

Addendum



Property Auctions

Auction: 28 July 2022

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Addendum as of 28 July 2022

Lot	Address	Amendment
2	5 Whysall Street, Heanor, Derbyshire DE75 7PY	Completion date: 07.09.2022
3	12 Vicarage Road, Swadlincote, Derbyshire DE11 8LG	Completion date: 07.09.2022
4	3 New Street, Trefor, Caernarfon LL54 5HE	Completion date: 25.08.2022
5	Station House, Mill Lane, West Derby, Liverpool L12 7JA	Completion Date 09.09.2022 Buyer will be granted a new Lease for a term of 999 years
6	Old Station House, Commercial Unit, Mill Lane, West Derby, Liverpool L12 7JA	Postponed
7	693 Osmaston Road, Derby DE24 8NF	Completion Date is standard 15 business days unless special condition 14 applies
8	66 Bethulie Road, Derby DE23 8US	Completion is to take place within 15 business days of receiving the Grant of Probate
15	13 Urban Road, Kirkby-In-Ashfield, Nottingham NG17 8AH	Postponed

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17a	38 Selwood Flats, Doncaster Road, Rotherham S65 2BW	A copy of the Lease is awaited. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
20	417 Baker Street, Alvaston, Derby DE24 8SN	Postponed
21	Former Allestree Methodist Church, Duffield Road, Derby DE22 2DG	Completion date 25.08.2022 Within five (5) business days of exchange, the buyer will serve notice on the seller's conveyancer to confirm whether or not the buyer is a connected person. See the legal pack for further information.
22	22 Chapel Lane, Spondon, Derby DE21 7JU	New Guide Price: £100,000+ Completion date: 25.08.2022
23	69 Redstone Farm Road, Birmingham, West Midlands B28 9NQ	Postponed
24	Land next to 144 Lodge Road and Union Street, Redditch, Worcestershire B98 7BP	Completion date: To be agreed by parties and within 2 months of exchange – See number 5 (part 2) of the Special Conditions
25	17 Blenheim Way, Great Barr, Birmingham, West Midlands B44 8LF	New guide price: £145,000+
26	13 Sandfield Road, Stourbridge DY8 5UQ	A copy of the tenancy agreement has not yet been made available and the Auctioneers have been unable to verify the tenancy details. EPC is booked for 29/07 and the Certificate will be made available as soon as possible.

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27	2 Blowers Green Place, Dudley DY2 8XG	A copy of the tenancy agreement has not yet been made available and the Auctioneers have been unable to verify the tenancy details. EPC is booked for 01/08 and the Certificate will be made available as soon as possible.
29	15 Leven Drive, Willenhall WV12 5FD	A copy of the tenancy agreement has not yet been made available and the Auctioneers have been unable to verify the tenancy details.
30	64 Offmore Road, Kidderminster DY10 1SD	EPC is booked for 03/08 and the Certificate will be made available as soon as possible. A copy of the tenancy agreement has not yet been made available and the Auctioneers have been unable to verify the tenancy details.
31	197 Burnley Road, Colne, Lancashire BB8 8JD	New Guide Price: £50,000+ Completion Date 25.08.2022
32	1 Ladle End Lane, Walton-On-Trent, Swadlincote, Derbyshire DE12 8NE	Sold Prior
33	3 Ladle End Lane, Walton-On-Trent, Swadlincote, Derbyshire DE12 8NE	Completion date: 30 working days after the date of the contract
34	17 - 19 Victoria Road, Stoke-On-Trent, Staffordshire ST4 2HE	Postponed
36	18a Howe Street, Derby DE22 3ER	Sold Prior

