

Addendum

SDL
Property Auctions

Part of
Eddisons

Auction: 29 February 2024

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Addendum as of 28 February 2024

Lot	Address	Amendment
1	69 Peet Street, Derby DE22 3RF	Completion Date: 21.03.2024
6	Land between 58 - 70 Lawrence Street, Long Eaton, Nottingham NG10 1JY	Sold Prior
7	Land North of Deepcut Road, Draycott-In-The-Clay DE6 5BW	Completion Date 01.04.2024 New guide price: £50,000+
10	15 Sunnyside, Worksop, Nottinghamshire S81 7LN	Completion Date 27.03.2024
15	5 Fairley Road, Nottingham, Nottinghamshire NG8 4AH	Completion Date 27.03.2024
16	72 Knightwick Crescent, Erdington, Birmingham B23 7BY	New guide price: £90,000 - £110,000 Completion date: 11.04.2024 Lease term of 99 years from 29 September 1934 (9 years remaining). The Property is sold subject to the Leasehold Reform Act Notice dated 11.12.2023 included in the Auction Pack and the Seller shall not be obliged to deal with any enquiries or requisitions from the date of the Agreement or following completion. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
17	33 Cocksmead Croft, Kings Heath, Birmingham B14 6PR	Completion Date: 27.03.2023
20	Castle, Milltown, Lostwithiel, Cornwall PL22 0JN	The Buyer confirms that in addition to the Purchase Price they will pay to the Seller's solicitors on completion the sum of £50,000.00 as payment for the items detailed within the Contents List. The property has suffered extensive fire damage and is being sold in its present condition subject to that damage. The maintenance/upkeep of the scaffolding and protective sheeting is an ongoing obligation and as such, upon completion the Buyer will be required to maintain this at their own expense.

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23	5 Alonso Close, Chellaston, Derby DE73 5AX	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.
24	The Old School, The Fleet, Belper, Derbyshire DE56 1NU	Withdrawn
25	19 High Street, Staveley, Chesterfield S43 3UU	Completion Date 09.04.2024 The LOT is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences and other occupation and/or interests affecting the LOT.
26	Long Close Office Complex, Cemetery Lane, Providence Street, Ripley DE5 3HY	Completion Date: 08.04.2024 The LOT is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences and other occupation and/or interests affecting the LOT.
27	Holmlea Home For Older People, Waverley Street, Tibshelf, Alfreton DE55 5PS	Completion Date: 08.04.2024. The LOT is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences and other occupation and/or interests affecting the LOT.
28	Former Beechcroft HOP, Nursery Avenue (known as land lying to the North of the Village), West Hallam, Ilkeston DE7 6JB	Completion Date 09.04.2024 The LOT is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences and other occupation and/or interests affecting the LOT.
29	Hazelwood Aged Persons Home, Skeavingtons Lane, Ilkeston DE7 8SW	Completion Date: 08.04.2024 Buyers are to note the Asbestos Management Survey contained within the legal documents. The LOT is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences and other occupation and/or interests affecting the LOT.
30	The Spinney, Woodlands, Brimington, Chesterfield S43 1BE	Completion Date: 09.04.2024 The LOT is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences and other occupation and/or interests affecting the LOT.

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Lot	Address	Amendment
32	Part of ground floor and the first floor of, 19 Dale Road, Matlock DE4 3LT	Part of ground floor and the first floor of 19 Dale Road as shown edged red on the Plan. The lot is offered as leasehold tenure and prospective buyers are to note the draft lease included within the legal documents.
34	Building Plot at Coopers Close, Ashbourne DE6 1EQ	The building plot offered for sale forms part of the registered title of 8 The Green Road, Ashbourne - DY562728
35	Building Plot adjacent to 11 Woodside, Morley, Derbyshire DE7 6DG	Completion Date: 21.03.2024
36	Unit 14, 1613 Pershore Road, Stirchley, Birmingham, West Midlands B30 2JF	Postponed
37	143 Birmingham Road, Ansley, Nuneaton, Warwickshire CV10 9PL	Completion Date 27.03.2024
38	123A and 123B Craven Street, Coventry, Warwickshire CV5 8DT	Completion is take place in accordance with the special conditions of sale
45	Flat 1, Normanby House, 106 Coatham Road, Redcar TS10 1RZ	We have not been provided with leasehold information.
46	4 Queens Walk, Stoke-On-Trent, Staffordshire ST3 6NF	Withdrawn

