

Addendum



Auction: 28 September 2023

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Addendum as of 28 September 2023

Lot	Address	Amendment
3	45 Moulton Avenue, Spondon, Derby DE21 7FW	Completion date: 26.10.2023
5	39 Francis Road, Stechford, Birmingham, West Midlands B33 8SL	Completion Date: 26.10.2023
8	118 Doles Lane, Findern, South Derbyshire, Derby, Derbyshire DE65 6BA	Completion is to take place as per special condition 13
10	Former Ibstock Methodist Church, Melbourne Road, Ibstock LE67 6JS	Completion Date: 26.10.2023
11	Vine Cottage, 2 Sarson Street, Quorn, Loughborough, Leicestershire LE12 8EA	New Guide Price: £150,000+
14	15 Poole Street, Allenton, Derby DE24 9DA	Postponed
15	23 Scarsdale Avenue, Allestree, Derby DE22 2LA	Postponed
16	6 Gratley Croft, Cannock, Staffordshire WS12 4PY	New guide price: £120,000+

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17	1 Cherry Tree Road, Kingswinford, West Midlands DY6 7DP	New guide price: £200,000+
19	Ivy House, High Street, Halesowen B63 3BD	Sold Prior
19a	38 Shakespeare Close, Tamworth B79 8DJ	Completion Date: 19.10.2023
21	Land on the west side of High Street, Clay Cross, Derbyshire S45 9DX	Completion Date 26.10.2023
23	Land at The Crescent, Breaston, Derbyshire DE72 3DS	Postponed
26	Flat 413, The Atrium, 2 Morledge Street, Leicester, Leicestershire LE1 1ST	Completion date: 04.12.2023
30	Flat 6, Libra Parade, Front Street, Birstall, Leicester LE4 4DP	Completion Date: 26.10.2023
31	122 Middlefield Lane, Hinckley, Leicestershire LE10 0RA	Completion date: 26.10.2023

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33	39 Dark Lane, Bedworth, Warwickshire CV12 0JL	Please note the following costs in the special conditions: The buyer agrees to pay the seller's solicitor's legal costs of £650.00 plus Vat and disbursement. The Buyer agrees and will pay the seller's costs and expenses in the sum of 2.5 percent of the sale price plus vat or a minimum of £1250 plus Vat in addition to the purchase price which will be payable to the seller's solicitors along with completion monies upon completion. For avoidance of doubt no breakdown or copy invoice will be provided by the seller or the seller's solicitors.
35	Flats 1 - 6 Bargate Cottages, Bar Gate, Newark on Trent NG24 1ES	Completion Date: 23.11.2023 The combined rental figure is £35,460 p.a The Seller has served a notice to terminate the tenancy of 3 Bar Gate Cottages which is due to expire on 17 October 2023. The Buyer should note that this part of the Property may be empty on completion. The Buyer shall on completion raise no requisition or be able to refuse to complete the purchase whether or not the current tenant remains in the Property at completion.
36	43 Bond Street, Blackpool FY4 1BW	Sold Prior
37	25 Wheldrake Road, Sheffield, South Yorkshire S5 6UD	Completion date: 12.10.2023
38	16 Station Road, Castle Donington, Derbyshire DE74 2NJ	Withdrawn
40	1 Springfield Road, Chellaston, Derby DE73 5SL	Completion Date: 30.10.2023
41	Land to rear of 139 Baker Street, Alvaston, Derby DE24 8SE	Postponed
44	4 Church Road, Darley Dale, Matlock DE4 2GG	Postponed

