

Addendum



Auction: 29 June 2023

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Addendum as of 29 June 2023

Lot	Address	Amendment
1	11 Chatsworth Court, Sinfin, Derby DE24 9RS	Completion date 20.07.2023
3	3 Annable Road, Bredbury, Stockport SK6 2DE	Completion date 13.07.2023
5	28 Wayfaring Road, Oakwood, Derby DE21 2TA	Guide Price: £98,000+
6	Land to the rear of the Former Library, Bridge Street, Belper DE56 1BA	Postponed
8	22 Haversham Road, Manchester M8 4JB	Sold Prior
15	Flat 25, Aria Apartments, 42 Chatham Street, Leicester, Leicestershire LE1 6AY	Postponed
16	12 Roman Road, Derby DE1 3RX	Guide Price: £97,000+
17	Central Building, Junction of Smedley Street & Rutland Street, Matlock DE4 3JJ	Completion Date: 27.07.2023

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Lot	Address	Amendment
18	Land on the west side of Brooklands Avenue, Wirksworth, Matlock, Derbyshire DE4 4AB	Completion Date: 27.07.2023 Buyers are to note the new plan showing the extent of the land being sold and are also referred to the covenants within the TP1, in particular in relation to boundary works within 4 weeks of the transfer. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
19	8-10 Strelley Road, Aspley, Nottingham NG8 3AP	EPC for 10a has been ordered by the vendor and the Certificate will be made available as soon as possible. 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. The guide price is £150,000 - £200,000
20	Units 1 to 12 Northern Court, Northern Road, Nottingham NG6 0BJ	The guide price is £1,250,000 - £1,400,000 The tenant of Unit 10 has given notice and therefore this unit will be vacant from 25 December 2023. Also we have not been able to clarify rent and cannot therefore confirm the 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.
23	Former Rowsley Methodist Church, Chatsworth Road, Rowsley, Matlock DE4 2EH	Guide Price £190,000+
29	30 Brindley Court, Wilkins Drive, Derby, Derbyshire DE24 8YR	We have not been provided with evidence of rent 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.
30	5 Crown Street, Duffield, Belper, Derbyshire DE56 4EY	Guide Price £170,000+
33	6 Vernon Terrace, Victoria Street, Burton-On-Trent, Staffordshire DE14 2LT	Sold Prior
36	19 Gretton Crescent, Aldridge, Walsall, West Midlands WS9 0DY	A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional 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.

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Lot	Address	Amendment
38	44 Castle House Drive, Stafford ST16 1DS	Postponed
39	18 Caxton Road, Otley LS21 3LL	Completion is conditional upon and will be seven working days from when a Grant of Probate is served on the seller's solicitors.
43	10 Beechwood Avenue, Melton Mowbray, Leicestershire LE13 1RT	Postponed
45	4 Tyndale Street, Leicester LE3 0QP	Completion Date 27.07.2023
46	113 Station Street, Loughborough, Leicestershire LE11 5EG	Completion Date 27.07.2023
47	Barn One to the rear of 67 High Street, Castle Donington, Derby DE74 2PQ	Completion Date: 27.07.2023
48	Barn Two to the rear of 67 High Street, Castle Donington, Derby DE74 2PQ	Completion Date: 27.07.2023
49	9a Duke Street, Creswell, Worksop S80 4AS	Postponed

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Lot	Address	Amendment
52	1-9 Woods Green Court, Woods Lane, Derby DE22 3UA	Postponed
53	Flat 79, Kedleston Court, Norbury Close, Derby DE22 2QE	The term of the two leases are 199 years from 1987 with 164 years remaining at June 2022. We have not been provided with evidence of the service charge and ground rent 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.
54	13 Bemrose Road, Allenton, Derby DE24 8LP	Postponed
55	33 Thorntree Lane, Newhall, Swadlincote DE11 0LP	Guide Price: £82,000+
57	Apartment 27 Moorland Heights, Biddulph, Stoke-On-Trent ST8 6TN	Postponed
59	9 Brook Terrace, Runcorn WA7 5RN	Sold Prior
60	4 Trem Cinmel, Towyn, Abergele LL22 9NJ	Completion Date: 13.07.2023 We have enquired and the Seller has confirmed a new EPC will not be provided. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
61	120 Old Road, Manchester M9 8BS	Sold Prior

