

Addendum

Auction: 30 March 2023

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Addendum as of 30 March 2023

Lot	Address	Amendment
4	178 Station Road, Sutton Coldfield B73 5LE	Completion Date: 11.05.2023
6	Former Kegworth Methodist Church, High Street, Kegworth, Derby DE74 2DA	Completion Date: 01.05.2023
7	120 Commercial Road, Nottingham NG6 8HU	Completion Date: 19.04.2023
10	Commercial Inn, Bridge Street, Pilsley, Derbyshire S45 8HE	Sold Prior
11	1 Hackett Street, Tipton DY4 0JJ	Completion Date: 24.04.2023 Please note the seller has been unable to access the property in order to carry out an EPC.
14	17 Nottingham Road, Long Eaton, Nottingham NG10 2AA	Postponed
17	2 x Building Plots to the rear of 67 High Street, Castle Donington, Derby DE74 2PQ	Completion Date: 02.05.2023. Listed building consent is contained within the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
18	2 x Barns to the rear of 67 High Street, Castle Donington, Derby DE74 2PQ	Completion Date: 02.05.2023. Listed building consent is contained within 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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Lot	Address	Amendment
19	47 Derby Road, Melbourne, Derby, Derbyshire DE73 8FE	We believe the property is Grade II Listed and in Melbourne Conservation Area, however it is not clear at this stage and we await receipt of the local search (due back at the end of the month) for full confirmation. The seller had selected 'no' on the property information form as that is what she believed at the time, however this is unlikely to be the case in view of recent information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
23	11.5 acres to the rear of Rye Close Farm, Egginton, Derby DE65 6HG	Completion Date: 20.04.2023 Buyers are referred to the Overage Agreement in the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
24	Land Adjacent to 67 Chiltern View Road, Uxbridge UB8 2PF	Completion Date 24.04.2023 Title confirms the land as "Land at the back of No 17, 18, 19, 20, 21 and 22 Alexandra Road Uxbridge UB8 2PQ
25	64 Foliejohn Way, Maidenhead SL6 3XB	Completion Date 20.04.2023 New guide price: £300,000+
26	Flat 2 Metro House, 34 Biggin Street, Loughborough, Leicestershire LE11 1UA	Postponed
28	50 North Street, Whitwick, Coalville, Leicestershire LE67 5HA	Completion Date: 14.04.2023
29	33 Westleigh Road, Leicester, Leicestershire LE3 0HH	Postponed
30	4 The Keep, East Leake, Rushcliffe, Loughborough, Leicestershire LE12 6ND	Postponed

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Lot	Address	Amendment
31	Former Railway Line Between, Thurcaston Road and Beaumont Leys Lane, Leicester LE4 2QF	Guide price: £100,000+
33	Apartment 805, Devonshire House, 40 Great Charles Street Queensway, Birmingham, West Midlands B3 2LX	The completion date is 20 working days.
35	40 Castleway North, Wirral CH46 1RW	New guide price: £105,000+
37	12 Farfield Crescent, Bradford BD6 2LY	Postponed
38	496 Manchester Road, Stocksbridge, Sheffield S36 2DU	Sold Prior
39	Land to North of 66 Heath Road, Holmewood, Chesterfield S42 5SW	Completion is to take place within 28 days of the date of the auction, being 27th April 2023, or earlier by mutual agreement.
40	1 Bridgefoot, Main Street, West Stockwith, Doncaster DN10 4EY	Sold Prior
41	39 Stockwell Gate, Mansfield, Nottinghamshire NG18 1LA	Postponed

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Lot	Address	Amendment
42	65 Garside Street, Worksop, Nottinghamshire S80 2DD	Postponed
43	199 Main Street, Calverton, Nottingham, Nottinghamshire NG14 6LS	Postponed
44	36 High Street, Hucknall, Nottinghamshire NG15 7HG	Postponed
45	53 Commercial Road, Bulwell, Nottingham NG6 8HF	The auctioneers have not been provided with the tenancy agreement and cannot verify the tenancy information.
46	55 Hazelwood Road, Nottingham NG7 5LA	Postponed
47	19 Weetman Gardens, Nottingham NG5 9EW	Completion Date: 27.04.2023
49	Pappas Pizza, 32 Outram Street, Sutton-in-Ashfield, Nottinghamshire NG17 4FS	Sold Prior
51	19 Church Street, Alfreton, Derbyshire DE55 7AH	Completion will be 1st May, but in the event that the Seller's application, already with HM Land Registry, to cancel Leasehold title number DY498828 has not been concluded by that date then such date being 7 days after the Seller notifies the Buyer that said application has been concluded and the notice in respect of the same registered against title number DY235943 has been removed, but in the event that the completion date has not occurred by 31st October 2023, the Sale Memorandum to which these Special Conditions are attached, can be determined on either party giving at least 7 days written notice to the other determining the same.

