



ADDENDUM

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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
1	Lea Chapel and Cottage, Main Road, Upper Lea, Matlock, Derbyshire DE4 5GR	EPC Rating: E Please note that the extent of the property being sold is shown on the document named 'Sale Site' contained in the legal pack.
2	62 The Chase, Sinfin, Derby, DE24 9PD	Completion is to take place 7 days after the receipt of the Grant of Probate.
3	55 Violet Street, Cavendish, Derby, DE23 8SR	Completion: 19th November 2020. EPC Rating: D
4	7 Hampden Street, Derby, DE23 8UX	Completion is to take place 7 days after the receipt of the Grant of Probate, unless otherwise advised by the Auctioneer.
5	4 Tonbridge Drive, Alvaston, Derby, DE24 0DH	Completion: Twenty business days after the contract date or, if later, five business days after the buyer's conveyancers have been supplied with a copy of the Grant of Probate EPC Rating: D
6	10 Raynesway, Alvaston, Derby, DE24 0DU	EPC Rating: D Completion will take place 14 days after the Grant of Probate has been received, or sooner by agreement of all parties
7	52 Hawthorn Street, Derby, DE24 8BD	The correct address is 52 Hawthorn Street. Flat 1 is let at £88 per week (£4576 per annum)
12	Flat 2 Castle Cliff Court, 20 Blenheim Terrace, Queens Parade, Scarborough, YO12 7HD	Completion date: 19th November 2020.



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Lot	Address	Amendment
14	Kibanda, 63 Bromley Lane, Kingswinford, DY6 8LR	Completion date: 19th November 2020 EPC Rating: G New guide price: £200,000+
15	12 Belle Vue Road, Brierley Hill, DY5 1AD	Sold prior to auction.
16	8 Devoran Close, Wolverhampton, WV6 0QS	Postponed.
17	46 Dudding Road, Goldthorn Park, Wolverhampton, WV4 5DN	Completion date: 12th November 2020
19	86 Poplar Avenue, Tividale, Oldbury, B69 1RW	EPC Rating: D Completion date: 10th December 2020
19A	Flat 12, Clent Cottages, Odnall Lane, Clent, Stourbridge, DY9 9PW	We have been informed that rent has been paid for the next 6 months up to March 2021 and will be transferred to the buyer upon completion subject to the usual apportionments. Completion date: 12th November 2020 EPC Rating: D
24	35-37 Lansdowne Road, Aylestone, Leicester, LE2 8AS	Postponed.
27	Flat 37, Lyndwood Court, Stoughton Road, Stoneygate, Leicester, LE2 2EJ	EPC Rating: C



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Lot	Address	Amendment
28	27 & 27a St Albans Road, Evington, Leicester, LE2 1GF	Completion will take place 20 working days after the date of the auction or 10 working days after receipt by the Buyer of a copy of the Grant of Probate, whichever be the later. The seller has confirmed that there is no written tenancy agreement and we are therefore not able to confirm the details in our catalogue entry. The upstairs tenant has informed the seller that they will be moving out by the 1st week in Jan 2021.
29	57 Cherryleas Drive, Leicester, LE3 0LT	Sold prior to auction.
31	Flat 2 St Johns Chambers, 2 Ashwell Street, Leicester, LE1 6JJ	The correct address is Flat 2 St Johns Chambers, 2 Ashwell Street, Leicester LE1 6JJ
32	18 Bolton Road, Leicester, LE3 6AB	According to the tenancy agreement dated 2012, the rental income is £495 pcm. The Auctioneers are informed the rent has now increased to £525 pcm however have not received written evidence.
33	56 Brazil Street, Leicester, LE2 7JA	Completion date: 10th December 2020.
34	155 Old Ashby Road, Loughborough, Leicestershire LE11 4PQ	No tenancy agreement as the tenant has been served a section 21 notice, however is happy to stay on as a tenant if the buyer preferred. The property is known as Flat 4, 155 Old Ashby Road. The lease is 999 from 20th February 1990.
37	10 Station Road, Countesthorpe, Leicestershire LE8 5TA	EPC Rating: G
40	4 Bretby Road, Aylestone, Leicestershire LE2 8QH	Postponed.



