	New guide price: £68,000+ Completion date: 4 weeks from the Contract date. See 6 of the Special Conditions
24	21 Fountains Avenue, Grimsby DN37 9JN	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.06.2022
25	11 Chedburgh Close, Crickets Meadow, Doddington Park, Lincoln LN6 0SU	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.06.2022

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26	174 Richmond Road, Leighton Buzzard LU7 4RE	Completion Date 27.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
27	172 Bromsgrove Road, Batchley, Redditch B97 4SP	Completion Date 27.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
28	20 Chiltern View, Purley on Thames, Reading RG8 8TF	Completion Date 27.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
29	105 Green Lane, Farncombe, Godalming, Surrey GU7 3RZ	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.06.2022
30	44 Pine Grove, Hempstead, Gillingham ME7 3QP	Completion Date 27.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
31	11 Pincas Gardens, St. Thomas, Exeter EX2 9EE	Completion Date: 27.06.22
32	15 Locarno Road, St. Thomas, Exeter EX4 1QD	Completion Date 27.06.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
33	6 St. Giles Court, Letterston, Haverfordwest SA62 5TF	Completion Date 27.06.2022

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Lot	Address	Amendment
		Completion Date 27.06.2022
34	Rawcliffe, Glanymor Road, Goodwick SA64 0ER	We have enquired and the Seller has confirmed a new EPC will not be provided. The vendor has made us aware that Japanese Knotweed is present - please see the legal pack for further information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be
35	8 John O Gaunt Close, Aylsham, Norwich NR11 6DG	Withdrawn.
40	10 Bondgate, Castle Donington, Derby, Derbyshire DE74 2NS	Postponed
41	Approx 9.77 acres Land Fronting Common Piece Lane, Findern, Derby DE65 6AF	Sold Prior
42	97 Hinckley Road, Leicester LE3 0TD	Sold Prior
46	12 Denis Close, Leicester, Leicestershire LE3 6DQ	Completion Date: 27.06.2022
47	35 Trinity Lane, Hinckley, Leicestershire LE10 0BQ	EPC is being done 26th May and the Certificate will be made available as soon as possible.
49a	53 Upper Tichborne Street, Leicester, Leicestershire LE2 1GL	New guide price: £300,000+ Completion date 01.07.2022 There is a tenancy agreement in place. We understand that the tenants will have vacated the property before completion. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this

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Lot	Address	Amendment
50	4 The Avenue, Broughton Astley, Leicester LE9 6QJ	Sold Prior
52	10 Bullsmoor, Belper, Derbyshire DE56 1JS	Postponed
55	43 Outram Street, Ripley DE5 3LF	Guide Price: £89,000+
59	Apartment 610, Weekday Cross Building, Pilcher Gate, Nottingham NG1 1QF	Withdrawn.
60	44 Linton Road, Castle Gresley, Swadlincote, Leicestershire DE11 9HS	Sold Prior
61	66 Bernard Street, Woodville, Swadlincote DE11 8BY	Completion date 1.7.22 See Special Condition 5e
62	Minshull United Reform Church, Eardswick Lane, Minshull Vernon, Crewe CW1 4RH	In connection with the water supply to the property, the Seller understood that the property was connected to the water main but the drainage search result does not confirm that is the case. The Buyer should place reliance on the drainage search result and satisfy himself by inspection as the Seller can give no warranty on the point.
63	77 Market Street, Stoke-On-Trent ST3 1BW	Postponed

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Lot	Address	Amendment
64	33 Oswald Street, Reddish , Stockport SK5 6QY	Postponed
65	85 Market Street & 2a Melbourne Street, Stalybridge, Greater Manchester SK15 2AA	Buyers are to note that a copy of the Lease is not available at the Land Registry and we have not been provided with a copy of the HMO Licence. Buyers are to rely on their own investigations in this respect.
66	26 Warren Street, Salford M7 4QN	The seller has indicated on the Property Information form that a claim has been made for subsidence and we have requested further information in respect of this but buyers are to rely on their own investigations in this respect
67	Apartment 70, Springfield Court, 2 Dean Road, Salford M3 7EH	Completion Date 07.07.2022
68	3 Charles Street, Golborne, Warrington WA3 3DB	Completion Date 23.06.2022
69	11 Kent Street, Rochdale OL11 3SL	Postponed
70	66 Stamford Street, Mossley, Ashton-Under-Lyne OL5 0HS	Sold Prior
71	56 Oldham Road, Ashton under Lyne OL6 7AP	Postponed

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Lot	Address	Amendment
72	St. Michaels House, 121 Stamford Street Central, Ashton-Under-Lyne OL6 6XJ	Sold Prior
73	270 Manchester Road, Oldham OL9 7EL	New guide price: £90,000 Occupancy now vacant The property is a leasehold property
74	Land and Buildings on the South West side of Bridge Street, Oldham OL1 1EA	New guide price: £160,000+
75	Former TSB Bank, 32 Deardengate, Haslingden BB4 5QJ	Postponed
76	12 Church Lane, Clayton le Moors, Accrington BB5 4DE	Sold Prior
77	Unit A9-D, Leighton Hall, Preston PR1 8RH	Completion Date: 23.06.2022
78	Unit A9-E, Leighton Hall, Preston PR1 8RH	Completion Date: 23.06.2022
81	26 Delaunays Road, Crumpsall, Manchester M8 4QS	Sold Prior