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Lot	Address	Amendment
62	170 Crab Lane, Manchester M9 8WD	Completion Date: 27.07.2023 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.
63	2 Houldsworth Street, Reddish, Stockport SK5 6BU	Completion Date 27.07.2023
64	9 Lymefield, Broadbottom, Hyde SK14 6AG	Withdrawn
67	14 Berwick Avenue, Derby, Derby, Derbyshire DE21 6BL	Postponed
68	40 George Street, South Normanton, Alfreton, Derbyshire DE55 2AY	We have been informed by the vendor that the tenants are paying £550pcm, not £450pcm as stated on the tenancy agreement. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
69	127 High Street, Stonebroom, Alfreton DE55 6JY	Postponed
71	9 Castle Hill, Castle Donington, Derby, Derbyshire DE74 2LD	Postponed
73	441, 443, 445 and 447 Kedleston Road, DE22 2TG, and land on the South-East side of 3 Ypres Road, Derby DE22 2NA	Sold Prior

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Lot	Address	Amendment
74	96-98 High Street, 37 Cressy Road, First Floor Flats 39 and 40 Cressy Road, Alfreton DE55 7BE	Sold Prior
76	104 Radford Bridge Road, Nottingham, Nottinghamshire NG8 3LN	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.
78	12 Arthur Crescent, Carlton, Nottingham NG4 1GA	Sold Prior
83	Land off Waltham Lane, Waltham Lane, Wycomb, Melton Mowbray, Leicestershire LE14 4LP	We have been made aware of a possible dispute between the current seller and a neighbour relating to minor improvements that were made to the land, valuing less than £1,000. Prospective buyers must make all necessary independent enquiries prior to placing their bid as this will be binding.
84	8 Berrys Lane, Ratby, Leicester, Leicestershire LE6 0JA	Completion Date 27.07.2023
85	102 Priory Road, South Hampstead, London NW6 3NS	The property comprises of four self contained flats and five bedsits. The legal pack does not confirm a rental figure of (£110,976 pa) 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. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
86	1L Beulah Hill, Upper Norwood, London SE19 3LQ	Completion Date: 27.07.2023
86a	398A Lewisham High Street, London SE13 6LJ	Postponed

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Lot	Address	Amendment
86b	64 Coleridge Road, London E17 6QU	Withdrawn
87	Flat 16, Ednam House, Friary Estate, London SE15 6SE	Postponed
89	123 The Broadway, Southend-On-Sea, Essex SS1 3EX	Withdrawn
90	8 Harrison Place, Flaxfield Road, Basingstoke RG21 8SB	Guide Price: £200,000+
91	The Old Dairy, Pessall Lane, Edingale, Tamworth B79 9JL	Sold Prior
92	Units 4, 5, 6, 6B, 7A, 7B, 8 and 10, Chancel Industrial Estate, Hickman Avenue, Wolverhampton WV1 2UH	Withdrawn
93	5 The Grove, Daisy Road, Birmingham B16 9EB	Completion Date: 28.08.2023
97	106 Chipperfield Road, Birmingham B36 8BP	We are advised by the seller's solicitor the property was previously tenanted, but is now vacant.

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Lot	Address	Amendment
98	116 Parsons Hill, Birmingham B30 3QP	Completion Date: 20.07.2023
99	22a Grove Road, Sparkhill, Birmingham B11 4DE	Sold Prior
101	217 Mottram Road, Hyde SK14 2PE	Sold Prior
106	153 Shuttle Street, Tyldesley, Manchester M29 8BS	Completion Date: 27.07.2023 The EPC will expire before completion. We have enquired and the Seller has confirmed a new EPC will not be provided. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
107	Flat 6, Westwoods, 288 Cheetham Hill Road, Manchester M8 0WT	Sold Prior
109	47 St. Helens Road, Leigh WN7 4HA	The tenure of the property is leasehold and not freehold as specified in our marketing. The lease is for a term of 900 years (less 10 days) from 1.5.1874. Leasehold information will not be provided and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
110	29 Everest Drive, Bispham, Blackpool FY2 9DH	Completion Date: 27.07.2023 A new EPC has been carried out and the Certificate will be made available as soon as possible.
111	Clayton Youth and Community Centre, Moor Street, Clayton-Le-Moors BB5 5PH	Sold Prior

