



ADDENDUM

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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 |
| 9 | 24 Mapleton Avenue, Chaddesden, DE21 4PT | New guide price: £83,000+ |
| 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. |



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| Lot | Address | Amendment |
|-----|---|--|
| 15 | Hawverley, Rupert Street, Wolverhampton, WV3 9NR | EPC Rating: D |
| 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| 23 | 14B Lancaster Road, Southport, Merseyside PR8 2LE | Withdrawn.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. |



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| Lot | Address | Amendment |
|-----|---|--|
| 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. |
| 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 | New guide price: £228,000+ 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. |
| 32 | 114 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL | Buyers are referred to the high additional fees contained within the special conditions of sale. The property is sold subject to an agency agreement providing Hengar Manor with sole holiday letting rights. Please see a copy of the agreement within the legal pack for further information. |
| 33 | 13 Hillside Road, Falmouth, TR11 4HF | Completion date: 14th October 2020. |



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| Lot | Address | Amendment |
|-----|--|--|
| 34 | 1A Barbeck, Thirsk, York, YO7 1DQ | Completion date: 21st October 2020. |
| 35 | 81 Barrie Road, Sheffield, S5 8RS | New guide price: £72,000+ |
| 37 | 31-33 Beighton Street and 151-151a Outram Street, Sutton in Ashfield, Nottinghamshire NG17 4EG | New guide price: £128,000+ 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 |



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| Lot | Address | Amendment |
|-----|--|---|
| 44 | 26 Carrfield Avenue, Toton, Nottingham, NG9 6FF | EPC Rating: D |
| 45 | 17 Sharphill Road, Edwalton, Nottingham, NG12 4BA | EPC Rating: D |
| 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. |



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| Lot | Address | Amendment |
|-----|---|---|
| 55 | 1172 London Road, Derby, DE24 8QG | Completion date: 21st October 2020. |
| 56 | 118 Uttoxeter New Road, Derby, DE22 3JB | Sold prior to auction. |
| 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 |
| 61 | 3 Lyneham Road, Bicester, OX26 4FN | New guide price: £450,000+ |
| 62 | 110-112 Rawlinson Street, Barrow-in-Furness, LA14 2DG | The property is freehold and sold with vacant possession upon completion. EPC Rating: E |



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| Lot | Address | Amendment |
|-----|--|--|
| 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. |
| 69 | 34B High Street, Holywell, CH8 7LH | The property is Freehold. |
| 70 | 34C High Street, Holywell, CH8 7LH | The property is Freehold. |
| 71 | 34D High Street, Holywell, CH8 7LH | The property is Freehold. |
| 72 | 129 Bradbury Road, Winsford, Cheshire CW7 3HT | Postponed. |
| 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. |



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| Lot | Address | Amendment |
|-----|--|--|
| 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. |
| 82 | Former Barclays Bank, 41 Lower High Street, Wednesbury, WS10 7AJ | Sold prior to auction. |
| 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 tenancy agreement |
| 111 | 216 Green Lane Road, Leicester, LE5 4PA | EPC Ratings: E & D |
| 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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|-----|---|---|
| 132 | 13 Maynard Court, Rosefield Road, Staines-Upon-Thames, TW18 4QD | Buyers are referred to the high additional fees contained within the special conditions of sale. |
| 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 | Postponed. |



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|-----|---|---|
| 151 | 1 Godfrey Street, Heanor, Derbyshire DE75 7GD | EPC Ratings: D,D,G and not as stated in the catalogue |
| 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 | Postponed. |
| 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 | New guide price: £70,000+ 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). |



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|------|---|--|
| 165 | Control Tower Farm, North Scarle Road, Wigsley, Newark, NG23 7EU | Postponed. |
| 166 | 7 Top Row, Newark, Nottinghamshire NG24 2JD | Postponed. |
| 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 |
| 172 | 12 Trinity C Hall, Laisteridge Lane Student Village, Laisteridge Lane, Bradford, West Yorkshire BD5 0NH | We have been informed by the vendor that the communal areas are not refurbished and the internal pictures used in our sales details do not relate to this building. |
| 173 | 14 Trinity C Hall, Laisteridge Lane Student Village, Laisteridge Lane, Bradford, West Yorkshire BD5 0NH | We have been informed by the vendor that the communal areas are not refurbished and the internal pictures used in our sales details do not relate to this building. |
| 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 Tenure: Leasehold Completion date - 20th October 2020 |



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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 |
|-----|---|---|
| 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: £155,000+ |
| 180 | 1046 Stockport Road, Levenshulme, Manchester, M19 3WX | New guide price: £230,000+ EPC Rating: G. The first floor accommodation comprises: Two bedrooms, bathroom. |
| 182 | 10 Garages at Ellerslie Road, Liverpool, Merseyside L13 8AR | Sold prior to auction. |
| 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). |
| 187 | Flat 3/2 5 Wallace Street, Port Glasgow, PA14 5RA | Address: 3/2 on the top floor of the tenement 5 WALLACE STREET, PORT GLASGOW PA14 5RA |
| 188 | G1/ 1 Maxwell Street, Port Glasgow, Glasgow PA14 5RQ | Address: The northmost ground floor flatted dwellinghouse in the tenement 1 MAXWELL STREET, PORT GLASGOW PA14 5RQ Completion date - 27th October 2020 EPC Rating: C |
| 190 | 18 Whessoe Road, Darlington, Durham, DL3 0QP | Completion date: 14th October 2020. |

SDL AUCTIONS

ADDENDUM

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| Lot | Address | Amendment |
|-----|---|---|
| 191 | 20a Whessoe Road, Darlington, Durham, DL3 OQP | Completion date: 14th October 2020. |
| 192 | 20 Whessoe Road, Darlington, Durham, DL3 OQP | 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 |