

Late Announcement & Addendum Sheet

Auction: 5 September 2019 • Addendum as of 04 September 2019

Lot	Address	Amendment
1	19 Crewe Street, Derby, Derbyshire DE23 8QN	Completion Date - 26th September 2019. EPC Rating: D
2	30 Dashwood Street, Derby, Derbyshire DE23 6SU	NOTE: We are informed by the seller that an adjacent property has an ingress of Knotweed to the rear boundary. We believe that the property is sold with vacant possession as per the catalogue however please see special condition 4 of the contract.
4	22 Reeves Road, Derby, Derbyshire DE23 8JE	Postponed.
5	22 Scott Street, Derby, Derbyshire DE23 8QT	EPC Rating: D Completion date: 26th September 2019
6	259 Sinfin Lane, Sinfin, Derby, Derbyshire DE24 9GP	EPC Rating: G
7	49 Merchant Avenue, Spondon, Derby, Derbyshire DE21 7NB	EPC Rating: D Completion date: 26th September 2019
11	29 Brookside, Ashbourne, Derbyshire DE6 1FY	EPC Rating: D
12	5 & 6 Victoria Square, Ashbourne, Derbyshire DE6 1GG	Completion date - 26th September 2019
13	Hall Farm, Flagshaw Lane, Kirk Langley, Derbyshire DE6 4NH	Sold Prior.

Late Announcement & Addendum Sheet

Auction: 5 September 2019 • Addendum as of 04 September 2019

Lot	Address	Amendment
15	2 Church Meadows, Calow, Chesterfield, Derbyshire S44 5BP	The property known as 2 Church Meadows is registered at Land Registry as 6 Church Meadows. The registered title correctly refers to the correct ground floor flat the number however is different from the one used within the development. The seller has been involved with the property for 13 years and during that period of time there has been the same inconsistency.
16	16 Hardwick Street, Langwith, Mansfield, Nottinghamshire NG20 9DR	Completion date - 25th September 2019
20	Hollies Farm Cafe, Spondon Road, Dale Abbey, Ilkeston, Derbyshire DE7 4PQ	Planning permission for two bedroomed owners accommodation has now been granted by Erewash Borough Council - Ref: ERE/0619/0059.
27	75 Waterloo Street, Burton on Trent, Staffordshire DE14 2ND	Please note the property is sold subject to tenancy. EPC Rating: D
28	76 Waterloo Street, Burton on Trent, Staffordshire DE14 2ND	EPC Rating: D
30	Brook Cottage, 26 Matlock Green, Matlock, Derbyshire DE4 3BT	The property is leasehold with 999 years from 11/1/07 and not from 2008 as stated in the catalogue. Completion date 26th September 2019
31	101 Longfield Road, Darlington, County Durham DL3 0HU	Completion date: 19th September 2019
32	207 Mansfield Road, Nottingham, Nottinghamshire NG1 3FS	Completion date: 26th September 2019
35	46 Brindley Court, Wilkins Drive, Allenton, Derby, Derbyshire DE24 8YR	The property is sold with vacant possession and not subject to a tenancy as stated in the catalogue

Late Announcement & Addendum Sheet

Auction: 5 September 2019 • Addendum as of 04 September 2019

Lot	Address	Amendment
36	24 Avonmouth Drive, Alvaston, Derby, Derbyshire DE24 8UL	EPC Rating: C
37	302 Abbey Street, Derby, Derbyshire DE22 3SZ	EPC Rating: F
39	152 Reginald Road North, Chaddesden, Derby, Derbyshire DE21 6HU	EPC Rating: D
40	40 Saffron Drive, Oakwood, Derby, Derbyshire DE21 2SW	EPC Rating: C and not as stated in the catalogue.
41	Land to rear of St. Peters House, Gower Street, Derby, Derbyshire DE1 1SB	The legal title confirms that the land is known as "land on the south side of St Peter's Churchyard, Derby"
42	2 East Lodge, Cavendish Close, Doveridge, Derbyshire DE6 5LB	Postponed.