

# 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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Lot	Address	Amendment
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
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. New guide price: £18,000+
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	Postponed
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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Lot	Address	Amendment
85	30 Church Street, Wymeswold, Loughborough, Leicestershire LE12 6TX	Sold Prior
86	10B and Parkside House, 12A, Swan Street, Sileby, Loughborough, Leicestershire LE12 7NW	Postponed
87	12 Swan Street, Sileby, Loughborough, Leicestershire LE12 7NW	Sold Prior
88	24 & 24A Swan Street, Sileby, Loughborough, Leicestershire LE12 7NW	Postponed
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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Lot	Address	Amendment
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.
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
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

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Lot	Address	Amendment
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
128	112 and 114 Ashby Road, Moira, North West Leicestershire, Swadlincote, Derbyshire DE12 6EB	Sold Prior

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Lot	Address	Amendment
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
139	Flat 66, Dutton Court, Station Approach, Cheadle Hulme, Cheadle SK8 5BF	Postponed

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Lot	Address	Amendment
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.
142	155 Middleton Road, Crumpsall, Manchester, Greater Manchester M8 4JZ	Postponed
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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Lot	Address	Amendment
146	17 Aughton Road, Southport PR8 2AF	Postponed
147	19 Aughton Road, Southport PR8 2AF	We have not been provided with service charge or up to date ground rent information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
148	22 Regent Road, Blackpool, Lancashire FY1 4LY	Postponed
149	196 Lord Street, Fleetwood FY7 6SW	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

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### Addendum as of 23 October 2024

Lot	Address	Amendment
153	7 Lancaster Place, Dawley, Telford And Wrekin, Telford, 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.
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

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Lot	Address	Amendment
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.
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.

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**Addendum as of 23 October 2024**

Lot	Address	Amendment
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
177	Building Plot to Rear of, 153 Leicester Road, Shepshed, Loughborough, Leicestershire LE12 9DG	Postponed
179	23 Piccadilly, Stoke-On-Trent ST1 1EN	Postponed
182	Eachwick Moor Farm, Eachwick Moor House, Eachwick, Newcastle upon Tyne NE18 0BD	Postponed
183	59 Mather Road, Newcastle upon Tyne NE4 7SH	Postponed

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.