

ADDENDUM

Auction: 27th August 2020 The auction will be conducted by our 3 auctioneers and live-streamed online with remote bidding only

Addendum as of 27th August 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
2	138 Beatrice Road, Leicester, LE3 9FG	Completion will take place 28 days from the date of the contract or 7 days from the date of the Grant of Probate is received by the Seller's Solicitor, only if the Grant of Probate has not been issued within the initial 28 days.
6	465 Welford Road, Leicester, LE2 6BL	Completion date - 24th September 2020. EPC Rating: D
7	68 Vaughan Street, Leicester, LE3 5JL	The tenancy agreement states the rental income is £495pcm. EPC Rating: D
11	122 Uttoxeter New Road, Derby, DE22 3JB	The sale includes the Freehold and Leasehold Titles (please see the legal pack).
12	56 Stepping Lane, Derby, DE1 1GJ	Completion date: 17th September 2020.
14	1 & 1A Ward Street, Derby, DE22 3RY	The tenancy agreements indicate a total for 2020/21 of £19635
19	1 High Street, Ripley, Derbyshire DE5 3AA	Completion date: 24th September 2020 EPC rating is D and not as set out in the catalogue.
22	13 Hardwick Street, Derby, DE24 8BA	The property is part let/part vacant. The rental figures as per the legal documents currently total £21,856 as follows: Room 1: £5356 per annum Room 2: £5400 per annum Room 3: £6300 per annum Room 4: currently vacant Room 5: £4800 per annum

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Lot	Address	Amendment
27	First Floor, 157 High Street, Burton-On-Trent, DE14 1JE	Postponed.
28	Flats A - D, 29 High Street, Burton upon Trent, Staffordshire DE14 1JN	Part let/part vacant at a combined rental of £12,540 per annum as follows: Apt A: £4740 pa, Apt B: vacant, Apt C: £4200 pa and Apt D: £3600 pa. The address of the property is described as Flats A-D, 207,208 and 209 Station Street, Burton within the registered title and the lease. The seller solicitor has confirmed that this is one and the same property which stands on the corner of High St and Station St. Completion: 24 September 2020.
29	127 Newton Road, Burton-On-Trent, DE15 OTR	Completion date - 18th September 2020.
30	97 Moira Road, Donisthorpe, Swadlincote, DE12 7QD	Completion: 8th September 2020
31	20 Milton Close, Measham, Derbyshire DE12 7EW	EPC Rating: D
32	46 Beech Road, Tamworth, B79 8QG	The correct address is 46 Beech Road, Gillway B79 8QG. Completion will be set in accordance with point 5d of the special conditions and will take place 7 days after the Grant of Probate has been received by the Sellers Solicitors. EPC Rating: D
33	42 Sudeley, Tamworth, B77 1JR	Completion date: 22nd October 2020
34	Development Site at 50A Broadstone Road, Birmingham, B26 2BN	Sold prior to auction.

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Lot	Address	Amendment
38	19 Highfield Crescent, Rowley Regis, B65 0BZ	Sold prior to auction.
39	2 Ellis Street, Stoke on Trent, ST6 2PJ	Completion date - 24th September 2020.
40	1 Bemersley Road, Stoke-On-Trent, ST6 8JF	New guide price: £72,000+ Completion date: 24th September 2020 Buyers should note the additional sums payable as set out in the special conditions of sale.
41	121 Scotia Road, Stoke on Trent, ST6 4HR	Buyers should note the additional sums payable as set out in the special conditions of sale. In relation to special condition 16 we have requested specific figures however the seller's solicitor has not provided details and so we cannot confirm the figure payable in this respect.
42	The Cross Guns Public House, 19 Vincent Street, Hanley, Stoke on Trent, ST1 6PW	Sold prior to auction.
43	12 Kennerley Road, Stockport, SK2 6EY	Withdrawn.
44	44 Hampden Road, Mexborough, South Yorkshire S64 9JN	Completion date: 10th September 2020
45	11 Paddington Close, Sheffield, S25 3RR	Postponed.