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Lot	Address	Amendment
41	9 Oakside Close, Evington, Leicester, LE5 6SN	According to the tenancy agreement dated 2014, the rental income is £500 pcm. The Auctioneers have requested evidence of rental increase to the advertised amount of £550 pcm which has not yet been received. EPC Rating: D
42	1A Warwick Crescent, Rochester, ME1 3JZ	New guide price: £250,000+
45	169a Kings Road, Biggin Hill, Westerham, Kent, TN16 3NJ	New guide price: £270,000+
50	92 Millbrook Street, Cheltenham, GL50 3RP	The auctioneers have not had opportunity to verify the tenancy agreement. EPC Rating: F
51	1 Hillview Terrace, Port Talbot, SA13 1AD	A buyers fee of 1% subject to a minimum of £1,250 plus VAT is applicable on this lot. Completion date: 12th November 2020
52	5 Old Links Close, Bolton, BL1 5SR	The seller has confirmed that there is no written tenancy agreement and we are therefore not able to confirm the details in our catalogue entry.
53	21 Grange Road, Deane, Bolton, BL3 5QQ	Completion date: 19th November 2020 New guide price: £139,000+
54	24 Norwood Grove, Bolton, BL1 4BN	The tenure is leasehold and not freehold as set out in the catalogue entry. The title confirms that the lease is for a term of 999 years from 1/4/1948. All buyers should note special condition 31 in relation to the lease which is not currently available.



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Lot	Address	Amendment
55	19 Esmond Road, Cheetham Hill, Manchester, M8 9LT	EPC Rating: D
59	6 Holyrood Road, Prestwich, M25 1QW	Completion date - 18th November 2020. The Auctioneers have not had the opportunity to verify a copy of the tenancy agreement therefore are not able to confirm the details in our catalogue entry. New guide price: £140,000+
60	219 Dumers Lane, Radcliffe, Manchester, M26 2GE	EPC Rating: E
66	Flat 1, Laburnum Court, 179 Horninglow Street, Burton-On-Trent, DE14 1NG	Completion date: 18th November 2020.
67	43 Woods Lane, Stapenhill, Burton on Trent, DE15 9EF	We are informed the tenants have vacated the property and it will now be sold with vacant possession.
70	2 Laburnum Grove, Mackworth, Derby, DE22 4AW	EPC Rating: D Completion will take place 7 days from the date of Grant of Probate being delivered to the Sellers solicitors.
72	271 Abbey Street, Derby, Derbyshire DE22 3SW	The completion date is 15 business days after the contract date.
76	75 Uttoxeter New Road, Derby, DE22 3NL	The 9 AST's provided in the legal pack total £46,560p.a.



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Lot	Address	Amendment
77	1 Nelson Street, Long Eaton, Nottinghamshire NG10 1DB	The 8 AST's provided in the legal pack total £40,740 p.a.
78	180 Uttoxeter Old Road, Derby, DE1 1NF	The rental figure referred to in the catalogue entry has not been confirmed and potential buyers must rely on their own investigations.
79	12 Reginald Street, Derby, DE23 8FR	The 4 ASTs provided in the legal pack total £22,800p.a
82	69 Stonehill Road, Derby, DE23 6TN	Rooms 2 and 3 are currently unoccupied therefore the current income is £20,820 per annum. We have been informed by the vendor that an application has been made by a prospective tenant to rent Room 3 for £425pcm.
84	22 Lathkill Drive, Marehay, Ripley, Derbyshire DE5 8HW	Completion date: 21st January 2020.
89	38 Gladstone Street, Kirkby in Ashfield, Nottinghamshire NG17 7HT	Completion date: 19th November 2020. EPC Rating: F
93	5 Peach Street, Heanor, Derbyshire DE75 7GU	EPC Ratings: E, C, D, F
94	The Gatehouse, 124 Briar Gate, Long Eaton, NG10 4DW	Completion date: 10th November 2020