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37	27 Lychgate Close, Oakwood, Derby DE21 2DA	Completion date: 11.08.2022
38	Rough Heanor Farm, Rough Heanor Road, Mickleover, Derby DE3 9BY	Sold Prior
40	15 Moorway Lane, Littleover, Derby DE23 2FR	Completion date: 12.08.2022
41	51 Thornbury Road, Uphill, Weston-Super-Mare BS23 4YG	Completion date 25.08.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
42	22 Barnfield Drive, Plymouth PL7 2GJ	Completion date 25.8.2022
43	32 Westfield Road, Southsea PO4 9ES	The tenancy agreement dated May 2010 in the legal documents states a rental income of £750pcm. The auctioneers await evidence of rent increase to £825pcm.
47	76 Pendarves Street, Tuckingmill, Camborne, Cornwall TR14 8RF	Withdrawn
49	Flat 2, Friars Court, 16 Friars Road, Coventry CV1 2LL	Completion Date 25.08.2022

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50	Flat 5, Friars Court, 16 Friars Road, Coventry, Warwickshire CV1 2LL	Completion Date 25.08.2022
51	41 High Street , Lutterworth , Leicestershire LE17 4AY	New Guide Price: £210,000+
53	94 Rosslyn Road, Whitwick, Coalville LE67 5PT	Withdrawn.
54	3x Garages to rear of 53 Stoneygate Road, Leicester LE2 2BP	New guide price: £28,000+
55	8c Asfordby Street, Leicester LE5 3QG	Summary of Fees form has not be provided by the seller's solicitor and buyers are referred to the additional fees payable as set out in special condition 7.
56	36 Willesby Road, Spalding PE11 2AX	We have not been provided with a copy of the AST and so cannot clarify the rent figures contained in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. EPC is booked for 26/07 and the Certificate will be made available as soon as possible.
57	York House, St. Marys Gate, Chesterfield S41 7TH	Completion is to take place in accordance with Special Condition 12. Summary of Fees Form has not been provided and buyers are referred to the special conditions of sale in relation to the additional sums payable to the seller on completion.
58	Burntwood Cottage, Spring Lane, Sprotbrough, Doncaster, South Yorkshire DN5 7QW	Completion Date 09.09.2022 The seller has not provided Summary of Fees form. Buyers are referred to the special conditions of sale in relation to the addition sums which will be payable on completion. The Drainage Search confirms that the property is not connected to services. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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Lot	Address	Amendment
59	7 Lime Tree Gardens, Selby YO8 4XU	The Tenancy Agreement conflicts with the rental figure in the property description. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
60	11 Kent Street, Rochdale OL11 3SL	Postponed
61	56 Oldham Road, Ashton under Lyne OL6 7AP	Postponed
63	713 Bacup Road, Rossendale BB4 7EU	Completion date: 25.08.2022
64	11 Shawe Road, Urmston, Manchester M41 5DL	EPC is booked for 01/08 and the Certificate will be made available as soon as possible. We have not had sight of the tenancy agreement/s and cannot confirm the rental figures in the property description.
65	2 Aldcliffe Court, Morecambe, Lancashire LA4 4TW	EPC is booked for 28/07 and the Certificate will be made available as soon as possible.
66	Court Moss Bungalow, Arkholme, Carnforth, Lancashire LA6 1BD	Withdrawn
67	36 Greys Crescent, Tir-Y-Berth, Hengoed CF82 8AL	EPC is booked for 26/07 and the Certificate will be made available as soon as possible.

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Lot	Address	Amendment
68	Posh Car Wash, Heol Pentrerhedyn, Machynlleth SY20 8DN	Completion date 09.09.2022. We have not had sight of the tenancy agreement/s and cannot confirm the rental figures in the property description.
69	2 Mill Street and 42-44 Church Street, Great Harwood, Blackburn BB6 7NN	Completion date 25.08.2022
70	Land and Former Garages to North West of, Shakespeare Crescent, Eccles, Greater Manchester M30 0PB	The legal pack discloses information regarding Japanese knotweed treatment, which we understand to have been successful. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
71	11 Franklyn Close, Denton, Manchester M34 2HX	Postponed
72	32 Hoole Road, Chester CH2 3NJ	Sold Prior
74	231 Newcastle Street, Stoke-On-Trent ST6 3QW	Postponed
79	96-98 High Street, 37 Cressy Road, First Floor Flats 39 and 40 Cressy Road, Alfreton DE55 7BE	Postponed
80	Oakthorpe Methodist Church, Chapel Street, Oakthorpe, Swadlincote, Derbyshire DE12 7QT	Completion date 09.09.2022 The buyer is to confirm to the seller's solicitor within 5 business days of exchange whether they are a connection person. Please see special conditions 20.1 through 20.7 for further information.

