

Addendum

SDL
Property Auctions

Part of
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Auction: 27 June 2024

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Addendum as of 27 June 2024

Lot	Address	Amendment
3	17 Amersham Road, Little Chalfont, Amersham HP6 6SE	We are advised subsidence has affected this property. Removal of some trees and repairs to drain recommended with no need for underpinning (work is currently ongoing). Prospective Buyers are referred to the structural survey and associated documents within the legal pack for further information.
4	Victoria House, Buxton Road, Bakewell DE45 1DA	Completion Date: 25.07.2024
5	Land on the north side of Nottingham Road, Codnor, Ripley DE5 9RL	Completion Date 25.07.2024 Prospective buyers are referred to the Overage Deed in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
6	The Former New Mills Adult Community Education Centre, Spring Bank, New Mills, High Peak SK22 4AZ	Completion Date 25.07.2024 The sale includes part freehold and leasehold titles and is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the lot including the Licence of part contained in the legal pack
7	Land to the south-east side of Cadley Hill Road, Swadlincote DE11 9EU	Completion Date 25.07.2024 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. 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.
11	373 Nottingham Road, Nottingham, Nottinghamshire NG7 7EU	Completion Date: 25.07.2024
12	11 Kirkwhite Avenue, Long Eaton, Nottingham NG10 1BS	Completion Date 25.07.2024 New guide price: £95,000+
14	5 Rosamonds Ride, Derby, Derbyshire DE23 6JS	Postponed

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Lot	Address	Amendment
20	5 Main Street, Fleckney, Leicester LE8 8AP	Postponed
21	Land to rear of, 23 St. Johns Road, Stoneygate, Leicester, Leicestershire LE2 2BL	Completion Date: 22.08.2024 The land is known as Land at the Back of 23 St Johns Road, Leicester LE2 2BL and that part of the land known as land on the east side of 23 St Johns Road, Leicester, LE2 2BL being all of the land registered at HM Land Registry under title number LT38628 and part of the land registered at HM Land Registry under title number LT553816 shown for the purposes of identification only edged red on the plan included within the legal documents.
22	15 Muirfield, London, Greater London W3 7NR	Withdrawn
23	32 College Road, Manchester, Greater Manchester M16 8FH	Postponed
24	90 Cobden Street, Manchester, Greater Manchester M9 4DZ	Completion Date: 25.07.2024
25	26 Newpool Road, Knypersley, Stoke-On-Trent, Staffordshire ST8 6NS	Withdrawn
27	101 Barrowcliff Road, Scarborough YO12 6EX	Completion Date: 25.07.2024
28	60 Yew Tree Hills, Dudley, West Midlands DY2 0JF	Completion Date: 25.07.2024. New guide price: £105,000+ There are 45 years remaining on the lease. We have not been provided with a leasehold management pack, however the LPE1 enquiries indicate there is no management company/service charges. 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
29	Flat 7, Anstey's Court, 327 Babbacombe Road, Torquay TQ1 3TB	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.
30	Weatherstones and Quarry Crest, Higher Bolenna, Perranporth, Cornwall TR6 0LD	Completion Date 25.07.2024 New guide price: £325,000+
33	69 Station Road, Glenfield, Leicester, Leicestershire LE3 8BU	Completion Date: 29.07.2024
35	Unit 10, Beazer Court, Belton Road West, Loughborough LE11 5TR	New guide price: £445,000+
36	81 - 83 Main Street, East Leake, Loughborough, Leicestershire LE12 6PF	Postponed
37	Willow Mead, 5 Hollands Lane, Twyford, Melton Mowbray, Leicestershire LE14 2HP	Postponed
38	4 Warming Mill, 68 Lodge Lane, Derby, Derbyshire DE1 3HB	Sold Prior
39	8 Cathedral View, Full Street, Derby, Derbyshire DE1 3AF	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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40	22 Hillsway, Littleover, Derby DE23 3DS	Completion Date: 22.08.2024
43	Land at Bridge Field, Breaston, Derby, Derbyshire DE72 3DS	Postponed
44	72a Leonard Street, Stoke-On-Trent ST6 1HH	Postponed
45	2-4 Swan Square, Stoke-On-Trent, Staffordshire ST6 3EA	Completion Date: 25.07.2024 We have been advised the tenants have vacated the property. 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.
46	Ground Rent 10 Rutherford Road, Bromsgrove, West Midlands B60 3SA	Seller solicitor has confirmed that a copy of the Lease is not available at the Land Registry. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
47	Land to the rear of 20 - 26 Duke Street, Dudley DY3 2DJ	Postponed
49	20 and 22 Beoley Road West, Redditch B98 8LX	Postponed
50	30 Nottingham Road, Nottingham, Nottinghamshire NG7 7AE	The tenancy agreement in the legal document's is for £750 per week.

