

Addendum

Auction: 19 December 2023

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Addendum as of 18 December 2023

Lot	Address	Amendment
1	14 Nevinson Avenue, Sunnyhill, Derby DE23 1GT	Completion Date 09.01.2024
3	81 and 81a Temple Road, Epsom, Surrey KT19 8EY	Completion Date: 19.01.2024 The seller has ticked the property has had underpinning on the Property Information Form in the legal documents. We have requested evidence of this from the seller and their solicitor's but no evidence is available. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
5	30 Sorrel Drive, Kingsbury, Warwickshire B78 2PE	Completion Date: 09.01.2024
8	53 Arundel Street, Derby DE22 3PG	Postponed
9	23 May Street, Derby DE22 3UQ	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.
11	Former Holmlea Home, Waverley Street, Tibshelf, Alfreton DE55 5PS	Postponed
12	The Spinney, Woodlands, Brimington, Chesterfield S43 1BE	Postponed
15	45 Royal Mews, Station Road, Ashby-De-La-Zouch, Leicestershire LE65 2GJ	Term of Lease: 125 years from and including 01.04. 2008. PIF confirms ground rent payable of £263.74 pa and service charge payable of £1,085.64 pa. 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
20	3 Cavendish Close, Castle Donington, Derby, Derbyshire DE74 2NE	Withdrawn
21	104 Norman House, Friar Gate, Derby DE1 1NU	Prospective buyers are to note that in accordance with the terms of the lease any purchase by a company would require landlord consent prior to sale. Bids at auction will therefore be taken from individuals only. LPE1 confirms annual payment for ground rent £92.96 and for service charge £1,022.72 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.
22	13 Griffin Close, Alvaston, Derby DE24 8XG	Postponed
23	22 Shelton Drive, Shelton Lock, Derby, Derby, Derbyshire DE24 9FB	Sold Prior
25	The Priory, 83 High Street, Huntingdon PE29 3ER	Completion Date 19.01.2024 Sale by receiver with no title guarantee. Property is believed to be tenanted however prospective buyers are referred to special conditions 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.
26	5 Sudell Road, Darwen, Lancashire BB3 3HW	Completion Date 16.01.2024 Sale by receiver with no title guarantee. Property may be tenanted and prospective buyers are referred to special conditions and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. No documents are available for tenancies, HMO or further leasehold information. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
27	The Wellington Hotel, Wellington Street, Clayton-Le-Moors BB5 5HU	Completion Date: 19.01.2024 Leasehold and Freehold title
28	25 Stockbridge Road, Padiham, Burnley BB12 7HA	Sold Prior

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29	86 Windsor Road, Tuebrook, Liverpool L13 8BB	Completion Date: 31.01.2024
30	22 High Street, Gorseinon, Swansea SA4 4BX	Sale by receiver with no title guarantee. Property may be subject to occupation(s) however prospective buyers are referred to special conditions 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.
31	92-94 High Street, Redcar TS10 3DL	Completion Date 16.01.2024
32	49 Lister Street, Grimsby DN31 2HZ	Completion Date: 19.01.2024
34	169 Corporation Road, Grimsby DN31 2PY	Completion Date 19.01.2024
35	The Old Stables, Heck Lane, Goole, Yorkshire DN14 ORD	Sold Prior
36	Land Adj. 10 Cross London Street, New Whittington, Chesterfield, Derbyshire S43 2AG	Title confirms the lot offered for sale as: Land on the north side of Cross London Street, New Whittington, Chesterfield
37	5 - 13 Victoria Square, Gateford Road, Worksop, Nottinghamshire S80 1DX	Our marketing confirms rent payable of £675 pcm for Flat 9A. The AST confirms rent pcm of £650 and the legal pack does not include evidence of increase. 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	23 Farndale Road, Sutton-In-Ashfield NG17 4DH	Postponed
39	6 Mellors Road, Mansfield, Nottinghamshire NG19 6HH	Sold Prior
40	5 The Hollow, Mickleover, Derby DE3 0DG	Sold Prior
43	38a Carrfield Avenue, Toton, Nottingham, Nottinghamshire NG9 6FB	Sold Prior
46	Marquis of Granby, High Street, Wellingore, Lincoln LN5 0HW	Postponed
47	Palm Court Restaurant (Formerly Briggs Memorial Hall) , Whitwood Lane, Castleford WF10 5QD	Completion Date: 19.12.2024
48	26 Ledgard Wharf, Mirfield WF14 8NZ	The Property is sold subject to the subsisting Tenancy and no copy of the tenancy agreement is available in the legal documents. Entry number 3 in the Proprietorship Register to the Sellers title WYK913528 contains a restriction requiring a certificate to be signed by Ledgard Bridge Management Company Limited or by their conveyancer.
49	14 Sutton Approach, Leeds LS14 6AH	Completion Date: 19.01.2024

