

Addendum



**Property
Auctions**

Auction: 30 June 2022

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Addendum as of 30 June 2022

Lot	Address	Amendment
3	693 Osmaston Road, Derby DE24 8NF	Postponed
8	106 Summerhill, Sutton Hill, Telford, Shropshire TF7 4HA	New Guide Price: £72,500+ Completion date: 28.07.2022
9	57 Stanley Street, Rothwell, Kettering NN14 6EA	New guide price: £150,000+
10	17 - 19 Victoria Road, Stoke-On-Trent, Staffordshire ST4 2HE	Postponed.
11	Former Police Station, Central Drive, Shirebrook, Mansfield NG20 8BQ	The property is freehold
12	36 Trinity View, Ketley Bank, Telford, Shropshire TF2 0DY	New Guide Price: £115,000+ Completion date: 28.07.2022
13	Unit 58 College House, Birmingham, West Midlands B8 3TE	Completion date is 5 working days after the freeholder consent is satisfied. We have not had sight of any tenancy agreement/s and the figures within the property description are per the vendor.
14	Studio 71, College House, Birmingham, West Midlands B8 3TE	Completion: 5 business days after the requirements of the restriction at B3 in the Register have been complied with. Buyers are to note that we have not had sight of any tenancy agreement/s and the rental figures are what we have been advised only.

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15	Flat 17, College House, Bridge Road, Birmingham B8 3TE	Completion is 5 business days after the requirements of the restriction at B3 in the Register of the above Title Number have been complied with. The auctioneers have not been able to verify the tenancy information.
16	3 Pinner Grove, Quinton, Birmingham B32 2RB	The completion date is Friday 29th July 2022 or earlier by Agreement, but in the event that the Grant of Probate has not been obtained by the 29th of July 2022 completion shall take place upon 10 working days' written notice from the Seller's Conveyancers to the buyer or the buyer's Conveyancers of receipt of the Grant of Probate.
17	467 Charles Road, Small Heath, Birmingham, West Midlands B9 5HJ	Completion will take place within 10 working days of the Seller supplying a certified copy of the Letters of Administration for Joseph Lawson Deceased to the Buyer's solicitors.
18	50 Tower Road, Tividale, Oldbury, West Midlands B69 1NA	New Guide Price: £137,000+ Completion date: 28.07.2022
19	12 Within Grove, Accrington BB5 6HX	New guide price: £59,000+
22	50 Ripon Street, Sunderland, Tyne and Wear SR6 0LA	New Guide Price: £42,000+ Completion Date 28.07.2022
26	Methodist Church, Forest Road, Kirkby-In-Ashfield, Nottingham NG17 9HH	DEPOSIT - See 14.1 of the Additional Special Conditions
27	13 Moore Terrace, Shotton Colliery, Durham DH6 2PE	New Guide Price: £27,000+ Completion Date 28.07.2022

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Lot	Address	Amendment
28	12 Festival Avenue, Ingoldmells, Skegness, Lincolnshire PE25 1QF	Please note: Pictures representative of the interior as of 23/05/22 however no viewings are available. Prospective buyers will take the property in its condition at the point of bidding.
29	49 Kirkdale Road, South Wigston, Leicestershire LE18 4SR	Postponed
32	11 Albion Road, Sileby, Loughborough, Leicestershire LE12 7RA	New guide price: £130,000+
33	36 Carmen Grove, Groby, Leicester, Leicestershire LE6 0BA	Completion Date: See Clause 13.1 of the Special Conditions of Sale
36	106 Station Road, Glenfield, Leicester LE3 8BR	Sold Prior
38	41 High Street, Lutterworth, Leicestershire LE17 4AY	Postponed
39	35 Trinity Lane, Hinckley, Leicestershire LE10 0BQ	New Guide Price: £130,000+
40	46 Montague Street, Mansfield NG18 2PN	Withdrawn

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41	Building Plot Adjacent to 4 St. Mary Street, Ilkeston, Derbyshire DE7 8AF	Withdrawn
42	Apartment 309, North West, 41 Talbot Street, Nottingham, Nottinghamshire NG1 5GY	Completion is 20 working days from the date of exchange. The deposit amount is 10% of the sale price.
43	2 Tavistock Court, Nottingham, Nottinghamshire NG5 2EH	Postponed
44	158 Manton Crescent, Beeston, Nottingham, Nottinghamshire NG9 2GA	Postponed
45	1105 London Road, Alvaston, Derby DE24 8QD	Sold Prior
46	27 Etwall Street, Derby DE22 3DW	Completion date: 28.07.2022
47	197 College Street, Long Eaton, Nottingham NG10 4GF	Completion Date: 28.07.2022
48	124 Medway Road, Worcester WR5 1NA	Completion Date: 28.07.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.