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Lot	Address	Amendment
51	Land On The South-East Side Of Collision Street, Nottingham NG7 5AS	Sold Prior
52	Methodist Church, Nottingham Road, Cropwell Bishop, Nottinghamshire NG12 3BP	Buyers are to note that the organ in the Church is not included in the sale.
53	303 and 305 Queens Road, Nottingham, Nottinghamshire NG9 1JB	Sold Prior
56	91 Hawthorne Avenue, Long Eaton, Nottingham, Nottinghamshire NG10 3NG	Sold Prior
57	36 Fern Street, Sutton-In-Ashfield NG17 2DW	Sold Prior
59	170 Chesterfield Road South, Mansfield NG19 7EE	Sold Prior
59a	20 Linden Street, Mansfield NG19 7EF	New guide price: £62,000 - £72,000
60	24 Appleton Street, Warsop, Mansfield, Nottinghamshire NG20 0QF	Postponed

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Lot	Address	Amendment
61	Land adjacent to 7 Boundary Walk, Langwith, Mansfield, Nottinghamshire NG20 9DL	Postponed
62	Land and Garage Block, Larpit Green, Whitwell S80 4TY	Completion Date: 25.07.2024
63	Land on the south-west side of Quarry House, Ramsden Street, Wheatley, Halifax HX3 5JB	Completion Date 25.07.2024 Sale by receiver with no title guarantee. In relation to occupation 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.
64	Land on the east side Whetley Grove, Bradford BD8 9ED	Postponed
66	4 Moorland Road, Leeds LS6 1AL	Withdrawn
67	22 Victoria Road, Mablethorpe LN12 2AQ	Withdrawn
68	Flat 1, 94 Station Road, Redcar TS10 1RQ	Completion Date 25.07.2024 Sale by Receiver with no title guarantee. Any available leasehold information will be included within the legal pack. The property is believed to be vacant 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.
70	12 Kielder Drive, The Middles, Stanley, County Durham DH9 6AQ	Postponed

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Lot	Address	Amendment
71	1-3 Westholme Gardens, Newcastle upon Tyne NE15 6QJ	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.
72	Alma Inn Hotel, 1-2 Alma Parade, Scarborough YO11 1SJ	The Seller does not guarantee vacant possession of the Lot. The Lot is sold as seen and subject to any tenancies that may exist. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
73	Flat 5, 19 Esplanade, Scarborough YO11 2AF	Withdrawn
75	4 Barlby Road, Selby, North Yorkshire YO8 5AA	Completion Date: 29.07.2024
76	5 Penistone Street, Burnley BB12 OPS	Postponed
79	30 Heyburn Road, Liverpool L13 8BT	Sold Prior
80	Garages and Storage site in Liverpool, North east side of Finch Lane, Knotty Ash, Liverpool L14 4AQ	Completion Date 25.07.2024 We have not been provided with copy 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.
81	Empress, 93 High Park Street, Liverpool, Merseyside L8 3UF	Completion Date: 25.07.2024