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Lot	Address	Amendment
81	10 - 11 Charnwood Street, Derby, Derbyshire DE1 2GT	Sold Prior
85	8A Becket Street, Derby DE1 1HT	Sold Prior
86	Flat 4, 111 Forest Road West, Nottingham, Nottinghamshire NG7 4ES	We are advised the property is being refurbished and a contribution fee of no more than £10,000 will be payable. See legal pack for further information.
87	5 Edward Street, Stapleford, Broxtowe, Nottingham, Nottinghamshire NG9 8FH	We have been made aware that this property may not be suitable for mortgage financing. Prospective buyers are reminded to make all necessary independent enquiries (such as speaking to their lender if reliant upon financing) prior to placing their bid, as this will be binding.
92	36 Gladstone Street, Kirkby-In-Ashfield, Nottingham NG17 7HT	Postponed
94	Land south of 63 Mary Street, Rhodesia, Bassetlaw, Worksop, Nottinghamshire S80 3JD	Postponed
96	Land On The East Side Of Station Road, Royston, Barnsley S71 4HN	New guide price: £390,000+ Completion date: 20 Working days after Agreement date
96a	Flat 78, George Loveless House, Diss Street, London E2 7QZ	Postponed

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Lot	Address	Amendment
97	12 Wellington Road, Edlington, Doncaster DN12 1AQ	New guide price: £62,000+ The tenancy agreement within the legal documents states the rental income is £500pcm (£6,000 per annum)
98	28 Detuyll Street, Scunthorpe DN15 7LS	Completion date: 25.08.2022 A copy of the tenancy agreement has not yet been made available and the Auctioneers have been unable to verify the tenancy details.
99	2 Bond Street, Pontefract WF8 2JR	The property is sold subject to tenancy however the tenant is due to move out of the property prior to completion. The buyer will purchase the property as it stands at the time of completion whether this is subject to tenancy or vacant.
103	8 Windy Hill Lane, Marske-By-The-Sea, Redcar TS11 7BN	Completion date 25.08.2022
105	Ridgemount House, Bede Way, Peterlee SR8 1EA	Please note: The buyer will retain the freehold of the public house with a peppercorn ground rent received each year. Please see legal pack for more information.
107	14 Mealcheapen Street, Worcester WR1 2DQ	Sold Prior
108	69 Willows Crescent, Birmingham B12 9NE	Withdrawn
109	65 Bromfield Close, Aston, Birmingham B6 5HT	The property is sold subject to such occupancies (if any) as are subsisting as at the date of completion without any obligation on the Seller to define the same. See number 5 of the Special Conditions of Sale

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Lot	Address	Amendment
111	156 Chantrey Crescent, Birmingham B43 7PE	Postponed
112	Flat 20, College House, Bridge Road, Birmingham B8 3TE	Postponed
113	Flat 23, College House, Bridge Road, Birmingham, West Midlands B8 3TE	Postponed
114	Unit 35, College House, Bridge Road, Birmingham, West Midlands B8 3TE	We have not had sight of the tenancy agreement and cannot confirm rental figures. Completion is to take place 5 business days after the Seller's Licenced Conveyancer informs the Buyer's Conveyancer in writing that the requirements of the restriction at B3 of title number MM6089 have been met.
116	81 Grassholme, Wilnecote, Tamworth, Staffordshire B77 4BZ	Postponed
117	24 Eastmoor Close, Foley Road East, Sutton Coldfield B74 3JS	Postponed
119	133-135 High Street, Pensnett, Brierley Hill, West Midlands DY5 4EA	The special conditions of sale confirm there is currently a tenant in the flat upstairs and that notice seeking possession has been served. The property is therefore not sold with vacant possession as per our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
120	15 Bevan Avenue, Wolverhampton, Wolverhampton, West Midlands WV4 6SG	Please note the property is being sold with a tenant in situ but there is no written agreement between the tenant and the vendor. The tenant would like to remain in the property. The rent is £480 per month and they are not in arrears.

