

Addendum

Auction: 30 January 2025

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Addendum as of 30 January 2025

Lot	Address	Amendment
2	The Old Butchers Shop, Main Street, Winster, Derbyshire DE4 2DH	Completion Date: 27.02.2025
4	87 London Road, Coalville, Leicestershire LE67 3JE	Prospective buyers are referred to the Note to Buyers within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
5	Historic Chimney, Milford Mills, The Bridge, Milford DE56 ORR	Grade II Listed. VAT is payable on the purchase price and the Seller has opted to tax. To clarify the extent of the land offered for sale is part of DY150578 and is the area outlined in red on the Property Plan
6	127 Slack Lane, Derby DE22 3FN	Completion Date 27.02.2025 Prospective buyers to note that management information has been added to the legal pack on 29.1.2025 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
7	Development Site at Forum Road/Gala Way, Nottingham NG5 9RW	Completion Date: 27.02.2025 Prospective buyers are to note the TP1 and annexed plan, along with the NOTES TO BUYER included within the legal documents.
8	Parcel of land at Wimsey Way, Somercotes, Alfreton DE55 4LS	Completion Date 27.02.2025. The Lot is not sold with vacant possession but is sold with all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the Lot.
9	The Old School, The Fleet, Belper, Derbyshire DE56 1NU	Completion Date: 27.02.2025
10	Peak Buildings, Terrace Road, Buxton SK17 6DY	Completion Date: 06.03.2025 The lot is subject to a lease of the Electricity sub-station (DY504515). Prospective buyers are to note the Dry Rot documents included within the legal documents.

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Lot	Address	Amendment
11	3 Church Street, Heanor, Derbyshire DE75 7AH	Completion Date 27.02.2025 The Lot 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.
12	Land at Abbott Road, Alfreton DE55 7HD	Completion Date 27.02.2025 The Lot is not sold with vacant possession but is sold subject to the grazing licence dated 28-07-2018 lodged in the legal pack together with all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the Lot.
13	Former Garage Block, Back Lane, Tibshelf DE55 5LN	Postponed
15	61 Bondgate, Castle Donington, Derby DE74 2NR	Prospective buyers are to note the Statement of Truth relating to the leasehold title number LT317245 included within the legal document's and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
16	226 Tollerton Lane, Tollerton, Nottingham NG12 4GA	Completion Date: 19.02.2025
18	8 Oxford Street, Long Eaton, Nottingham NG10 1JR	Sold Prior
19	4 Oxford Street, Long Eaton, Nottingham NG10 1JR	Sold Prior
20	6 Oxford Street, Long Eaton, Nottingham NG10 1JR	Sold Prior

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Lot	Address	Amendment
21	14 Walnut Street, Leicester, Leicestershire LE2 7LD	We are advised by the sellers solicitor's all 6 rooms are currently let with a combined rental income of £38,880 pa.
23	5 Tunstall Park, Sunderland, County Durham SR2 7SJ	Completion Date 27.02.2025 Sale is by Receiver with no title guarantee. 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.
24	45 Princes Street, Bishop Auckland, County Durham DL14 7BA	Completion Date: 27.02.2025
25	Barton Sports Centre (The Old Maltings), Newport, Barton upon Humber DN18 5QG	Completion Date 27.02.2025 Sale is by Receiver with no title guarantee. 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.
26	1 South View, Newton le Willows, Bedale DL8 1ST	New Guide Price: £100,000
27	53 Trezaise Road, Roche, St. Austell PL26 8HD	New Guide Price: £125,000 Completion Date 27.02.2025
28	Building Plot at Whittaker Lane, Little Eaton, Derby DE21 5AT	Completion Date: 27.02.2025 New guide price: £62,000+
29	Plough Gardens, Longcliff Hill, Old Dalby, Leicestershire LE14 3LP	Completion Date 27.02.2025

