

Addendum



**Property
Auctions**

Auction: 29 September 2022

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Addendum as of 29 September 2022

Lot	Address	Amendment
1	11 Alexander Drive, Timperley, Altrincham, Greater Manchester WA15 6NF	EPC Rating: F Completion Date: 27.10.2022
2	Former Worthington Methodist Church, Main Street, Worthington, Leicestershire LE65 1RP	Completion shall take place 20 business days after the contract date or earlier by mutual consent of both parties.
4	1 Lang Road, Alvaston, Derby DE24 0GB	Postponed
5	88 Brunswick Street, Derby DE23 8TQ	The legal pack does not confirm the rent payable in accordance with our marketing. Buyers are also to note the Derby City Council Improvement Notice correspondence within the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
6	104 Madeley Street, Derby DE23 8EX	Part let, part vacant currently producing £9,620 per annum
10	109 Urban Road, Sale, Greater Manchester M33 7TS	Completion will take place 28 days from the date of exchange of contracts or 7 working days from the date the Seller's title is registered at the Land Registry, whichever is the later. The property is sold subject to a subsisting tenancy. No written tenancy agreement is included within the legal documents.
12	2 Woodhorn Road, Newbiggin-By-The-Sea NE64 6HZ	New Guide Price: £46,000+ Completion Date: 27.10.2022
15	Land at Ravenstor Road, Wirksworth DE4 4FY	Completion Date 08.11.2022 Buyers are referred to the Overage Agreement (in the Form TR1) and also to the Notice for Auction both contained in the 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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16	239 Radford Road, Nottingham NG7 5GU	Completion Date 13.10.2022 Buyers are to note the Local Authority Emergency Prohibition Order correspondence within the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
17	237 Radford Road, Nottingham NG7 5GU	Completion Date 13.10.2022 Buyers are to note the Local Authority Emergency Prohibition Order correspondence in relation to 239 Radford Road within the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
19	1 Barratt Close, Leicester, Leicestershire LE2 2AN	Sold Prior
20	153 Wanlip Lane, Birstall, Leicester, Leicestershire LE4 4GL	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 Grant of Letters of Administration have not been issued by the Probate Registry and are not available by the date of the auction, in which case completion shall be 10 working days after the Grant is produced to the successful buyers solicitors/conveyancers.
21	Land and buildings on the east side of Appleby Hill Road, Austrey, Atherstone, Warwickshire CV9 3ER	Buyers are referred to the email from the Council in relation to the planning position. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
22	11 Coventry Road, Hinckley LE10 OJR	Buyers are referred to the 'Property Note' within the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
23	3 Boundary Road, Birmingham, West Midlands B23 6GN	We have not been provided with copies of Lease, leasehold sale pack or searches. The title received confirms the Lease is for a term of 150 years from September 2004. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
24	73 Tintern Road, Birmingham B20 3HL	We have not been provided with evidence of the rental figures 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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25	38 Talbot Street, Briercliffe, Burnley BB10 2HW	New Guide Price: £64,000+ Completion Date: 27.10.2022
26	Eagley Coach House, Andrew Lane, Bolton BL1 7HR	Postponed
27	303 Otley Road, Adel, Leeds LS16 6EY	Completion date: 27.10.2022 According to the AST, the rental income is £930 pcm.
28	80A Oxford Road, Fleetwood FY7 7EF	New Guide Price: £72,500+ Completion date 27.10.2022
29	10 Talisman Close, Murdishaw, Runcorn WA7 6JS	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.10.2022
30	3 Cartwright Drive, Gnosall, Stafford ST20 0DU	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.10.2022
31	59 Ashburton Road, Bristol BS10 5QH	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.10.2022
32	58 Culver Lane, Earley, Reading RG6 1DY	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.10.2022

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Lot	Address	Amendment
33	29 Fallowfields, Bicester OX26 6QT	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.10.2022
34	23 Longwood Lane, Amersham HP7 9EN	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.10.2022
35	Shangri-La, 14 Cannell Road, Loddon, Norwich NR14 6DW	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.10.2022
36	43 North Walsham Road, Norwich NR6 7QA	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.10.2022
37	27 Pennington, Orton Goldhay, Peterborough PE2 5RB	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.10.2022
38	27 Lime Road, Southam CV47 1EQ	We have enquired and the Seller has confirmed a new EPC will not be provided. Completion Date: 27.10.2022
39	179 Boulton Grange, Telford TF3 2LQ	Completion Date: 27.10.2022
42	Scarsdale House Farm, Loscoe Denby Lane, Loscoe, Derbyshire DE75 7RX	Legal pack and Title confirms the property as Land on the east side of Scarsdale House Farm, and Land on the west side of 71 Loscoe Denby Lane, (which we understand to be jointly known as Scarsdale House Farm), Loscoe, Derbyshire DE75 7RX.

