

# Addendum

## Auction: 31 January 2024

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### Addendum as of 31 January 2024

Lot	Address	Amendment
2	99 Moor Street, Burton-On-Trent, Staffordshire DE14 3SZ	EPC Rating: E To clarify the sale is to include two titles - 99 Moor Street together with Land on the north side of 96-98 Moor Street
4	Middle Cottage, Fern Bank, Bradwell, Hope Valley, Derbyshire S33 9HS	The sellers cannot confirm the accuracy of the boundaries, particularly in relation to the outbuilding, gives no warranty or guarantee in this regard and the buyer accepts the position in full. The buyer is aware of the possibility of a potential flying freehold, adverse possession position and inaccurate boundaries and will raise no enquiries or requisition in this regard.
7	98 Tunstall Crescent, Nottingham, Nottinghamshire NG8 5PT	Completion Date: 11.03.2024
9	7 Claramount Road, Heanor, Derbyshire DE75 7HS	Completion date: 21.02.2024
10	15 Long Meadow, Wigston, Leicestershire LE18 3TY	The seller has confirmed that it will be the buyer's responsibility to clear the property following completion. The property is sold as seen.
13	Building Plot adjacent to 11 Woodside, Morley, Derbyshire DE7 6DG	Completion Date: 21.02.2024 Guide Price: £160,000
14	34 Farm Street, Derby DE22 3UH	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.
15	15 Land Society Lane, Earl Shilton, Leicester LE9 7LT	Completion Date: 28.02.2024

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Lot	Address	Amendment
17	169 Pretoria Road, Ibstock LE67 6LQ	Completion Date 28.02.2024 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees (over £8,000) 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.
18	Land opposite units 1 - 5 Thornleigh Trading Estate, Farthings Lane, Dudley DY2 8UB	Postponed
19	Land Adjacent to 33 Cochrane Road, Dudley, West Midlands DY2 0SF	Postponed
20	109 Caledonian, Tamworth B77 2EH	Completion Date 28.02.2024
21	189 Warren Farm Road, Birmingham, West Midlands B44 0PX	Postponed
22	18 Kimberley Drive, Stockton Heath, Warrington WA4 6JU	Completion date: 21.02.2024 Guide Price: £160,000
23	134 Greenland Avenue, Maltby, Rotherham S66 7EX	A copy of the Tenancy Agreement is not available therefore we cannot confirm the rental figure referred to in our marketing. The seller has been unable to access the Property in order to carry out the Energy Performance Certificate. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
24	136 Greenland Avenue, Maltby, Rotherham S66 7EX	A copy of the Tenancy Agreement is not available therefore we cannot confirm the rental figure referred to in our marketing. The seller has been unable to access the Property in order to carry out the Energy Performance Certificate. 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
25	30 Firth Crescent, Maltby, Rotherham S66 7HS	The special conditions state the property is tenanted and the tenant pays £300 per calendar month. There are no further details, tenancy agreement or evidence of rent increase available. 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.  Guide Price: £44,000
26	33 Lincoln Street, Maltby, Rotherham S66 7LW	Guide price £44,000+
27	Barns for conversion at Scarsdale House Farm, Loscoe Denby Lane, Loscoe, Heanor DE75 7RX	Completion Date: 21.02.2024
28	10 Castle Hill, Baslow Road, Bakewell DE45 1AA	Sold Prior
29	84 Hillside, Findern, Derby, Derbyshire DE65 6AW	Postponed
30	East Clune House, West Street, Clowne, Chesterfield S43 4NP	Completion Date: 28.02.2024
31	315 Brimington Road, Chesterfield S41 0TE	Completion Date 28.02.2024
33	1 Spring Hill, Tadcaster, North Yorkshire LS24 8AD	Sold Prior

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Lot	Address	Amendment
34	23 Farndale Road, Sutton-In-Ashfield NG17 4DH	Postponed
35	210 Tamworth Road, Long Eaton, Nottingham, Nottinghamshire NG10 3GS	We have been made aware of a boundary dispute (see special condition 17). Prospective buyers must make all necessary independent enquiries prior to placing their bid as this will be binding
37	40 Sherwood Street, Annesley Woodhouse, Kirkby-In-Ashfield, Nottingham NG17 9HU	Postponed
38	38 Sherwood Street, Annesley Woodhouse, Kirkby-In-Ashfield, Nottingham NG17 9HU	Postponed
39	42 Sherwood Street, Annesley Woodhouse, Kirkby-In-Ashfield, Nottingham NG17 9HU	Postponed
41	220 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.
42	11 St Pauls Road, Chester Green, Derby, Derbyshire DE1 3RS	Sold Prior
45	190 Woods Lane, Derby DE22 3UE	Sold Prior

