

# ADDENDUM

Auction: 30th July 2020 The auction will be conducted by our auctioneer, Andrew Parker, behind closed doors and broadcast live online with remote bidding only. Please visit the homepage of our website to submit a bid.,

## Addendum as of 30th July 2020

THE FOLLOWING ALTERATIONS AND ADDITIONS TO THE PARTICULARS OF SALE AND THE GENERAL AND SPECIAL CONDITIONS OF SALE By AUCTION ON THE ABOVE DATE ARE DEEMED TO BE INCORPORATED HEREIN.

All Lots are offered subject to the above and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the sale price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the catalogue, which are solely for location purposes and are specifically excluded from the Contract. All sizes and measurements provided are approximate and may have been scaled from OS and other plans.

Lot	Address	Amendment
1	43 New Street, Blaby, Leicester, LE8 4GT	EPC Rating: E
3	71 Newport Street, Leicester, LE3 9FU	EPC Rating: D Completion date: 13th August 2020.
7	5 Kendon Avenue, Sunnyhill, Derby, DE23 1LB	EPC Rating: E
10	29 Richmond Avenue, Littleover, Derby, DE23 1DL	EPC Rating: D
12	118 Prince Charles Avenue, Derby, DE22 4FN	Tenure: Freehold
14	2A Arundel Street, Derby, DE22 3PG	EPC Rating: G
21	The White House, Main Street, Yoxall, Burton on Trent, DE13 8NQ	New guide price: £180,000+ Completion date: 13th August 2020
22	Development Site off Beaufort Road, Brizlincote Valley, Stapenhill, Burton on Trent, DE15 9GY	Correct address: Land at Beaufort Court, Best Avenue, Burton on Trent, DE15 9GY We are informed that VAT is applicable on this lot.

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Lot	Address	Amendment
27	32 Lostock Avenue, Warrington, WA5 0DD	EPC Rating: D
28	23 Lostock Avenue, Warrington, WA5 0DD	Sold prior to auction.
32	11 Chester Road, Huntington, Chester, CH3 6BR	EPC Rating: F
33	6 Uppingham Street, Hartlepool, TS25 5RS	Completion date: 13th August 2020
35	221 Cricklade Road, Swindon, SN2 1AE	Completion date: 13th August 2020
36	20 High Street, St Lawrence, Ramsgate, Kent CT11 0QH	Completion date: 13th August 2020 EPC Rating: E
37	47 Churston Way, Brixham, TQ5 8DE	Sold prior to auction.
39	16 Royal Connaught Apartments, 8 Connaught Road, London, E16 2AE	Postponed

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Lot	Address	Amendment
40	58 Pow Street, Workington, CA14 3AB	Postponed.
41	Flat 15, 143-145 St Andrews Road South, Lytham St. Annes, FY8 1YB	Copy Lease is awaited.
43	47a Rawcliffe Street, Blackpool, FY4 1BZ	Tenure is Leasehold for a term of 999 years from 01 January 2020 and not Freehold as set out in the catalogue. Completion date: 13th August 2020 Buyers are referred to the high fees contained within the special conditions of sale.
45	Radcliffe Farm House, 252 Chapel Lane, New Longton, Lancashire PR4 4AB	Sold prior to auction.
46	110 Haslingden Road, Blackburn, Lancashire BB2 3HW	EPC Rating: E Completion date: 20th August 2020
47	10 Kime Street, Burnley, BB12 6RH	The tenure is leasehold (not freehold as set out in the catalogue) for a term of 999 years from 1/1/1899
51	Tree Tops, Crankwood Road, Abram, Wigan, WN2 5YD	Completion date: 24th September 2020
52	42 Market Street, Hindley, Wigan, WN2 3AN	Postponed.

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Lot	Address	Amendment
56	Apartment 56 Avoca Court, 142 Cheapside, Birmingham, B12 OPR	Postponed
57	151 Frederick Road, Aston, Birmingham, B6 6BP	EPC Rating: E
58	Apartment 61 The Arcadian, 70 Hurst Street, Birmingham, B5 4TD	Withdrawn
59	267 Orion, 90 Navigation Street, Birmingham, B5 4AE	Copy AST is awaited
61	24 Selly Oak Road, Bournville, Birmingham, B30 1LS	Postponed
62	66 Raddlebarn Farm Drive, Selly Oak, Birmingham, B29 6UW	Sold prior to auction.
64	72 Woodrow Centre, Redditch, Worcestershire B98 7RY	EPC Rating: D Completion date 19th August 2020
66	Flat 19 Yenton Court, 742 Chester Road, Erdington, Birmingham, B24 0EB	EPC Rating: F

