

Addendum

Auction: 27 March 2024

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Addendum as of 27 March 2024

Lot	Address	Amendment
1	Pack House, 11-13 East Street, Gotham, Nottingham NG11 0HL	Seller has limited knowledge and the sale is with no title guarantee. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
3	Land at Clover Nook Industrial Estate, Birchwood Lane, South Normanton, Alfreton DE55 3DE	We draw your attention to clause G1.2 of the special conditions within the legal pack regarding the occupation and boundaries of the lot. We cannot confirm the rental figure referred to in our marketing. Prospective buyers must make all necessary independent enquiries before placing their bid, as this will be binding.
4	New Mills Youth and Community Centre, Longlands Road, New Mills, High Peak SK22 3BZ	Withdrawn
6	4 Ravenscroft Drive, Chaddesden, Derby DE21 6NX	Completion Date: 17.04.2024
9	116 Billesley Lane, Moseley, Birmingham B13 9RD	Completion Date: 24.04.2024
11	Land to the south-east side of Cadley Hill Road, Swadlincote DE11 9EU	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. Prospective buyers are referred to the Notice and TPO in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
12	Land at Station Road, West Hallam, Ilkeston DE7 6HB	The disposal plan in the legal pack confirms the extent of the land offered for sale. Entry A6 in the Official Copies grants a right of way to the sale site. However we have become aware that the right of way as shown on the filed plan does not extend all the way to the sale site although we believe it should as was intended in our sale off. However the council have historically used a continuation of the documented right of way to access the site. Prospective buyers are referred to the 'Auction Note' in the legal pack.
14	Garages at King Street, Hodthorpe, Worksop S80 4XA	The lot is known as Garages, King Street, Hodthorpe, Derbyshire having an area of 346 square metres or thereabouts shown edged in red on the Transfer plan.

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15	Land Adjacent 47 Fulwood Crescent, Dudley, West Midlands DY2 0SG	Completion Date: 19.04.2024 Buyers are referred to the transfer and plan included within the legal documents.
16	Building Plot at Hob Hill, Hazelwood, Derbyshire DE56 4AL	Completion Date 24.04.2024 Buyers are referred to the Overage Agreement (which has been satisfied in accordance with the current planning) and to the note 'To be read with pack' in the legal documents. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
17	Barn No. 1 Scarsdale Farm, Loscoe Denby Lane, Loscoe, Heanor DE75 7RX	Completion Date 17.04.2024 New guide price: £50,000+
18	16 Fen Road, Billingham, Lincoln LN4 4HX	Completion Date: 17.04.2024
19	33 Acacia Crescent, Bedworth CV12 9BY	Completion Date: 17.04.2024
20	21 Union Street, Camborne, Cornwall TR14 8HG	Completion Date 10.04.2024
21	58 Minny Street, Cardiff CF24 4ET	Withdrawn
22	Castle Brewery, Cockermouth, Cumbria CA13 9NE	Completion Date 10 working days after Seller serves notice

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23	The Old Forge, 13 Dragwell, Kegworth, Derby DE74 2EL	Withdrawn
24	46 Bateman Street, Derby DE23 8JQ	Sold prior
25	47 Bateman Street, Derby DE23 8JQ	Sold Prior
26	9 Werburgh Close, Spondon, Derby DE21 7GN	Postponed
28	18 Wall Street, Ripley, Derbyshire DE5 3DE	Our client has advised that the property is subject to structural issues. Prospective Buyers are referred to the Valuation report included within the legal documents and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
29	67 Broadway Street, Burton-On-Trent, Staffordshire DE14 3NB	Completion Date 08.05.2024
30	2 Bishop Street, Sutton-In-Ashfield, Nottinghamshire NG17 2AP	The rent increase notice included in the legal documents is for £695pcm from July 2023.
33	Land lying to the northeast of 221 Hades Lane, Wymeswold, Loughborough, Leicestershire LE12 6SB	Postponed

