

Addendum

Auction: 27 July 2023

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Addendum as of 27 July 2023

Lot	Address	Amendment
1	63 Shrewsbury Road, Nottingham NG2 4HN	Completion Date: 24.08.2023
2	6 Beacon Drive, Loughborough LE11 2BD	Completion Date: 24.08.2023 EPC Rating: D
3	Flat 24, West Point, Hermitage Road, Birmingham B15 3US	The property is leasehold and the lease has 36 years remaining. We have been made aware by an interested party of a possible Interim Schedule of Dilapidations. Further clarification is awaited however prospective buyers should make their own enquiries, and liaise directly with Moonstone Block Management as to whether any costs would be recouped from the leaseholders, prior to placing their bid as this will be binding.
4	Former Aston Methodist Church, The Green, Aston on Trent, Derby DE72 2AA	Completion Date: 24.08.2023
5	Flat 15, Harris Court, 15 Park Avenue, Hockley, Birmingham B18 5ND	Completion Date 24.08.2023. The property is sold by executors with limited title guarantee. There are 39 years remaining on the lease.
7	8 The Green, Swanwick, Alfreton DE55 1BL	Date for completion will be 10 working days after a certified copy of the grant of probate is sent to the buyer's solicitors.
8	Teversal Village Candle Company and Teversal Community Hub, Fackley Road, Teversal, Sutton in Ashfield NG17 3GS	Sold Prior
10	Plot 1, Quarry Hill Road, Ilkeston, Derbyshire DE7 4RB	Completion Date 24.08.2023. Please note that John Wills ("Former Receiver") ceased as a receiver of the Property on 25.07.2023, however Andrew Foster's appointment remains unchanged. Further second receiver ("Future Receiver") will be appointed prior to Completion Date re restriction at entry B2 title number DY205888. By bidding in the auction interested parties acknowledge that they have received this information and proceed subject to it. The Receiver, Former Receiver and Future Receiver (will) act(ed)(s) as agents of the Seller and without personal liability. No warranties are provided.

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Lot	Address	Amendment
11	Land on the west side of Brooklands Avenue, Wirksworth, Matlock, Derbyshire DE4 4AB	Completion Date: 24.08.2023
12	Former Storage Depot, Melandra Road, Glossop SK13 6JQ	Completion Date: 24.08.23
15	44 The Crescent, Chaddesden, Derby, Derbyshire DE21 6QB	Guide Price: £120,000+ Completion Date 21.09.2023
17	29C Market Place, Heanor, Derbyshire DE75 7EG	Sold Prior
19	23 Scarsdale Avenue, Allestree, Derby DE22 2LA	Postponed
22	3 Portia Avenue, Shirley, Solihull B90 2NN	Postponed
23	Former Kates Hill Housing Office, Watson Green Road, Dudley, West Midlands DY2 7LG	Completion Date: 17.08.2023
24	Land and Roadways, Hilltop Drive, Castle Bromwich, Birmingham, West Midlands B36 8JT	Completion Date: 16.08.2023

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25	Ivy House, High Street, Halesowen B63 3BD	Postponed
28	37 Aviation Lane, Burton-On-Trent, Staffordshire DE13 9TL	Postponed
30	3 Tibshelf Road, Westhouses, Alfreton, Derbyshire DE55 5AA	Completion Date 10.08.2023
37	76 Ivanhoe Street, Leicester, Leicestershire LE3 9GW	The AST dated 2012 in the legal pack confirms £500 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.
38	6 Crowfoot Way, Broughton Astley, Leicester, Leicestershire LE9 6WR	Withdrawn
40	Harecastle Hotel, Liverpool Road, Kidsgrove, Stoke-On-Trent ST7 1EA	Postponed
42	13-21 Mill Street, Crewe CW2 7AE	The completion date is 22.09.23. The auctioneers have not been able to verify the rental income.
46	Flat 39, Kedleston Court, Norbury Close, Derby DE22 2QF	Withdrawn

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Lot	Address	Amendment
47	Land to rear of 139 Baker Street, Alvaston, Derby DE24 8SE	Postponed
48	260 Baker Street, Alvaston, Derby DE24 8SF	Completion Date: 24.08.2023
49	1 Springfield Road, Chellaston, Derbyshire DE73 5SL	A new EPC took place on 26th July and the Certificate will be made available as soon as possible.
55	7 Meadow Court, Broadmeadows, South Normanton, Alfreton DE55 3NG	Withdrawn
56	127 High Street, Stonebroom, Alfreton DE55 6JY	Completion Date 24.08.2023
58	739 Hesse Road, Hull HU4 6PJ	Please be advised that the lot is being sold by receivers who have no personal knowledge of the property, and are therefore not in a position to respond to queries, and we are asked not to submit preliminary enquiries. The auctioneers have likewise not personally inspected the property. Prospective buyers are directed to clause 40 in the special conditions regarding occupancy, and are advised to make a viewing enquiry and undertake any other necessary independent investigations before placing their bid, as this will be binding.
59	The Black Mill, Sleaford Road, Lincoln LN5 0QY	Withdrawn
60	Land and Buildings On The North West of Northfield Road, Northfield, Rotherham S60 1RR	Completion Date 24.08.2023 Sale by receiver. The lot may be tenanted however prospective buyers are referred to special condition 40 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.