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Lot	Address	Amendment
47	97 Victoria Street, Stoke-On-Trent, Staffordshire ST4 6EH	Withdrawn
49	Former Winshill Methodist Church, High Bank Road, Burton-On-Trent, Staffordshire DE15 0HU	Completion Date 28.03.2024 Buyers are to note the documents within the legal pack in relation to asbestos. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
50	11 Rosliston Road, Burton-On-Trent, Staffordshire DE15 9RJ	Postponed
51	Barns for conversion at Scarsdale House Farm, Loscoe Denby Lane, Loscoe, Heanor DE75 7RX	Completion Date 21.03.2024
54	Vernon Street Portfolio, Derby DE1 1FR	Sold Prior
59	10-12 and 12A Saltergate, Chesterfield S40 1UT	The Seller has elected to charge VAT in respect of the Property and in addition to the Purchase Price the Buyer shall pay to the Seller the Value Added Tax on the Purchase Price. We are advised that the sale now includes the addition of a toilet block and Prospective Buyers to note the new plan included within the legal documents.
60	Apartment 59, St. Crispins Court, Stockwell Gate, Mansfield NG18 5GL	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.
62	38 Sherwood Street, Annesley Woodhouse, Kirkby-In-Ashfield, Nottingham NG17 9HU	The Property is sold subject to the tenant currently in situ. No copy of the tenancy agreement is held by the Seller and therefore no documents will be provided on or before completion. The buyer, by placing a bid for the property at auction, shall be deemed to accept this position.

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Lot	Address	Amendment
63	40 Sherwood Street, Annesley Woodhouse, Kirkby-In-Ashfield, Nottingham NG17 9HU	The Property is sold subject to the tenant currently in situ. No copy of the tenancy agreement is held by the Seller and therefore no documents will be provided on or before completion. The buyer, by placing a bid for the property at auction, shall be deemed to accept this position.
65	Karlsruhe House, 18 Queens Bridge Road, Nottingham NG2 1NB	Completion Date 27.03.2024
66	48-52 Canal Street, Nottingham NG1 7EH	Completion Date 27.03.2024
67	Churchfield Court, Bewcastle Road, Nottingham NG5 9JL	Completion Date 27.03.2024
68	Hartley Court, Norton Street, Nottingham NG7 3AN	Completion Date 27.03.2024
69	Units 1 to 4 North Gate Place, High Church Street, Nottingham NG7 7JT	Completion Date 27.03.2024
70	Units 5 to 9 North Gate Place, High Church Street, Nottingham NG7 7JT	Completion Date 27.03.2024
71	39 Mansfield Road, Nottingham NG1 3FB	New guide price: £275,000+ Completion Date 22.03.2024

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Lot	Address	Amendment
72	27 - 29 Mansfield Road, Nottingham NG1 3FB	New guide price: £350,000+ Completion Date 22.03.2024
73	31 - 37 Mansfield Road, Nottingham NG1 3FB	New guide price: £900,000+ Completion Date 22.03.2024
77	Flat 14, The Old Vicarage, 17 Swinburne Street, Derby, Derbyshire DE1 2HL	The registered title confirms the property address as Apartment 14, Swinburne House, Swinburne Street, Derby, DE1 2HL
78	11 Hurst Road, Smethwick B67 5NZ	Sale by receiver with no title guarantee. Property may be tenanted however 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.
79	5 Arden Road, Aston, Birmingham B6 6AD	Sold Prior
80	Land adjacent to 251 Central Drive, Bilston, West Midlands WV14 8JE	Completion Date 20.03.2024
81	Land Adjacent to 33 Cochrane Road, Dudley, West Midlands DY2 0SF	Completion Date 21.03.2024
82	Land opposite units 1 - 5 Thornleigh Trading Estate, Farthings Lane, Dudley DY2 8UB	Completion Date 21.03.2024