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Lot	Address	Amendment
46	Land on the south-west side of 79 Greenhill, Wirksworth, Matlock, Derbyshire DE4 4EN	Completion date: 26.10.2023
47	Old Vicarage, 22a Mount Pleasant, Ripley, Derbyshire, DE5 3DX	Completion Date: 26.10.2023
48	Land to rear of Old Vicarage, 22a Mount Pleasant, Ripley, Derbyshire DE5 3DX	Completion Date: 26.10.2023
50	Former Nottingham Road Methodist Church, Nottingham Road, Ilkeston DE7 5BB	Buyers are to note that a 10% deposit will be payable at the fall of the hammer together with buyer fee.
51	1 Brook Cottages, Erewash, Ilkeston, Derbyshire DE7 8JS	Completion Date: 07.11.2023
53	30 Hawthorne Avenue, Cotgrave, Nottingham NG12 3PY	Postponed
55	50 Nottingham Road, Eastwood, Nottingham NG16 3NQ	Completion date: 27.10.2023
56	Unit 17A, Unity Road, Lowmoor Business Park, Kirkby-In-Ashfield, Nottingham NG17 7LE	Withdrawn

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57	39 Stockwell Gate, Mansfield, Nottinghamshire NG18 1LA	Completion Date: 26.10.2023
59	Apartment 34, The New Alexandra Court, Woodborough Road, Nottingham NG3 4LN	Completion Date 26.10.2023 We have not been provided with service charge information or AST. We cannot therefore clarify payments in this respect and prospective buyers must make all necessary independent enquiries prior to placing their bid as this will be binding.
62	29 Mansfield Court, Mansfield Road, Nottingham NG5 2BW	Completion Date 26.10.2023 As at April 2022 ground rent was confirmed as £100 pa and service charge £1,692.77 pa 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.
64	22 Wellesley Street, Stoke-On-Trent ST1 4NW	Completion Date 26.10.2023 EPC expires 16th October. Please note the seller has been unable to access the property in order to carry out a new EPC. The property is sold subject to tenancy.
65	5 Evans Street, Stoke-On-Trent ST6 4HP	Completion Date 26.10.2023 EPC - Please note the seller has been unable to access the property in order to carry out a new EPC. The property is sold with vacant possession.
66	51 Dartmouth Street, Stoke-On-Trent ST6 1HD	Completion Date 26.10.2023 The property is sold subject to tenancy.
67	33 Lincoln Road, Stoke-On-Trent ST6 3DE	Completion Date 26.10.2023 The property is sold subject to tenancy.
69	223 - 225 High Street, Tunstall, Stoke On Trent ST6 5EG	Completion date: 26.10.2023

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70	126 Colman Avenue, Wolverhampton WV11 3RU	Completion Date: 19.10.2023
71	8A Stamina House, Hickman Avenue, Wolverhampton WV1 2UH	Sold Prior
72	36 Fernley Road, Birmingham B11 3NS	Withdrawn
73	Unit 5, Victoria Road, Stoke-On- Trent ST4 2HS	Withdrawn
74	3, 5, 9, 11 Cheapside, Hanley, Stoke-On-Trent ST1 1HL	Completion Date 26.10.2023 The special conditions confirm the description of the property as 29 to 39 (odd) Stafford Street and 2 to 11 (odd) Cheapside, Hanley, Stoke on Trent. Buyers are referred to the "statement of rent and monies due" within the legal pack
79	Land Adjoining Lammasmead, Broxbourne EN10 6PF	Completion Date 26.10.2023
80	Land Adjacent 10 Lammasmead, Broxbourne EN10 6PG	Completion Date 26.10.2023
81	Land Adjacent to 31 Buryholme, Broxbourne EN10 6PE	Completion Date: 30.10.2023

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Lot	Address	Amendment
82	Land adjacent to 6 Walwayne Field, Swindon SN3 4UW	Completion Date 26.10.2023
83	68 Dydale Road, Swindon SN25 1AH	Completion Date: 09.11.2023
84	Flat 5 Woodlands Court, Wood Street, Kettering NN16 9SD	Guide price: £45,000 - £55,000
87	South Boundary and East Boundary of 6 Wellingborough Rd, Little Harrowden NN9 5BE	Postponed
88	9 Conyger Close and parking space, Great Oakley, Corby, Northamptonshire NN18 8FW	Sold Prior
89	49 St. Georges Road, Winsford CW7 1BY	Withdrawn
92	85 High Street, Blackwood, Caerphilly NP12 1ZA	Sold Prior
93	Castle Hill House, Mold Road, Northop, Mold CH7 6BX	Completion Date: 26.10.2023