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Lot	Address	Amendment
46	16 Station Road, Castle Donington, Derbyshire DE74 2NJ	Completion Date: 28.02.2024
52	15 Hatherleigh Road, Leicester, Leicestershire LE5 5NR	Sold Prior
53	125 Hutton Road, Handsworth, Birmingham, West Midlands B20 3RQ	We have been advised there are structural issues. Buyer to rely on their own survey. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
54	201 - 203 Stourbridge Road, Dudley DY1 2EQ	Completion Date: 28.02.2024 Sale by receiver. The property may or not be tenanted, however there is a 15 year lease for the ground floor shop dated 2011 within the legal documents. Prospective buyers are referred to extra special condition 4 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. The Buyer's attention should also be drawn to the fact Seller has been unable to obtain all EPC's for the lot.
55	Flat 7, 70 Mariner Avenue, Birmingham B16 9EQ	We have not been provided with leasehold information or a copy of the Tenancy Agreement. 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.
56	Flat 23, 70 Mariner Avenue, Birmingham B16 9EQ	Postponed
58	10 Bournville Mews, Oak Farm Road, Birmingham B30 1ER	Completion Date: 28.02.2024 Sale by receiver. 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 referred to special condition 39 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. We have enquired and the Seller has confirmed a new EPC will not be provided.
59	36 Fernley Road, Birmingham B11 3NS	Withdrawn

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Lot	Address	Amendment
60	36 Worcester Road, Totton DY13 9PD	Withdrawn
61	Unit 14, 1613 Pershore Road, Stirchley, Birmingham, West Midlands B30 2JF	Postponed
63	33 Potter Street, Melbourne, Derby, Derbyshire DE73 8DW	Sold Prior
64	Gracehill, 33 The Ridings, Ockbrook, Derbyshire DE72 3SF	Sold Prior
65	Flats 1-4, 10 Avenue Road, Whittington Moor, Chesterfield, Derbyshire S41 8TA	Completion Date 28.2.2024
67	5 - 13 Victoria Square, Gateford Road, Worksop, Nottinghamshire S80 1DX	We have not been provided with evidence of rent increase for 9A 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.
68	25 Raikes Street, Mexborough S64 9LY	Sold Prior
69	8 Belmont Street, Mexborough S64 9NF	Completion Date: 28.02.2024

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Lot	Address	Amendment
71	Flats 28-32 York Towers, 383 York Road, Leeds, Yorkshire LS9 6FB	Postponed
72	14 Sutton Approach, Leeds LS14 6AH	Posptoned
74	5 Sudell Road, Darwen, Lancashire BB3 3HW	Completion Date 28.02.2024 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.
75	2 Lingcroft Cottages, Lingcroft Lane, Fulford, York, North Yorkshire YO19 4RE	Postponed
76	8 Hartoft Road, Hull HU5 4LB	Completion Date: 28.02.2024
77	23 Egerton Street, Sowerby Bridge HX6 2LX	Postponed
78	98 Plane Street, Hull HU3 6BX	Withdrawn
79	242 Clara Street, Newcastle upon Tyne NE4 8PY	Withdrawn

