

Addendum

Auction: 23 October 2024

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Addendum as of 23 October 2024

| Lot | Address | Amendment |
|-----|--|--|
| 3 | 34 The Callis, Ashby-de-la-Zouch, Leicestershire LE65 2JF | Sold Prior |
| 4 | 44 Monument Street, Peterborough PE1 4AG | Completion Date 13.11.2024 |
| 5 | Former Polygon Centre, Church Street, Alfreton DE55 7AH | Postponed |
| 6 | Land at Old Swanwick Colliery Road, Derby Road, Swanwick, Alfreton DE55 1BH | Completion Date 20.11.2024 The lot is not sold with vacant possession but is sold subject to the grazing and mowing licence within the legal pack and also all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the lot |
| 7 | Former Charnos Family Support Centre, Lower Whitworth Road, Ilkeston DE7 4LT | Completion Date: 20.11.2024 Prospective buyers are to note the DISPOSAL PLAN included within the legal documents |
| 8 | Garage Site to the west of 283 Alfreton Road, Blackwell DE55 5JN | Completion Date: 20.11.2024 Property known as Garage Site to the west of 283 Alfreton Road, Blackwell, Derbyshire having an area of 382 square metres or thereabouts shown edged red on the 'Alfreton Road Transfer Plan' included within the legal documents. |
| 9 | 47 Victoria Street, Somercotes, Alfreton, Derbyshire DE55 4HA | New guide price: £65,000+ |
| 12 | 46 Holly Road, Bromsgrove B61 8LG | Completion Date: 20.11.2024 |

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| Lot | Address | Amendment |
|-----|--|---|
| 13 | 42 Robert Road, Exhall, Coventry CV7 9GU | Completion Date: 13.11.2024 |
| 14 | 48 West Ridge, Northampton NN2 7RA | Completion Date: 20.11.2024 |
| 17 | 14 Holmesfield Drive, Mickleover, Derby DE3 9JD | Completion Date: 20.11.2024 |
| 18 | 7 Cropwell Green, Thorneywood, Nottingham NG3 2GB | Completion Date: 20.11.2024 |
| 19 | 9 Lenton Boulevard, Nottingham NG7 2ET | Completion Date: 20.11.2024 |
| 21 | 102 Main Street, Lambley, Nottingham NG4 4PP | Postponed |
| 22 | 39 Bridgelands Way, Birmingham, West Midlands B20 3JU | Completion Date: 20.11.2024 New guide price: £170,000+ |
| 23 | 49 Skellern Street, Talke, Stoke-On-Trent, Staffordshire ST7 1NW | Completion Date 19.11.2024 New guide price: £72,000+ |

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|-----|--|---|
| 25 | Flat 5, United Reform Church, Abergele Road, Colwyn Bay, Denbighshire LL29 7RU | Sold Prior |
| 26 | 9 Silver Street, Trowbridge BA14 8AA | Completion Date 20.11.2024 VAT is payable on the purchase price. |
| 27 | Flat 10, 174 St. Andrews Road, Northampton, Northamptonshire NN2 6DA | We have not been provided with evidence of service charge payments or up to date ground rent payment. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 30 | 31 Douglas Court, Toton, Nottingham, Nottinghamshire NG9 6ER | Postponed |
| 32 | 116 Station Road, Selston, Nottingham NG16 6FH | Postponed |
| 33 | 34 Simcoe Leys, Chellaston, Derby DE73 6XL | Completion Date: 13.11.2024 The Purchaser will be responsible to pay the Auctioneers the sum of £1,650.00 inc VAT (in addition to the buyers fee paid on exchange) and it will be collected by the Seller's solicitors with the completion monies. |
| 35 | 28 Ash Road, Leeds LS6 3JF | Sold Prior |
| 36 | Flats 1-3, 83 Ash Tree Road, Manchester M8 5SA | Sold Prior |