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Lot	Address	Amendment
43	Apartment 10, Amber House, Railway Terrace, Derby DE1 2RU	The property is sold with vacant possession. Leasehold information confirms: Length of lease: For a term of 999 years from 1.1.2017. Ground rent: N/a Current service charge: £507.16 pa plus S20 works £392.72 Service charge review period: Please see Lease.
45	Former Zion Methodist Church, 119 Market Street, South Normanton, Derbyshire DE55 2AA	Completion Date: 27.10.2022
46	Land and Stables at Ogston Lane, Off Main Road, Higham, Alfreton, Derbyshire DE55 6EF	Postponed
55	53 Philip Road, Newark, Nottinghamshire NG24 4PD	Sold Prior
56	Land adjacent to 53 Philip Road, Newark NG24 4PD	The land is registered as Land on the east side of 53 Philip Road, Newark NG24 4PD
57	York House, St. Marys Gate, Chesterfield S41 7TH	Sold Prior
59	Mercaston Lane Cottage, Mercaston Lane, Ashbourne, Derbyshire DE6 3BH	Postponed
60	Chestnut Farmhouse, Sheffield Road, Chapel-En-Le-Frith SK23 0QS	Sold Prior

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Lot	Address	Amendment
61	6A Tudor Road, Wilmslow SK9 2HB	Sold Prior
62	Land South of 335 Bacup Road, Gorpley Road, Todmorden OL14 7HN	New guide price: £40,000+ Completion date: 27.10.2022
63	Land to the rear of 66 Aldbourne Way, Birmingham B38 9UP	Postponed
64	Land known as Plot C, Greenlawns, St Marks Rd, Tipton, West Midlands DY4 0SU	The land is registered as: Land on the north side of St Marks Road, Tipton To clarify registration of the seller's purchase of part of the title is pending and the extent of the land offered for sale is that shown in the TP1 plan.
65	76 Vista Green, Birmingham B38 9PD	Completion Date: 27.10.2022 The auctioneers have not seen a copy of the tenancy agreement and therefore cannot verify the rental income.
68	66 Mountcastle Road, Leicester, Leicestershire LE3 2BX	Postponed
70	21A Biddle Road, Leicester LE3 9HJ	Withdrawn
72	109 Swan Street, Sileby, Loughborough LE12 7NN	Postponed

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Lot	Address	Amendment
74	Land at Nook End Road, Heanor, Derbyshire DE75 7QQ	Completion Date: 08.11.2022 The land is registered as Land on the west side of 16 Nook End Road, Heanor.
75	14 Brindley Court, Wilkins Drive, Allenton, Derby, Derbyshire DE24 8YR	Buyers are to note the high sums payable in addition to the purchase price as set out in the auction special conditions. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
76	45 Peel Street, Derby DE22 3GJ	New Guide Price: £100,000+
78	398 Uttoxeter New Road, Derby DE22 3HX	Postponed
82	26 Heath Street, Chesterton, Newcastle ST5 7PY	Postponed
83	30 and 32 Westgate, Dewsbury WF13 1BL	Completion Date 27.10.2022
84	17 Yeoman Street, Redcar TS10 2BQ	Completion Date 27.10.2022
85	5 Herschell Street, Redcar TS10 2AG	Completion Date 27.10.2022

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Lot	Address	Amendment
86	15 Queen Street, Redcar TS10 1AB	Completion Date 27.10.2022 Tenant email, assignment and notice have recently been added to the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
87	22 Mark Avenue, Stockton-On-Tees TS20 1NG	Completion Date: 27 October 2022
89	Apartment 39, The Hub, Caygill Terrace, Halifax HX1 2NF	Postponed
90	Apartment 7, The Hub, Caygill Terrace, Halifax HX1 2NF	Postponed
91	86 Sandhall Lane, Halifax HX2 0DH	Completion Date: 27.10.2022
92	Land on the North West side of Mill Lane, Boothtown, Halifax HX3 6TR	Postponed
93	Land and buildings at Caygill Terrace, Skircoat Road, Halifax HX1 2RB	Postponed
96	2 Mill Street and 42-44 Church Street, Great Harwood, Blackburn BB6 7NN	Completion Date 27.10.2022

