

Addendum

Auction: 23 February 2023

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Addendum as of 23 February 2023

Lot	Address	Amendment
4	Eckington Community Centre, School Street, Eckington, Sheffield S21 4FL	Completion Date: 03.04.2023
5	Former Grin Low Road Landscape Depot, Grinlow Road, Ladmanlow, Buxton SK17 6UJ	Completion Date 03.04.2023
6	Former Storage Depot, Melandra Road, Glossop SK13 6JQ	Postponed
7	8 Cedar Street, Derby DE22 1GD	Completion date is conditional upon receipt of the Grant of Probate ("Grant") in favour of the Seller. Upon receipt of the Grant, the Buyer shall complete within 5 working days.
9	13 Urban Road, Kirkby-In-Ashfield, Nottingham NG17 8AH	Completion date 16.03.2023
10	126 Tarry Road, Birmingham B8 3JH	Sold Prior
11	76 Selby Close, Birmingham B26 2AR	45 years remaining on the lease
12	57 Groby Road, Leicester, Leicestershire LE3 9EE	Sold Prior

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Lot	Address	Amendment
13	5 Highbridge, Sileby, Loughborough LE12 7LG	Sold Prior
14	18 Gloucester Avenue, Lenton, Nottingham NG7 2DQ	Completion date 16.03.2023 Please see tenancy agreements within legal pack for confirmation of rental incomes.
16	82 & 82a Curzon Street, Derby DE1 1LP	The title confirms the address of the property as 82 Curzon Street and not as set out in our marketing.
17	32 Queen Anne Street, Stoke-On-Trent, Staffordshire ST4 2EQ	Completion date 23.03.2023
18	104 Denry Crescent, Newcastle under Lyme ST5 8JW	Completion Date 23.03.2023 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
20	37 Avondale Road, Chesterfield S40 4TF	Completion Date 04.04.2023
21	26A Chesterfield Road, Staveley, Chesterfield S43 3QF	Completion Date: 04.04.2023 The property is not sold with vacant possession but is sold with a squatter in occupation.
22	Land to the rear of 75 East Street, Doe Lea, Chesterfield S44 5NP	Completion date 04.04.2023

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23	3 Linburn Road, Woodseat, Sheffield, South Yorkshire S8 0GS	Completion date 23.03.2023
25	Flat 34, Kedleston Court, Norbury Close, Allestree, Derby DE22 2QF	We understand that no ground rent is payable and the service charge is demanded six monthly in advance in the sum of £1260.70 the current period being 01.01.2023 to 30.06.2023.
26	90 Green Lane, Derby DE1 1RT	Sold Prior
27	Allotment Cottage, Silver Street, Besthorpe, Attleborough NR17 2NY	Completion date: 09.03.2023 New guide price: £190,000+
28	1036 Bury Road, Bolton BL2 6NU	Completion date 09.03.2023 New guide price: £75,000+
29	16 Osborne Road, Ashton-In-Makerfield, Wigan WN4 9QJ	Completion Date: 09.03.2023
30	34 - 36 Hallgate, Wigan WN1 1LR	We cannot 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.
32	Cleveland Court, Alexandra Road, Winshill, Burton upon Trent, Staffordshire DE15 0JB	Completion Date 23.03.2023

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Lot	Address	Amendment
33	2 Horninglow Street, Burton-On-Trent, Staffordshire DE14 1NG	Completion Date 23.03.2023 The commercial EPC has been booked for 6th March and the Certificate will be made available as soon as possible.
34	127-129 High Street, Tibshelf, Alfreton DE55 5PP	Sold Prior
36	48 Wyton Close, Nottingham NG5 5GW	Withdrawn
37	244 Cotmanhay Road, Ilkeston DE7 8PB	Note: We have been advised there are no building regulations for loft conversion.
38	47 Garendon Green, Loughborough, Leicestershire LE11 4QA	Postponed
39	4 The Keep, East Leake, Rushcliffe, Loughborough, Leicestershire LE12 6ND	Postponed
40	41 High Street , Lutterworth , Leicestershire LE17 4AY	Sold Prior
43	Apartment 10, Keepers Gate, 2 Nightingale Road, Derby DE24 8AR	Completion Date 23.03.2023 We have not been provided with evidence of rent increase 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
44	Apartment 12, Keepers Gate, 2 Nightingale Road, Derby DE24 8AR	Completion Date 23.03.2023 The AST in the legal pack confirms rent payable of £535 pcm and not as set out in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
45	Former Chester Green Methodist Church, Mansfield Street, Derby DE1 3RJ	Completion Date 23.03.2023
50	71 Appledore Avenue, Wollaton, Nottingham NG8 2RL	Completion Date 23.03.2023
52	75 Park View Court, Bath Street, Nottingham, Nottinghamshire NG1 1DE	We understand the annual service charge as of 2022 was £1,184.46 and have had no confirmation of ground rent. The rental figure in our marketing departs from that as shown in the tenancy agreement and buyers are to rely on their own inspections in this regard. Please see legal pack for further information.
53	4 The Trinity, Leen Court, Nottingham NG7 2JB	We have not been provided with evidence of a rent increase 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.
54	18 Alexandra Street, Eastwood, Nottingham NG16 3BD	Completion Date: 21.04.2023. The property is currently tenanted and the tenant is due to vacate on the 14th April 2023, the buyer accepts the position and buys regardless of whether the tenant is in situ or not. No documentation relating to the tenancy will be provided.
56	20 David Street, Kirkby-In-Ashfield, Nottingham NG17 7JW	Buyers are to note the TP1 transferring land to rear dated 7.2.2023.
57	Land to the right of 40 Wood Avenue, Creswell, Worksop S80 4EG	Completion date 23.03.2023