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112	2 and 4 Heidelberg Road, Bradford BD9 5EB	Withdrawn
113	Land on the southeast side of Long Lane, Dalton, Huddersfield HD5 9RS	Guide Price: £28,000+
114	11 Roper Lane, Queensbury, Bradford BD13 2DQ	Completion Date: 28.08.2023
115	12 Wood Street, Haworth, Keighley BD22 8BJ	Completion Date: 28.08.2023
116	7 Harvey Street, Oswaldtwistle, Accrington BB5 3LT	Completion Date: 27.07.2023
117	The Wharton Arms, Ridge Terrace, Bedlington NE22 6DA	Withdrawn
119	6 High Graham Street, Sacriston, Durham DH7 6LZ	Completion Date: 28.08.2023
120	18 Westbourne Road, Sunderland, Tyne and Wear SR1 3SQ	Rental income according the the AST's included within the legal pack total £20,280 pa.

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Lot	Address	Amendment
121	24 Cope Street, Barnsley, South Yorkshire S70 4HX	Sold Prior
122	Room 4 Flat 3, Heritage Hall Lodge, 576 Oxford Street, Sheffield S6 3FG	Postponed
124	4 Stewart Close, Carlton-In-Lindrick, Worksop S81 9BH	Sold Prior
126	Flat 7, 13 Lumley Avenue, Skegness PE25 2AP	Postponed
127	222 Hainton Avenue, Grimsby DN32 9LJ	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.
128	55 Norton Street, Grantham NG31 6BX	Postponed
129	6A Grange Avenue, Ollerton, Newark, Nottinghamshire NG22 9AG	Postponed
131	Land Adjacent to unit 8 Nottingham Road, Eastwood, Nottingham NG16 3NQ	Buyers are referred to the plan added to the legal pack at 14.20 today and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. To clarify the area being offered for sale is shown in blue.

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Lot	Address	Amendment
132	Chester House, 2-6 Mansfield Road, Eastwood, Nottingham NG16 3AQ	Postponed
135	Ingleside, Rotherham Road, New Houghton, Mansfield, Nottinghamshire NG19 8TA	Sold Prior
136	64/64a King Street, Alfreton DE55 7DD	Sold Prior
137	Land to the rear of 40 Ladywood Road, Ilkeston DE7 4NE	Completion Date: 28.08.2023
138	36 High Street, Hucknall, Nottinghamshire NG15 7HG	Completion Date: 27.07.2023. VAT is payable on completion on 82% of the Purchase Price. The lease has approximately 40 years remaining. The rental income varies slightly from previously advertised. 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.
142	1 Ash Drive, Measham, Swadlincote, Derbyshire DE12 7LA	The AST dated 2013 in the legal pack confirms £395 pcm. No evidence of rent increase is provided and therefore we 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.
144	2 x Building Plots to the rear of 67 High Street, Castle Donington, Derby DE74 2PQ	Sold Prior
146	7 Kiln Croft, Etwall, Derby DE65 6HW	Sold Prior

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147	Flat 2, St. Johns School, The Butts, Belper, Derbyshire DE56 1HX	Sold Prior
148	94 Wellington Street, Matlock, Derbyshire DE4 3GS	Postponed
149	11 Chapel Street, Hayfield, High Peak SK22 2JJ	Buyers are to note that the sale includes both freehold and leasehold titles
154	Instead, Melton Road, Hickling Pastures, Melton Mowbray LE14 3QG	Postponed
155	Flat 26, The Annexe, 3 Junior Street, Leicester, Leicestershire LE1 4QF	Postponed
156	7 Swinford Court, Eyres Monsell, Leicester, Leicestershire LE2 9QN	Postponed
157	193 Avenue Road Extension, Leicester LE2 3EQ	Postponed
158	6 Ashleigh Road, Glenfield, Leicester, Leicestershire LE3 8DA	Postponed