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Lot	Address	Amendment
61	7 Monarch Street, Oswaldtwistle, Accrington BB5 3NA	Completion Date: 24.08.2023
62	57 Saville Road, Gatley, Cheadle SK8 4BY	Withdrawn
63	45 Chudleigh Road, Manchester, Manchester M8 4PR	The completion date is 24.08.23
65	70 Northen Grove, Manchester M20 2NW	Postponed
67	Unit G 04, Young Village, 19 Wright Street, Liverpool L5 8SB	Postponed
67A	Unit 107, 19 Wright Street, Liverpool L5 8SB	Postponed
68	76 Williamson Avenue, Stoke-On-Trent ST6 8AU	Withdrawn
69	21 George Street, Handsworth, Birmingham B21 0EG	Completion Date: 17.08.2023

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70	49 South Roundhay, Kitts Green, Birmingham, West Midlands B33 9PU	The tenant referred to in our marketing holds a leasehold interest and the sale is subject to the lease dated 29.9.2017. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
71	7 Green Street, Smethwick B67 7BX	Sold Prior
72	2292/2292a Coventry Road, Sheldon, Birmingham B26 3JR	Withdrawn
72a	Bosnia House, 36 Medley Road, Birmingham B11 2NE	Completion Date: 08.09.2023
74	85 Stafford Street, Willenhall WV13 1RT	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.
75	23 Suffolk Close, Coventry, Coventry, West Midlands CV5 7JB	Postponed
76	77 Selworthy Road, Coventry, Coventry, West Midlands CV6 4JF	Postponed
79	11 Andrewes Close, Leicester, Leicestershire LE3 5PD	The AST in the legal pack confirms £595 per calendar month. 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

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81	Flat 26, The Annexe, 3 Junior Street, Leicester, Leicestershire LE1 4QF	Postponed
82	Flat 25, Aria Apartments, 42 Chatham Street, Leicester, Leicestershire LE1 6AY	Sold Prior
84	South Lodge, 2 London Road, Great Glen, Leicester, Leicestershire LE8 9DJ	Postponed
85	8 - 10 Long Street, Wigston, Leicestershire LE18 2BP	Postponed
86	10 Beechwood Avenue, Melton Mowbray, Leicestershire LE13 1RT	Sold Prior
87	Instead, Melton Road, Hickling Pastures, Melton Mowbray LE14 3QG	Sold Prior
88	8 Hotel Street, Coalville, Leicestershire LE67 3EP	Completion Date: 24.08.2023
89	Land to rear of 10 Wykin Road, Hinckley LE10 0HY	Withdrawn

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Lot	Address	Amendment
91	Land Adjacent 37 Lammasmead, Broxbourne EN10 6PG	Completion date: 25.08.2023
92	Land Adjacent 72 Lammasmead, Broxbourne EN10 6PG	Completion Date: 25.08.2023
93	Flat 113, Doulton House, 11 Park Street, London SW6 2FT	Sold Prior
95	14 Shortlands Green, Welwyn Garden City AL7 3RX	Completion Date: 24.08.2023
97	1L Beulah Hill, Upper Norwood, London SE19 3LQ	Completion Date: 24.08.2023 Vendor has advised that The Local Housing Allowance for London Borough of Croydon is set as £264.66 per week, as the post code is in Inner South East London. The annual rent can be £13,762.32 if given through Council. This would work out at about approximately 7% return.
98	Flats 1, 2 & 3, 2-3 The Square, Holsworthy EX22 6DL	Completion Date 24.08.2023 The legal title describes the Property as Flat 1, 2-3 The Square. 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.
99	Land at West Park, Yarnscombe, Barnstaple EX31 3LZ	Completion date 24.08.2023. Please be advised that the lot is being sold by receivers who have no personal knowledge of the property. The auctioneers have likewise not personally inspected the property. Prospective buyers are directed to clause 39 in the special conditions regarding occupancy, and are advised to make a viewing enquiry and undertake any other necessary independent investigations before placing their bid, as this will be binding.
100	Land Lying To The West Of Bean Park, Hatherleigh Road, Winkleigh EX19 8AP	Completion date 24.08.2023. The lot is being sold by receivers who have no personal knowledge of the property. The auctioneers have likewise not personally inspected the property. Prospective buyers are directed to clause 39 in the special conditions regarding occupancy, and are advised to make a viewing enquiry and undertake any other necessary independent investigations before placing their bid, as this will be binding.