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Lot	Address	Amendment
80	133 Redearth Road, Darwen BB3 2AR	Completion Date 28.02.2024 Sale by Receiver with no title guarantee. Any available tenancy information will be included within the legal pack however Receiver has limited knowledge 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.
81	2 Lebanon Street, Burnley BB10 4DF	Completion Date: 28.02.2024 Sale by receiver with no title guarantee. Any available tenancy or leasehold information will be included within the legal pack however Receiver has limited knowledge 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.
82	3 Leaver Street, Burnley BB12 6EZ	Completion Date: 28.02.2024 Sale by receiver with no title guarantee. Any available tenancy or leasehold information will be included within the legal pack however Receiver has limited knowledge 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.
83	26 Green Street, Padiham, Burnley BB12 7AT	Completion Date: 28.02.2024 Sale by receiver with no title guarantee. Any available tenancy or leasehold information will be included within the legal pack however Receiver has limited knowledge 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.
84	91 Church Street, Padiham, Burnley BB12 8JH	Completion Date: 28.02.2024 Sale by receiver. Title to the lot is leasehold and is unregistered. Application for first registration has been submitted to the Land Registry and a title number of LA281191 allocated to the lot. A copy of the FR1 and supporting evidence has been provided in the Legal Pack. We have not been provided with leasehold information. However at the date of producing the Legal Pack the Receivers have not received any demands or paid any ground rent or service charge in respect of the lot.
85	66 and 68 George Road, Wallsend NE28 6BU	The title at the Land Registry is known as being 66 And, 68 George Road, Wallsend (NE28 6BU). Sale by receiver. The property may or may not be tenanted, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm any rental figure. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
86	52 Falcon Crescent, Clifton, Swinton, Manchester M27 8JQ	Sold Prior
87	29 Cromwell Terrace, Chatham ME4 5PQ	Withdrawn

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Lot	Address	Amendment
88	179 Alma Road, Selston, Nottingham NG16 6BJ	Withdrawn
90	12 Willow Avenue, Long Eaton, Erewash, Nottingham, Nottinghamshire NG10 1NT	Completion will take place within 80 days of the date of the Agreement.
91	152 Hoe View Road, Cropwell Bishop, Nottingham NG12 3DH	Guide price: £87,000+ The property is sold subject to tenancy however notice the tenant is due to move out of the property prior to completion. The BUYER accepts the position as is, and buys whether or not the tenant is still in situ.
96	Rose Cottage, Scarthin, Cromford, Matlock DE4 3QF	Completion Date: 08.03.2024
97	23 and 23a Upper Belgrave Road, Stoke-On-Trent ST3 4RA	Completion Date: 28.02.2024
98	259 Barks Drive, Stoke-On-Trent ST6 8EX	Completion Date: 28.02.2024
99	18 Upper Market Square, Stoke-On-Trent ST1 1BS	Completion Date: 28.02.2024
100	19 - 27 Pall Mall, Hanley, Stoke-On-Trent ST1 1EB	Completion Date: 13.01.2024 The Seller has opted to tax 27 Pall Mall, Hanley, Stoke-on-Trent SY1 1EB only please refer to the Auction Pack for more details. The rental income for the car parking spaces according to the tenancy schedule is £6780 p.a, slightly more than previously advertised.

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Lot	Address	Amendment
101	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.
102	49 St. Georges Road, Winsford CW7 1BY	Completion Date: 28.02.2024 We have enquired and the Seller has confirmed a new EPC will not be provided. Sale by receiver. The property may be tenanted, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental figure. Prospective buyers are referred to special condition 39 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.
103	Flat 63, Mersey View, 1 Canning Street, Birkenhead CH41 1ND	Withdrawn
104	Flat 64, Mersey View, 1 Canning Street, Birkenhead CH41 1ND	Withdrawn
105	Flat 65, Mersey View, 1 Canning Street, Birkenhead CH41 1ND	Withdrawn
106	Flat 66, Mersey View, 1 Canning Street, Birkenhead CH41 1ND	Withdrawn
107	228 Reginald Road, St. Helens WA9 4HX	Completion Date: 28.02.2024 Sale by receiver with no title guarantee. Any available tenancy or leasehold information will be included within the legal pack however Receiver has limited knowledge 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.
108	49A Duke Street, St. Helens WA10 2JE	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.

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Lot	Address	Amendment
112	79 Danvers Road, Leicester, Leicestershire LE3 2AE	Sold Prior
115	Edmonton, Lower Moor Road, Coleorton, Leicestershire LE67 8FN	Postponed
116	10 Atkinson Road, Ashby-De-La-Zouch, Leicestershire LE65 2LA	Sold Prior
117	Land rear of 12-14 Tudor Road, Nuneaton CV10 9EH	Completion Date: 28. 02.2024
118	Ground Floor and Basement, 20 The Parade, Leamington Spa CV32 4DW	Prospective buyers are to note the CIL liability referred to within the legal pack which will pass to the buyer and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
119	19 Birmingham Road, Millisons Wood, Coventry CV5 9AY	Withdrawn
121	South Boundary and East Boundary of 6 Wellingborough Rd, Little Harrowden NN9 5BE	Postponed
121a	56B, Bossiney Place, Milton Keynes MK6 2EG	Postponed

