

# Addendum



## Property Auctions

### Auction: 25 August 2022

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#### Addendum as of 25 August 2022

Lot	Address	Amendment
2	Land adjoining 333 North Wingfield Road, Grassmoor, Chesterfield, Derbyshire S42 5EX	Completion Date 05.10.2022
4	25 Lower Gladstone Street, Heanor, Derbyshire DE75 7PT	Completion date shall mean the date which is 20 working days after the date of the Grant of Probate.
5	41 Weston Street, Swadlincote, Derbyshire DE11 9AT	Sold Prior
6	122 Hardwick Lane, Sutton-In-Ashfield, Nottinghamshire NG17 5DR	The property is subject to a Prohibition Order dated January 2022 and a copy of which can be viewed within the legal documents.
8	96 Richmond Hill, Oldbury B68 9TH	EPC Rating: D
9	14 Highbury Lane, Meanwood, Leeds LS6 4HF	Completion date: 20.10.2022
11	Apartment 32 Green Bank Lodge, Forest Close, Chislehurst BR7 5QS	Completion Date: 15.09.2022 New guide price: £60,000+
12	3 Glenridding Walk, Whitehaven CA28 8SJ	Postponed

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Lot	Address	Amendment
13	Flat 4, 1 Cole Street, Prenton CH43 4US	Completion date: 22.09.2022 New guide price: £13,000+
15	72 Woodland Road, Leicester, Leicestershire LE5 3PH	Completion will take place within 10 working days of the Seller supplying a certified copy of the Probate.
16	87 Swarkestone Drive, Littleover, Derby, Derbyshire DE23 2PD	EPC Rating: G
18	Land at Ravenstor Road, Wirksworth DE4 4FY	Withdrawn
19	17 - 19 Victoria Road, Stoke-On-Trent, Staffordshire ST4 2HE	Postponed
19A	20 Baldwin Avenue, Doncaster DN5 9BG	Postponed
20	69 Redstone Farm Road, Birmingham, West Midlands B28 9NQ	Completion date: 09.09.2022
23	Flat 5, Friars Court, 16 Friars Road, Coventry, Warwickshire CV1 2LL	Completion Date 23.09.2022

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27	38a and 38b Adderley Road, Clarendon Park, Leicester, Leicestershire LE2 1WB	Sold Prior
30	21A Biddle Road, Leicester LE3 9HJ	Postponed
31	8c Asfordby Street, Leicester LE5 3QG	Completion Date: 23.09.2022 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.
32	109 Swan Street, Sileby, Loughborough LE12 7NN	Completion date 22.09.2022
33	25 Abbey Cottages, Willenhall Lane, Binley, Coventry CV3 2EF	Completion date 22.09.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
34	60 Shrubbery Road, Drakes Broughton, Pershore WR10 2BE	Completion date 22.09.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
35	12 Seabrook Road, Milton, Weston-Super-Mare BS22 8JE	Completion date 22.09.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
36	12 Braysdown Lane, Peasedown St. John, Bath BA2 8HQ	Completion date 22.09.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.

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37	Ground Floor Flat, 34 Forest Road, Enfield EN3 6ST	Completion date 22.09.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
38	24 The Green, New Malden, Surrey KT3 3LD	Completion date: 22.09.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
39	20 Dunvan Close, Malling, Lewes BN7 2EY	Completion date: 22.09.2022
40	5 Ennerdale Way, Thatcham RG19 3UX	Completion date: 22.09.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
41	89 Hazelwood Close, Cambridge CB4 3SP	Completion date: 22.09.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
42	47 Grafton Road, Rushden NN10 0HT	Completion date: 22.09.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
43	2 Lime Grove, Darley Dale, Matlock DE4 2GS	Completion date 22.09.2022 We have enquired and the Seller has confirmed a new EPC will not be provided.
44	14 Telford Street, Hull HU9 3DU	Completion date: 22.09.2022 EPC is booked for 23/08 and the Certificate will be made available as soon as possible.