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162	7 King Street, Sileby, Loughborough, Leicestershire LE12 7LZ	Postponed
164	90 Lime Tree Avenue, Coventry, West Midlands CV4 9EZ	Sold Prior
165	1 and 7A Saxon Court plus Freehold of Saxon Court (1-8), High Street, Bidford-On-Avon, Alcester B50 4AB	To clarify the sale is of the freehold (WK399969) 1-8 Saxon Court subject to the Leases etc as set out in the Auction Pack Cover Sheet within the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
166	The Dell, Peterbrook Road, Shirley, Solihull, West Midlands B90 1HZ	Sold Prior
167	Flat 17, Emerald Court, Chelmscote Road, Solihull B92 8BX	There are 51 years remaining on the lease and there is an estimated service charge for 2023 is £1,700.25 per flat. The property is sold with a tenant in situ, however the tenant should be vacating on or before completion. As the tenant is a friend of the seller there is no formal tenancy agreement nor any documentation to provide and the buyer buys regardless of whether the tenant remains in situ or not.
172	27 Longford Close, Birmingham, West Midlands B32 4JU	Sold Prior
173	7 Green Street, Smethwick B67 7BX	Postponed
174	18 Farlands Road, Old Swinford, Stourbridge, West Midlands DY8 2DD	Postponed

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175	73 Vicarage Road, Wednesbury WS10 9DP	Completion Date: 28.08.2023
176	Land on corner of Bell Street and Harland Street, Pensnett DY5 4JG	Withdrawn
178	3 Club Houses and 3A The Annex, The Green, Wrexham LL12 0EB	Guide Price: £210,000+
179	5 Harrington Road, Crosby, Liverpool L23 5ST	Sold Prior
180	25 Somerville Street, Bolton BL1 3LN	Completion Date: 27.07.2023 There is no copy lease or freeholder title documents included in the pack.
181	106 Morris Green Lane, Bolton BL3 3LJ	Completion Date: 27.07.2023 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.
182	16 Sloane Street, Bolton BL3 3LT	Completion Date 27.07.2023 The AST dated 2014 in the legal pack confirms £425 pcm. No evidence of rent increase is provided and therefore we cannot confirm the rental figure given in our marketing although we have been advised the tenant is now paying more. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
184	182 Tulketh Brow, Ashton-On- Ribble, Preston PR2 2JJ	Postponed

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Lot	Address	Amendment
185	48 Fermor Road, Tarleton, Preston PR4 6AP	Completion Date: 27.07.2023
188	323 Blackburn Road, Darwen BB3 0AB	Term of Lease 999 years from 1 November 1893. We have not been provided with leasehold information, freehold title or 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.
189	44 Sandringham Road, Darwen BB3 0BL	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.
190	55 Dove Lane, Darwen BB3 1EA	Completion Date: 31.08.2023 The tenancy agreement in the legal documents is for £450 pcm, slightly higher than previously advertised.
191	80 Reed Street, Burnley BB11 3LW	Please note that the property is leasehold and not freehold as set out in our marketing. No leasehold information has been provided and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
191a	56 Oldham Road, Ashton under Lyne OL6 7AP	Postponed
192	Land at Hollin Bridge Street, Blackburn BB2 4AZ	Completion Date 27.07.2023. Prospective buyers are to note that planning was granted on 29.10.2020 and not as set out in our marketing and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
194	Land situated adjacent to 75 Kingsley Road, Liverpool L8 2XG	Postponed

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194a	12 Houghton Road, Manchester M8 5SQ	Withdrawn
195	179 The Leadworks, Queens Road, Chester CH1 3BF	Lease term is 150 years from 1.1.2004. We have not been provided with management pack (or details of the fee), freehold title or AST 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.
196	6 Masons Row, Clynderwen SA66 7NP	Postponed
197	21 The Grove, Uplands, Swansea SA2 0QT	Completion Date: 28.08.2023
198	The Cottage, Llancloudy, County Of Herefordshire, Hereford, Herefordshire HR2 8QP	Sold Prior
199	135 High Street, Royal Wootton Bassett, Swindon SN4 7BH	Current rent £28,500 per annum, paid quarterly at £7,125. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
201	Crown Inn, 1 Crown Street, Stowmarket IP14 1HX	Completion Date: 27.07.2023
201a	59 Ridgeway Avenue, Gravesend, Kent DA12 5BE	Postponed

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201b	6 Anershall, Wingrave, Aylesbury, Buckinghamshire HP22 4QH	Postponed
202	52 Suffolk Road, Southsea PO4 8EJ	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.
203	28A Westover Road, Portsmouth PO3 6NS	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.

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