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Lot	Address	Amendment
58	Land accessed to the left of 229 Creswell Road, Clowne S43 4LY	Completion date 23.03.2023
59	15 Church Street, Donisthorpe, Swadlincote, Derbyshire DE12 7PX	Postponed
60	1 Albert Crescent, Chaddesden, Derby DE21 6TD	Postponed
61	5 West Cottages, Alfreton Road, Derby DE21 4AN	Postponed
62	84 Albert Promenade, Loughborough, Leicestershire LE11 1RF	Sold Prior
63	Flats 1-9, 64A Clarendon Park Road, Leicester, Leicestershire LE2 3AD	Sold Prior
64	Flat 11 The Parade, Wharf Road, Ash Vale, Aldershot GU12 5AZ	Completion Date 23.03.2023
66	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.

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Lot	Address	Amendment
67	15 Vaughan Road, London SE5 9NZ	Postponed
68	Land off Cleavers, Sissinghurst, Cranbrook TN17 2JU	Completion date 23.03.2023
69	Club XS, West Walls, Carlisle CA3 8UB	Completion Date 16.03.2023
73	Apartment 7, 108 Princes Road, Liverpool L8 8AD	Postponed
74	28 Lower Hillgate, Stockport SK1 1JE	The EPCs have been booked for 20th February and the Certificates will be made available as soon as possible.
75	19 Madras Road, Stockport SK3 9RE	Sold Prior
76	21 Ebor Street, Burnley BB10 1ER	Completion Date: 23.03.2023 We are informed the property is sold subject to Tenancy. We have not been provided with a copy of the Tenancy Agreement and cannot therefore confirm the rental figure. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
78	50 Colne Road, Burnley BB10 1LG	Sold Prior

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Lot	Address	Amendment
79	167 Radcliffe Road, Bury BL9 9LN	Postponed
79a	23 Osborne Street, Didsbury, Manchester M20 2QZ	
81	38-40 Tontine Street, Stoke-On-Trent ST1 1LY	Completion Date: 16.03.2023
83	Former Robin Hood Pub, Leigh Lane, Bramshall, Uttoxeter, Staffordshire ST14 5BH	Postponed
84	106 Market House, Main Street, Dickens Heath, Shirley, Solihull B90 1UA	Postponed
85	142 Waterside Heights, Waterside, Dickens Heath, Solihull B90 1UD	Postponed
86	17 Dickens Court, Hensborough, Shirley, Solihull B90 1SA	Postponed
87	31 Dickens Court, Hensborough, Shirley, Solihull B90 1SA	Postponed

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Lot	Address	Amendment
88	Flat 3.13, Cardinal House, 55 Bridge Road, Birmingham, West Midlands B8 3ST	The postcode stated on the land registry documents is B8 3TE. The auctioneers have not been able to verify the tenancy agreement.
89	Flat 1, 31 Charlotte Street, Walsall WS1 2BD	Postponed
91	1 Hilton Street, Wolverhampton, West Midlands WV10 0LF	Sold Prior
92	Stamina House, Chancel Industrial Estate, Hickman Avenue, Wolverhampton, West Midlands WV1 2UH	Sold Prior
93	Unit 8, Stamina House, Hickman Avenue, Wolverhampton WV1 2BT	Withdrawn
94	16 Liana Gardens, Wolverhampton WV2 2AD	Sold Prior
96	855 and 857 Bristol Road South, Northfield, Birmingham B31 2PA	Withdrawn
97	19 Sunnymead, Sutton Hill, Telford TF7 4AZ	Sold Prior