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51	23 Burton Street, Rishton, Blackburn BB1 4PD	Postponed
51a	104 Maden Street, Church, Accrington BB5 4JA	Sold Prior
52	3 Glass Street, Stoke-On-Trent ST1 2ET	Sold Prior
53	Land to the east of Manor Rise, Land at Cleavers Lane, Sissinghurst TN17 2JU and, Land at 117 Old Nazing Road, Broxburne EN10 6RJ, Stone ST15 0HX	Completion Date 19.01.2024
54	23 and 23a Upper Belgrave Road, Stoke-On-Trent ST3 4RA	Completion Date: 19.01.2024
55	4 Saltersford Lane, Alton, Stoke-on-Trent, Staffordshire ST10 4AU	Withdrawn
57	4-6 High Street, Cheadle, Stoke-On-Trent ST10 1AF	We have not been provided with copies of the Tenancy Agreements. We 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.
58	278 High Street, Stoke-On-Trent ST6 5TY	The property is sold subject to Assured Shorthold Tenancy Agreement and an undocumented tenancy. We therefore 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.

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Lot	Address	Amendment
60	Land adjoining The White Lion, Land at 2 St. Peters Road, Dudley, West Midlands DY2 8HS	The address on the contract and land registry is known as- Land adjoining The White Lion, 2 St Peters Road, Netherton, Dudley. DY2 8HS
61	Flat 6 Bridge Lofts, 3 Leicester Street, Walsall, West Midlands WS1 1PT	The tenancy agreement dated July 2022 included within the legal pack is for £440 pcm. We have been advised the property is let on a rolling basis at £460 pcm. We have not been provided with leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
61a	266 St. Johns Road, Cannock WS11 0AJ	Sold Prior
62	Apartment 15, Buttonbox, 116 Warstone Lane, Birmingham B18 6NZ	Completion Date: 19.01.2024
63	Flat 3.12 Cardinal House, 55 Bridge Road, Birmingham B8 3ST	Postponed
64a	57 Summerfield Crescent, Birmingham B16 0EN	Sale by receiver with no title guarantee. Property may be vacant or tenanted and prospective buyers 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.
65	358 Birmingham Road, Walsall WS5 3NX	Sold Prior
66	63 Coleshill Street, Fazeley, Tamworth B78 3RG	Prospective buyers are to note the Japanese Knotweed site management plan document's included within the legal documents. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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66a	247 Eachelhurst Road, Sutton Coldfield B76 1DT	Withdrawn
67	26 William James Way, Stratford-On-Avon, Henley-in-Arden, West Midlands B95 5GB	Ground rent of £330.06 pa is payable
68	18 Moat Lane, Solihull B91 2LW	Completion Date: 30.01.2024
70	19 Birmingham Road, Millisons Wood, Coventry CV5 9AY	Completion Date 16.01.2024
71	Land rear of 12-14 Tudor Road, Nuneaton CV10 9EH	Completion Date 19.01.2024 The title confirms the land is known as land lying to the north-east of Tudor Road
73	Former Railway Line Between, Thurstaston Road and Beaumont Leys Lane, Leicester LE4 2QF	Sold Prior
74	24 Shackerdale Road, Wigston LE18 1BQ	Sold Prior
75	23 The Banks, Sileby, Loughborough, Leicestershire LE12 7RD	Completion Date: 16.01.2024

