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Lot	Address	Amendment
1	16 Bendall Green, Littleover, Derby, DE23 2PJ	Completion date: 11th November 2020
3	33 Radbourne Lane, Mackworth, Derby, DE22 4LU	Completion will take place 10 working days after the Grant of Probate is received (see special condition 9).
6	55 Violet Street, Cavendish, Derby, DE23 8SR	Postponed.
7	1115 London Road, Alvaston, Derby, DE24 8QD	EPC Rating: E
8	32 Selborne Street, Derby, DE24 8WF	EPC Rating: D
11	70 Oxford Street, Castle Gresley, Swadlincote, Derbyshire DE11 9NB	Postponed.
13	26 Bamford Road, Wolverhampton, WV3 0AS	The property is sold with vacant possession, the tenants are no longer in occupation.
15	Hawverley, Rupert Street, Wolverhampton, WV3 9NR	EPC Rating: D



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Lot	Address	Amendment
16	114 Church Hill Road, Birmingham, B20 3PD	Postponed.
17	65 Wells Green Road, Solihull, B92 7PG	EPC Rating: G
18	222 Highbridge Road, Sutton Coldfield, B73 5QU	EPC Ratings: E & G
19	236 Prince of Wales Lane, Shirley, Birmingham, B14 4LJ	Postponed.
22	Ingle Nook, Long Marton, Appleby-In-Westmorland, CA16 6BN	Completion date: 14th October 2020. EPC Rating: E
23	14B Lancaster Road, Southport, Merseyside PR8 2LE	Withdrawn.
24	54A Church Street, Rhosllanerchrugog, Wrexham, LL14 2BW	Completion date: 14th October 2020.
25	27 Saxon Avenue, Crumpsall, Manchester, M8 4QH	EPC Rating: D The property is Leasehold held on a term of 999 years from 25 March 1930.



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Lot	Address	Amendment
26	4-10 Mossfield Road, Pendlebury, Swinton, Manchester, M27 6EN	EPC Rating: E
27	119 Victoria Avenue, Manchester, M9 ORD	Sold prior to auction.
29	17 Ringwood Avenue, Manchester, M12 5TP	The AST provided within the legal pack is dated 1996 at a rent of £100 per week. It is assumed this is a rolling agreement with a rent increase in the meantime. Interested parties should satisfy themselves with their own investigations.
30	2 Grove Park Road, Woodside, Luton, LU1 4NA	Correct address: 2 Grove Park Road, Caddington LU1 4NA Completion date - 14th October 2020
31	9 St. Georges Crescent, Slough, SL1 5PL	Sold prior to auction.
33	13 Hillside Road, Falmouth, TR11 4HF	Completion date: 14th October 2020.
34	1A Barbeck, Thirsk, York, YO7 1DQ	Completion date: 21st October 2020.
35	81 Barrie Road, Sheffield, S5 8RS	New guide price: £72,000+



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Lot	Address	Amendment
37	31-33 Beighton Street and 151-151a Outram Street, Sutton in Ashfield, Nottinghamshire NG17 4EG	Buyers are referred to the high additional fees contained within the special conditions of sale. The combined rental income is £19,219 per annum. 151 Outram Street is let on an AST at £4,628 per annum not £5,148. The correct address is 151 Outram Street, Sutton in Ashfield, Nottinghamshire, NG17 4EG. The property is described as freehold.
39	Valley View, Main Road, Hulland Ward, Derbyshire DE6 3EF	EPC Rating: G
40	110 Elm Tree Avenue, Kilburn, Derbyshire DE56 0NN	EPC Rating: D
41	22 Penn Street, Belper, Derbyshire DE56 1GH	New guide price: £155,000+
42	66 Derby Road, Ambergate, Derbyshire DE56 2GD	EPC Rating: D
43	Holly Lodge, Holme Lane, Holme Pierrepont, Nottingham, NG12 2LD	EPC Rating: E
44	26 Carrfield Avenue, Toton, Nottingham, NG9 6FF	EPC Rating: D
45	17 Sharphill Road, Edwalton, Nottingham, NG12 4BA	EPC Rating: D



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Lot	Address	Amendment
46	Flat 2, The Cranfield, Hine Hall, Mapperley, Nottingham, NG3 5PF	EPC Rating: D
47	5 Marshall Street, Nottingham, NG5 4AF	EPC Rating: G
49	32 Denison Court, Denison Street, Nottingham, NG7 3PH	The rental amounts as per the tenancy agreements amount to £1060.
50	74 Manchester Street, Derby, DE22 3GA	Withdrawn.
52	24 Sudbury Street, Derby, DE1 1LU	Sold prior to auction.
53	19 Duffield Road, Derby, DE1 3BB	Sold prior to auction.
55	1172 London Road, Derby, DE24 8QG	Completion date: 21st October 2020.
56	118 Uttoxeter New Road, Derby, DE22 3JB	Sold prior to auction.