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98	75 Westfield Road, Burton-On-Trent, Staffordshire DE13 0TL	Postponed
99	113 Horninglow Street, Burton-On-Trent, Staffordshire DE14 1PJ	Postponed
100	14 St. Matthews Street, Burton-On-Trent DE14 3DT	Postponed
101	115 Norman House, Friar Gate , Derby, Derbyshire DE1 1NU	Sold Prior
102	148 Barley Close, Little Eaton, Erewash, Derby, Derbyshire DE21 5EF	The legal pack confirms ground rent of £10 is payable per annum and that annual service charge for 2023 will be £2,131.92 and not as set out in our marketing.
103	19 Highfield Lane, Derby DE21 6PG	Sold Prior
104	26 West Bank Avenue, Derby DE22 1AP	Completion Date 24.04.2023
105	1 Market Place, Codnor, Ripley DE5 9RE	Postponed

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Lot	Address	Amendment
105a	4 Chapel Street, Ripley DE5 3DL	Buyers please note that the seller is overseas and therefore your attention is drawn to the final clause of the special conditions EPC rating for this property is E and not as set out in our marketing. We have not been provided with a copy of the Tenancy Agreement(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.
107	14 Byron Close, Enderby LE19 4QB	Sold Prior
108	21 Braunston Road, Oakham, Rutland LE15 6LD	Sold Prior
109	Land to the East of 65 Little Glen Road, Glen Parva, Leicester LE2 9TR	Completion Date: 16.03.2023
114	7 Ormesby Way , Bramley , Rotherham S66 2SL	Sold Prior
115	Land and Buildings On The North West of Northfield Road, Northfield, Rotherham S60 1RR	Withdrawn
118	60 Westgate, Bradford BD1 2QR	Postponed
120	12 Pleasant Street, Haslingden, Rossendale BB4 5LG	Postponed

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Lot	Address	Amendment
120a	30 Battenberg Road, Bolton BL1 3BQ	New guide price: £73,000+
120b	24 Cope Street, Barnsley, South Yorkshire S70 4HX	Completion Date: 16.03.2023
121	9 Maureen Avenue, Manchester M8 5AR	Completion Date: 04.04.2023
122	42 Broom Avenue, Manchester M19 2UD	Postponed
123	8 Bury Old Road, Whitefield, Manchester M45 6TF	Sold Prior
124	25 Newmarket Road, Ashton-Under-Lyne, Greater Manchester OL7 9LW	Postponed
125	187 Hollin Lane, Middleton, Manchester M24 5WA	Sold Prior
126	Land at 45 Union Street, Hamilton ML3 6PA	New guide price: £39,000+

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Lot	Address	Amendment
127	509 Pensby Road, Thingwall, Wirral CH61 7UQ	Guide Price: £59,000+ We understand that VAT is payable. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
128	130 Mancot Lane, Mancot, Deeside CH5 2AJ	Completion Date: 23.03.23
130	30 Ochr Y Bryn, Henllan, Denbigh LL16 5AT	Sold Prior
131	Flat 10, College House, Bridge Road, Birmingham B8 3TE	Postponed
132	Flat 11, College House, Bridge Road, Birmingham, West Midlands B8 3TE	We understand the tenant may have recently vacated. The property is sold subject to such occupancies (if any) as are subsisting as at the date of completion without any obligation on the Seller to define the same.
132b	Flat 24, College House, Bridge Road, Birmingham B8 3TE	We have been informed that the property is under management of the landlord. We are therefore not able to confirm the occupation status of the property and the buyer will purchase as the property stands at completion. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
133	The Coach House, Bredenbury, Bromyard, Bromyard HR7 4TF	Withdrawn
134	8 Richmond Road, Exeter EX4 4JA	Postponed

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135	149 Winterthur Way, Basingstoke RG21 7UE	Withdrawn
136	62 Wrythe Lane, Carshalton, Surrey SM5 2RP	Buyers are to note that 13 years only remain on the lease which will come to an end in December 2036. The title confirms that a copy of the Lease is not available. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
137	384a Old London Road, Hastings TN35 5BB	Postponed
138	Flat 1, 8 North Street, Ashburton, Newton Abbot TQ13 7QD	Sold Prior
139	Flat 2, 8 North Street, Ashburton, Newton Abbot TQ13 7QD	Sold Prior
140	Unit AG01, All Saints House, Portobello Lane, Sunderland SR6 0DN	Completion date 23.03.2023
141	Unit AG06, All Saints House, Portobello Lane, Sunderland SR6 0DN	Completion date 23.03.2023
142	Unit AG09, All Saints House, Portobello Lane, Sunderland SR6 0DN	Completion date 23.03.2023

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144	72 Church Way, North Shields NE29 0AA	Completion date 23.03.2023

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