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Lot	Address	Amendment
35	185 Sheridan Street, Leicester, Leicestershire LE2 7NH	We have not been provided with evidence of 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.
36	14 Brunel Avenue, Leicester, Leicestershire LE3 9BU	Postponed
37	60 Bilbury Close, Redditch B97 5XW	Completion date: 09.05.2024
39	Unit 14, 1613 Pershore Road, Stirchley, Birmingham, West Midlands B30 2JF	Completion Date 23.04.2024
40	Faraday Business Centre, 57 Windsor Road, Redditch B97 6DJ	The Schedule in the legal pack confirms current rental income as £52,500.80 pa. We have not been provided with copy Leases/Asts and are therefore not able to clarify this sum. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
42	Empress, 93 High Park Street, Liverpool, Merseyside L8 3UF	Completion Date: 24.04.2024
45	11 Sherdley Road, Manchester, Lancashire M8 4GE	Postponed
46	57 Russet Road, Blackley, Manchester, Lancashire M9 8BL	Buyers are referred to claim and counterclaim documents and in particular to special conditions 4 to 10 in relation to court proceedings and requirements following completion. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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47	11 Rosliston Road, Burton-On-Trent, Staffordshire DE15 9RJ	Postponed
48	Rose Cottage, Cross Street, Castleton, Hope Valley, Derbyshire S33 8WH	Sold Prior
49	Chapmans Flat, Queen Street, Buxton, Derbyshire SK17 8JT	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.
53	Flat 16, The Old Vicarage, 17 Swinburne Street, Derby DE1 2HL	We have not been provided with up to date leasehold information and cannot therefore confirm the sums currently payable.
56	17 York Road, Chaddesden, Derby DE21 6HT	Sold Prior
57	94 Warner Street, Derby DE22 3TT	Completion Date: 17.04.2024
61	Units 1 and 2 117 Bath Street, Ilkeston DE7 8AP	We have not been provided with leasehold information.
64	101 Bessell Lane, Stapleford, Broxtowe, Nottingham, Nottinghamshire NG9 7BX	Postponed

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66	20 Chelmsford Road, Nottingham NG7 7EJ	Postponed
67	89 Bramble Drive, Gedling, Nottingham, Nottinghamshire NG3 6NL	89 Bramble Drive, Carlton, Nottingham and Car Space. NG3 6NL
68	Apartment 31, William Bancroft Buildings, Roden Street, Nottingham NG3 1GH	Completion Date 24.04.2024 Biannual service charge paid in January 2024 - £816.85. Prospective buyers are referred to the 'Note to Buyers' in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
70	13 The Ice House, Belward Street, Nottingham NG1 1JZ	We have not been provided with service charge or ground rent details. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
73	8 Towles Mill, Queens Road, Loughborough, Leicestershire LE11 1GG	EPC Rating: C. We have not been provided with 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.
76	117 Ratby Road, Groby, Leicester, Leicestershire LE6 0GF	Sold Prior
79	Second Floor Offices, 1 - 9 Castle Street, Hinckley LE10 1DA	The Property is known as 1 Castle Street Hickley LE10 1DA. The sellers are VAT registered and the property is being sold as a TOGC. However, if the buyers are not VAT registered then VAT will be chargeable on the consideration.
81	50 Norton Road, Northampton, Northamptonshire NN2 7TN	Postponed