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Lot	Address	Amendment
31	32 Borlace Street, Leicester, Leicestershire LE3 5HD	Sold Prior
33	11 The Green, Walton on the Wolds, Loughborough, Leicestershire LE12 8HR	Completion Date: 27.02.2025
34	Former Regent Bingo Club, 80 Westlode Street, Spalding PE11 2AE	Sold Prior
35	Vacant Upper Floors, 38a Market Place, Long Sutton, Spalding PE12 9JF	Sold Prior
39	3 Mill Close, Sutton-On-Trent, Newark, Nottinghamshire NG23 6QU	Completion Date: 27.02.2025 Prospective buyers are to note the TP1 and transfer plan included with in the legal documents.
40	5 Mill Close, Sutton-On-Trent, Newark, Nottinghamshire NG23 6QU	Completion Date: 27.02.2025 Prospective buyers are to note the TP1 and transfer plan included with in the legal documents.
41	6 Mill Close, Sutton-On-Trent, Newark, Nottinghamshire NG23 6QU	Completion Date: 27.02.2025 Prospective buyers are to note the TP1 and transfer plan included with in the legal documents.
42	7 Mill Close, Sutton-On-Trent, Newark, Nottinghamshire NG23 6QU	Completion Date: 27.02.2025 Prospective buyers are to note the TP1 and transfer plan included with in the legal documents.

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Lot	Address	Amendment
43	109 Wilford Crescent East, Nottingham NG2 2ED	Rental income is £2400 per month.
44	Apartment 543, Nottingham One Entrance A, Canal Street, Nottingham NG1 7HL	Postponed
45	Flat 1, 2 and 3, 15 Beech Avenue, New Basford, Nottingham NG7 7LJ	Sold Prior
49	23 Field Close, Borrowash, Derby DE72 3HJ	Completion Date 27.02.2025
50	Flat 3, 9 Claggun Street, Derby, Derbyshire DE74 2LE	Postponed
51	15-17 Navigation Street, Measham, Swadlincote, Derbyshire DE12 7LW	Completion Date: 27.02.2025 The address is 15/17 Navigation Street, Measham, Swadlincote, Derbyshire together with a parcel of land at Navigation Street both of which are shown edged red on the plans within the legal documents.
54	142D Beaumanor Road, Leicester, Leicestershire LE4 5QB	Completion Date 27.02.2025 We have been informed by the seller's solicitor that Leasehold Sale Pack has been requested and will be provided following receipt. We are not currently in a position to clarify ground rent and service charge sums payable and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
56	Flat 20, Kingswood Court, Long Street, Wigston, Leicestershire LE18 2BQ	Sold Prior

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Lot	Address	Amendment
58	5 Radcliffe Gardens, Brunswick Street, Leamington Spa, Warwickshire CV31 2DY	We have been informed that a leasehold sale pack is to follow and, as a result, we cannot currently confirm leasehold information or requirements. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
59	41 St. Marks Crescent, Birmingham B1 2PY	Postponed
61	23 Dale Road, Redditch B98 8HJ	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.
62	31 Balmoral Court, Wyre Forest, Kidderminster, Worcestershire DY10 3AH	Postponed
63	Shwrwd, Kerry, Powys, Newtown, Powys SY16 4DR	Completion Date: 27.02.2025
64	10 Holywell Road, Flint, Flintshire CH6 5ES	Sold Prior
65	62 Furness Road, Manchester, Greater Manchester M14 6LX	Completion Date: 27.02.2025
66	74 High Street, Blackpool FY1 2BP	Completion Date: 27.02.2025

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Lot	Address	Amendment
67	Flat 5, 203 Dickson Road, Blackpool FY1 2HQ	Completion Date: 27.02.2025 Please Note: We have been informed that the property is two bedroomed. Sale by receiver. We have not been provided with leasehold information. We cannot confirm the occupancy status, however there is no tenancy agreement provided in the legal pack. 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.
68	Former Royal Hotel, High Street, Coupar Angus, Perthshire PH13 9DB	Date of Entry 27.02.2025 Prospective buyers are referred to the fees payable and the position in relation to VAT both referred to within the special conditions of sale and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
70	62 Fleetwood Walk, Murdishaw, Runcorn WA7 6EA	Sold Prior
70a	60A Tolver Street, St. Helens WA10 1EL	Completion Date 27.02.2025
72	4 Glebe Road, Weeting, Brandon IP27 0PY	Withdrawn
73	Flats 1-3, 37 Blenheim Walk, Corby, Northamptonshire NN18 9HB	Sold Prior
74	Flats 1-6, 35 Blenheim Walk, Corby, Northamptonshire NN18 9HB	Sold Prior
75	2 Princewood Road, Earlstrees Industrial Estate, Corby NN17 4AP	Sold Prior