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Lot	Address	Amendment
52	Land adjacent to 40 Garden Crescent, South Normanton, Alfreton, Derbyshire DE55 2AX	Completion Date: 27.04.2023
54	4 Welshpool Road, Derby DE21 4DB	Note: the vendor has confirmed the tenants are moving out on the 20th April 2023.
55	Flat 2, St. Johns School, The Butts, Belper, Derbyshire DE56 1HX	Completion Date 27.04.2023
56	Flat 41, Chatsworth Court, Park View, Ashbourne DE6 1PF	Postponed
59	14 Wheatley Avenue, Somercotes, Derbyshire DE55 4LU	Postponed
60	16 Wheatley Avenue, Somercotes, Derbyshire DE55 4LU	Postponed
64	148 Moston Lane, Manchester M9 4HU	Please note the property will be subject to a 10% deposit. Buyers are to note: The seller has obtained planning permission for conversion to two residential dwellings. As planning permission is separate to any legal restrictions that may burden the property, it is a matter for any purchaser to make their own enquiries/decisions as regards the implementation of the planning permission, such as making enquiries of the interests of the Landlord. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The Lease is for a term of 99 years from 15th January 1952 (28 years remain).
65	85 Wembley Road, Manchester M18 7PX	Completion Date: 27.04.2023

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Lot	Address	Amendment
66	103 Frederick Street, Oldham OL8 1RD	Completion Date: 02.05.2023
67	Land to rear of 103 Frederick Street, Oldham OL8 1RD	Completion Date: 02.05.2023 New guide price: £250,000+
68	Land at 4-6, Holbrook Street, Manchester M1 7DB	The title confirms this lot is known as land lying to the North of Charles Street, Manchester. Completion Date 17.05.2023
70	1 Park Road East, Birkenhead CH41 4BB	The HMO licence is for 16 lettable rooms and the auctioneers have not been able to verify the tenancy information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
71	Apartment 27, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
72	Apartment 28, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
73	Apartment 35, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
74	Apartment 36, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023

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75	Apartment 42, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
76	Apartment 43, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
77	Apartment 48, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
78	Apartment 50, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
79	Apartment 52, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
80	Apartment 56, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
81	Apartment 57, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
82	Apartment 58, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023

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Lot	Address	Amendment
83	Apartment 62, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
84	Apartment 64, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
85	Apartment 73, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
86	Apartment 74, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Withdrawn
87	Apartment 76, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
88	Apartment 78, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
89	Apartment 79, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
90	Apartment 80, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023

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Lot	Address	Amendment
91	Apartment 92, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
92	Apartment 98, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
93	Apartment 99, Tobacco Wharf, 51 Commercial Road, Liverpool L5 9XB	Completion Date 17.05.2023
94	7 River Row, Pontnewynydd, Pontypool NP4 8NA	Sold Prior
95	Syerscote Barn, Main Road, Haunton, Tamworth B79 9HL	Postponed
96	Brookvale Social Club, 9 Anchorage Road, Birmingham B23 7LJ	Postponed
99	109 Edwards Road, Birmingham, West Midlands B24 9HD	The seller under the terms of the Contract has agreed to purchase the Freehold from the Reversioner. On the Completion Date the Seller will complete the purchase of the Freehold.
101	Flat 10, College House, Bridge Road, Birmingham B8 3TE	Postponed