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Lot	Address	Amendment
82	376 Queens Drive, Walton, Liverpool, Merseyside L4 8SW	Sold Prior
83	Land adjoining 47 Bond Street, Blackpool FY4 1BW	Withdrawn
84	Flat 10, Jubilee Cottage, 143-145 St. Andrews Road South, Lytham St. Annes FY8 1YB	Completion Date: 29.07.2024 The lot is registered as Flat 10, 143-145 St Andrews Road South, Lytham St Annes (FY8 1YB). The lease has 45 years approx remaining. We have not been provided with the full leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
85	35 Grosvenor Road, Wallasey CH45 1JY	Completion Date 25.07.2024. Sale by Receiver with no title guarantee. Any available tenancy/HMO 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.
86	3 Eldon Terrace, Bangor LL57 2RA	Completion Date: 29/07/2024
87	3 Gron Road, Gwaun Cae Gurwen, Ammanford SA18 1HD	Postponed
88	58, Allt-yr-Yn Crescent, and Garage 95, Newport, Gwent, NP20 5GE	We have not been provided with leasehold information. Buyers are to note that only a small number of provisions under the Leasehold and Freehold Reform Act 2024 will come into force on 24.07.2024. These do not appear to include changes to provisions in relation to extending leases as referred to in our marketing. The remainder of the Leasehold and Freehold Reform Act 2024 will come into effect at the discretion of the next Government. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
88a	39 Jasmine Gardens, Oswestry SY11 1UA	Postponed

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Lot	Address	Amendment
89	22 High Street, Gorseinon, Swansea SA4 4BX	Sold Prior
90	29 County Road, Swindon SN1 2EG	Sold Prior
92	45 Halton Road, Kenley, Surrey CR8 5GN	Postponed
93	Trenoweth Farm, Helston TR12 7AB	Withdrawn
94	Flat 3, 51 Warwick Road, Ealing, London W5 5PZ	Completion Date 25.07.2024 Sale by Receiver with no title guarantee. Property may 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.
95	30 Burnbrae Close, London N12 8PH	Completion Date 25.07.2024 Sale by receiver with no title guarantee. Any available leasehold information will be included within the legal pack. Property may be tenanted 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.
96	38 Roding Gardens, Loughton IG10 3NH	Withdrawn
97	Flat 1, Prospect House, The Parade, Broadstairs, Kent CT10 1NB	Postponed

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Lot	Address	Amendment
98	Flat 1, 74 London Road, Maidstone ME16 0DT	Withdrawn
99	533 Tonbridge Road, Maidstone ME16 9LN	Completion Date: 25.07.2024
100	28 Bridge Street, Loddon, Norwich NR14 6EZ	Sold Prior
101	2 and 4 Smallgate, Beccles, Suffolk NR34 9AB	Completion Date: 26.08.2024 We have been advised by the seller, the tenant (fishmonger) at number 4 has now vacated.
102	24 New Market, Beccles NR34 9HD	Completion Date 25.07.2024
103	91 Boston Road South, Holbeach, Spalding PE12 8AA	Completion Date: 29.07.2024
104	Land adjacent to 125 Station Road, Woodhouse, Sheffield S13 7RF	Postponed
105	29 Queens Crescent, Edlington, Doncaster DN12 1BE	Completion Date 25.07.2024

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Lot	Address	Amendment
106	12 Inkersall Road, Staveley, Chesterfield S43 3JL	Postponed
107	295 Nottingham Road, Derby, Derbyshire DE21 6FP	Completion Date: 08.08.2024 Buyers are referred to the 'Notice' document within the legal documents.
109a	51 Madison Avenue, Chaddesden, Derby DE21 6JA	Completion Date: 25.07.2024 We are advised the Tenant has handed in their notice as of the 6th of June 2024 and will leave within 3 weeks. The Buyer purchases the property whatever the occupancy status at the time of Completion.
110	The Garage, Tor Rise, Matlock, Derbyshire DE4 3DL	The registered title confirms the lot as "Land on the north side of 34 Starkholmes Road, Matlock, DE4 3DD"
111	Land at New Road, Harehill, Boylestone, Ashbourne, Derbyshire DE6 5HJ	Completion Date 18.07.2024
114	156, 158 and 158b Uttoxeter New Road, Derby, Derbyshire DE22 3JB	Sold Prior
116	34 & 34a High Street, Codnor, Ripley, Derbyshire DE5 9QB	Completion Date: 25.07.2024
117	6 Red Lane, South Normanton, Alfreton DE55 3HA	Postponed