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Lot	Address	Amendment
57	59 Uttoxeter New Road, Derby, DE22 3NL	Sold prior to auction.
58	77 Uttoxeter New Road, Derby, DE22 3NL	The tenancy agreements within the legal pack total £43,740 per annum, however we are advised by the seller there have been rent increases now totalling £44,040 per annum as stated within the catalogue.
59	Development Site at 18 Agard Street, Derby, DE1 1DZ	The sale is subject to licence agreements for various car parking spaces producing a current income of circa £7,312 per annum. The post code is DE1 1DZ.
60	438 Beverley Road, Hull, HU5 1LP	EPC Rating: D
62	110-112 Rawlinson Street, Barrow-in-Furness, LA14 2DG	The property is freehold and sold with vacant possession upon completion. EPC Rating: E
63	100 Lord Street, Leigh, WN7 1BY	We understand the total income is currently £143,632 per annum and not as stated in the catalogue.
64	Building Plot at 640 Wigan Road, Ashton-In-Makerfield, Wigan, WN4 0BY	The land is Leasehold held on a term of 999 years (less 10 days) from 1 July 1875.
66	126 Stamford Road, Blacon, Chester, CH1 5DW	Our clients tenancy agreement is with Northwood Chester Limited. Our client receives £460 per calendar month from Northwood. Northwood sublet the premises to the occupier and charge a calendar rent of £625.



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Lot	Address	Amendment
73	Building Plot to West of St Pauls Church, Cwm Level Road, Swansea, SA6 8JU	The correct address is Land on the North side of Cwm Level Road, Plasmarl, Swansea.
74	Building Plot at Uwch Y Maes, Dolgellau, LL40 1GA	New guide price: £30,000+
76	2-4 Moorland Road, Stoke on Trent, ST6 1DQ	EPC Ratings: E & G
77	Stafford House, Clough Street, Stoke-On-Trent, ST1 4FB	Completion date: 27th October 2020.
81	Land at Pioneer Way, Stafford, ST17 4JF	The registered title confirms the address of the land as Land on the south east side of Silkmore Lane, Stafford.
83	Flat 4, Melvyn House, Cradley Road, Dudley, DY2 9RJ	Buyers are referred to the high additional fees contained within the special conditions of sale.
84A	20 Tees Street, Horden, Peterlee, County Durham SR8 4NF	Buyers are referred to the high additional fees contained within the special conditions of sale.
85	65 Harleston Road, Great Barr, Birmingham, B44 8RP	Buyers are referred to the high additional fees contained within the special conditions of sale.



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Lot	Address	Amendment
86	108 Birmingham Road, Great Barr, Birmingham, B43 7AE	EPC Rating: E
89	Apartment 35, The Arcadian, 70 Hurst Street, Birmingham, B5 4TD	EPC Rating: C
90	Apartment 76, The Arcadian, 70 Hurst Street, Birmingham, B5 4TD	EPC Rating: C
94	24 Selly Oak Road, Bournville, Birmingham, B30 1LS	EPC Rating: E
96	46 Beech Road, Tamworth, B79 8QG	Completion will take place 7 working days following receipt of the Grant of Probate, as per special condition 5d.
97	715, 715a, 717 Bristol Road South & 10 Bell Lane, Northfield, Birmingham, B31 2JT	EPC Ratings: D, E, D, D The car parking space rental of £1000 relates to three spaces as per short term car parking lease. The address is 715-717 Bristol Road South, Northfield, Birmingham, B31 2JT. We have been informed by the solicitor that 10 Bell Lane is registered under the same title number for 715-717 Bristol Road South as per the title map although there is no mention of it within the title. See legal pack.
98	Land to rear of Brook Lane, Billesley, Birmingham, B13 OTG	VAT may be payable on the transaction, would draw attention to Part 17 of the Special Conditions.
101	60 Gooding Avenue, Braunstone, Leicestershire LE3 1BQ	EPC Rating: D



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Lot	Address	Amendment
102	5 Church Lane, Thurmaston, Leicestershire LE4 8DR	EPC Rating: E
106	10 Station Road, Countesthorpe, Leicestershire LE8 5TA	EPC Rating: G
107	63 Cherryleas Drive, Leicester, LE3 0LT	New guide price: £85,000+ EPC Rating: C
109	Flat 67 The Horizon, Navigation Street, Leicester, LE1 3UN	EPC Rating: C The Auctioneers have not had sight of the tenancy agreement therefore can not verify the tenancy details.
111	216 Green Lane Road, Leicester, LE5 4PA	EPC Ratings: E & D The Auctioneers have not had sight of the tenancy agreements.
113	73 Markfield Road, Groby, Leicestershire LE6 0FL	EPC Rating: D Completion date - as per point 1.4 in the special conditions
115	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
117	18 Uppingham Road, Houghton on the Hill, Leicester, LE7 9HH	EPC Rating: E Completion date - as per point 9 in the special conditions.



