

# Addendum

## Auction: 27 October 2022

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| Lot | Address   | Amendment   |
|-----|---|---|
| 2   | 69 Bethulie Road, Derby DE23 8US  | Completion will take place in 6 weeks of the contract date or 5 working days following receipt, by the buyer's solicitors, of the certified copy of the Grant of Probate for the estate of Iris Ethel Verney, whichever is later.   |
| 3   | Former Pinxton Youth Centre, Kirkstead Road, Pinxton, Nottingham NG16 6NA | Completion date: 24.11.2022   |
| 6   | The Newlands, Royal Walk, Cheadle, Staffordshire ST10 1EH                 | Completion date: 08.12.2022   |
| 7   | 46 Gordon Street, Northampton NN2 6BZ                                     | Sold Prior  |
| 8   | 13 Winchelsea Road, Rye TN31 7EJ  | Completion Date: 24.11.2022   |
| 9   | 81 Meeting Street, Quorn, Loughborough, Leicestershire LE12 8EU           | We have not received evidence of rent increase and therefore cannot confirm the rental figure listed in the property description. Buyers are to rely on their own inspections in this regard.   |
| 13  | 35 North Street, Huthwaite, Sutton-In-Ashfield, Nottinghamshire NG17 2PE  | Sold Prior  |
| 15  | 12 Chatsworth Crescent, Allestree, Derby DE22 2AN                         | Completion will be on a date to be agreed by the seller and the buyer but not more than 15 working days from the date of the auction, unless the Grant of Probate has not been issued by the Probate Registry and is not available by the auction date, in which case completion shall be 10 working days after the Grant is produced to the Buyers solicitors. |

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| 17  | 141 Boulton Lane, Derby, Derby, Derbyshire DE24 0FH                | EPC Rating: E  |
| 19  | 15 -16 Charnwood Street , Derby DE1 2GT                            | We have been contacted by a neighbour regarding access to parking. The seller and her late husband purchased the property 22 years ago. Various tenants have parked at the rear of the property during all that period of time. The right to access has not been raised with the seller in any form, orally or otherwise by any owners of adjoining or adjacent properties at any time during the period of ownership. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.<br>We have also been informed by the seller that the tenants will be vacating and the legal pack |
| 20  | 19 The Leys, Hathern, Loughborough LE12 5HX                        | Please note the documents contained in the legal pack in relation to access. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.  |
| 21  | 7 King Street, Sileby, Loughborough, Leicestershire LE12 7LZ       | Postponed  |
| 23  | 78 Collingham Road, Leicester LE3 2BA                              | Completion Date: 24.11.2011  |
| 24  | 124 Knighton Road, Leicester, Leicestershire LE2 3TQ               | Completion date 24.11.2022<br>The tenancy agreement shows a higher rental figure than that listed in our property description. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.  |
| 25  | Apartment 5 Belvoir House, 33-37 Belvoir Street, Leicester LE1 6SL | Completion Date: 24.11.2022  |
| 29  | 7 Carnoustie Close, Kirkby-In-Ashfield, Nottingham NG17 8NF        | Completion Date: 24.11.2022  |

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| 35  | 90 Ennis Road, London SE18 2QT   | Completion Date 24.11.2022  |
| 36  | 23 The Cottages, Station Road, Wrington, Bristol BS40 5LH                              | Postponed.<br>In addition to the Purchase Price the Buyer will pay to the Seller on completion an additional payment of £350.23 (including VAT) to reimburse the cost of the property searches and £1,200 (including VAT) towards the Seller's legal fees.  |
| 37  | 80 Woodway Lane, Coventry CV2 2EJ  | Postponed   |
| 38  | The Boathouse and Moorings, Syston Road, Cossington, Leicester, Leicestershire LE7 4UZ | Buyers are referred to the Overage Agreement in the legal pack. Enquiries should also be made in relation to the moorings as the legal pack does not include any confirmation in this respect. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 39  | 277 Melton Road, Leicester LE4 7AN   | Completion date: 16.11.2022   |
| 41  | Church Lane House, Church Lane, Ravenstone, Coalville LE67 2AE                         | Postponed   |
| 44  | 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.   |
| 49  | 59 Ebenezer Street, Hednesford, Cannock, Staffordshire WS12 4HD                        | New guide price: £350,000+  |