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Lot	Address	Amendment
67	14 Riley Drive, Chelmsley Wood, B36 9NP	EPC Rating: C Completion date - 20th August 2020 New guide price: £95,000+
74	40 Garden Avenue, Shirebrook, Nottinghamshire NG20 8JH	Completion date - 20th August 2020. New guide price: £36,000+
75	30 Linden Road, Forest Town, Mansfield, NG19 OEL	Postponed.
79	Parcel of Land at 30 - 32 Spring Road, Sutton in Ashfield, NG17 1GB	Postponed
80	29 Leamoor Avenue, Somercotes, Alfreton, DE55 1RL	New guide price: £115,000+
81	2 Pelham Street, Ilkeston, Derbyshire DE7 8AR	The correct address is: The Mart, Pelham Street, Ilkeston DE7 8AR.
83	11D Meredith Court, Stapleford, Nottinghamshire NG9 8LW	EPC Rating: C
86	230 Highbury Road, Bulwell, Nottingham, NG6 9FE	Vacant possession and not as stated in the catalogue.

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Lot	Address	Amendment
88A	7 Airedale Walk, Wollaton, Nottingham, NG8 2TR	Sold prior to auction.
89	20 Long Row, Belper, Derbyshire DE56 1DR	New guide price: £140,000+
93	39 Gisborne Close, Mickleover, Derby, DE3 9LU	EPC Rating: E
93A	127 Newton Road, Burton-On-Trent, DE15 0TR	Completion: 20th August 2020
94	73 Mercia Drive, Willington, Derbyshire DE65 6DA	EPC Rating: D
95	38 Main Street, Breedon on the Hill, Derbyshire DE73 8AN	EPC Rating: G
97	27 Victoria Street, Melbourne, Derbyshire DE73 8FR	Postponed
99	Land to rear of 214 Blackbird Road, Leicester, LE4 OAF	Address: Land on the west side of 214 Blackbird Road, Leicester LE4 OAF

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Lot	Address	Amendment
102	Flats 1-10, 116 Park Road, Peterborough, PE1 2TT	Copies of all ASTs have not been provided and we have therefore not been able to clarify the rent figure specified in the catalogue entry.
106	102 Hoylake Drive, Skegness, PE25 1AL	Tenure: Freehold EPC Rating: E
110	77 Rutland Street, Sunderland, SR4 6HY	Postponed.
112	18 Whessoe Road, Darlington, Durham, DL3 0QP	Tenure is Leasehold for a term of 999 years from 01 January 2020 and not Freehold as set out in the catalogue. Completion date: 13th August 2020 Buyers are referred to the high fees contained within the special conditions of sale.
115	Red Lion Pub, Cyffylliog, Ruthin, LL15 2DN	Addendum: Red Lion Hotel, Cyffylliog, Ruthin LL15 2DN EPC Rating: C
118	66a Market Street, Denton, Manchester, M34 2AQ	Withdrawn.
119A	55 Dunkirk Lane, Leyland, PR25 1TX	Sold prior to auction.
120	123 Bradshawgate, Leigh, WN7 4ND	Postponed

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Lot	Address	Amendment
121	100 Lord Street, Leigh, WN7 1BY	We are advised the rent per annum is £144,184.04. This includes units where tenants have signed up but not yet moved in. Currently only 1 vacant unit.
123	Apartment 23 Parkside, 180 Granville Street, Birmingham, B1 1SF	Sold prior to auction.
124	Apartment 709 Islington Gates, 110 Newhall Street, Birmingham, B3 1JN	Sold prior to auction.
125	Apartment 188, 41 Essex Street, Birmingham, B5 4TU	Sold prior to auction.
126	35 Brook Lane, Birmingham, B13 0AA	Postponed.
127	1111 King Edwards Wharf, Birmingham, B16 8AH	Postponed
128	Apartment 21, 40 Ryland Street, Birmingham, B16 8BS	Completion date: 13th August 2020
129	11 Vicarage Road, Edgbaston, Birmingham, B18 5NQ	The auctioneers have not been able to verify all of the tenancy agreements. The completion period is 28 business days.



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131	Apartment 35, The Arcadian, 70 Hurst Street, Birmingham, B5 4TD	Postponed.
132	Apartment 76, The Arcadian, 70 Hurst Street, Birmingham, B5 4TD	Postponed.
134	Warehouse to the North-West Side of St Joseph Street, Dudley, DY2 7AJ	Buyers are referred to the high fees contained within the special conditions of sale. Completion date: 19th August 2020 EPC Rating: D
135	Land to Rear of 284-286 Stourbridge Road, Dudley, DY1 2EE	Completion date: Subject to special condition 9.
136	3 Birmingham Street, Dudley, DY2 7AJ	Completion date: 19th August 2020. Buyers are referred to the high fees contained within the special conditions of sale
141	292 - 296 Pleck Road, Walsall, WS2 9EU	Withdrawn
145	48 Spring Street, Stourbridge, DY9 7EL	EPC Rating: D Completion date: 19th August 2020 Buyers are referred to the high fees contained within the special conditions of sale