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Lot	Address	Amendment
95	40 Brendon Way, Long Eaton, Nottinghamshire NG10 4JS	Rent Increase letter included states £570pcm from March 2019.
96	Flats 1-4, 2 Trinity Avenue, Nottingham, NG7 2EU	We are informed that flats 1 and 3 are unoccupied and the tenant of flat 2 is due to vacate prior to completion. Flat 4 will be sold subject to tenancy producing an income of £350 pcm (£4,200 per annum).
97	71 Central Avenue, New Basford, Nottingham, NG7 7AG	EPC Rating: E
98	21 Ball Street, St Anns, Nottingham, NG3 3AX	The seller has confirmed that no formal tenancy agreement exists and we are therefore not able to confirm the rent payment referred to in the catalogue entry. Any buyer must rely on their own enquiries.
99	18 Bladon Close, Mapperley, Nottinghamshire NG3 5FY	EPC Rating: D
102	45 Foxhall Road, Forest Fields, Nottingham, NG7 6NA	New guide price: £200,000+
103	14 Wheatley Avenue, Somercotes, Derbyshire DE55 4LU	The HMO license states a maximum of 8 persons, not 9 as stated in the catalogue. The tenancy agreements within the legal pack state rooms are let, achieving a total of £21,320 per annum.
104	16 Wheatley Avenue, Somercotes, Derbyshire DE55 4LU	The HMO license states a maximum of 8 persons, not 9 as stated in the catalogue. The tenancy agreements within the legal pack state rooms are let, achieving a total of



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Lot	Address	Amendment
106	89 Bentley Road, Doncaster, DN5 9SD	The tenancy agreements included in the legal pack state the current rental income to be £29,640 per annum, making the yield in excess of 15% at the current guide price.
107	30 Byrne Avenue, Birkenhead, CH42 4PQ	The property is freehold and not leasehold as set out in the catalogue entry. We have not been provided with a copy of the AST and so have not been able to confirm the rent as set out in the catalogue entry.
108	16 Mossy Bank Road, Wallasey, CH44 0DS	Correct Address - 16 Mossy Bank Road, Wallasey CH44 0DS New guide price: £104,000+
112	Flat 217, 2 Lower Gill Street, Liverpool, L3 5BB	The property is being sold with vacant possession on completion, not as stated in the catalogue.
116	32 Kelswick Drive, Nelson, BB9 0SZ	Completion date - as per point 6 of the special conditions
116A	67 Shakespeare Avenue, Wallasey, CH44 7HG	EPC Rating: D
118	Flat 1a, Coach Lane, Cleckheaton, BD19 3LT	Correct Postcode: BD19 3LT EPC Rating: E
119	Flat 2, The Hollies, Bradford Road, Cleckheaton, BD19 3LW	EPC Rating: D



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121	Flat 5, The Hollies, Bradford Road, Cleckheaton, BD19 3LW	EPC Rating: D
128	153 Roman Bank, Skegness, PE25 1RY	Sold prior to auction.
131	20 Johnson Street, Bishop Auckland, DL14 8TJ	Postponed.
135	Plot of Land at Norval Road (known as Meadow Road), South Littleton, Evesham, Worcestershire WR11 5YD	Completion is 21 days hence 19/11/2 The correct address is Plot of Land at Norval Road, South Littleton, Evesham, Worcestershire.WR11 5YD
136	1 Doris Croft, Dog Lane, Tamworth Road, Amington, Tamworth, B77 4AH	Sold prior to auction.
138	Apartment 5 Princess Loft, Princess Street, Wolverhampton, WV1 1HD	EPC Rating: D
139	45-46 Owen Road & Land Fronting Rayleigh Road, Wolverhampton, WV3 0AW	46 Owen Road is currently let at £475pcm and not as stated in the catalogue. Land address - Land and buildings on the North First of Rayleigh Road.
143	81 Dogpool Lane, Stirchley, Birmingham, B30 2XH	EPC Rating: D

