

# Addendum

## Auction: 26 January 2023

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Addendum as of 26 January 2023

Lot	Address	Amendment
1	74 Margaret Street, West Bromwich B70 8LF	Completion Date: 23.02.2023
4	49 Kirkdale Road, South Wigston, Leicestershire LE18 4SR	Completion date is to be 30 working days or 10 working days of receipt of Grant of Probate
5	12 Hull Road, Blackpool FY1 4QB	Legal Fee Contribution the fee of £4,000, plus VAT Search Fees £266.40 inclusive of VAT Completion Date: 23.02.2023
6	35 High Street, Uttoxeter ST14 7HN	New Guide Price: £68,000+
7	The Old School House, 110 Nottingham Road, Somercotes, Alfreton DE55 4LY	New Guide Price: £155,000+ Buyers are referred to the Overage Agreement in the legal pack (TP1). Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
8	Flat 19, Station House, Station Road, Batley WF17 5SP	Completion Date: 16.02.2023 The register confirms the address as Flat 19, 1 Soothill Lane, Batley, WF17 5ST
10	12 Blessington Road, London SE13 5EB	The lease has 36 years remaining and the seller purchased the property in November 2022, so owned less than 6 months, making it suitable for cash buyers only.
11	7 The Square, Mickleover, Derby DE3 0DD	Sold Prior

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Lot	Address	Amendment
12	31 Draycott Drive, Mickleover, Derby, Derbyshire DE3 0QE	Completion Date: 09.03.2023
15	Development Site at Blind Lane, Bolsover, Chesterfield S44 6SB	Completion Date: 16.02.2023
16	Building Plot on Duke Street, Creswell, Worksop S80 4AS	Sold Prior
17	Flat 4, Victoria Gardens, 36 Victoria Park Road, Leicester LE2 1XB	Sold Prior
18	24 Battenberg Road, Leicester LE3 5HA	Completion Date: 16.02.2023
19	14 Byron Close, Enderby LE19 4QB	We have been informed that there has been a leak in the loft at the property. There is damage to the ceiling and décor of the lounge. Seller has confirmed that all repair works will be completed prior to completion.
22	Flats 1 & 3, 17 Duffield Road, Derby DE1 3BB	Completion Date 16.02.2023 There is no gas at this property despite the reference to gas in the PIF which has been completed by the seller in error. We have not been provided with HMO documents. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
30	54 Piccadilly, Stoke-On-Trent, Staffordshire ST1 1EG	VAT is payable unless the transaction is treated as a transfer of going concern

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Lot	Address	Amendment
31	151 Stanley Grove, Manchester M18 7DL	Completion Date: 23.02.2023
32	57 Tudor Street, Liverpool L6 6AG	Completion will take place 15 business days following the auction or 5 business days following receipt, by the seller's solicitors, of the completed RX4 form whichever is later. We understand the tenant to be in rental arrears. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
32a	23 Gotham Road, Wirral CH63 9NG	EPC Rating: E
33	4A and 4B Alfred Street, Rushden NN10 9YS	Sold Prior
34	37 and 37A High Street, Rushden NN10 0QE	Sold Prior
35	35 35A 35B and 35C High Street, Rushden NN10 0QE	Sold Prior
36	39 High Street, Rushden NN10 0QE	Sold Prior
37	Apartment 19, Sun House, 9 Bennetts Hill, Birmingham, West Midlands B2 5RS	Lease is for a term 150 years (less 5 days) from 24 December 2002.