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Lot	Address	Amendment
76	35 Melton Road, Oakham, Rutland LE15 6AX	Postponed
77	47 & 47A Bell Street, Wigston, Leicestershire LE18 1AD	Prospective buyers are to note the TP1 and transfer plan included with in the legal documents.
78	24 St. James Road, Leicester, Leicestershire LE2 1HQ	Completion Date 27.02.2025
81	98 Lyttelton Road, Stechford, Birmingham B33 8BJ	We are advised by the sellers solicitor's 5 out of the 7 rooms are currently let. The seller does have a potential tenant for Room 2 but hasn't signed anything yet due to potential pending sale. The rental income is currently £35,220 pa having potential to increase if the further 2 rooms are let. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
82	96A Lyttelton Road, Stechford, Birmingham B33 8BJ	We are advised by the sellers solicitor's 2 out of the 3 rooms are let. The rental income is currently £14,280 pa having potential to increase if the additional is room let. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
83	232 Clifton Road, Balsall Heath, Birmingham B12 8RU	Completion Date: 13.03.2025
84	Flat, 5 Crantock Court, 203 Hagley Road, Edgbaston, Birmingham B16 9RE	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.
85	Apartment 57, Solihull Heights, 54 New Coventry Road, Birmingham, West Midlands B26 3BB	Sold Prior

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87	Apartment 7, The Square on the Square, 2 Caroline Street, Birmingham, West Midlands B3 1TR	Sold Prior
88	Former Bank Premises, 8 Snitterton Road, Matlock, Derbyshire DE4 3LZ	Sold Prior
90	18 Beech Walk, Cromford, Matlock, Derbyshire DE4 3RB	Sold Prior
94	13 Hulland View, Allestree, Derby DE22 2RD	Sold Prior
96	271 and 271a Blagreaves Lane, Littleover, Derby DE23 1PT	Postponed.
97	107, 107a & 111, Uttoxeter New Road, Derby, Derbyshire DE22 3NL	Sold Prior
98	1-3 High Street, Alfreton, Derbyshire DE55 7DR	Sold Prior
99	14 Alfred Street, Riddings, Alfreton DE55 4BE	New guide price: £92,000+ Completion Date: 27.02.2025

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Lot	Address	Amendment
99A	89 High Street, Riddings, Alfreton DE55 4BJ	Withdrawn
101	12 Grantham Road, Radcliffe-On-Trent, Nottingham NG12 2HA	Withdrawn
104	3 Coronation Drive, Shirebrook, Mansfield NG20 8RH	Postponed
105	93-97 West Gate, Mansfield NG18 1RT	Postponed
106	Units 1-5, 2 Church Street, Edwinstowe, Mansfield, Nottinghamshire NG21 9QA	Postponed
107	10 Sylvester Avenue, Doncaster DN4 8AH	Completion Date: 27.02.2025
108	12 Cornwall Street, Hartlepool TS25 5RF	Withdrawn
109	16 Planet House, Upper Market Square, Sunderland SR1 3LH	Completion Date 27.02.2025 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.