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Lot	Address	Amendment
121	412 Cannock Road, Wolverhampton WV10 0RF	EPC rating is D, not E as previously detailed.
125	Baptist Chapel, Church Bank, Temple Grafton, Alcester B49 6NS	Buyers are referred to the Overage Provision in the legal pack and are to rely on their own investigations in this respect.
129a	16 - 18 Thornfield Road, London W12 8JG	The properties are sold with vacant possession. The legal pack confirms the properties are freehold. Buyers are to note the existence of Japanese Knotweed at the property and are referred to the legal pack for further information.
130	127-131 Main Street, West Dunbartonshire, Alexandria, Dunbartonshire G83 0NX	We have not been provided with tenancy agreement(s) and cannot therefore clarify the rent set out in our marketing. Buyers are to rely on their own investigations in this respect.
131	58 Pow Street, Workington, Cumbria CA14 3AB	Completion date 25.08.2022
132	21 Ireton Street, Liverpool, Liverpool, Merseyside L4 5TP	Completion date 25.08.2022
133	43 Netherfield Road South, Liverpool, Merseyside L5 4LS	Withdrawn
134	Former Wesleyan Chapel plus Land, Sir William Hill Road, Grindleford, Derbyshire S32 2HS	Completion Date 12.08.2022 Buyers are to note that we have recently received an objection in relation to access however the seller and their solicitor are confident that there is a right of way to the front door of the Old Chapel/ former Youth Club. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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135	Flat 10, 8 Eagle Parade, Buxton SK17 6EQ	Completion date 25.08.2022 We have not had sight of the tenancy agreement and cannot confirm the rental figures set out in the property description.
136	Flat 3 Cecil Court, 44 Cecil Road, Blackley, Manchester M9 6RQ	Sold Prior
137	Flat 6 Cecil Court, 44 Cecil Road, Blackley, Manchester M9 6RQ	Sold Prior
138	7 Ashbridge Road, Failsworth, Manchester, Lancashire M35 9NS	Postponed
139	68 Brideoak Street, Manchester M8 0AB	Sold Prior
140	281 Great Western Street, Manchester M14 4DR	Withdrawn
140a	1 Heaton Moor Road and 291 Wellington Road North, Stockport SK4 4LW	Buyers are to note that the properties fall within a Conservation area and are referred to the email from the Council within the legal pack confirming the works required to be carried out. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The correct addresses for the properties are: 1 Heaton Moor Road, Stockport, SK4 4LW and 291 Wellington Road North, Stockport, SK4 5BP
140b	220A Moss Lane, Bramhall, Stockport SK7 1BD	Completion date: 25.08.2022

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141	109 Urban Road, Sale, Greater Manchester M33 7TS	Completion date 25.08.2022 We have not had sight of the tenancy agreement and cannot confirm the rental figures in the property description.
142	33 Oswald Street, Reddish, Stockport SK5 6QY	New guide price: £105,000+ Completion date 25.08.2022
143	20 Seville Street, Royton, Oldham OL2 6AN	Withdrawn
144A	116 Storeton Road, Birkenhead CH42 8NA	Postponed
145	81 Maes Deri, Ewloe, Deeside CH5 3UW	Completion Date: 25.08.2022 The Property is sold subject to the subsisting Tenancy. We have not been provided with a copy of the Tenancy Agreement 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.
146	52 Lancaster Park, Broughton, Chester, Cheshire CH4 0PL	Completion date: 25.08.2022 The Property is sold subject to the subsisting Tenancy. We have not been provided with a copy of the Tenancy Agreement 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.
147	Flat 2, 37-39 Egerton Street, Chester CH1 3ND	Sold Prior
148	46 Cheyney Road, Chester, Cheshire CH1 4BT	Sold Prior

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