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76	40 Woodland Avenue, Burbage, Hinckley, Leicestershire LE10 2BD	Sold Prior
77	69 Mount Street, Diss IP22 4QQ	Postponed
79	35 Sanderstead Court Avenue, South Croydon CR2 9AU	Completion Date: 16.02.2024
80	104 Carlingford Road, London N15 3ER	Sold Prior
80a	24 and 24A Bury Park Road, Luton LU1 1HB	Sold Prior
82	Flat 1, 106 Coatham Road, Redcar TS10 1RZ	Postponed
82a	20 Linden Road, Brotton, Saltburn-By-The-Sea TS12 2RU	Sold Prior
83	4, 5, 6 Tavistock Buildings, Borough Road, Sunderland SR1 1PF	Completion Date: 19.01.2024

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84	7 Dumbell Street, Pendlebury, Swinton, Manchester M27 6FP	Sold Prior
85	667 Stockport Road, Levenshulme, Manchester, Manchester M12 4QE	Completion Date: 19.01.2024
86	Sedgeborough House, 47 Sedgeborough Road, Moss Side, Manchester M16 7EU	Completion Date 16.01.2024 We have not been provided with HMO documents or copies of all Tenancy Agreements. We 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.
87	The Crescent (Land on the East side of London Road North), London Road North, Poynton, Stockport SK12 1BW	Sold Prior
88	11 Greenhalgh Street, Stockport SK4 1SR	Sold Prior
89	69 and 71 High Street West, Glossop SK13 8AZ	Postponed
92	Flats 1-5, 164 -168 Harrington Street, Pear Tree, Derby DE23 8PA	Sold Prior
94	253 Birchover Way, Allestree, Derby DE22 2RS	Postponed

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96	44 Main Street, Netherseal, Swadlincote DE12 8DA	Completion Date 05.01.2024
97	142 Castle Road, Castle Gresley, Swadlincote DE11 9LJ	Postponed
98	96 Empire Road, Burton-On-Trent, Staffordshire DE15 0PD	Sold Prior
98a	9 The Pinfold, Thulston, Derby DE72 3FD	Sold Prior
99	40 Boarshaw Clough Way, Middleton, Manchester M24 2LJ	Buyers are to note the Japanese Knotweed management plan within the legal documents. There is no tenancy agreement provided in the legal pack 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.
101	62 High Street, Golborne, Warrington WA3 3BT	Completion date: 19.01.2024 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.
102	34 The Wharf, New Crane Street, Chester CH1 4HZ	Postponed
104	12 Birch Grove, Wallasey CH45 1JG	EPC is booked for 18/12 and the Certificate will be made available as soon as possible.

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Lot	Address	Amendment
105	Apartment 208, 10 Crump Street, Liverpool, Lancashire L1 0DG	We have not been provided with leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
105a	Unit 1-01, Young Village, 19 Wright Street, Liverpool L5 8SB	Postponed
107	Pot Black Snooker Centre, Lenton Pool, Denbigh, Denbighshire LL16 3LG	Completion Date: 30.01.2024 The Seller is not in a position to provide any information in relation to the leases referred to in the Schedule of notices of leases. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
108	44 Abergele Road, Colwyn Bay LL29 7PA	Postponed
110	20 Watling Street, Ross-On-Wye, Herefordshire HR9 5UF	Withdrawn
111	7.2 Acres Land off, Llanwonno Road, Mountain Ash, Rhondda Cynon CF45 3NB	Completion date: 09.01.2024 The registered address is Land on the West Side of Llanwonno Road, Mountain Ash. 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.
112	Flat 1.03, Cardinal House, 55 Bridge Road, Birmingham B8 3TE	The postcode according to the land registry is B8 3TE.
113	Flat 1.05, Cardinal House, 55 Bridge Road, Birmingham B8 3TE	The postcode according to the land registry is B8 3TE.

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114	Flat 1.08, Cardinal House, 55 Bridge Road, Birmingham B8 3TE	The property is leasehold not freehold as previously advertised and the postcode according to the land registry is B8 3TE.
115	Flat 1.12, Cardinal House, 55 Bridge Road, Birmingham B8 3TE	The property is leasehold and the postcode according to the land registry is B8 3TE.

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