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Lot	Address	Amendment
102	Flat 1, 31 Charlotte Street, Walsall WS1 2BD	The seller confirms they and their solicitor will do their best to obtain a signed TR1 and ID1 from the co-freeholder in respect of the transfer of the freehold. The buyer is aware that the EPC rating is an E and accepts the position thereto.
103	57 Bushbury Lane, Wolverhampton, West Midlands WV10 9TN	Postponed
105	Kauri Cottage, Park Road, Ashby-De-La-Zouch, Leicestershire LE65 1JB	We have been advised the property was subject to underpinning works previously. The seller cannot confirm exact dates nor do they hold any documentation relating to the same. The buyer accepts the position there to and indemnifies the seller of all and any costs and liability associated with the same.
106	45 Bell Street, Wigston, Leicestershire LE18 1AD	Completion Date: 02.05.2023
107	14 Albion Street, Leicester, Leicestershire LE1 6GB	Postponed
108	30 Chaucer Street, Leicester, Leicestershire LE2 1HD	Completion Date: 20.04.2023
110	Land Off Cleves Close, Melton Mowbray, Melton Mowbray, Leicestershire LE13 0LZ	Postponed
111	80 Woodway Lane, Coventry CV2 2EJ	Postponed

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Lot	Address	Amendment
112	123 The Broadway, Southend-On-Sea, Essex SS1 3EX	Completion Date 14.04.2023 New guide price: £65,000+
113	Flats 1, 2 and 3, 2-3 The Square, Holsworthy EX22 6DL	The completion period is twenty business days after the contract date. Prospective buyers are referred to the Schedule of Dilapidations in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
114	8 Richmond Road, Exeter EX4 4JA	Postponed
115	20 Fernleigh Court, Harrow HA2 6NA	Postponed
116	27B Norbury Road, Thornton Heath CR7 8JP	Postponed
117	15 Vaughan Road, London SE5 9NZ	Sold Prior
118	21 Selworthy Road, London SE6 4DP	Withdrawn
119	Flat 16, Ednam House, Friary Estate, London SE15 6SE	Postponed

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Lot	Address	Amendment
120	12A Ankerdine Crescent, London SE18 3LQ	Postponed
121	10B Salisbury Mews, London SW6 7DS	Guide price: £320,000+
122	Flat 11 The Parade, Wharf Road, Ash Vale, Aldershot GU12 5AZ	Sold Prior
123	11 Palmers Place, Wisbech, Lincolnshire PE13 2AJ	Postponed
124	Garages at Morris Street, Eastgate, Peterborough PE1 5DX	Completion Date: 02.05.2023
124a	Land on the east side of Fen Road and North East side of St Pauls Road, Wisbech, Norfolk PE14 7DD	Postponed
125	The Old Black Lion Public House, Chapelgate, Gedney, Spalding, Lincolnshire PE12 0BW	Postponed
126	11-13 High Street, Kirton in Lindsey DN21 4LZ	Postponed

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Lot	Address	Amendment
127	Flats 1 – 8, Cliffe Hill Works, Balne Lane, Wakefield WF2 0DF	Guide Price: £400,000+ EPC ratings are E x7 and D x1 and not as set out in our marketing. Completion is to take place on the date that is 5 working days after the Seller has served notice on the Buyer that it is holding the signed surrender of the Lease
128	42A Sandstone Road, Sheffield S9 1AG	Withdrawn
129	69 Cammell Road, Sheffield, South Yorkshire S5 6UW	The buyer is aware the EPC rating for the property is an E and accepts the position thereto.
130	Apartment 1, Morton Works, 94 West Street, Sheffield S1 4DZ	Completion Date: 01.05.2023
133	11 Eastcroft Close, Westfield, Sheffield S20 8JL	Postponed
134	Apartment 12 Humphry Davy House, Golden Smithies Lane, Wath-Upon-Dearne, Rotherham S63 7ER	
135	Apartment 13 Humphry Davy House, Golden Smithies Lane, Wath-Upon-Dearne, Rotherham S63 7ER	There is no tenancy agreement provided in the legal pack and we therefore cannot 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.
136	Apartment 14 Humphry Davy House, Golden Smithies Lane, Wath-Upon-Dearne, Rotherham S63 7ER	There is no tenancy agreement provided in the legal pack and we therefore cannot 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.