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|-----|---|--|
| 53  | Land at A50 J1 London Road, Shardlow, Derby DE72 2HN  | The title confirms the land is known as "land lying to the north west of Tamworth Road, Hemington, Derby"  |
| 54  | Apartments 1 and 2 Park Farm Mews, Park Lane, Shirland, Alfreton DE55 6AX                     | On completion the buyer will pay in addition to other monies due a sum of £400 being a contribution to the search fees and legal fees incurred by the seller and in addition to other monies due a sum of £1194 (inc VAT) being the Auctioneers fees.<br>The correct address is 1 Park Farm Mews, Park Lane. |
| 55  | 96-98 High Street, 37 Cressy Road, First Floor Flats 39 and 40 Cressy Road, Alfreton DE55 7BE | New guide price £275,000+<br>The tenant of 39 Cressy Road is due to vacate on 14.11.2022   |
| 56  | Land and Stables at Ogston Lane, Off Main Road, Higham, Alfreton, Derbyshire DE55 6EF         | Sold Prior   |
| 57  | Land adjacent to 40 Garden Crescent, South Normanton, Alfreton, Derbyshire DE55 2AX           | Postponed  |
| 58  | Land at Nook End Road, Heanor, Derbyshire DE75 7QQ  | Completion Date: 06.12.2022  |
| 60  | 398 Uttoxeter New Road, Derby DE22 3HX  | Withdrawn  |
| 64  | 24 Shropshire Avenue, Derby DE21 6EU  | Sold Prior   |

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|-----|--|--|
| 65  | 7 Back Lane, Ilkeston, Derbyshire DE7 8EJ  | Sold Prior   |
| 67  | 1 and 2 War Farm Cottages, Rough Lane, Off Yeldersley Lane, Bradley, Ashbourne DE6 1PH | Please Note: The guide price has been increased to £575,000+   |
| 67b | 4, 5 and 6 Parker Mews, Ferryhill DL17 8JY   | Please be advised that the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding. |
| 69  | 26 Heath Street, Chesterton, Newcastle ST5 7PY   | Completion Date: 24.11.2011  |
| 70  | 274a Hednesford Road, Heath Hayes, Cannock WS12 3DS                                    | The property is also known as 272 Hednesford Road.   |
| 76  | The Dell, Peterbrook Road, Shirley, Solihull, West Midlands B90 1HZ                    | Postponed  |
| 77  | 71 St. Johns Close, Knowle, Solihull B93 0NN   | The property is sold subject to tenancy.   |
| 81  | 51 Hawkesbury Road, Aylestone, Leicester, Leicestershire LE2 8EQ                       | Sold Prior   |

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|-----|---|--|
| 82  | 101 Wigston Lane, Aylestone, Leicester, Leicestershire LE2 8TJ        | Completion Date: 22.12.2022<br>EPC Rating: E   |
| 83  | 64 Bruce Street, Leicester, Leicestershire LE3 0AG                    | Completion Date: 08.12.2022  |
| 84  | 23A Bewicke Road, Leicester, Leicestershire LE3 1BA                   | 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. |
| 85  | 18 The Drive, Scraptoft, Leicester LE7 9TH                            | Postponed  |
| 86  | 14 Byron Close, Enderby LE19 4QB                                      | Postponed  |
| 87  | 109 Swan Street, Sileby, Loughborough LE12 7NN                        | Withdrawn  |
| 88  | 19 and 21 Hall Croft, Shepshed, Loughborough, Leicestershire LE12 9AN | Postponed  |
| 89A | 3 and 5 Bell Street, Wellington, Telford TF1 1LS                      | Sold Prior   |

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| Lot | Address  | Amendment   |
|-----|--|---|
| 89B | 42 Uttoxeter Road, Handsacre, Rugeley WS15 4DN                           | Withdrawn   |
| 92  | Basement Flat 3, 189 Fulham Palace Road, London W6 8QX                   | 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. We have been informed by the vendor they currently have a rental offer of £2,145 per month.  |
| 92a | Flat 45, 19 Page Street, London SW1P 4JX                                 | Completion date: 24.11.2022   |
| 95  | Flat 4A Craddocks Parade, Ashted KT21 1QL                                | Completion Date 24.11.2022<br>We have not been provided with a copy of the Tenancy Agreement or with confirmation that the property is currently tenanted. The buyer will take the property as it stands on completion. Current ground rent is also to be confirmed. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 98  | Land on the south side of Regent Court, Stoke Poges Lane, Slough SL1 3LF | Completion Date: 24.11.2022<br>New guide price: £90,000+  |
| 99  | 48 and 51 Market Square, Bicester OX26 6AJ                               | Postponed   |
| 100 | Units 2 3 and, 4 Westbury Mall, Edward Street, Westbury BA13 3DR         | Postponed   |
| 101 | 2 The Old Coach House, Culverden Street, Tunbridge Wells, Kent TN4 8AD   | Postponed   |