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Lot	Address	Amendment
94	2 Aberoer Cottages, Aberoer, Wrexham LL14 4LG	Completion Date: 30.10.2023
95	Bwthyn Cadwgan, Waunfawr, Caernarfon LL55 4DX	Withdrawn
97A	Land off Llanwonno Road, Mountain Ash, Mid Glamorgan CF45 3NB	Completion Date 19.10.2023 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.
97b	56 Oldham Road, Ashton under Lyne OL6 7AP	Completion Date will be in accordance with special condition 12
98	20 Kendall Road, Manchester M8 4NE	Sold Prior
99	19 Givendale Drive, Manchester M8 4PY	Completion shall be within 7 working days of the Grant of Probate to the Estate of Peter James Cullen being produced to the Buyer's Solicitors.
100	18 Boardman Road, Manchester M8 4WJ	Completion will be 4 weeks from a Grant of Probate being produced to the Buyers Solicitors. There is no official copy lease available.
101	55 Marlfield Street, Blackley, Manchester M9 4BA	Sold Prior

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Lot	Address	Amendment
103	69a and 69b Tower Road, Boston PE21 9AU	Withdrawn
104	Lithaprint Ltd, 70-72 Buxton Road, Heaviley, Stockport, Cheshire SK2 6NB	New guide price: £300,000+ Completion Date 26.10.2023
105	The Old Schoolhouse, 12 Market Street, Buxton SK17 6LD	New guide price: £290,000+ Completion Date 26.10.2023
108	Land on the west side of Brooklands Avenue, Wirksworth, Matlock, Derbyshire DE4 4AB	Completion Date: 26.10.2023
109	123 Shortheath, Swadlincote, Derbyshire DE12 6BL	Sold Prior
113	Barn Lodge Farm, Blackberry Lane, Cossington, Leicestershire LE7 4SE	Sold Prior
114	63 Nottingham Road, Kegworth, Derbyshire DE74 2FH	Completion date: 26.10.2023
115	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.

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117	37 Field Lane, Burton-On-Trent DE13 0NH	Completion Date: 30.10.2023
119	1 Edward Street, Grantham NG31 6JF	Sold Prior
122	15 Rise End, Middleton, Matlock, Derbyshire DE4 4LS	Completion Date: 07.11.2023
123	53 Manchester Street, Derby DE22 3GD	Sold Prior
124	Flats at The Blessington Carriage, 11-17 Chapel Street, Derby DE1 3GU	We have not been provided with evidence of service charge or of tenancy rent increases and cannot therefore confirm the rental 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.
125	36 Pells Close, Fleckney, Leicester, Leicestershire LE8 8TJ	Completion Date: 26.10.2023
127	117 Gainsborough Way, Stanley, Wakefield WF3 4PH	Postponed
129	41 Stockton Road, Darlington DL1 2RZ	Postponed

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Lot	Address	Amendment
130	Flats 1-8, 19 Hartington Road, Stockton-On-Tees TS18 1HD	We have not been provided with a copy of the Tenancy Agreements 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.
131	16 Rullerton Road, Wallasey CH44 5XQ	We have been advised that Room 4 is still vacant. The rental figures on the three AST's in the legal pack differ slightly from our sales details, 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.
133	26 Montague Street, Rothesay, Isle of Bute PA20 0BT	New guide price: £45,000+
135	Unit 1-07, Young Village, 19 Wright Street, Liverpool L5 8SB	The AST in the legal pack confirms rent of £150 per week is payable over 42 weeks. Prospective buyers must make all necessary independent enquiries prior to placing their bid as this will be binding.
135B	5 Clucas Gardens, Ormskirk L39 1QA	Withdrawn
136	56 Buffery Road, Dudley DY2 8ED	We have not been provided with evidence of rent 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.
138	Housing Development between, 11 and 27 Sanders Close, Dudley DY2 8DP	Prospective buyers are referred to the "Note to Buyers" within the legal pack and must make all necessary independent enquiries prior to placing their bid as this will be binding. The planning reference for the proposed erection of 6 dwellings is numbered P16/0919 and not as set out in our marketing.
141	Land Adjacent to 1 Meadow Road, South Littleton, Evesham WR11 8YE	Sold Prior