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Lot	Address	Amendment
47	11 Franklyn Close, Denton, Manchester M34 2HX	Postponed
48	137 Moor Lane, Salford M7 3GB	New guide price: £300,000+
51	7 Lime Tree Gardens, Selby YO8 4XU	Sold Prior
52	13 14 Anglo Wharf, 260 Wincolmlee, Hull HU2 0PZ	The address of the property on the Title Register is referred to as land lying to the east side of Wincolmlee, Kingston upon Hull
53	Bridlington House, 4 Bridlington Avenue, Kingston Upon Hull HU2 0DU	Completion Date: 23.09.2022
54	45-46 Sadler Gate, Derby, Derbyshire DE1 3NQ	Withdrawn
55	47 Sackville Street, Derby, Derbyshire DE23 8TD	We have not been provided with a copy of the HMO or with all of the Tenancy Agreements and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
56	25 Chatsworth Street, Derby, Derbyshire DE23 6NR	We have not been provided with a copy of the HMO or with all of the Tenancy Agreements and cannot therefore confirm the rental figure referred to in our marketing. 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
57	398 Uttoxeter New Road, Derby DE22 3HX	Postponed
58	Land and Buildings at Sandown Road, Derby DE24 8SR	Completion Date: 30.09.2022
61	Bentley Brook House, Cubley, Ashbourne, Derbyshire DE6 2EY	Postponed
62	Flat 10, 8 Eagle Parade, Buxton SK17 6EQ	Withdrawn
63	Land on the north east side of Knowts Hall, Riddings, Alfreton, Derbyshire DE55 4ES	Completion will take place 20 working days after the date of the Grant of Probate.
64	95 Cochrane Terrace, Stanton Hill, Sutton-In-Ashfield, Nottinghamshire NG17 3GN	Postponed
65a	10 Hatton Court, Mansfield, Nottinghamshire NG18 3QL	Completion date: 23.09.2022
66	467/467a Tamworth Road, Long Eaton, Erewash, Nottingham, Nottinghamshire NG10 3GR	Commercial EPC has been carried out and the Certificate will be made available as soon as possible. We cannot confirm the rental figure in our marketing. Prospective buyers must make all necessary independent enquiries prior to bidding as this will be binding.

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### Addendum as of 25 August 2022

Lot	Address	Amendment
68	Land On The East Side Of Station Road, Royston, Barnsley S71 4HN	Sold Prior
69	Plots 40 and 42, Land at Conisbrough, Garden Lane, Cadeby, Doncaster DN5 7SN	Completion date 19.09.2022 The form of TP1 will be prepared and sent to the buyers solicitor for signature after exchange.
70	Plots 44 and 46, Land at Conisbrough, Garden Lane, Cadeby, Doncaster DN5 7SN	Completion date 19.09.2022 The form of TP1 will be prepared and sent to the buyers solicitor for signature after exchange.
71	Flat 2, Lombard House, 41 Lombard Street, Newark NG24 1XG	Withdrawn
72	72 Hammonds Drive, Peterborough PE1 5AA	Postponed.
73	36 Willesby Road, Spalding PE11 2AX	We have not been provided with a copy of the Tenancy Agreement and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
74	11 Poole Street, Northampton, Northampton, Northamptonshire NN1 3EX	We have not received a copy of the C4 Approval for Full Planning for a change of use to a House of Multiple Occupation for 4 persons referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
75	6A Sandy Lane, Dereham NR19 2EA	EPC rating: C We have not been provided with a copy of the Tenancy Agreement and cannot therefore confirm the rental figure referred to in our marketing. 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
77	The Old Telephone Exchange 32A Church Road, Benson, Wallingford OX10 6SF	The land is subject to a Community Infrastructure Levy should the buyer proceed with the development in accordance with the planning documents included in the legal pack. The sellers have advised the fee is approximately £5000-£7500 upon commencement of the development.
81	Flat 1 Exchequer Grange, 17 Wootton Gardens, Bournemouth, Dorset BH1 1PW	We are required under the Estate Agents Act 1979 to declare any conflicts of interest. The seller is a company that is linked to individual representatives of our partner agent in the sale. Please contact us if you have any questions.
82	Flat 9 Exchequer Grange, 17 Wootton Gardens, Bournemouth, Dorset BH1 1PW	We are required under the Estate Agents Act 1979 to declare any conflicts of interest. The seller is a company that is linked to individual representatives of our partner agent in the sale. Please contact us if you have any questions.
83	70 and 72 Winner Street, Paignton TQ3 3BH	We cannot confirm the rental figure provided to us for our marketing. Prospective buyers are to view the legal pack and rely on their own inspections in this regard.
84	2 Church Street, South Brent TQ10 9AB	Withdrawn
85	32 Westfield Road, Southsea PO4 9ES	We have requested evidence of rent increase and cannot therefore currently confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
86	200 Cody Road, Farnborough GU14 0DB	We have not been provided with a copy of the Tenancy Agreement and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
88	90 Ennis Road, London SE18 2QT	Completion date by noon of 22 September 2022