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Lot	Address	Amendment
46	Stillwaters, Main Road, Langton-By-Wragby, Market Rasen, LN8 5PY	Completion date - 17th September 2020. EPC Rating: F
49	White Cottage, Abbots Ripton, Huntingdon, PE28 2PA	New guide price: £200,000+
50	1 Zoar Road, Ystalyfera, Swansea, SA9 2BP	Completion date: 17th September 2020
51	1 Gwenfro Cottages, New Road, Southsea, Wrexham, LL11 5RF	New guide price: £58,000+
52	13 Chester Road, Huntingdon, Chester, CH3 6BR	EPC Rating: E
54	1A Hoole Road, Chester, CH2 3NQ	New guide price: £237,000+
56	30A High Street, Holywell, CH8 7LH	New guide price: £37,000+
57	32A High Street, Holywell, CH8 7LH	New guide price: £32,000+

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Lot	Address	Amendment
58	34B High Street, Holywell, CH8 7LH	New guide price: £37,000+ The tenure is Freehold.
59	34C High Street, Holywell, CH8 7LH	New guide price: £37,000+ The tenure is Freehold.
60	34D High Street, Holywell, CH8 7LH	New guide price: £39,000+ The tenure is Freehold.
61	Garages at Ellerslie Road, Liverpool, Merseyside L13 8AR	Completion date: 17th September 2020 Buyers should note the additional sums payable as set out in the special conditions of sale.
62	18 Bridgecroft Road, Wallasey, CH45 7NX	New guide price: £123,000+
63	371 Pensby Road, Heswall, Wirral, CH61 9NF	Tenure: Freehold Completion date: 24th September 2020
64	527 Bickershaw Lane, Bickershaw, Wigan, WN2 5TU	Postponed
65	33 Warrington Road, Leigh, WN7 3BG	Completion date: 24th September 2020

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Lot	Address	Amendment
66	55 Laxey Crescent, Leigh, WN7 5HE	Completion Date: 24th September 2020
70	81 Slater Street, Warrington, WA4 1DW	EPC Rating: D
71	Old Hall Farm, Oswald Street, Burnley, BB12 0BX	EPC Rating: D Completion date: 5th November 2020.
72	2, 2A & 4 Forber Grove, Dick Lane, Bradford, BD4 8ND	Postponed
73	Development Site, Denby Dale Road, Wakefield, Yorkshire WF2 7AZ	Withdrawn.
76	Building Plot at 40a Garden Avenue, Shirebrook, Nottinghamshire NG20 8JH	New guide price: £32,000+ Completion date: 17th September 2020
77	6 Priory Road, Mansfield Woodhouse, Mansfield, NG19 9LS	Completion date: 24th September 2020.
78	23 Pavilion Gardens, New Houghton, Mansfield, NG19 8TT	Completion date: 18th September 2020

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Lot	Address	Amendment
79	7 Berry Hill Lane, Mansfield, Nottinghamshire NG18 4BQ	Postponed.
81	30 Linden Road, Forest Town, Mansfield, NG19 OEL	Postponed.
82	Parcel of Land at 30 - 32 Spring Road, Sutton in Ashfield, NG17 1GB	Completion date: 24th September 2020
85	113 Main Street, Huthwaite, Nottinghamshire NG17 2LQ	Postponed.
86	55 Parkside, Somercotes, Derbyshire DE55 4LA	New guide price: £88,000+ Completion date: 24th September 2020 Buyers should note the additional sums payable as set out in the special conditions of sale.
87	Bridge House, Derby Road, Ambergate, Derbyshire DE56 2EJ	EPC Rating: D
89	14B Adale Road, Smalley, Ilkeston, DE7 6DZ	Postponed.
90	4 Greenside View, Smalley, Derbyshire DE7 6JT	We understand the current tenants have been served notice to vacate which expires on 30th October 2020.

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Lot	Address	Amendment
92	354 Gordon Road, Thorneywood, Nottingham, NG3 2LF	EPC Rating: D
93	5 Marshall Street, Nottingham, NG5 4AF	EPC Rating: G
95	30 Forest Lane, Papplewick, Nottinghamshire NG15 8FF	Postponed.
98	Garage 13, Gurney Crescent, Littlethorpe, Leicestershire LE19 2JL	The Property is registered as Garage 15 Gurney crescent, Littlethorpe, Leicester but is known as Garage 13 Gurney crescent, Littlethorpe, Leicester
99A	47 Belvoir Road, Coalville, Leicestershire LE67 3PD	Postponed
99B	50 Narborough Road South, Leicester, LE3 2FN	Postponed
102	Garage No18 at Bablake Close, Coventry, CV6 2ED	The Property is registered as land at Bablake Close, Coventry and garage CV6 2ED The lease states the rental income is £37 per month.
103	5 Garages at Sunbury Road, Sedgemoor Road and 9 Demolished Garages rear of Southport Close, Stonehouse Estate, Coventry, CV3 4DN	Withdrawn.