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103	Old Village Store, Main Road, Burgh on Bain, Louth, Lincolnshire LN8 6JY	Sold Prior
108	3 Littlegreen Road, Woodthorpe, Nottingham NG5 4LE	Withdrawn
110	5 Seaburn Road, Toton, Nottingham NG9 6HT	Sold Prior
112	114 Station Road, Selston, Nottingham NG16 6FH	New guide price: £69,000 - £80,000
113	36 High Street, Hucknall, Nottinghamshire NG15 7HG	Postponed
114	16 Bakestone Moor, Whitwell, Worksop, Derbyshire S80 4PE	Sold Prior
116	Land to the rear of 40 Ladywood Road, Ilkeston DE7 4NE	Completion Date: 25.09.2023
117	43 Babington Court, Gower Street, Derby DE1 1RH	Sold Prior

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121	94 Wellington Street, Matlock, Derbyshire DE4 3GS	Postponed
123	15 Rise End, Middleton, Matlock, Derbyshire DE4 4LS	Postponed
125	30 Sand Street, Stalybridge SK15 1UJ	Sold Prior
126	11 Fitzroy Street, Millbrook, Stalybridge SK15 3EX	Sold Prior
126a	119 Grenville Street, Edgeley, Stockport SK3 9EU	Postponed
126b	167-169 Market Street, Tameside, Hyde, Cheshire SK14 1HG	Postponed
127	49 Cooper Lane, Manchester M9 6QQ	Sold Prior
128	55 Marlfield Street, Blackley, Manchester M9 4BA	Postponed

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128a	31 Rathbourne Avenue, Manchester M9 6PN	Postponed
129	760 Hyde Road, Manchester M18 7EF	Postponed
130	298/298a Moston Lane East, Oldham, Manchester M40 3HZ	Postponed
131	57 Town Lane, Denton, Manchester M34 6AF	Sold Prior
132	286 Edge Lane, Droylsden, Manchester M43 6BG	Sold Prior
133	265 and 267 Durers Lane, Radcliffe, Manchester M26 2GN	Completion Date: 24.08.2023
134	66 Gregge Street, Heywood OL10 2HD	Postponed
135	20 Egerton Street, Mossley, Ashton-Under-Lyne OL5 0QR	Postponed

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136	12 Beaumont Street, Ashton-Under-Lyne OL6 9NX	Sold Prior
137	79 Minto Street, Ashton-Under-Lyne OL7 9DA	Sold Prior
138	385 Ripponden Road, Oldham OL1 4JN	Completion Date: 24.08.2023
139a	18 Froghall Lane, Warrington WA2 7JP	Postponed
139b	22 Arpley Street, Warrington WA1 1NZ	Postponed
140	12 Fletcher Street, Warrington WA4 6PY	Postponed
140a	130 St. Marys Street, Warrington WA4 1EW	Postponed
141	59 Lovely Lane, Warrington WA5 1NB	Completion Date: 24.08.2023 The rental figure on the tenancy agreements differs slightly from our sales details. 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.

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Lot	Address	Amendment
141a	39 Folly Lane, Warrington WA5 0ND	Postponed
142	44 East Lancashire Road, Liverpool L11 7AZ	Under the Estate Agents Act 1979 we are required to declare any conflict of interest. The seller of this property is also our joint agent in the sale, and will receive part of any Buyer's Fee as commission. If you have any queries regarding this, please contact us for further information.
143	5 Clucas Gardens, Ormskirk L39 1QA	Under the Estate Agents Act 1979 we are required to declare any conflict of interest. The seller of this property is also our joint agent in the sale, and will receive part of any Buyer's Fee as commission. If you have any queries regarding this, please contact us for further information.
146	7 Sibthorpe Street, North Shields NE29 6NQ	Postponed
147	62 Howe Street, Gateshead NE8 3PP	Postponed
148	66 Howe Street, Gateshead NE8 3PP	Postponed
149	64 Castle Green, Sunderland SR3 3HR	Postponed
150	165 Redcar Road, Marske-By-The-Sea, Redcar TS11 6EL	Withdrawn