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| Lot | Address | Amendment |
|-----|--|---|
| 37 | Flats 1-3, 10 Lansdowne Road, Manchester M8 5SH | Sold Prior |
| 39 | Flat 1-3, 4 Eleanor Street, and Flats 1-3, 6 Eleanor Street, Grimsby DN32 9DT | Completion Date 20.11.2024 |
| 41 | 25 Mason Street, Sutton-In-Ashfield NG17 4HQ | We have not been supplied with evidence of rent increase from the tenancy agreement within the legal pack (this has been requested) 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. |
| 44 | Former Castle Donington Methodist Church, Market Street, Castle Donington DE74 2JB | Completion shall take place fifteen (15) Business Days after the Contract Date or earlier by mutual consent of both parties. |
| 46 | 8 Mileash Lane, Darley Abbey, Derbyshire DE22 1DE | Sold Prior |
| 48 | 6 Hawthorn Street, Derby DE24 8BE | There is no tenancy agreement provided in the legal pack at the time of auction (this has been requested) 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. |
| 53 | 13 Waterside, Burton-On-Trent, Staffordshire DE15 9HE | The tenancy agreement in the legal pack confirms rental income of £650 pcm. We have not been provided with evidence of rent increase 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. |
| 54 | Butlers Hill House, 2 Leek Road, Cheadle, Stoke-on-Trent, Staffordshire ST10 1JF | Sold Prior |

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| Lot | Address | Amendment |
|-----|--|---|
| 55 | 75 High Street, Cheadle, Stoke-On-Trent ST10 1AN | Postponed |
| 56 | 26 Market Street, Crewe CW1 2EL | Postponed |
| 57 | 2 Mill Street, Congleton, Staffordshire CW12 1AB | Postponed |
| 60 | 16 Sidney Road, Manchester, Greater Manchester M9 8AT | Sold Prior |
| 61 | 222 Walmersley Road, Bury BL9 6LL | Completion Date: 20.11.2024 Sale by receiver. The lot comprises GM4602, MAN158589, MAN158818 and MAN158802. We have not been provided with all the leasehold information. There are tenancy agreements for 3 flats included within the legal documents totalling a rent of £1875 pcm. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 63 | 8D Steamer Street, Barrow-In-Furness, Cumbria LA14 2SH | Completion of the sale to the Buyer shall take place on the date which is 20 working days after the date of the auction or sooner by mutual agreement between the Buyer and the Seller. |
| 65 | 9 King Charles Court, Sunderland SR5 4PD | The Completion Date shall be 14 days from exchange. |
| 66 | 61 Sixth Street, Horden, County Durham SR8 4JX | We have not been provided with recent statement in relation to any ground rent or service charge payments which may be payable. 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 |
|-----|---|--|
| 67 | 36 Wynyard Mews, Hartlepool, County Durham TS25 3JE | We have not been provided with recent statement in relation to any ground rent or service charge payments which may be payable. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 68 | The Wheatsheaf, 36 Westfield Street, St. Helens WA10 1QF | The completion date will be 5 working days after the Seller confirms in writing that it has obtained vacant possession of the Property- refer to special condition 1.14 within the legal pack. Additionally, VAT will be payable on the purchase price, see clause 15 of the special conditions. |
| 69 | Flats 1, 2 and 3, 119 Columbus Ravine, Scarborough YO12 7QU | Withdrawn |
| 70 | 39 Woodgates Lane, North Ferriby HU14 3JY | Postponed |
| 71 | 4 Glebe Road, Weeting, Brandon IP27 0PY | Postponed |
| 72 | 185C Town Road, London N9 0HL | Withdrawn |
| 73 | 9 Ariana Apartments, 89 Lillie Road, London SW6 1UD | The completion date will be 45 days from exchange. Please refer to the special conditions within the legal pack. |
| 74 | 19 Ariana Apartments, 89 Lillie Road, London SW6 1UD | Completion will be 45 days from exchange, please see the special conditions of sale in the legal pack. Please also note the property is sold subject to tenancy producing £3,250 pcm. |