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Lot	Address	Amendment
123	4 Acacia Close, Port Talbot, Swansea SA12 7DR	Completion date: 28.02.2024 or as per special condition 10.
123a	41A Market Street, Hatherleigh, Okehampton EX20 3JP	Completion Date 28.02.2024 Sale by receiver with no title guarantee. Property is believed not to be tenanted. Any available tenancy or leasehold information will be included within the legal pack however Receiver has limited knowledge 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.
124	336 Milton Road, Weston-Super-Mare BS22 8JN	Postponed
126	2 Oaklands, Chippenham SN15 1RB	Completion Date 28.02.2024 Sale by Receiver with no title guarantee. Any available tenancy information will be included within the legal pack however Receiver has limited knowledge 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.
127	The Gate House and land adjoining, Victoria Park, Dover CT16 1QR	Completion Date 28.02.2024 Sale by Receiver with no title guarantee. Any available tenancy or leasehold information will be included within the legal pack however Receiver has limited knowledge 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.
128	Marco Trailers, Railway Road, Newhaven, East Sussex BN9 0AP	Postponed
129	12 Lake Avenue, Slough SL1 3BZ	Withdrawn
130	13-15 Herbert Road, London SE18 3TB	Sale by receiver. We have not been provided with leasehold information. The property may or may not be tenanted, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm. 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.

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Lot	Address	Amendment
131	48 Broad Lane together with land at the rear, Dartford DA2 7AG	Withdrawn
132	Flat 1, 74A London Road, Maidstone ME16 0DT	Completion Date: 28.02.2024 Sale by receiver. We have not been provided with leasehold information The property may be tenanted, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm any rental figure. 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.
133	Land on east side of Cell Park Farm, Millfield Lane, St. Albans AL3 8QQ	Completion Date: 28.02.2024 The land to be sold is edged red on the plan and forms part of HD572637. Within 2 months of completion the buyers are to construct a stockproof fence on the boundaries surrounding the property.
134	Adjoining access road, New Lodge, Dunstable Road, St. Albans AL3 8QJ	The land to be sold is for identification purposes only shaded brown on the plan to the transfer dated 1 April 2022 and forms part of HD379301 and HD405033 (together the registered title). Within 2 months of completion the buyers are to construct a stockproof fence on the boundaries surrounding the property. Buyers are to note the fees on the summary of fees form.
135	35 Sanderstead Court Avenue, South Croydon CR2 9AU	Completion Date: 29.03.2024
136	Second Floor Flat, 40 Lascotts Road, London N22 8JN	Completion Date 28.02.2024. Sale by Receiver with no title guarantee. Any available tenancy or leasehold information will be included within the legal pack however Receiver has limited knowledge 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.
137	Flat B, 28 Lascotts Road, Wood Green, London N22 8JN	Completion Date 28.02.2024 Sale by Receiver with no title guarantee. Any available tenancy or leasehold information will be included within the legal pack however Receiver has limited knowledge 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.
138	32A Clevedon Gardens, Hayes UB3 1RE	Withdrawn

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Lot	Address	Amendment
139	1, 2, 3 Bramble Cottages, Semere Green Lane, Dickleburgh, Norfolk IP21 4NT	Completion Date: 29.02.2024
140	69 Mount Street, Diss IP22 4QQ	Completion Date 28.02.2024 Guide price: £135,000+
142	Marquis of Granby, High Street, Wellingore, Lincoln LN5 0HW	The property is subject to a listed building enforcement notice from the council. Prospective buyers will be responsible for remedial works, with the Seller making an agreed contribution towards costs- see clause 17 within the Special Conditions for more information. The seller confirms that the property is elected for VAT and so the Buyer confirms that they are aware that VAT will be payable upon completion.
143	29 Church Road, Edlington, Doncaster DN12 1AX	Completion Date: 28.02.2024 The rental income on the leases included within the legal pack currently total £11,640 p.a. We are advised the rents will increase to £11,967 p.a from the 1st of April. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
145	1 Brooke Street, Sandiacre, Nottingham NG10 5JB	Sold Prior
148	107 Station Road, Ilkeston DE7 5LH	Guide price: £75,000+
151	51 Peterway, Somercotes, Alfreton DE55 4JQ	The tenancy agreement dated April 2016 provided in the legal pack is at a rent of £395pcm. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
154	Barn/Workshop to the North of 6 High Street, Belper DE56 1GF	New guide price: £50,000+