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Lot	Address	Amendment
82	4 Riverside Close, Prickwillow, Ely CB7 4UW	Sold Prior
83	18 Broughton Road, Banbury OX16 9PZ	Withdrawn
84	Flat 11, Honeyfield, Carville Street, London N4 3PE	Withdrawn
85	13-15 Herbert Road, London SE18 3TB	Sold Prior
86	95 Queens Road, Weybridge KT13 9UQ	Postponed
92	Flat 11, Wingfield Court, Manor Road, Bournemouth, Dorset BH1 3HE	Sold Prior
93	5 Sudell Road, Darwen, Lancashire BB3 3HW	Sold Prior
94	97 Athol Street South, Burnley BB11 4PA	Completion Date 24.04.2024 We have not been provided with a copy of the Tenancy Agreement 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
95	Flat 70, 63 Vicar Lane, Bradford BD1 5BN	Completion Date: 24.04.2024 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.
97	Studio 5.01, 10-12 Pall Mall, Liverpool L3 6AL	Completion Date 24.04.2024 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.
97a	Apartment 402, 9 Jesse Hartley Way, Liverpool, Merseyside L3 0AD	We have not been provided with leasehold information or head lease or freehold title. The seller has confirmed that service charge and ground rent in the sum of £153 is paid monthly. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
98	204-208 Aqueduct Street, Preston PR1 7JN	Withdrawn
99	154 Vale Road, Rhyl LL18 2PD	Withdrawn
100	49 Gas Street, Platt Bridge, Wigan, Lancashire WN2 5LS	The tenancy agreements states the rent is £380pcm. The auctioneers have not been able to verify the increase to £550pcm.
102	Flat 5, 137 Borough Road, Wallasey, Merseyside CH44 6NE	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.
103	Flat 6, 137 Borough Road, Wallasey, Merseyside CH44 6NE	The AST in the legal pack confirms £400 pcm dated 2020 and the latest rent statements show £500 pcm, therefore we cannot confirm the rental figure given in our marketing. 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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104	2 Bridgefield Street, Radcliffe, Manchester M26 2SG	Sold Prior
105	2-4 Swan Square, Stoke-On-Trent, Staffordshire ST6 3EA	Completion date: 09.05.2024. Please refer to the special conditions of sale in regards to the VAT position. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
106	6-8 Swan Square, Stoke-On-Trent, Staffordshire ST6 3EA	Completion date: 09.05.2024. Please refer to the special conditions of sale in regards to the VAT position. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
107	19 - 27 Pall Mall, Hanley, Stoke-On-Trent ST1 1EB	Withdrawn
108	57 Cheadle Road, Cheddleton, Leek ST13 7HN	Sold Prior
109	1 West Street, Leek ST13 8AF	Postponed
110	3 Victoria Road, West Bridgford, Nottingham NG2 7JW	Sold Prior
112	137 and 139 Newgate Lane, and 1-1a Gladstone Street, Mansfield NG18 2LG	Postponed

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113	Land adj 81 Wood Avenue, Creswell, Worksop, Nottinghamshire S80 4EG	Sold Prior
114	871 Sheffield Road, Chesterfield, Derbyshire S41 9EQ	Postponed
115	166 Hasland Road, Hasland, Chesterfield S41 0AB	The auctioneers have not been able to verify the tenancy agreement.
116	1 Boythorpe Rise, Chesterfield, Derbyshire S40 2QL	Completion Date: 17.04.2024
118	42-44 Boothferry Road, Goole DN14 5DA	The lease and deed of variation provides details of the rent reviews within the auction legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
119	80 Monks Road, Lincoln LN2 5HU	Postponed
121	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.
122	2 North River Road, Great Yarmouth, Norfolk NR30 1JY	Completion date - 14 days from exchange of contracts

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Lot	Address	Amendment
123	17 Ingate, Beccles NR34 9RU	Sold Prior
124	2 and 4 Smallgate, Beccles, Suffolk NR34 9AB	Completion Date: 27.05.2024 We are advised Number 4 is subject to an informal tenancy at £550 per calendar month. The tenant has been in situ for 10 years. There is no copy if a tenancy agreement available in the legal documents.
127	Land at Station Road, Kingskettle, Cupar KY15 7PR	Withdrawn
128	24 Bankfield Drive, Spondon, Derby DE21 7QZ	Sold Prior
129	40 Riddings Street, Derby, Derby, Derbyshire DE22 3US	Completion Date: 17.04.2024 The property is sold subject to the tenancy agreement supplied within the auction pack.
130	90A Peasehill Road, Ripley, Derbyshire DE5 3JH	Postponed
131	373 Somercotes Hill, Somercotes, Amber Valley, Alfreton, Derbyshire DE55 4JX	The property may or may not be tenanted, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm.
132	Flat 3 Rockmay House, Market Place, Riddings, Alfreton, Derbyshire DE55 4BQ	Postponed

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133	2A Addison Street, Tibshelf, Alfreton, Derbyshire DE55 5PT	Withdrawn
137	Westhouses Methodist Church, Alfreton Road, Westhouses, Alfreton DE55 5AH	Postponed
138	129 Market Street, South Normanton, Alfreton, Derbyshire DE55 2AA	Postponed
139	17 Brook Street, Loscoe, Heanor, Derbyshire DE75 7LP	Postponed
141	10 - 12 Victoria Street, Derby DE1 1EQ	Completion date 24.04.2024 The register refers to the property as 12 Victoria Street. The property IS elected for tax. The Buyer will pay VAT on the sale price unless the Buyer can meet the requirements for a TOGC
142	20 South Street, Derby DE1 1DS	Completion Date: 17.04.2024 The property is sold with vacant possession.
143	54 Gerard Street North, Derby DE1 1PA	Postponed
144	92 High Street, Newhall, South Derbyshire, Swadlincote, Derbyshire DE11 0HT	Sold Prior