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Lot	Address	Amendment
82	45 Trentham Avenue, Newcastle upon Tyne NE7 7NQ	New guide price: £73,000+ Completion Date: 23.06.2022
83	19 Bridge Street, Boston PE21 8QF	Completion Date: 27.06.2022
84	Garages at Morris Street, Eastgate, Peterborough PE1 5DX	Completion Date 27.06.2022
85	72 Gladstone Street, Desborough, Kettering NN14 2QT	Sold Prior
86	31 Beaumaris Close, Banbury OX16 0XE	Sold Prior
87	47 Princes Crescent, Edlington, Doncaster DN12 1BA	Completion date: 28 days from exchange of contracts – Number 19 of Special Conditions
90	10 Roding Lane North, Woodford Green IG8 8NR	Postponed
91	The Former Telford Snooker Centre, Canongate, Oakengates, Telford TF2 9BF	Postponed

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Lot	Address	Amendment
93a	75 Perrott Street, Birmingham B18 4LZ	Completion Date 23.06.2022
95	19 Lichfield Street, Tamworth, Staffordshire B79 7QD	Sold Prior
97	Land at Ascot Close, Oldbury B69 1HB	Completion: See Clause 1 of the Special Conditions - 16 business days from exchange
98	9-10 Great Hampton Street, Birmingham, West Midlands B18 6AQ	Postponed
102	Land at George Street, New Arley, Coventry CV7 8HL	Completion Date: 27.06.2022
105	15 George Road, Erdington, Birmingham, West Midlands B23 7QE	Sold Prior
108	Unit N (and freehold of Unit M) 9A Hunters Row, Gaolgate Place, Stafford ST16 2AD	Sold Prior
109	36 Market Place, Burslem, Stoke-On-Trent, West Midlands ST6 4AR	Sold Prior

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Lot	Address	Amendment
110	3 Cheapside, Hanley, Stoke-On-Trent ST1 1HL	Completion date 23.6.2022
111	5 Cheapside, Stoke-On-Trent ST1 1HL	Completion date: 23rd June 2022
112	9 Cheapside, Stoke-On-Trent ST1 1HL	Completion date: 23rd June 2022
114	36A Bancroft Lane, Mansfield NG18 5LQ	We have not been provided with a copy of the Tenancy Agreement for the Commercial part of the property and cannot therefore confirm the rental figure given in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
116	20 Cavendish Street, Chesterfield S40 1UY	Completion: See clause 2 of the Special Conditions of Sale
117	69 Cammell Road, Sheffield, South Yorkshire S5 6UW	Sold Prior
118	6 Princes Crescent, Edlington, Doncaster, South Yorkshire DN12 1BB	Sold Prior
119	7 Lower Quarry Road, Huddersfield HD5 0RR	EPC rating will not be relevant due to property not being habitable as a result of fire damage

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Lot	Address	Amendment
120	161 Dodworth Road, Barnsley, South Yorkshire S70 6HW	A new tenancy agreement for Room 6 has recently been received and included within the legal documents. A combined gross rental income for all six let rooms is now £28,032 per annum.
121	68 Brideoak Street, Manchester M8 0AB	Postponed.
122	157 Bolton Road, Bury BL8 2NW	Sold Prior
123	4 Duke Street, Rossendale, Lancashire BB4 7EZ	Postponed
124	73 Albert Street, Grange Villa, Chester le Street, County Durham DH2 3LS	New guide price: £32,000+
125	40 Nestfield Street, Darlington DL1 2LZ	Completion Date: 27.06.2022
126	Royal Hotel, Front Street, Stanley DH9 0JQ	New guide price: £185,000
127	Red House, Rawmarsh Road, Sunderland SR5 5HF	New guide price: £275,000+ EPC was done 21st May and the Certificate will be made available as soon as possible. We have been informed that the planning permission decision has not yet been granted.

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Lot	Address	Amendment
128	89 Thornton Street, Middlesbrough TS3 6PJ	New Guide Price: £37,000+
129	15 Main Street, Ferryhill DL17 8LA	Postponed
129a	22 Rydal Street, Hartlepool TS26 9BA	Postponed
129b	30 Colenso Street, Hartlepool TS26 9BD	Postponed
130	10 Rhodfa Wen, Llysfyaen, Colwyn Bay LL29 8LE	New Guide Price: £125,000+
131	4 Ruabon Road, Wrexham, North Wales LL13 7PB	Sold Prior
133	Pot Black Snooker Centre, Lenton Pool, Denbigh, Denbighshire LL16 3LG	Completion: Within 42 days of the auction. See number 10 of the Special Conditions of Sale
136	61 Worcester Road, Bootle L20 9AA	Sold Prior

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139	11 Molyneux Drive, Wallasey CH45 1JS	Postponed
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140	63 Bedford Road, Birkenhead CH42 1LR	Sold Prior
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141	6 Ellbourne Road, Blackley, Manchester M9 8EU	Completion Date: 07.07.2022
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