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Lot	Address	Amendment
110	15 Lime Road, Guisborough TS14 6JL	Completion Date: 27.02.2025 There is no EPC available. Sale by receiver with no title guarantee. In relation to occupation of the property 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.
111	24 Pine Road, Guisborough TS14 6JH	Completion Date: 27.02.2025 Sale by receiver with no title guarantee. In relation to occupation of the property 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.
112	45 Lime Road, Guisborough TS14 6JL	Completion Date: 27.02.2025 There is no EPC available. Sale by receiver with no title guarantee. In relation to occupation of the property 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.
113	The Wharton Arms, Ridge Terrace, Bedlington NE22 6DA	Withdrawn
114	Red Lion, Ramsgate, Stockton-On-Tees TS18 1BS	We understand the top chimney on the property has suffered damage and has since been capped. All slates affected have been replaced. The Property is to be sold with vacant possession. The Seller shall use reasonable endeavours to obtain vacant possession of the Property as soon as reasonably practicable. Prospective buyers are advised to inspect the special conditions with reference to the satisfaction/completion date.
115	22 Thatcher View, Middle Lincombe Road, Torquay TQ1 2AW	Sold Prior
116	121 Ripon Road, Bournemouth BH9 1RA	Withdrawn
117	Flats 1-4, 3 Alexandra Park, Redland, Bristol, Somerset BS6 6QB	Postponed

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Lot	Address	Amendment
118a	1 St. Peters Street, St. Ives TR26 1NN	Guide Price: £269,500
119	72 Nelson Close, Croydon, Greater London CR0 3SW	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.
123	176A New Kings Road, London SW6 4NE	Postponed
124	38 Roding Gardens, Loughton IG10 3NH	Completion Date: 27.02.2025 Sale by receiver with no title guarantee. Property is believed to be tenanted 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. Internal photos are currently not available.
125	Flat 30, Sheridan Lodge, 38 Potters Road, Barnet EN5 5HW	Completion Date: 27.02.2025
126	10B Salisbury Mews, London SW6 7DS	Sold Prior
127	70 Parish Lane, Penge, Crystal Palace, London, Greater London SE20 7JP	Sold Prior
128	Flats A & B, 71 Parish Lane, Penge, Crystal Palace, London, Greater London SE20 7JP	Sold Prior

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130	15 Petit Couronne Way, Beccles, Suffolk NR34 9LU	Postponed. 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	Empton House, 14, 16 and 18 The Street, Brockdish, Diss, Norfolk IP21 4JY	Sold Prior
132	5 Moorland Close, Barrowford, Nelson BB9 6BG	Sold Prior
134	12 Higher Church Street, Blackburn BB2 1JG	We have not been provided with all the tenancy agreements and therefore we confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries before placing their bid, as this will be binding.
135	17-21 Barstow Square, Wakefield WF1 2SF	Sold Prior
136	21 Raymond Avenue, Grimethorpe, Barnsley S72 7NQ	Sold Prior
137	92 Basford Street, Sheffield S9 5BJ	Completion Date: 13.03.2025
139	6 Market Place, Staveley, Chesterfield S43 3UR	Postponed

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Lot	Address	Amendment
140	Apartment 5, The Mailbox, 14-16 Church Street, Mansfield, Nottinghamshire NG18 1AE	Postponed
141	28 Portland Street, Mansfield NG18 1HD	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.
142	47 and 47A Stafford Street, Mansfield NG19 6AN	Sold Prior
144	16a Appleton Gate, Newark, Nottinghamshire NG24 1JY	Sold Prior
145	Hawthorne House, Ashmore Avenue, Sutton-In-Ashfield NG17 2GU	Withdrawn
147	33 Scargill Walk, Eastwood, Nottingham NG16 3AY	Sold Prior
149	13 St. Helens Crescent, Trowell, Nottingham NG9 3PZ	Prospective buyers are referred to the Structural Engineers Report in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
152	Hylands Hotel, 307 -309 Queens Road, Nottingham NG9 1JB	Completion Date: 03.03.2025 Prospective buyers are to note the TR5 and transfer of part plan included within the legal document's.