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| Lot | Address | Amendment |
|-----|---|---|
| 76 | 1A Salisbury Pavement, Dawes Road, London SW6 7HT | The Property is Freehold & Leasehold and is registered at the Land Registry under title number BGL150099 & LN69320. We have not been provided with a leasehold management pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 77 | First Floor Flat, 54 Prothero Road, London SW6 7LZ | Completion Date 20.12.2024 |
| 78 | Flat 11, Douglas Johnston House, Clem Attlee Court, London SW6 7SF | Withdrawn |
| 80 | 71 Holyrood Walk, Corby, Northamptonshire NN18 9JD | The tenancy agreement provided in the legal pack states a rent of £550 pcm, 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. |
| 81 | The Golden Lion Public House, 19 Sheep Street, Wellingborough NN8 1BL | Completion Date 20.11.2024 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. |
| 82 | Flat 43, Crecy Court, 10 Lower Lee Street, Leicester, Leicestershire LE1 3RG | Completion will be in accordance with special condition 7. |
| 83 | Benscliffe, Glen Rise, Oadby, Leicester LE2 4RG | Completion Date: 20.11.2024 |
| 84 | The Willows, Upper Holme, Off Main Street, Zouch, Loughborough, Leicestershire LE12 5EQ | The seller believes that the property is connected to public sewer and buyers are referred to the document within the legal pack named 'STW information re new sewage system'. It is believed that the drainage search is incorrect and the search company has been contacted in this respect. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |

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|-----|---|--|
| 85 | 30 Church Street, Wymeswold, Loughborough, Leicestershire LE12 6TX | Sold Prior |
| 86 | 10B and Parkside House, 12A, Swan Street, Sileby, Loughborough, Leicestershire LE12 7NW | Completion Date 02.12.2024 We have not been provided with tenancy documents nor evidence of rental income and so we are not able to clarify the sums referred to within our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 87 | 12 Swan Street, Sileby, Loughborough, Leicestershire LE12 7NW | Sold Prior |
| 88 | 24 & 24A Swan Street, Sileby, Loughborough, Leicestershire LE12 7NW | Completion Date 02.12.2024 |
| 89 | Park House, 2 Wilfred Place, Ashby-de-la-Zouch, Leicestershire LE65 2GW | Sold Prior |
| 91 | 163-165 Princess Parade, High Street, West Bromwich B70 7QX | Withdrawn |
| 92 | 79 Albion Street, Wolverhampton WV1 3EG | Postponed |
| 94 | 232 Clifton Road, Balsall Heath, Birmingham B12 8RU | Completion Date: 04.12.2024 |

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|-----|--|--|
| 95 | Apartment 7, The Square on the Square, 2 Caroline Street, Birmingham, West Midlands B3 1TR | Postponed |
| 98 | 2 Aylesbury Avenue, Chaddesden, Derby DE21 6JB | Postponed |
| 99 | 129 Uttoxeter New Road, Derby DE22 3JB | Prospective buyers are to note the works which are required to be carried out in accordance with the covenants referred to within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 101 | Land at Bridge Field, Breaston, Derby, Derbyshire DE72 3DS | Prospective buyers are referred to the Deed of Easement within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 102 | Building Plot at Lane End Farm, Oakerthorpe, Alfreton, Derbyshire DE55 7LN | Completion Date 20.11.2024 |
| 105 | 23 Goldcrest Road, Forest Town, Mansfield, Nottinghamshire NG19 0GP | Sold Prior |
| 106 | 4 Roston Close, Mansfield NG18 3RR | We have not been provided freehold title documents or the leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 108 | 324 Broxtowe Lane, Nottingham NG8 5NB | New guide price £125,000 |