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Lot	Address	Amendment
155	4 Chapel Street, Ripley DE5 3DL	Postponed
156	53 Heanor Road, Codnor, Ripley DE5 9SF	Completion Date: 28.02.2024
157	2 Lavender Walk, South Wingfield, Alfreton DE55 7NS	Completion Date: 28.02.2024
161	Mount Pleasant House and Cottage, Acton Gate, Stafford, Staffordshire ST18 9AA	Completion Date 28.02.2024
163	5 Webb Street, Bilston, West Midlands WV14 8XL	Completion date: 13.03.2024
166	20c and 22c High Street, Alcester B49 5AD	We have not been provided with evidence of rent increase 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.
167	18 Moat Lane, Solihull B91 2LW	Completion Date: 28.02.2024
169	1 Biddles Hill, Poolhead Lane, Earlswood, Solihull B94 5EN	Completion Date: 21.02.2024

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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.

# Addendum

## Auction: 31 January 2024

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

### Addendum as of 31 January 2024

Lot	Address	Amendment
171	30 Sorrel Drive, Kingsbury , Warwickshire B78 2PE	Completion Date: 21.02.2024
172	63 Coleshill Street, Fazeley, Tamworth B78 3RG	Completion Date: 28.02.2024 Prospective buyers are to note the Japanese Knotweed site management plan and TR1 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.
174	Apartment 15, Buttonbox, 116 Warstone Lane, Birmingham B18 6NZ	Completion Date: 28.02.2024
175	5 Arden Road, Aston, Birmingham B6 6AD	Upon exchange of contracts, the Buyer shall pay a 5% deposit, subject to a minimum of £5,000.
175a	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.
176	22-24 Mary Road, Handsworth, Birmingham B21 0RH	Sold Prior
177	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.
178	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 OHX	Completion Date 28.02.2024

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Lot	Address	Amendment
179	1 Goodwin Avenue, Newcastle ST5 9EF	Guide price: £75,000-£90,000
181	Flat 406, Wilson Building, 43 Potato Wharf, Manchester M3 4NX	Sold Prior
182	Sedgeborough House, 47 Sedgeborough Road, Moss Side, Manchester M16 7EU	Guide Price: £650,000+ Completion Date 28.02.2024 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.
183	20 Egerton Street, Mossley, Ashton-Under-Lyne OL5 0QR	Completion Date: 28.02.2024
184	62 High Street, Golborne, Warrington WA3 3BT	Completion Date 28.02.2024 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.
185	Apartment 208, 10 Crump Street, Liverpool, Lancashire L1 0DG	Sold Prior
186	1a Rosalind Way, Liverpool, Liverpool, Merseyside L20 2HU	Postponed
190	Pot Black Snooker Centre, Lenton Pool, Denbigh, Denbighshire LL16 3LG	Completion Date: 13.03.2024 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.

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# Addendum

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Addendum as of 31 January 2024

Lot	Address	Amendment
191	44 Abergele Road, Colwyn Bay LL29 7PA	Postponed
192	7.2 Acres Land on West Side of, Llanwonno Road, Mountain Ash, Rhondda Cynon CF45 3NB	Completion Date: 21.02.2024 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.
193	21 Dorset Street, Burnley BB12 6HT	Sold Prior
194	33 Blackburn Road, Great Harwood, Blackburn BB6 7DF	Sold Prior
197	The Main Building, Nithbank Hospital, Dumfries DG1 2SA	Sold Prior
199	33 South Trinity Road, Edinburgh EH5 3PN	Postponed
200	7 Sibthorpe Street, North Shields NE29 6NQ	Sold Prior
201	384 Old London Road, Hastings TN35 5BB	Postponed

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# Addendum

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Addendum as of 31 January 2024

Lot	Address	Amendment
203	49 Lister Street, Grimsby DN31 2HZ	Completion Date: 29.02.2024
206	503 Langsett Road, Sheffield, South Yorkshire S6 2LN	Sold Prior
207	226 Spring Bank, Kingston upon Hull HU3 1LU	Sold Prior

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