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Lot	Address	Amendment
89	80 Church Road, Erdington, Birmingham, Birmingham, West Midlands B24 9BD	According to the lease agreement in the legal pack, the initial rent is £21,435.96 per annum.
90	274 Kingsbury Road, Erdington, Birmingham B24 8RB	According to the lease agreement in the legal pack, the initial rent is £15,311.40 per annum.
91	9 Harrison Road, Birmingham, West Midlands B24 9AB	Buyers are referred to special condition 5 in relation to occupancy. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
92	27 Hollywell Road, Birmingham B26 3BS	EPC Rating: D
95	Flat 11, College House, Bridge Road, Birmingham, West Midlands B8 3TE	Postponed
96	17 Blenheim Way, Great Barr, Birmingham, West Midlands B44 8LF	The seller's solicitor has confirmed that the property is now vacant. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
97	Baptist Chapel, Church Bank, Temple Grafton, Alcester B49 6NS	Sold Prior
98	Oaks Guest House, 25 School Road, Shirley, Solihull B90 2BB	Sold Prior

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Lot	Address	Amendment
100	1 Sandwell Villas, Sandwell Street, Walsall WS1 3ED	Completion Date: 23.09.2022
102	15 Leven Drive, Willenhall WV12 5FD	We have not been provided with a copy of the Tenancy Agreement and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
104	107 Ivanhoe Street, Dudley, West Midlands DY2 0YB	We have not been provided with a copy of the Tenancy Agreement and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
105	13 Sandfield Road, Stourbridge DY8 5UQ	We have not been provided with a copy of the Tenancy Agreement and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
106	2 Blowers Green Place, Dudley DY2 8XG	Withdrawn
107	64 Offmore Road, Kidderminster DY10 1SD	
109	Ground Rent - 15 Old Village Road, Barry CF62 6RA	Completion date 16.09.2022
110	Ground Rent - 17 Old Village Road, Barry CF62 6RA	Completion date 16.09.2022

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111	36 Greys Crescent, Tir-Y-Berth, Hengoed CF82 8AL	EPC is booked for 18/08 and the Certificate will be made available as soon as possible.
114	81 Maes Deri, Ewloe, Deeside CH5 3UW	Completion Date: 22.09.2022 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.
115	Whitewings Farm, Foxs Bank Lane, Whiston, Prescot L35 3SU	The registered title describes the property as "Land on the East side of Foxs Bank Lane, Whiston". Buyers are referred to the Council breach of planning letter within the legal pack.
116	Sporting Ford, Hough Green Road, Widnes WA8 4PG	Sold Prior
117	7 Ashbridge Road, Failsworth, Manchester, Lancashire M35 9NS	Completion date 22.09.2022 New guide price: £215,000+
118	610, 612 and 614 Stockport Road, Longsight, Manchester M13 0RQ	Withdrawn
119	33 Oswald Street, Reddish, Stockport SK5 6QY	Sold Prior
120	Ground Rent, 14 Sandringham Drive, Liverpool L17 4JW	Postponed

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Lot	Address	Amendment
121	Plots 3 and 4, Land lying to the South East of Grane Road, Haslingden, Rossendale, Lancashire BB4 4BH	Completion 15.09.2022
122	Plots 7 and 8, Land lying to the South East of Grane Road, Haslingden, Rossendale, Lancashire BB4 4BH	Completion date 15.09.2022
123	299 Ainsworth Lane, Bolton BL2 2QN	Postponed
124	713 Bacup Road, Rossendale BB4 7EU	Withdrawn
125	2 Mill Street and 42-44 Church Street, Great Harwood, Blackburn BB6 7NN	Completion date 23.09.2022
126	25 Douglas Avenue, Bury BL8 2RQ	Sold Prior
127	6B Lune Street, Preston PR1 2NL	Completion date 22.09.2022
128	Land on the North West side of Mill Lane, Boothtown, Halifax HX3 6TR	Completion Date 23.09.2022

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129	Land and buildings at Caygill Terrace, Skircoat Road, Halifax HX1 2RB	Completion Date 23.09.2022
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130	58 Pow Street, Workington, Cumbria CA14 3AB	Completion date 23.09.2022
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132	16 Monterey, Washington, County Durham NE37 2RG	Sold Prior
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133	49 Cowpen Road, Blyth, Northumberland NE24 5TZ	Sold Prior
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134	Sundial House, 29 High Street, Skelton-in-Cleveland, Saltburn-by-the-Sea, North Yorkshire TS12 2EF	Completion date 08.09.2022 Prospective buyers are referred to copy email communications added to the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
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