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Lot	Address	Amendment
137	Apartment 15 Humphry Davy House, Golden Smithies Lane, Wath-Upon-Dearne, Rotherham S63 7ER	There is no tenancy agreement provided in the legal pack and we therefore cannot 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.
139	152-156 Front Street and 6 & 6a Coppice Road, Arnold NG5 7EG	Postponed
140	179 Derby Road, Beeston, Broxtowe, Nottingham NG9 3AE	Completion Date: 24.04.2023
142	30 Victoria Road, Pinxton, Nottingham NG16 6NE	Postponed
144	25 Nottingham Road, Codnor, Ripley DE5 9RH	Completion Date: 01.05.2023
145	4 Chapel Street, Ripley DE5 3DL	Postponed
146	Development Site at Blind Lane, Bolsover, Chesterfield S44 6SB	Sold Prior
147	43 Babington Court, Gower Street, Derby DE1 1RH	Postponed

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148	148 Barley Close, Little Eaton, Derby DE21 5EF	Sold Prior
150	126, 128, 130, 132 & 132B Uttoxeter New Road, Derby, Derbyshire DE22 3JB	Sold Prior
152	Land on the east side of Ratton Street, Hanley, Stoke-On-Trent, West Midlands ST1 2HH	Sold Prior
153	19 - 27 Pall Mall, Hanley, Stoke-On-Trent, Staffordshire ST1 1EB	Completion Date: 17.05.2023
154	1 East View, Blakeley Lane, Nr Dilhorne, Cheadle, Stoke-on-Trent, Staffordshire ST10 2PS	Sold Prior
156	216a, 216b and 216c, The Box Works, 4 Worsley Street, Manchester M15 4NU	Completion date 27.04.2023 The management pack is awaited and service charges listed are to the best of our knowledge.
157	1019 Rochdale Road, Manchester M9 8AJ	Completion Date 01.05.2023
159	28 Lower Hillgate, Stockport SK1 1JE	Postponed

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Lot	Address	Amendment
160	66 Gregge Street, Heywood OL10 2HD	Postponed
161	Land adjacent to 20 Gloucester Avenue, Horwich, Bolton BL6 6NH	Postponed
162	509 Pensby Road, Thingwall, Wirral CH61 7UQ	Sold Prior
163	Witherwin, Chester Road, Bridge Trafford, Chester CH2 4JR	Sold Prior
165	25 Newmarket Road, Ashton-Under-Lyne, Greater Manchester OL7 9LW	Postponed
166	25 Low Road, Middleton, Lancaster, Morecambe, Lancashire LA3 3LG	Prospective buyers are referred to point 2 of the Property Information Form and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
167	22 Bond Street, Dewsbury WF13 1AU	Sold Prior
168	2 Lark Street, Keighley BD21 2EJ	Sold Prior

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Lot	Address	Amendment
170	38 Boyd Street, Largs KA30 8LE	Sold Prior
171	Land at 45 Union Street, Hamilton ML3 6PA	Sold Prior
172	103 Seventh Street, Horden, Peterlee SR8 4JQ	Sold Prior
173	109 Seventh Street, Horden, Peterlee SR8 4JQ	Postponed
174	111 Seventh Street, Horden SR8 4JQ	Postponed
175	78 Sixth Street, Horden, Peterlee SR8 4JX	Postponed
176	85 Sixth Street, Horden, Peterlee SR8 4JX	Postponed
177	87 Sixth Street, Horden, Peterlee SR8 4JX	Postponed

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Lot	Address	Amendment
178	89 Sixth Street, Horden, Peterlee SR8 4JX	Postponed
179	3 Ninth Street, Horden SR8 4LZ	Postponed
180	5 Warren Street, Horden, Peterlee SR8 4NA	Postponed
181	21 Warren Street, Horden SR8 4NA	Postponed
182	22 Warren Street, Horden SR8 4NA	Postponed
183	23 Warren Street, Horden SR8 4NA	Postponed
184	2 Tees Street, Horden, Peterlee SR8 4NF	Postponed
185	32 Eleventh Street, Horden, Peterlee SR8 4QQ	Postponed

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186	52 Eleventh Street, Horden, Peterlee SR8 4QQ	Postponed
187	71 Sixth Street, Horden, Peterlee SR8 4JX	Postponed
188	32 Twelfth Street, Horden, Peterlee SR8 4QH	Postponed
189	42 Eleventh Street, Horden, Peterlee SR8 4QQ	Postponed

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