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145	7 Mill Close, Midway, Swadlincote DE11 7NU	Sold Prior
146	Building Plot adjacent to 11 Woodside, Morley, Derbyshire DE7 6DG	Sold Prior
147	15/17 Huntbach Street, Stoke-On-Trent ST1 2BL	Postponed
148	17 - 19 Victoria Road, Stoke-On-Trent ST4 2HE	New guide price: £100,000+
149	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.
150	34 Blakelow Road, Stoke-On-Trent, Stoke-on-Trent, Staffordshire ST2 8HR	Sold Prior
152	33 Cocksmead Croft, Kings Heath, Birmingham B14 6PR	Sold Prior
153	30 Sorrel Drive, Kingsbury, Warwickshire B78 2PE	Sold Prior

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154	2 Chippendale Place, Bonehill Road, Tamworth, Staffordshire B78 3HE	Sold Prior
155	Flat 110, The Quadrant, 150 Sand Pits, Birmingham B1 3RJ	Postponed
158	117 High Street, Brierley Hill DY5 3AU	New guide price: £145,000+
159	Land adjoining 320 Halesowen Road, Cradley Heath, West Midlands B64 6NL	Prospective buyers are to note in particular extra special conditions 1 to 3 which will become the responsibility of the buyer on completion and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
160	5 Webb Street, Bilston, West Midlands WV14 8XL	Completion Date: 08.05.2024
162	287 Leamington Road, Coventry CV3 6NB	Completion Date: 24.04.2024
163	Land lying to the north of Thorpe Side, Wycombe, Melton Mowbray, Leicestershire LE14 4PW	Sold Prior
164a	7 Mickleborough Close, Weston by Welland, Market Harborough, Leicestershire LE16 8HX	Postponed

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165	Flats 28-32 York Towers, 383 York Road, Leeds, Yorkshire LS9 6FB	Sold Prior
166	14 Sutton Approach, Leeds LS14 6AH	Completion Date: 24.04.2024
167	3 Castleford Road, Normanton, West Yorkshire WF6 2DP	Sold Prior
168	2 River View Court, Bolton BL2 2GY	Withdrawn
169	22 Washburn Close, Westhoughton, Bolton BL5 3LD	Completion Date: 24.04.2024
171	Primo Amore, 33 New Street, Mold CH7 1NY	Sold Prior
172	64 Oakhouse Park, Walton, Liverpool, Merseyside L9 1EP	The rental figure stated on the tenancy agreement is £392.31 payable four weekly. The lease is 990 years from 1 January 2003.
174	Apartment 3, Halifax House, Fenwick Street, Liverpool L2 0NZ	Postponed

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175	Unit 1-07, Young Village, 19 Wright Street, Liverpool L5 8SB	Postponed
176	Room 112, Flat A16 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Completion Date: 24.04.2024. We are advised by the agents the rent is £115pw for 44 weeks, however here is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental income.
177	Room 145, Flat A20 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Completion Date: 24.04.2024. We are advised by the agents the rent is £112pw for 44 weeks, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental income.
178	Room 134, Flat B15 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	We are advised by the agents the rent is £112pw for 44 weeks, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental income.
179	Room 106, Flat B12 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Completion Date: 22.05.2024 We are advised by the agents the rent is £115pw for 44 weeks, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental income.
180	Unit 1.02, Cardinal House, Bridge Road, Birmingham B8 3ST	The title confirms the postcode as B8 3TE. Prospective buyers are referred to the additional sums payable in accordance with special condition 4 (in the document named 'SCPC1.07') and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
181	Unit 1.07, Cardinal House, Bridge Road, Birmingham B8 3ST	The title confirms the postcode as B8 3TE. Prospective buyers are referred to the additional sums payable in accordance with special condition 4 (in the document named 'SCPC1.07') and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
182	Unit 3.09, Cardinal House, Bridge Road, Birmingham B8 3ST	The title confirms the postcode as B8 3TE. Prospective buyers are referred to the additional sums payable in accordance with special condition 4 (in the document named 'SCPC1.07') and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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