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Lot	Address	Amendment
38	Flat 39, College House, Bridge Road, Birmingham B8 3TE	The property is tenanted however the legal pack does not confirm the rental figure as 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.
40	Flat 51, College House, Bridge Road, Birmingham, West Midlands B8 3TE	Completion is to take place in accordance with special condition 5f. The property is tenanted however we have not been provided with a copy of the AST and the legal pack does not confirm the rental figure as 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.
42	Ground Rents to 7 Berkley Crescent, Birmingham B13 9YD	Withdrawn
43	24 Yenton Grove, Birmingham B24 0HZ	Please note: Currently producing £28,800 per annum. Completion Date: 23.02.2023
44	1 Hilton Street, Wolverhampton, West Midlands WV10 0LF	Postponed
45	855 and 857 Bristol Road South, Northfield, Birmingham B31 2PA	We have not been provided with a copy of the Postponed. Tenancy Agreement(s) and/or Lease(s) 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.
46	14 The Green, Stretton, Burton-On-Trent, Staffordshire DE13 0EQ	Completion Date: 09.03.2023
48	9-10 Market Place, Burton-On-Trent, Staffordshire DE14 1HA	The EPC has been booked for 9th February and the Certificate will be made available as soon as possible.

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Lot	Address	Amendment
51	1 St. Quentin Close, Derby DE22 3JT	Completion Date 10.02.2023
53	26 West Bank Avenue, Derby DE22 1AP	Completion Date: 23.03.2023
55	14 Birch Close, Alfreton, Derbyshire DE55 7ET	Postponed
56	4 The Keep, East Leake, Rushcliffe, Loughborough, Leicestershire LE12 6ND	Postponed
59	727 Welford Road, Leicester LE2 6HX	We have been informed that the seller will be removing the boiler from the property prior to completion and that this will not be included in the sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
60	35 Healey Street, South Wigston, Leicestershire LE18 4PY	Sold Prior
62	37A, 39 and 41 Regent Street, Hinckley LE10 0BA	Completion Date: 16.02.2023
64	38-40 Tontine Street, Stoke-On-Trent ST1 1LY	Completion Date: 16.02.2023

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Lot	Address	Amendment
65	72 Albion Road, New Mills, High Peak SK22 3EY	Sold Prior
67	Storage Units, Bracken House, Charles Street, Manchester M1 7BD	Postponed
68	30 Bridge Road, Woolston, Warrington WA1 4AT	Completion Date: 23.02.2023
69	11 The Lees, Great Sankey, Warrington WA5 3AF	Withdrawn
70	14 Beatrice Road, Bolton BL1 3BP	Sold Prior
71	13 Beatrice Road, Bolton BL1 3BP	Sold Prior
72	18 Hurst Street, Bolton, Greater Manchester BL3 3JF	Sold Prior
73	27 Mckean Street, Bolton, Greater Manchester BL3 2AN	Sold Prior

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74	119 Ruskin Street, Liverpool L4 3SJ	Sold Prior
75	69 Roxburgh Street, Liverpool L4 3SZ	Sold Prior
76	68 Hale Road, Walton, Liverpool L4 3RW	Sold Prior
77	84 Garnett Avenue, Liverpool L4 1TS	Sold Prior
78	43 Bellamy Road, Liverpool L4 3SB	Sold Prior
79	43 Hahnemann Road, Liverpool L4 3RZ	Sold Prior
80	69 Margaret Road, Walton, Liverpool L4 3RX	Sold Prior
81	131 Hollingreave Road, Burnley BB11 2HU	Sold Prior

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Lot	Address	Amendment
82	77 Raglan Road, Burnley BB11 4LB	Sold Prior
83	17 Reedyford Road, Nelson BB9 8LL	Sold Prior
84	Flats 1-7, 24 and 26 Ingrow Lane, Keighley BD21 5EE	Sold Prior
85	16 Balmoral Road, Northampton NN2 6LA	Sold Prior
86	30 Semilong Road, Northampton NN2 6BT	Sold Prior
87	36 Greenside, Northampton NN3 2AJ	Sold Prior
88	Flats 1, 2 and 3, Cherrys Yard, Backway Road, Bicester OX26 6PD	Postponed
89	27 Swallowfield Park, Swallowfield, Reading RG7 1TG	Postponed. Completion Date 23.02.2023