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Lot	Address	Amendment
154	121 Ropewalk Court, Derby Road, Nottingham, Nottinghamshire NG1 5AD	Sold Prior
155	18 Leyland Gardens, Derby DE1 3PN	Completion Date: 20.02.2025 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.
156	The Cottage, Willowpit Lane, Hilton, Derby DE65 5FN	Sold Prior
157	15 Grosvenor Road, Ripley DE5 3JE	Sold Prior
160	2 Challis Avenue, Chaddesden, Derby DE21 6LG	Sold Prior
161	6 The Butts, Belper DE56 1HX	Sold Prior
162	14 Maple Drive, Belper, Derbyshire DE56 1LR	Sold Prior
163	180 Dale Road, Matlock Bath, Matlock DE4 3PS	Completion Date: 27.01.2025 Guide price: £350,000 - £400,000

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164	79 Bournebrook Avenue, Wirksworth DE4 4BA	Completion Date: 20.02.2024
165	50 and 50A High Street, Bridgnorth WV16 4DX	Completion Date 27.02.2025 To clarify we will be offering for sale the property registered under title number SL13486 - 50 High Street. We have not been provided with a copy of the 1 year lease dated 20.12.2024. Also we do not have evidence of current rental payments received. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
166	Parcel of Land at Longbridge Lane, Birmingham B31 2AJ	Sold Prior
167	Site of Centurion Way, Wilnecote, Tamworth B77 5PN	Sold Prior
168	Apartment 155, 51 Sherborne Street, Birmingham B16 8FN	Lease is for a term of 125 years from 1.3.2004. Current ground rent is confirmed as £150 pa and service charge as £1,069.35 for the period 1.1.2025 to 30.6.2025. We have been informed that the tenant will be vacating on Friday 31.01.2025.
170	The Old Boot Shop, The Green, Tanworth-In-Arden, Solihull B94 5AJ	Postponed
173	185 Toll End Road, Tipton DY4 0HF	Completion Date: 27.02.2025
174	57 Mullett Street, Brierley Hill, West Midlands DY5 4PB	Sold Prior

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Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 30 January 2025

Lot	Address	Amendment
176	70 Furze Hill Road, Shipston-On-Stour, Warwickshire CV36 4EU	Sold Prior
177	36 Almeys Lane, Earl Shilton, Leicestershire LE9 7AJ	Sold Prior
178	Land Adjacent To, 92 Narborough Road, Huncote, Leicester, Leicestershire LE9 3AW	Postponed
179	3-3A Barrow Road , Sileby, Loughborough, Leicestershire LE12 7LW	Postponed
180	Land at 113 Mill Street, Leek, Staffordshire ST13 8EU	Postponed
182	58 Henry Street, Stoke-On-Trent ST6 5HP	Postponed
183	7 Liverpool Road, Stoke-On-Trent, Staffordshire ST4 1AR	Sold Prior
186	2 Mill Street, Congleton, Staffordshire CW12 1AB	On completion an application will be made to HMLR to close the leasehold title in respect of title number CH541329 Completion will not be delayed for this reason and the buyers accepts this position.

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.

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Lot	Address	Amendment
188	Flats 1-4, 17 Clifton Avenue, Manchester M14 6UD	Sold Prior
192	23 Old Towns Close, Tottington, Bury BL8 3LH	We have not been provided with evidence of service charge payments and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
193	42 Hale Road, Altrincham WA14 2EX	Withdrawn
194	Flat 1, 19 Parkfield Road, Liverpool L17 8UG	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.
195	196 Lord Street, Fleetwood FY7 6SW	Sold Prior
196	Glenwood, Ravenglass, Cumbria CA18 1RN	Postponed
197	41 High Street, Wigton CA7 9NJ	Completion Date: 27.02.2025 New guide price: £50,000+
200	5 Albert Street, Rhyl LL18 2DA	Postponed

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Lot	Address	Amendment
202	17 William Street, Ystrad, Pentre CF41 7QR	Postponed
204	Flat 3, 14 Shakespeare Road, Heene, Worthing, West Sussex BN11 4AR	Postponed
205	4 Bartletts Cottages, Broadwater Street East, Worthing, West Sussex BN14 9AJ	Postponed
206	2 Beech House, Exeter Road, Honiton, Devon EX14 1AL	Postponed
207	Yard 2, Fisgard Way, Trevol Business Park, Torpoint, Devon PL11 2TB	Sold Prior
209	54 Trowell Avenue, Nottingham NG8 2DU	Sold Prior

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