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Lot	Address	Amendment
118	Barrack House, The Barracks, Barwell, Leicestershire LE9 8EF	Sold prior to auction.
119	Development Site to the rear of 34 Northampton Road, Market Harborough, LE16 9HE	Postponed.
121	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.
123	36 Leicester Street, Kettering, NN16 8EF	The auctioneers have not had the opportunity to inspect the property. The bathroom is on the ground floor.
124	154 St. James Park Road, Northampton, NN5 5EN	Postponed.
125	19-23 Park Road, Wellingborough, Northamptonshire NN8 4PW	Postponed.
130	20 Flint Way, Salisbury, SP2 8FL	The Fee is 1% +VAT
131	24 Elmfield North Block, Millbrook Road East, Southampton, SO15 1HZ	Completion date: 14th October 2020.



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Lot	Address	Amendment
134	16 Royal Connaught Apartments, 8 Connaught Road, London, E16 2AE	Completion date: 21st October 2020. Lease dated 12/12/2001 for a term of 999 years from 25/12/2000 is awaited from the sellers solicitor.
136	Plot 122 adj Moor House Farm and Bakers Farm, Denham, UB9 5AH	Postponed.
138	11 Sadler Gate, Derby, DE1 3NF	EPC Rating: D
143	First Floor, 157 High Street, Burton-On-Trent, DE14 1JE	Completion date: 11th November 2020. EPC Rating: E
144	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.
145	15 Cornwall Road, Burton on Trent, DE15 9NA	New guide price: £145,000+
148	Land at Quarry Hill Industrial Estate, Merlin Way/ Eagle Road, Ilkeston, Derbyshire DE7 4RA	The correct address is: Plot 1 Quarry Hill Road, Ilkeston.
151	1 Godfrey Street, Heanor, Derbyshire DE75 7GD	EPC Ratings: D,D,G and not as stated in the catalogue



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Lot	Address	Amendment
153	50 Howitt Street, Heanor, Derbyshire DE75 7AU	EPC Rating: E
154	5 Peach Street, Heanor, Derbyshire DE75 7GU	Completion date: 19th October 2020. EPC Ratings: E, C, D, F
155	89 Laceyfields Road, Heanor, Derbyshire DE75 7HL	The property is currently part let at £450 pcm.
156	22 Lathkill Drive, Marehay, Ripley, DE5 8HW	Completion date: 23rd December 2020.
157	175 Birchwood Lane, Somercotes, Alfreton, Derbyshire DE55 4NF	Buyers are referred to the high additional fees contained within the special conditions of sale.
159	30 Forest Lane, Papplewick, Nottinghamshire NG15 8FF	EPC Rating: E
160	113 Main Street, Huthwaite, Nottinghamshire NG17 2LQ	Buyers are referred to the high additional fees contained within the special conditions of sale. The tenancy agreement states that the property is let at £550 per calendar month (£6,600 annum).
166	7 Top Row, Newark, Nottinghamshire NG24 2JD	EPC Rating: D



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Lot	Address	Amendment
167	13A Finkin Street, Grantham, NG31 6QZ	VAT is payable on this lot. Please see legal pack.
171	2, 2A & 4 Forber Grove, Dick Lane, Bradford, BD4 8ND	Postponed
173A	15 Baker Street, Burnley, BB11 4QB	Completion date: 21st October 2020. The seller cannot guarantee vacant possession upon completion. The property is leasehold held on a term of 999 years from 7 October 1858 (virtual freehold).
175A	144 Boundary Road, Oldham, OL1 2NZ	Guide Price: £82,000+ EPC Rating: E
177	Old Dains Mill, Upper Hulme, Leek, ST13 8TZ	This land is being sold part vacant and part subject to a lease for sporting and other rights for 99 years from 19/7/1974. The catalogue entry refers to planning permission. We have not been provided with a copy of this and potential buyers must rely on their own investigations in this respect.
178	6 Netherfield Road, Chapel-En-Le-Frith, High Peak, SK23 0PN	New guide price: £150,000+
180	1046 Stockport Road, Levenshulme, Manchester, M19 3WX	The first floor accommodation comprises: Two bedrooms, bathroom.
182	10 Garages at Ellerslie Road, Liverpool, Merseyside L13 8AR	Buyers are referred to the high additional fees contained within the special conditions of sale. The rental income is £6,540 per annum and not as stated in the catalogue. Completion date: 13th October 2020.



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Lot	Address	Amendment
186	Flat 5, 40 Milton Street, Fleetwood, FY7 6QP	Buyers are referred to the high additional fees contained within 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. The tenancy agreement states the current rental income is £340pcm (£4,080 pa).
188	G1/ 1 Maxwell Street, Port Glasgow, Glasgow PA14 5RQ	EPC Rating: C
190	18 Whessoe Road, Darlington, Durham, DL3 0QP	Completion date: 14th October 2020.
191	20a Whessoe Road, Darlington, Durham, DL3 0QP	Completion date: 14th October 2020.
192	20 Whessoe Road, Darlington, Durham, DL3 0QP	Completion date: 14th October 2020.
193	31 Hartington Road, Stockton-On-Tees, TS18 1HD	EPC Rating: D
196	Units 1-4 Windermere Road, Hartlepool, TS25 1FE	EPC Rating: E Postcode on searches: TS25 1NX