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| Lot | Address  | Amendment   |
|-----|--|---|
| 104 | 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.   |
| 105 | Flat 1, 8 North Street, Ashburton, Newton Abbot TQ13 7QD                                       | Completion date: 24.11.2022<br>According to the AST the rental income is £500 pcm.  |
| 106 | Flat 2, 8 North Street, Ashburton, Newton Abbot TQ13 7QD                                       | Completion date: 24.11.2022   |
| 107 | 67a Milton Road, Portsmouth PO3 6AN  | Completion date: 24.11.2022<br>According to the AST the rental income is £495 pcm. We have requested evidence of rental increase to the advertised rental income of £625 pcm but this is not yet received. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 109 | Land lying to the North east of Weaver Hall Farm, Weaver Hall Lane, Darnhall, Winsford CW7 4EB | Postponed   |
| 110 | 8 and 10 Church Road, Cheadle Hulme, Cheadle SK8 7JU   | No tenancy agreement has been provided for the detached garage and we therefore cannot confirm the rental figure listed in the property description. Buyers are to rely on their own investigations in this regard.   |
| 112 | Land South of 335 Bacup Road, Gorpley Road, Todmorden OL14 7HN                                 | Completion Date: 24.11.2022   |
| 113 | Gelli Gaer, Caradoc Road, Aberystwyth SY23 2JY   | The property is sold subject to tenancy and is not sold with vacant possession as set out in our marketing. Please see amended legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.   |

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|-----|--|---|
| 115 | 67 New Ferry Road, Wirral CH62 1BH                       | Completion Date: 24.11.2022                             |
| 116 | 57 Tudor Street, Liverpool L6 6AG                        | Postponed   |
| 117 | Everton Water Tower, Margaret Street, Liverpool L6 2HW   | Postponed   |
| 118 | 3 Fountains Road, Kirkdale, Liverpool, Merseyside L4 1QH | Postponed   |
| 119 | 56 Garthland Road, Hazel Grove, Stockport SK7 4PB        | Completion Date: 24.11.22<br>New guide price: £165,000+ |
| 120 | 149 Rawsthorne Avenue, Gorton, Manchester M18 7GA        | Postponed   |
| 121 | 155 Rawsthorne Avenue, Gorton, Manchester M18 7GA        | Postponed   |
| 122 | 157 Rawsthorne Avenue, Gorton, Manchester M18 7GA        | Postponed   |

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| 123 | 161 Rawsthorpe Avenue, Gorton, Manchester M18 7GA      | Postponed  |
| 124 | 33 Crimsworth Avenue, Manchester M16 0EB               | Completion Date: 24.11.2022  |
| 125 | 39 Wyndale Road, Oldham OL8 3DB                        | EPC Rating: E  |
| 126 | Egerton Arms, 157 Egerton Street, Oldham OL1 3QJ       | EPC: N/A<br>New guide price: £275,000+<br>It is believed the tenure of the property is part freehold/part leasehold, the leasehold element being for a term of 999 years from 2.11.1861. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.  |
| 127 | 265 and 267 Durers Lane, Radcliffe, Manchester M26 2GN | New guide price: £300,000+<br>Completion Date: 24.11.2022<br>Please be advised that a copy of the freehold title and also the tenancy agreement(s) have been requested, but are currently not available. We cannot therefore clarify the rent 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. |
| 131 | 2 Hyde Grove, Worsley, Manchester M28 3SF              | Completion will take place within 20 business days following the auction, or within 10 business days of the Grant of Probate being issued, whichever is the later, or unless otherwise agreed by all parties.  |
| 132 | 238 - 240 Ribbleton Lane, Preston PR1 5LD              | Withdrawn  |
| 134 | 4 St. Bedes Avenue, Blackpool, Lancashire FY4 1AQ      | Sold Prior   |

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|-----|--|---|
| 136 | 80A Oxford Road, Fleetwood FY7 7EF   | Sold Prior  |
| 137 | 39 Main Street, Gorebridge EH23 4BX  | The correct house number is 39, not 35 as initially referred to. The buyer will be purchasing the property in accordance with the Gorbridge Disposition document. The property is not English Freehold as specified in our marketing. |
| 139 | 2 Mill Street and 42-44 Church Street, Great Harwood, Blackburn BB6 7NN                | Completion Date: 24.11.2022   |
| 140 | 13 Alma Place, Clitheroe BB7 2LF   | Completion Date: 24.10.22   |
| 141 | Apartment 7, The Hub, Caygill Terrace, Halifax HX1 2NF                                 | Completion Date: 24.11.2022   |
| 142 | Apartment 39, The Hub, Caygill Terrace, Halifax HX1 2NF                                | Completion Date: 24.11.2022   |
| 143 | 326 Huddersfield Road, Mirfield, North Yorkshire WF14 9DQ                              | Completion Date: 24.11.2022   |
| 144 | Apts 23, 24, 29, 30, 31 and 36 Aspect 3, Edward Street, Netherthorpe, Sheffield S3 7GE | Postponed   |

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