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Lot	Address	Amendment
85	44 Laburnum Avenue, Chadderton, Oldham OL9 0EF	Withdrawn
86	Flat 70, 63 Vicar Lane, Bradford BD1 5BN	Sale by receiver. We have not been provided with leasehold information. 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 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.
87	48 Macdonald Street, Liverpool L15 1EL	Withdrawn
88	Studio 5.01, 10-12 Pall Mall, Liverpool L3 6AL	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.
89	60 Prescott Road, Fairfield, Liverpool L7 0JA	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.
90	7.2 Acres Land on West Side of, Llanwonno Road, Mountain Ash, Rhondda Cynon CF45 3NB	Completion Date: 21.03.2024. Buyers Fee of £3,150 inc. VAT. 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.
96	49 Lister Street, Grimsby DN31 2HZ	Completion Date: 21.03.2024
97	159 Corporation Road, Grimsby DN31 2PY	Completion Date: 21.03.2024

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Lot	Address	Amendment
98	169 Corporation Road, Grimsby DN31 2PY	Completion Date: 21.03.2024
99	327 Benson Road, Newcastle upon Tyne NE6 2SH	Withdrawn
100	47 West Sunnyside, Sunderland SR1 1BA	Sale by receiver with no title guarantee. Property may be tenanted however 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.
101	64 Castle Green, Sunderland SR3 3HR	Sold Prior
101a	96 Bannockburn Way, Billingham TS23 3QW	Sold Prior
102	20 Chicheley Road, North Crawley, Milton Keynes, Buckinghamshire MK16 9LP	Sale by receiver with no title guarantee. Property is believed to be vacant 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.
103	Land and Buildings on the East Side of Woodburn Farm, Low Road, Middleton LA3 3LG	Completion Date: 02.04.2024
104	Flats 28-32 York Towers, 383 York Road, Leeds, Yorkshire LS9 6FB	We have not been provided with all leasehold information or copies of all Tenancy Agreements. We cannot therefore confirm the rental figure referred to in our marketing. Term of all leases are 125 years from 1 January 2017. 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
106	264 Blackstock Road, Sheffield, South Yorkshire S14 1FY	We have been informed that there is no formal tenancy agreement and 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.
107	163, 165, 171 & 173 Dodworth Road, Barnsley, South Yorkshire S70 6HW	Postponed
108	618 - 626 Chesterfield Road, Woodseats, Sheffield, South Yorkshire S8 0SA	Postponed
109	90A Peasehill Road, Ripley, Derbyshire DE5 3JH	Postponed
110	17 Church Street, Ripley, Derbyshire DE5 3BU	The lot offered for sale comprises- The freehold property 17 Church Street, Ripley, DE5 3BU registered under title number DY573060 and land lying to the north of Church Street Ripley DE5 3BU registered under title number DY197956 and land to the north of 17 Church Street Ripley DE5 3BU registered under title number DY576223
111	77 Main Road, Leabrooks, Alfreton DE55 1LT	Withdrawn
118	1 Ash Drive, Measham, Derbyshire DE12 7LA	Postponed
119	5 Brook Street, Heage, Belper, Derbyshire DE56 2AG	Sold Prior