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Lot	Address	Amendment
49	4 Hedingham Close, Plympton, Plymouth PL7 2FJ	Completion Date: 28.07.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
50	3 Avalon Close, Exeter EX4 9EF	Completion Date: 28.07.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
51	40 Hempsted Lane, Gloucester GL2 5JN	Completion Date: 28.07.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
52	98 Urban Way, Biggleswade, Bedfordshire SG18 0HT	Completion Date: 28.07.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
53	3 Birch Grove, Hempstead, Gillingham ME7 3RA	Completion Date: 28.07.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
54	140 Joyce Avenue, Edmonton, London N18 2TR	Completion date 28.7.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
55	The Old Post Office, The High Road, Tourlestane, County Sligo Ireland	Buyers are to note that a PPS number in the Republic of Ireland will be necessary. Terms and conditions will apply as per the legal pack. Completion Date 04.08.2022
56	Former Garage Site at Avon Close, Daventry NN11 4QG	Completion date: 28.07.22 Buyers are to note that the transfer deed dated 5 November 2007 referred to in the title will be provided if available following receipt from the Land Registry and it will be necessary for the TP1 to be reviewed in this respect.

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Lot	Address	Amendment
57	Former Garage Site at Waveney Close, Daventry NN11 4PY	Completion date: 28.06.2022 Buyers are to note that the transfer deed dated 5 November 2007 referred to in the title will be provided if available following receipt from the Land Registry and it will be necessary for the TP1 to be reviewed in this respect.
58	Land at Wetmore Road, Burton-upon-Trent, Staffordshire DE14 1SJ	The property is being sold subject to a lease dated 16th June 2022, with a current rent of £19,800 per annum.
59	Dart Inn, Short Street, Burton on Trent, Staffordshire DE15 9LT	Postponed
62	13 York Road, Erdington, Birmingham B23 6TE	Completion shall take place within 28 days of the auction.
63	251 Holly Lane, Erdington, Birmingham B24 9LE	Completion Date 28.07.2022 Buyers are to note the information contained within the legal pack in relation to an Adverse Possession application.
64	277 Warren Farm Road and Garage 277, Birmingham, West Midlands B44 0AH	New guide price: £69,000+. New EPC rating: E
67	4 Capsicum Road, Birmingham, West Midlands B5 7RE	Completion Date: See Clauses 7 and 9 of the Special Conditions of Sale
68	8 Capsicum Road, Birmingham B5 7RE	Completion Date: See Clauses 7 and 9 of the Special Conditions of Sale

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Lot	Address	Amendment
69	14 Capsicum Road, Birmingham, West Midlands B5 7RE	Completion Date: See Clauses 7 and 9 of the Special Conditions of Sale
70	18 Capsicum Road, Birmingham B5 7RE	Completion Date: See Clauses 7 and 9 of the Special Conditions of Sale
71	7 Cinnamon Close, Birmingham, West Midlands B5 7SD	Completion Date: See Clauses 7 and 9 of the Special Conditions of Sale
72	3 Cinnamon Close, Birmingham, West Midlands B5 7SD	Completion Date: See Clauses 7 and 9 of the Special Conditions of Sale
73	1 St. Michaels Mews, Tividale, Oldbury, West Midlands B69 2JL	Completion date per section 9 of the special conditions
74	117 Oxhill Road, Birmingham, West Midlands B21 8HB	Sold Prior
75	Land on the southwest side of Aberdeen Street, (adjacent to 100 Aberdeen Street), Birmingham B18 7DL	Sold Prior
76	The Former Telford Snooker Centre, Canongate, Oakengates, Telford TF2 9BF	Postponed

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Lot	Address	Amendment
79	16 Warston Avenue, Birmingham B32 3SU	Buyers are to note that the AST contained within the legal pack confirms rent payable of £600 pcm. We have not been provided with evidence to confirm rent payable referred to in our marketing and buyers are to rely on their own investigations in this respect.
80	15 Cley Close, Birmingham B5 7XF	Completion Date: 28.07.2022
82	Flat 1, Unit A, 17 Market Place, Willenhall WV13 2AA	Completion date: See Special Condition 5e EPC Rating: C
83	6 Pat Davis Court, Kidderminster, Worcestershire DY10 2NF	EPC Rating: C We have been informed that the tenants are due to move out on 12th August 2022. Completion is to take place 5 working days after the Seller's Conveyancer serves notice on the Buyer's Conveyancer that the occupier referred to in Question 11 of Form TA6 has vacated the Property.
85	2-4 Cross Street, Congleton CW12 1HQ	Postponed
88	27 Baker Street, Houghton le Spring, Tyne and Wear DH5 8BD	New Guide Price: £36,000+
89	89 Thornton Street, Middlesbrough TS3 6PJ	New Guide Price: £36,000+
90a	2a Hayocks Road, Stevenston KA20 4DE	Completion Date 28.07.2022

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Lot	Address	Amendment
91	Old Town Hall, Rotherham S60 1QX	Postponed.
92	2 Bond Street, Pontefract WF8 2JR	Postponed
93	56 Oldham Road, Ashton under Lyne OL6 7AP	Postponed
94	33 Oswald Street, Reddish, Stockport SK5 6QY	Postponed.
95	446 Gorton Road, Reddish, Stockport, Greater Manchester SK5 6RS	Withdrawn
96	68 Brideoak Street, Manchester M8 0AB	Completion Date 09.08.2022 Guide Price: £185,000+
97	6 Ellbourne Road, Blackley, Manchester M9 8EU	Sold Prior
98	Apartment 70, Springfield Court, 2 Dean Road, Salford M3 7EH	Postponed.