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Lot	Address	Amendment
90	3 Alpine Gardens, Bath BA1 5PB	Sold Prior
91	Sundial House, High Street, Chipping Campden, Gloucestershire GL55 6AG	Completion Date 23.02.2023 Seller's solicitor has confirmed that application has been made to HM Land Registry for amendment to the plan to the Property. The rectified plan will be provided on receipt. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
92	Units 2 3 and, 4 Westbury Mall, Edward Street, Westbury BA13 3DR	Completion Date 16.02.2023
93	41A Market Street, Hatherleigh, Okehampton EX20 3JP	Completion Date: 23.02.2023
94	384a Old London Road, Hastings TN35 5BB	Completion Date: 23.02.2023
96	90 Ennis Road, London SE18 2QT	Postponed
97	Unit 7, 5 Eastfields Avenue, London SW18 1FU	The completion date is to take place 5 business days after the Seller has given notice to the Buyer that the licence has been obtained. The buyer is to use all endeavours to assist the Seller with obtaining the Licence to Assign.
98	Land on the south side of Regent Court, Stoke Poges Lane, Slough SL1 3LF	Completion Date: 23.02.2023

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Lot	Address	Amendment
99	Garages at Morris Street, Eastgate, Peterborough PE1 5DX	New guide price: £62,000+
100	The Old Black Lion Public House, Chapelgate, Gedney, Spalding, Lincolnshire PE12 0BW	New Guide Price: £220,000+
101	Land Adj. to Mulberries, Potter Hill Road, East Collingham, Newark, Nottinghamshire NG23 7PY	Postponed
102	Apartment 214, Weekday Cross Building, Pilcher Gate, Nottingham, Nottinghamshire NG1 1QF	The tenancy agreement states that £3675 is payable in advance in total every three months. The auctioneers are unable to verify the tenancy agreement and income for the parking space.
103	179 Derby Road, Beeston, Broxtowe, Nottingham NG9 3AE	Completion Date: 16.02.2023
104	4 Grange Estate, Cossall, Nottingham, Nottinghamshire NG16 2SL	Postponed
105	Clifford Street, Long Eaton, Nottingham NG10 1ED	Withdrawn
106	43 New Street, Huthwaite, Sutton-In-Ashfield, Nottinghamshire NG17 2LR	Sold Prior

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Lot	Address	Amendment
107	Land adjacent to 40 Garden Crescent, South Normanton, Alfreton, Derbyshire DE55 2AX	Completion Date: 23.02.2023
108	Land to the right of 40 Wood Avenue, Creswell, Worksop S80 4EG	Postponed
109	Land accessed to the left of 229 Creswell Road, Clowne S43 4LY	Postponed
110	77 St. Lawrence Road, North Wingfield, Chesterfield, Derbyshire S42 5LJ	Postponed
111	32A Welbeck Road, Bolsover, Chesterfield, Derbyshire S44 6DE	Postponed. Completion Date 08.02.2023. The seller has confirmed that S 21 Notices have been served on the tenants. No copies have been provided and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
111a	24 Cope Street, Barnsley, South Yorkshire S70 4HX	Completion Date: 16.02.2023
112	21 Raymond Avenue, Grimethorpe, Barnsley S72 7NQ	Sold Prior
113	52 Nelson Road, Edlington, Doncaster DN12 1AT	Sold Prior

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Lot	Address	Amendment
114	153 Oxford Street, Grimsby DN32 7NX	Sold Prior
115	173 Rutland Street, Grimsby DN32 7ND	Sold Prior
116	126 Rutland Street, Grimsby DN32 7NE	Sold Prior
117	158 Rutland Street, Grimsby DN32 7NE	Sold Prior
118	106 Stanley Street, Grimsby DN32 7LN	Sold Prior
119	332 Wellington Street, Grimsby DN32 7JR	Sold Prior
120	281 Wellington Street, Grimsby DN32 7JP	Sold Prior
121	260 Corporation Road, Grimsby DN31 2QB	Sold Prior