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Lot	Address	Amendment
98	11 Franklyn Close, Denton, Manchester M34 2HX	Withdrawn
99	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.
100	97-99 High Street, Wavertree, Liverpool L15 8HF	Postponed
101	175 Kensington, Liverpool L7 2RF	Completion Date 28.11.2022
102	Ground Rent, 14 Sandringham Drive, Liverpool L17 4JW	Postponed
104	33 Buxton Road, Birkenhead CH42 1PA	Withdrawn
105	4 Saville Rise, Winsford CW7 2DZ	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. Completion date: 27.10.22.
106	Land on the South-West side of Crown Lane, Wychbold, Worcestershire WR9 0BX	Buyers are referred to the local land charge entry in the Local Search. 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
108	Land on the south side of Regent Court, Stoke Poges Lane, Slough SL1 3LF	Completion Date: 27.10.2022
109	Flat 45, 19 Page Street, London SW1P 4JX	The completion date is 28 days after the Contract Date and there are additional fees to pay, on top of the purchase price, noted in the special conditions.
110	90 Ennis Road, London SE18 2QT	Completion Date 27.10.2022 Buyers are referred to the legal pack which evidences proposed HMO only. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
111	31 Olive Street, Derby DE22 3RH	Sold Prior
112	Land Adjacent to 67 Chiltern View Road, Uxbridge UB8 2PF	Title confirms the land as "Land at the back of No 17, 18, 19, 20, 21 and 22 Alexandra Road Uxbridge UB8 2PQ"
113	2 Church Street, South Brent TQ10 9AB	Withdrawn
114	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.
116	37 Kirkwall Road, Plymouth PL5 3TL	Postponed

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117	Land Opposite Clay Pightles, Stoke Row Road, Kingwood, Henley-On-Thames RG9 5NU	The title confirms the land is known as " Land lying to the south of Albury, Stoke Row Road, Kingwood, Henley-On-Thames, RG9 5NX"
120	Land on the east side of A149 , (Between Bypass And Former Railway Line), Dersingham, Norfolk PE31 6WL	The lot is registered as Land on the east side of A149, Dersingham, King's Lynn
122	Village Hall, Mareham-Le-Fen, Boston PE22 7RW	Buyers are to note that the sale only includes the area edged red on the plan included in our marketing which for the avoidance of doubt does not include a part of the neighbouring grass area. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
124	20 Navigation Road, Stoke-On-Trent ST6 3BF	Postponed
125	24 Navigation Road, Stoke-On-Trent ST6 3BF	Postponed
126	12 Alderley Rise, Stoke-On-Trent ST6 3EN	Postponed
127	16 Alderley Rise, Stoke-On-Trent ST6 3EN	Sold Prior
130	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.

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131	The Dell, Peterbrook Road, Shirley, Solihull, West Midlands B90 1HZ	Postponed
132	10 Westwood Road, Birmingham B6 7DU	Previously let at £550 per calendar month.
136	133-135 High Street, Pensnett, Brierley Hill, West Midlands DY5 4EA	Withdrawn
139	274a Hednesford Road, Heath Hayes, Cannock WS12 3DS	The property is also known as 272 Hednesford Road.
140	18 Windsor Street, Thurnscoe, Rotherham S63 0HB	Postponed
141	167 Dodworth Road, Barnsley, South Yorkshire S70 6HW	Withdrawn
142	326 Huddersfield Road, Mirfield, North Yorkshire WF14 9DQ	Completion Date: 27.10.2022
143	2 Lion Brow, Manchester M9 8FF	Sold Prior

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144	395 Heywood Old Road, Middleton, Manchester M24 4GP	Buyers are to note we are selling Title Numbers LA300448, GM845373, MAN106316. The sale includes Freehold and Leasehold Titles and it may therefore be necessary for further consents to be sought in relation to any planning. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. EPC Rating: D Completion Date: 27.10.22
145	16 Brendon Avenue, Manchester M40 9DN	Completion Date: 27.10.2022
147	Flat 28, Carmel Court, 14 Holland Road, Manchester M8 4NP	Sold Prior
148	Flat 35, Carmel Court, 14 Holland Road, Manchester M8 4NP	Sold Prior
149	163-165 Holborn Street, Rochdale OL11 4QE	Sold Prior
151	299 Ainsworth Lane, Bolton BL2 2QN	Sold Prior
152	68 Lea Road, Wirral, Wallasey, Merseyside CH44 0DU	Sold Prior

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