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Lot	Address	Amendment
101	42 Kingsley Road, Hounslow TW3 1NS	Completion Date: 28.07.2022 We are advised that the property is tenanted, and a copy of a tenancy agreement is included within the legal pack. Prospective buyers are advised to make their own enquiries.
102	10 Roding Lane North, Woodford Green IG8 8NR	Completion date: 15 business days of the Agreement or by 26th July whichever is the soonest
106	Land at the rear of 10 Edward Street, Albert Village, Leicestershire DE11 8ER	New guide price: £230,000+
108	10 Greenhill, Wirksworth, Derbyshire DE4 4EN	New guide price: £140,000+ 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.
109	223 Cotmanhay Road, Ilkeston DE7 8QX	Sold Prior
110	38 Wood Street, Ilkeston DE7 8GE	Sold Prior
110b	32 Ullswater Close, Worcester WR4 9HN	Sold Prior
111	132 Outram Street, Sutton in Ashfield, Nottinghamshire NG17 4FT	Sold Prior

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Lot	Address	Amendment
112	D & T News, 192 Heath Road, Holmewood, Chesterfield S42 5RB	Completion Date 28.07.2022
113	20 Cavendish Street, Chesterfield S40 1UY	Sold Prior
115	Flat 2, 37-39 Egerton Street, Chester CH1 3ND	New Guide Price: £113,000+ Completion Date 30.09.2022 There will be no management pack supplied or replies to LPE1 enquiries.
118	Land on the South East side of Vale Road, Whitby, Ellesmere Port CH65 9AZ	Completion date: Ten business days after the date of the Contract of Sale or earlier by agreement
119	2 Duke Street, Rossendale BB4 7EZ	Postponed
120	Egerton Arms, 157 Egerton Street, Oldham OL1 3QJ	Postponed.
121	11 Kent Street, Rochdale OL11 3SL	Postponed
122	19 Ash Street, Fleetwood FY7 6TH	New Guide Price: £70,000+ Completion date: 28.07.2022

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Lot	Address	Amendment
123	145 Queen Street, Withernsea HU19 2JR	Guide Price: £138,000+ Completion 28 business days from the date of the Contract. We have been informed that the property has previously been used as a cannabis farm and that it is in need of refurbishment. Connection to services is unknown. Buyers are to rely on their own investigations.
124	19 Bridge Street, Boston PE21 8QF	Postponed
125	71 Tranquil Walk, New Rossington, Doncaster DN11 0RY	New Guide Price: £78,000+
126	27 York Avenue, Culcheth, Warrington WA3 5RL	Completion date: 28.07.2022
127	Storage Pod - FA024, Store First Limited, 20 Roundwood Drive, St. Helens WA9 5JD	The Lease is for a term of 249 years 11 months from 11/11/2015 and not 49 years as set out in our marketing We have not been able to clarify the rent figure set out in our marketing and buyers are to rely on their own investigations in this respect.
128	2 Mill Street and 42-44 Church Street, Great Harwood, Blackburn BB6 7NN	Completion date: 20 business days after the contract date
129	35 Whalley Road, Clayton le Moors, Accrington BB5 5EE	Postponed
130	Former TSB Bank, 32 Deardengate, Haslingden BB4 5QJ	Sold Prior

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131	Land at McKinley Road, Llandudno Junction, Gwynedd County LL31 9DY	Sold Prior
132	10 Rhodfa Wen, Llysfaen, Colwyn Bay LL29 8LE	Sold Prior
134	Unit AT 1, Block A, 30 Fox Street, Liverpool L3 3BQ	We have been advised by the vendor that the property is a corner unit with two windows South side and is fully furnished. Tenure: Leasehold Completion date: 28.07.2022
135	22A Circular Road, Birkenhead CH41 2SS	Sold Prior
136	Flat 1, 2, 3, 4, 56-58 Market Street, Birkenhead CH41 5BT	Postponed
137	25 Gorse Crescent, Wallasey CH44 4AT	Sold Prior
138	3 Churton Avenue, Wirral, Prenton, Merseyside CH43 2NG	Withdrawn
139	45 North Road, St. Helens WA10 2TU	Postponed

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