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Lot	Address	Amendment
104	Land at Woodland Drive, Smethwick, B66 1JF	Completion date: 24th September 2020
105	Land to Rear of 284-286 Stourbridge Road, Dudley, DY1 2EE	Completion date: see special condition 9.
106	25 Keldy Close, Wolverhampton, WV6 0TB	EPC Rating: D
107	40 Slade Road, Wolverhampton, WV10 6QS	New guide price: £108,000+ Completion date - 24th September 2020. Buyers should note the additional sums payable as set out in the special conditions of sale.
108	Development Site/Land at 75 - 81 Hall Green Street, Bilston, West Midlands WV14 8TH	Completion date: 17th September 2020 Buyers should note the additional sums payable as set out in the special conditions of sale.
111	61 Sandon Road, Stafford, ST16 3HF	Buyers should note the additional sums payable as set out in the special conditions of sale. In relation to special condition 16 the seller's solicitor has confirmed that the disbursements costs amount to approximately £151.00 and the fees are £800.00 plus VAT.
112	23 Farley Lodge, Ruthin Close, Luton, LU1 5EN	Postponed.
113	37 Farley Lodge, Ruthin Close, Luton, LU1 5EN	Postponed.

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Lot	Address	Amendment
114	50 Farley Lodge, Ruthin Close, Luton, LU1 5EN	Postponed.
115	13 Maynard Court, Rosefield Road, Staines-Upon-Thames, TW18 4QD	Postponed.
115A	20 South Street, Leominster, Hertfordshire HR6 8JB	The vendor has informed us the new leases are 999 years. We are informed that although there is a title number allocated for the leasehold title for the first floor flat on the freehold title, there was a requisition raised by the Land Registry in relation to the description of the Property at clause 1.1.7 of the lease. The plan to the lease is correct, the description is being amended to "the first and second floor (including the entrance hall on the ground floor)". Updated index included in the legal pack (the title register and plan for the first floor is not available)
117	16 Royal Connaught Apartments, 8 Connaught Road, London, E16 2AE	Completion date: 17th September 2020 Lease dated 12/12/2001 for a term of 999 years from 25/12/2000 is awaited from the seller's solicitor.
118	Plot 7 Manor Farm Cottages, Wanborough, Guildford, GU3 2JR	Plan to be attached to TP1 is awaited from the seller solicitor. Buyers should note the additional sums payable as set out in the special conditions of sale. Completion date 10th September 2020
119	4 Cottons Acre, Boyton, Woodbridge, Suffolk IP12 3LP	New guide price: £132,000+ Completion date: 17th September 2020
120	Land at Maidstone Road, Staplehurst, Kent TN12 ORH	Completion date: 24th September 2020
124	89 St. Davids Grove, Lytham St. Annes, FY8 2QS	EPC Rating: C

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Lot	Address	Amendment
125	Flat 5, 40 Milton Street, Fleetwood, FY7 6QP	The tenancy agreement states the current rental income is £340pcm (£4,080 pa). Buyers should note the additional sums payable as set out in the special conditions of sale. In relation to special condition 16 we have requested specific figures however the seller's solicitor has not provided details and so we cannot confirm the figure payable in this respect.
128	Versatile House, 4 Shaftesbury Street, Stockton on Tees, TS18 3EL	Withdrawn
129	31 Hartington Road, Stockton-On-Tees, TS18 1HD	Postponed
130	26 Pearson Street, Spennymoor, County Durham DL16 6HP	Subject to tenancy. The tenancy agreement in the legal pack states the current rental income is £390pcm.
131	39 Eleventh Street, Horden, SR8 4QQ	Postponed.
132	18 Baldwin Street, Peterlee, SR8 3SJ	Vacant possession upon completion
146	1 and 1a Vincent Street, Peterlee, SR8 3PP	EPC Ratings: D & E
155	33 and 33A Market Street, Hetton-Le-Hole, Houghton le Spring, DH5 9DZ	EPC Ratings: Flat - E & Shop - Awaited