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151	20 Linden Road, Brotton, Saltburn-By-The-Sea TS12 2RU	Postponed
152	17 Oak Road, Eaglescliffe, Stockton-On-Tees TS16 0AT	Under the Estate Agents Act 1979 we are required to declare any conflict of interest. The seller of this property is also our joint agent in the sale, and will receive part of any Buyer's Fee as commission. If you have any queries regarding this, please contact us for further information.
153	96 Bannockburn Way, Billingham TS23 3QW	Postponed
156	618 - 626 Chesterfield Road, Woodseats, Sheffield, South Yorkshire S8 0SA	Completion Date: 29.08.2023
158	40 George Street, South Normanton, Alfreton, Derbyshire DE55 2AY	Sold Prior
159	Flat 79, Kedleston Court, Norbury Close, Derby DE22 2QE	Sold Prior
160	21 Brindley Court, Wilkins Drive, Allenton, Derby DE24 8YR	AST in legal pack is for £375 pcm.
161	30 Brindley Court, Wilkins Drive, Derby, Derbyshire DE24 8YR	We cannot confirm the rental figure given in our marketing as pages of the tenancy agreement within the legal pack appear to be missing. 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
162	75 Uttoxeter New Road, Derby, Derbyshire DE22 3NL	The completion date will be 1st October 2023. Please note that the special conditions of sale in the legal pack indicate a higher annual rental income than the figure on our marketing and confirmed by the rental documents within the legal pack. Prospective buyers must make all necessary independent enquiries prior to placing their bid, as this will be binding.
166	37 Field Lane, Burton-On-Trent DE13 0NH	Postponed
167	78 Hill Street, Stapenhill, Burton-on-Trent, Staffordshire DE15 9LD	Sold Prior
168	1 Ash Drive, Measham, 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.
171	272 Baldwins Lane, Hall Green, Birmingham, West Midlands B28 0XB	Sold Prior
172	39 Francis Road, Stechford, Birmingham, West Midlands B33 8SL	Completion Date: 28.08.2023
173	75 Church Street, Rugeley WS15 2AH	Postponed
175	38 Rothesay Road, Stoke-On-Trent ST3 4QW	Completion Date: 24.08.2023 Prospective buyers are directed to clause 4 in the special conditions regarding occupancy, and are advised to make necessary independent investigations before placing their bid, as this will be binding.

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178	12 New Garden Street, Stafford ST17 4DB	Completion Date: 28.08.2023
180	46 & 46a Chester Road, Wrexham LL11 2SD	Postponed
181	126 Mersey Road, Widnes WA8 0DT	Postponed
182	43 Mersey Road, Widnes WA8 0DS	Completion Date: 24.08.2023 The rental figure in the legal pack is slightly more than in our sales details 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.
184	85 Eldercroft Road, Timperley, Altrincham WA15 7JE	Sold Prior
185	1 Rushmere Drive, Bury, Lancashire BL8 1DW	Postponed
186	21 Whalley Street, Burnley BB10 1BX	Completion 24.08.2023 We understand that a copy of the Lease is to follow. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
187	Higson Street Works, Blackburn BB2 1ER	No EPC is available due to restricted access.

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Lot	Address	Amendment
189	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.
190	44 Sandringham Road, Darwen BB3 0BL	Completion Date: 28.08.2023 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.
191	55 Dove Lane, Darwen BB3 1EA	Completion Date: 28.08.2023 Please note: The property is now sold with vacant possession.
192	17 Reedyford Road, Nelson BB9 8LL	Completion Date 24.08.2023
194	113 High Street, Rhyl LL18 1TR	We have been advised there is no fire door access from First Floor as this has been bricked up. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
194a	3 Eldon Terrace, Bangor LL57 2RA	Postponed
195	Flat 1, 2 and 3, Bank House, Heathfield Road, Ellesmere Port CH65 8DJ	Withdrawn
196	Druid Inn, Wrexham Road, Pontblyddyn, Mold CH7 4HG	Postponed

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198	4 Acacia Close, Port Talbot, Swansea SA12 7DR	Postponed
199	135 High Street, Royal Wootton Bassett, Swindon SN4 7BH	Guide Price: £495,000+
200	68 Eden Vale Road, Westbury BA13 3NU	Under the Estate Agents Act 1979 we are required to declare any conflict of interest. The seller of this property is also our joint agent in the sale, and will receive part of any Buyer's Fee as commission. If you have any queries regarding this, please contact us for further information.
202	11 Glenmore Avenue, Plymouth PL2 1HY	Under the Estate Agents Act 1979 we are required to declare any conflict of interest. The seller of this property is also our joint agent in the sale, and will receive part of any Buyer's Fee as commission. If you have any queries regarding this, please contact us for further information.
203	79-80 Canal Walk, Southampton SO14 3BH	Postponed
204	21 Beveridge Street, Barrow upon Soar, Loughborough, Leicestershire LE12 8PL	Postponed
208	40a & 40b Great Hoggett Drive, Beeston, Nottingham NG9 4HQ	Sold Prior

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.