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142	93 Shawhurst Lane, Hollywood, Birmingham B47 5JP	Withdrawn
144	15 William Street, Redditch B97 4AJ	Completion Date 26.10.2023
145	93 Manor Road, Barlestone, Nuneaton CV13 0HA	Completion Date 26.10.2023
147	Flat 24, Church Court, New Road, Coventry, West Midlands CV6 2EP	The legal pack confirms ground rent of £26 per annum and service charge of £1,200.50 for the term 1.11.22 to 31.10.23.
148	8 Mealcheapen Street, Worcester, Worcestershire WR1 2DH	Sold Prior
149	45 Whinfield Road, Worcester, Worcestershire WR3 7HF	Withdrawn
151	College House Residential Home, Berrington Road, Tenbury Wells WR15 8EJ	Postponed
152	Flats 1, 2 and 3, Cherrys Yard, Backway Road, Bicester OX26 6PD	It is believed that Flat 1 has been split into two smaller flats, further documents relating to which can be viewed within the legal pack. Please be advised that the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.

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Lot	Address	Amendment
153	Land to the rear of 48A Albert Road, London SE25 4JE	Completion Date 26.10.2023
154	104 Carlingford Road, London N15 3ER	Completion Date: 26.10.2023
155	22 Batchworth Lane, Northwood HA6 3DR	Completion Date: 01.12.2023
156	96 London Road, Brent, Wembley, Greater London HA9 7HG	Sold Prior
156a	71A Nags Head Road, Enfield EN3 7AA	Postponed
158	12 St. Martins Crescent, Camborne TR14 7HQ	Sold Prior
160	Flat 9, Leading Edge, 80 Hotwell Road, Bristol BS8 4UJ	Postponed
161	59 Fore Street, Chard TA20 1QA	Sold Prior

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162	70 Droylsden Road, Audenshaw, Tameside, Manchester M34 5SW	Withdrawn
163	3 Lynton Drive, Prestwich, Manchester M25 2QS	Completion Date: 30.10.2023
164	760 Hyde Road, Manchester M18 7EF	Completion Date: 26.10.2023 SDL Auctions Administration Fee of £6,000 including VAT. We are advised there are no formal tenancy documents available and cannot confirm the rental figures set out in our marketing.
165	24 Kirkby Avenue, Manchester, Manchester M40 5HN	Buyers fee £3,600 inc VAT
166	298/298a Moston Lane East, Oldham, Manchester M40 3HZ	New guide price: £320,000+ On the Agreed Completion Date, the Buyer shall pay to the Seller, in addition to the Price: 5.1.1 the sum of £1000.00 + VAT, £318.26 for the searches provided, and £15.00 for Official Copies towards the Sellers legal costs, and 1% of the Sale Price agreed + VAT towards the Seller's auction costs subject to a minimum of £4000.00 + VAT.
167	3 Fir Bank Mews, Fir Bank Road, Royton, Oldham OL2 6TU	Withdrawn
168	20 Egerton Street, Mossley, Ashton-Under-Lyne OL5 0QR	Completion Date: 26.10.2023
173	Apartment 14 Humphry Davy House, Golden Smithies Lane, Wath-Upon-Deerne, Rotherham S63 7ER	The tenancy agreement in the legal documents does not confirm the rental income on 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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176	1 Doles Crescent, Royston, Barnsley S71 4JY	Completion Date: 26.10.2023
176a	33 Romney Street, Salford M6 6DG	Sold Prior
176b	7 Culworth Close, Belper, Derbyshire DE56 0EW	Sold Prior
176c	235 Aqueduct Street, Preston PR1 7JN	Sold Prior

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