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Lot	Address	Amendment
120	11 Chevin Road, Belper DE56 2UW	Postponed
121	16 Chevin Road, Belper DE56 2UW	Postponed
122	Northwood House, Corbar Road, Buxton SK17 6RL	Sold Prior
123	65-66 Uxbridge Street, Burton-On-Trent DE14 3JU	Withdrawn
124	28 Castle Street, Tutbury, Burton-on-Trent, Staffordshire DE13 9JF	Sold Prior
126	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.
128a	Sedgeborough House, 47 Sedgeborough Road, Moss Side, Manchester M16 7EU	Sold Prior
130	7 Eskdale Avenue, Blackrod, Bolton BL6 5SE	Term of Lease is 999 years from 11 February 1980. Lease confirms ground rent payable of £15 pa.

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Lot	Address	Amendment
131	2 River View Court, Bolton BL2 2GY	Postponed
132	22 Washburn Close, Westhoughton, Bolton BL5 3LD	Postponed
135	Vine Cottage, 2 Sarson Street, together with garage on north side, Quorn, Loughborough, Leicestershire LE12 8EA	Sold Prior
136	1-3 Latimer Street, Anstey, Leicester LE7 7AW	Please note the address is known as Land on the East Side of Bradgate Road, Anstey, Leicester, LE7 7AW. Completion Date: 20.03.2024
138	Edmonton, Lower Moor Road, Coleorton, Leicestershire LE67 8FN	Postponed
141	46 Windsor Walk, Luton LU1 5DP	Completion Date: 21.03.2024
142	Land to the rear of 48A Albert Road, London SE25 4JE	Withdrawn
143	Adjoining access road, New Lodge, Dunstable Road, St. Albans AL3 8QJ	Completion Date 08.03.2024 To clarify the land to be sold is coloured brown on the plan to the transfer dated 1 April 2022 and forms part of HD379301.

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Lot	Address	Amendment
144	Land on east side of Cell Park Farm, Millfield Lane, St. Albans AL3 8QQ	Completion Date 11.04.2024 Within 2 months of completion the buyers are to construct a stockproof fence on the boundaries surrounding the property
146	Flat 3, Stafford House, Stafford Place, Tiverton EX16 6LZ	Prospective buyers are to note the Improvement Notice within the legal documents.
146A	41A Market Street, Hatherleigh, Okehampton EX20 3JP	Withdrawn. Completion Date 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.
147	17 Ingate, Beccles NR34 9RU	Completion Date 14.03.2024
148	Chestnut House, High Road, Guyhirn, Wisbech PE13 4EA	New guide price: £165,000+
149	91 Boston Road South, Holbeach, Spalding PE12 8AA	Completion Date: 02.04.2024
150	80 Monks Road, Lincoln LN2 5HU	The rental income stated on the AST's in the legal documents differ slightly from our marketing. The combined weekly rent totals £790 per week.
151	The Woolmart, 10 Kidgate, Louth LN11 9EZ	Completion Date 25.03.2024

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153	2 Lingcroft Cottages, Lingcroft Lane, Fulford, York, North Yorkshire YO19 4RE	Completion Date: 02.04.2024 Prospective buyers are to note the Statement of Truth and Plan within the legal documents.
154	807-809 Hessle Road, Hull HU4 6QE	New guide price: £95,000+
155	Land at Station Road, Kingskettle, Cupar KY15 7PR	Postponed
157	42 Westmorland Road, Hensingham, Whitehaven CA28 8NT	Withdrawn
161	4 Morecambe Street, Liverpool, Merseyside L6 4AX	Sold Prior
162	228 Reginald Road, St. Helens WA9 4HX	Sold Prior
164	Pot Black Snooker Centre, Lenton Pool, Denbigh, Denbighshire LL16 3LG	Completion Date 11.04.2024 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.
165	Primo Amore, 33 New Street, Mold CH7 1NY	We have been advised by the sellers solicitors an application to cancel the leasehold title has been submitted by their clients.