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| Lot | Address | Amendment |
|------|--|---|
| 110 | 11 Sunbourne Court, Nottingham NG7 4AR | Completion Date: 20.11.2024 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. EPC expires on 6th November 2024, we have been advised new EPC is booked for 1st November 2024. |
| 111 | 23 Derby Road, Stapleford, Nottingham, Nottinghamshire NG9 7AN | The deposit is 5%. |
| 112 | 136 Nottingham Road, Stapleford, Nottinghamshire NG9 8AR | Sold Prior |
| 113 | 12 and 12a Station Road, Long Eaton, Nottingham NG10 2DG | Completion Date: 02.12.2024 The lot is known as 12 Station Road, Long Eaton, Nottingham, NG10 2DG on the contract and land registry. |
| 114 | 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. |
| 116 | 37-41 Knifesmithgate, Chesterfield, Derbyshire S40 1RL | Postponed |
| 117 | 36 Manton Villas, Worksop, Nottinghamshire S80 2QL | We have not been provided with copy HMO documents or with a copy of the Tenancy Agreement for room 2 with increased rent 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. |
| 117a | 20 - 22 Doncaster Road, Goldthorpe, Barnsley, Rotherham, South Yorkshire S63 9HH | Completion Date: 20.11.2024 |

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| Lot | Address | Amendment |
|-----|--|---|
| 118 | Land Adjacent, 6 Swinstead Road, Corby Glen, Grantham, Lincolnshire NG33 4NU | Completion Date 13.11.2024 To clarify, the land offered for sale is that edged red on the plan within our marketing |
| 120 | 28 Stannington Road, Sheffield, Sheffield, South Yorkshire S6 5FL | New guide price £130,000 Completion Date: 20.11.2024 The lot comprises of title numbers SYK49592 and SYK341676. |
| 121 | 79 Bawn Drive, Leeds LS12 5QH | Completion Date: 20.11.2024 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. |
| 122 | 409 Otley Road, Adel, Leeds, Yorkshire LS16 6AL | Postponed |
| 123 | 27a Church Street, Bubwith, Selby, North Yorkshire YO8 6LW | Withdrawn |
| 124 | 45 Temple View Terrace, Leeds LS9 9JE | Prospective buyers are to note the 'AUCTION LIST' document within the legal documents. |
| 125 | 59 High Street, Alfreton DE55 7DP | Sold Prior |
| 127 | 61 High Street and Land Adjoining, Newhall, Swadlincote DE11 0HT | Completion Date 20.11.2024 |

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|-----|--|---|
| 128 | 112 and 114 Ashby Road, Moira, North West Leicestershire, Swadlincote, Derbyshire DE12 6EB | Sold Prior |
| 129 | 106 Wyggeston Street, Burton-on-Trent, Staffordshire DE13 0SB | 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. |
| 131 | 39 Main Street, Lockington, Derby DE74 2RH | Postponed |
| 132 | 14 Maple Drive, Belper, Derbyshire DE56 1LR | Completion Date: 04.12.2024 |
| 135 | The Old Butchers Shop, Main Street, Matlock, Derbyshire DE4 2DH | Sold Prior |
| 136 | 4 Castle Hill, Baslow Road, Bakewell DE45 1AA | Withdrawn |
| 137 | Ground Floor Flat, Devonshire House, Church Alley, Bakewell DE45 1FF | The lot comprises of the Leasehold Title Registered at land registry with Absolute Title under title number DY395736 (From 2 December 2005 to 23 June 2125) and the Sellers share of the Freehold Title registered with Absolute title under title Number DY230536. |
| 138 | 1 Adswood Grove, Stockport SK3 9QU | Sold Prior |

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| Lot | Address | Amendment |
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| 139 | Flat 66, Dutton Court, Station Approach, Cheadle Hulme, Cheadle SK8 5BF | Postponed |
| 140 | Land on the North side of Wells Street, and Land on the west side of Back Wells Street, Bury, Manchester, Lancashire BL9 0TU | The lot is known as- Land on the North side of Wells Street, Bury and Land on the west side of Back Wells Street, Bury under title numbers GM446778 and GM499814 |
| 140a | Flat 1, 1-3 Market Street, Darwen BB3 1BY | Completion Date 20.11.2024 |
| 140b | Flat 2, 1-3 Market Street, Darwen BB3 1BN | Completion Date 20.11.2024 |
| 141 | B10, Chorlton Mill, 3 Cambridge Street, Manchester M1 5BY | Buyers are referred to the following clause within the contract: On Completion the Buyer will pay the additional sum of £4,000 in respect of the items detailed in the Furniture and Fittings Form in addition to the sum required to complete the purchase of the Property. All available occupation and leasehold information is included within the legal pack and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 143 | Shakespeare Motors, 131 Shakespeare Crescent, Eccles M30 0PE | Completion Date: 04.12.2024 |
| 144 | 70 Cecil Road, Manchester, Greater Manchester M9 6RQ | Sold Prior |
| 145 | Land at the former Pointsman Inn, Clarence St, Stalybridge SK15 1QF | Sold prior |