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Lot	Address	Amendment
120	Apartment 5, Iron Gate Studios 37-38, Iron Gate, Derby DE1 3GA	Postponed
121	Apartment 10, Iron Gate Studios 37-38, Iron Gate, Derby DE1 3GA	Postponed
122	62-64 High Street, Buxton SK17 6HB	Completion Date: 25.07.2024
123	57 Nowell Place, Leeds, West Yorkshire LS9 6HT	Postponed
123a	Lazencroft Farm, Manston Lane, Leeds LS15 8AD	Sold Prior
124	7 Hudson Street, Burnley BB11 4PL	The tenancy agreement is for £400 pcm, not £420 pcm as previously advertised. Prospective buyers are referred to the 'Note to Buyers' document within the legal document's. We have not been provided with leasehold information.
125	1 Paignton Road, Blackburn, Lancashire BB1 8DQ	We have not been provided with subsidence information as 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
126	11 Bransby Avenue, Manchester, Greater Manchester M9 6JN	Sold Prior

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Lot	Address	Amendment
127	47 Chapel Street, and 2 Noble Street, Leigh WN7 2PB	New guide price: £105,000+ Completion Date 25.07.2024 We have not been provided with copy of all 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.
128	Apartment 2, 36 Hamilton Square, Birkenhead, Merseyside CH41 5BP	It has not been confirmed that the lot be be used for Airbnb as suggested in previous advertising.
129	Former Royal Hotel, High Street, Coupar Angus, Perthshire PH13 9DB	Postponed
130	12 Newark Close, Peterlee SR8 2AS	Postponed
131	30 Dene Avenue, Peterlee SR8 3NL	Postponed
132	10 Tower Chamber Apartments, Tower House, 5 Tower Street, Hartlepool TS24 7HH	Completion Date 17.07.2024
133	42 and 42A Main Street, Stapenhill, Burton-On-Trent DE15 9AR	Sold Prior
135	289 Shobnall Street, Burton-On-Trent DE14 2HS	We have not been provided with HMO documents or 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.

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137	69 Grangewood Road, Stoke-On-Trent ST3 7AX	Sold Prior
138	Yew Tree Cottage, Mill Lane, Lower Tean, Stoke-on-Trent, Staffordshire ST10 4LL	Sold Prior
139	108 Wellesley Street, Stoke-On-Trent ST1 4NS	Completion Date: 25.07.2024
140	15 Huntbach Street, Stoke-On-Trent ST1 2BL	Postponed
141	2 Broad Street, Hanley, Stoke-On-Trent ST1 4HL	Completion Date: 25.07.2024
142	10 Trinity Street, Hanley, Stoke-On-Trent ST1 5LA	Sold Prior
143	Crown House, Oldmill Street, Stoke-On-Trent, Staffordshire ST4 2RP	Completion Date: 25.07.2024
144	Land off Grove Road, Stoke-On-Trent, Staffordshire ST4 4LH	Buyers are referred to the 'Deed of Covenant' & 'TP1 dated 23.11.2021' within the legal documents in relation to Clawback provisions and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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145	445 Etruria Road, Stoke-On-Trent ST4 6JW	Postponed
147	28 Seabridge Road, Newcastle ST5 2HT	Sold Prior
148	58 Culver Lane, Earley, Reading RG6 1DY	Sold Prior
149	Flat 21, West Court, Burpham Lane, Guildford, Surrey GU4 7JL	Sold Prior
150	Flat 22, West Court, Burpham Lane, Guildford, Surrey GU4 7JL	Sold Prior
151	Long Acre, Wissett Road, Halesworth IP19 8PS	Completion Date: 29.07.2024
153	14 Florence Road, Northampton, Northamptonshire NN1 4NA	Sold Prior
154	46 Alvington Close, Willenhall WV12 4TB	Sold Prior

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155	Rear of 43 - 45, Hampton Road, Erdington, Birmingham B23 7JJ	Sold Prior
156	2 Highfield Court, Highfield Road, Dudley, West Midlands DY2 7QQ	Postponed
157	21 Beverley Close, Sutton Coldfield B72 1YF	Completion Date: 29.07.2024
158	113 High Street, Brierley Hill DY5 3AU	Postponed
159	26 Dudley Road, Tipton DY4 8DJ	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.
160	15 Holly Road, Edgbaston, Birmingham B16 9NH	Postponed
161	17 Holly Road, Edgbaston, Birmingham, West Midlands B16 9NH	Postponed
164	Flat 28, Saxon Park, High Street, Albrighton, Wolverhampton WV7 3LZ	Sold Prior

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