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Lot	Address	Amendment
166	20 Birch View, Rochdale OL12 9PZ	Postponed
167	Empire Works, Irwell Street, Ramsbottom, Bury, Lancashire BL0 9AL	We have not been provided with evidence of ground rent and/or service charge payments. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
168	2 Lebanon Street, Burnley BB10 4DF	Sold Prior
169	3 Leaver Street, Burnley BB12 6EZ	Sold Prior
170	5 Sudell Road, Darwen, Lancashire BB3 3HW	Postponed
172	18 Upper Market Square, Stoke-On-Trent ST1 1BS	Sold Prior
174	Upper Floors, 2 Broad Street, Hanley, Stoke-On-Trent ST1 4HL	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.
175	34 Blakelow Road, Stoke-On-Trent, Stoke-on-Trent, Staffordshire ST2 8HR	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

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Lot	Address	Amendment
177	5 Evans Street, Stoke-On-Trent ST6 4HP	EPC - Please note the seller has been unable to access the property in order to carry out a new EPC.
178	Mount Pleasant House and Cottage, Acton Gate, Stafford, Staffordshire ST18 9AA	Withdrawn
179	42 Chaucer Avenue, Willenhall, West Midlands WV12 5JN	Account statement within the legal pack confirms current ground rent of £10 pa and service charge of £29.15 pcm
182	106 Heath Croft Road, Sutton Coldfield B75 6NF	Completion Date: 05.04.2024 Buyers are to note the structural inspection of roof loft conversion report included within the legal documents.
183	134 Greenland Avenue, Maltby, Rotherham S66 7EX	Sold Prior
184	Land at Fairweather Close, Newark NG22 9JP, Land at Horebeech Lane, Hormam TN21 0HP, Land at Anderri Way, Shanklin PO37 7EF, Newark NG22 9JP	Postponed
187	5 - 13 Victoria Square, Gateford Road, Worksop, Nottinghamshire S80 1DX	Postponed
188	Rose Cottage, Scarthin, Cromford, Matlock DE4 3QF	Sold Prior

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Lot	Address	Amendment
189	142 Castle Road, Castle Gresley, Swadlincote DE11 9LJ	Sold Prior
192	7 Dorset Street, Derby DE21 6BE	Sold Prior
194	40 Howe Street, Derby DE22 3ER	Sold Prior
195	79 Station Road, Ilkeston, Derbyshire DE7 5LJ	Sold Prior
196	Flat 1 -3, 23 Norman Street, Ilkeston, Derbyshire DE7 8JZ	Withdrawn
200	89 Bramble Drive, Gedling, Nottingham, Nottinghamshire NG3 6NL	Postponed
201	176 Nottingham Road, Burton Joyce, Nottingham NG14 5BD	Sold Prior
203	48C Montague Road, Leicester, Leicestershire LE2 1TH	Postponed

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Addendum

Auction: 29 February 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 28 February 2024

Lot	Address	Amendment
204	30 Charnwood Avenue, Sutton Bonington, Loughborough, Leicestershire LE12 5NA	Sold Prior
205	Land and Stables, Langton Hall, West Langton Road, West Langton, Leicestershire LE16 7TY	Buyers are to note the special conditions in the legal pack, in particular conditions 8, 15 & 16. Interested parties have made us aware of a potential dispute in relation to access and we have been informed that Japanese Knotweed may exist on the land. No evidence to support this has been received. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
206	7 Mickleborough Close, Weston by Welland, Market Harborough, Leicestershire LE16 8HX	Postponed
207	3 Durham Drive, Wigston, Leicestershire LE18 4XN	Sold Prior
208	Land at (the West Side of) Burbages Lane, Longford, Coventry CV6 6AY	Sold Prior
210	25 Harold Road, Birmingham B16 9DW	New guide price: £300,000+
212	11 Portland Terrace, Gainsborough DN21 1JR	Postponed
214	Flat 21, College House, Bridge Road, Birmingham B8 3TE	Postponed

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