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|------|---|--|
| 148 | 22 Regent Road, Blackpool, Lancashire FY1 4LY | Postponed |
| 150 | Room 106, Flat B12 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA | Sold Prior |
| 151 | 25 Walton Park, Liverpool L9 1EY | Withdrawn |
| 152 | 20 Rock Park, Birkenhead CH42 1PJ | Completion Date: 13.11.2024 |
| 152a | 247 Marine Parade, Hunters Quay, Dunoon PA23 8HJ | Date of Entry 28.10.2024 |
| 153 | 7 Lancaster Place, Dawley, Telford And Wrekin, Shropshire TF4 2HR | Completion Date: 20.11.2024 |
| 156 | 5 x Car Parking Spaces, Land lying south of Midland Drive, Sutton Trinity, Sutton Coldfield B72 1XH | Completion Date: 04.12.2024 The lot is known as: the freehold land lying to the south of Midland Drive, Sutton Coldfield as registered at HM Land Registry with title number WM615183. |
| 157 | 74 Humberstone Road, Birmingham B24 0PY | Prospective buyers are to note that we have not been provided with ground rent or service information and buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |

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| 158 | 7 Gill Street, Dudley DY2 9LG | Completion Date: 20.11.2024 |
| 159 | 8 Gill Street, Dudley DY2 9LG | Completion Date: 20.11.2024 |
| 160 | 153 Stourbridge Road, Dudley DY1 2EP | Postponed |
| 161 | 2 Eleanor Road, Bilston WV14 6BX | Please see tenancy agreements in the legal pack. 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. |
| 163 | 47 Zoar Street, Dudley, West Midlands DY3 2PA | Postponed |
| 164 | 48 - 49 Zoar Street, Dudley, West Midlands DY3 2PA | Postponed |
| 165 | 29 Cheltenham Road, Evesham, Worcestershire WR11 1LA | Withdrawn |
| 166 | Land Adjacent To 2 Brynteg Cottages, Brynheulog Terrace, Tylorstown, Ferndale CF43 3DN | Completion Date 13.11.2024 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional fees payable as set out in our marketing and also 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. |

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| Lot | Address | Amendment |
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| 167 | Land To The Side of 35, Westaway Heights, Barnstaple EX31 1NR | Completion Date: 13.11.2024 The seller is selling by way of a Transfer of Part, the land being sold shown on the Plan edged red within the legal documents |
| 168 | 22 Thatcher View, Middle Lincombe Road, Torquay TQ1 2AW | Postponed |
| 170 | 665 High Road Leyton, London E10 6RA | Withdrawn |
| 171 | 10B Salisbury Mews, London SW6 7DS | Postponed |
| 172 | Land off Cleavers, Sissinghurst, Cranbrook TN17 2JU | Completion Date: 20.11.2024 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional fees payable on completion as set out within the special conditions of sale at clauses 8, 16 & 19. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. |
| 173 | 95 Queens Road, Weybridge KT13 9UQ | Sold Prior |
| 174 | Flats 7, 8, 9 and 10 and Units 2, 3, 4 and 5 Eastgate Mews, Whittlesey, Peterborough PE7 1PU | New guide price: £425,000+. We are advised the flats and units are tenanted, however there are no tenancy agreements provided in the legal pack and therefore we cannot confirm the rental figure given in our marketing. |
| 176 | 132 Sharpley Road, Loughborough, Leicestershire LE11 4PW | Sold Prior |

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

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.