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122	262 Corporation Road, Grimsby DN31 2QB	Sold Prior
123	40 Castle Street, Grimsby, Lincolnshire DN32 7LW	Sold Prior
124	39A and 39B Lord Street, Grimsby DN31 2ND	Sold Prior
125	62 Duke Street, Grimsby DN32 7RT	Sold Prior
126	33 Peaksfield Avenue, Grimsby DN32 9QF	Sold Prior
127	72 Church Way, North Shields NE29 0AA	Postponed.
128	The Summerhouse and Inchbae Caravan Site, Inchbae, Garve IV23 2PG	Completion Date 16.02.2023
129	Club XS, West Walls, Carlisle CA3 8UB	Postponed. Completion Date 16.02.2023

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Lot	Address	Amendment
130	13 Alma Place, Clitheroe BB7 2LF	Completion Date 23.02.2023
131	Apartment 7, 108 Princes Road, Liverpool L8 8AD	The Property is sold subject to a sitting tenant. 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.
132	Everton Water Tower, Margaret Street, Liverpool L6 2HW	Postponed
133	Former St Marks C of E Church, Dreycroft Avenue, Liverpool L33 9TE	Completion Date: 16.02.2023
133a	30 Ochr Y Bryn, Henllan, Denbigh LL16 5AT	Completion Date: 16.02.2023
134	548 Ormskirk Road, Wigan WN5 9JX	Sold Prior
135	34 - 36 Hallgate, Wigan WN1 1LR	We have not been provided with a copy of the Tenancy Agreement(s) and/or Lease(s) 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.
136	Land adjacent to 5 Stubbins Lane, Ramsbottom, Bury BLO 0PU	Withdrawn.

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Lot	Address	Amendment
137	3-5 Hamilton Street, Oldham OL4 1DA	Withdrawn
138	9 Cummings Street, Oldham OL8 3SP	The tenancy agreement in the legal pack shows £499 pcm (£5,988 pa), slightly higher than previously advertised.
139	161 Rawsthorne Avenue, Gorton, Manchester M18 7GA	Sold Prior
140	149 Rawsthorne Avenue, Gorton, Manchester M18 7GA	Sold Prior
141	187 Hollin Lane, Middleton, Manchester M24 5WA	Completion Date: 16.02.2023
142	11 Franklyn Close, Denton, Manchester M34 2HX	Sold Prior
143	51A Watergate Row South, Chester CH1 2LE	Sold Prior
143a	179 The Leadworks, Queens Road, Chester CH1 3BF	Withdrawn

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144	187 Seaview Road, Wirral, Wallasey, Merseyside CH45 4PB	Sold Prior
145	26 Heath Street, Chesterton, Newcastle ST5 7PY	Postponed
147	152 Southgate, Sutton Hill, Telford TF7 4HH	Completion Date: 09.02.2023 This property is being sold by receivers. We have been made aware that the original legal owner has raised a dispute with the lender, however the receiver's solicitors have confirmed that this will not prevent the sale to a prospective buyer.
149	19 Sunnymead, Sutton Hill, Telford TF7 4AZ	Guide Price: £75,000 Completion Date: 23.02.2023
151	16 Liana Gardens, Wolverhampton WV2 2AD	Completion Date: 23.02.2023
152	Stamina House, Chancel Industrial Estate, Hickman Avenue, Wolverhampton, West Midlands WV1 2UH	Please note: First and Top floor occupied by Gym. The completion date is 28 days from the Contract Date. The tenancy agreements confirm the rents are as follows: Start Catering: £1500 pcm (as advertised) Saturn Bodyworks: £700 pcm (not £800 as advertised). Atlas Gym: £1500 pcm (not £1200 as advertised). Therefore the total rent is £3,700 pcm and £44,400 p.a.
153	16 Martins Road, Bedworth CV12 0DR	Completion Date: 23.02.2023
155	Scout Hut Adjacent 2, Douglas Road, Dudley DY2 8NE	Sold Prior

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Lot	Address	Amendment
157	467 Charles Road, Small Heath, Birmingham, West Midlands B9 5HJ	Withdrawn

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