



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.

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Lot	Address	Amendment
3	75 Richmond Road, Derby, DE23 8PY	EPC Rating: G
4	9 Rosslyn Gardens, Alvaston, Derby, DE24 0FY	EPC Rating: E Completion date: 24th December 2020
5	42 Greenland Avenue, Mackworth, Derby, DE22 4AP	EPC Rating: D
6	209 Greenwich Drive South, Mackworth, Derby, DE22 4FW	Sold prior to auction.
7	31 Harrington Street, Draycott, Derbyshire DE72 3QA	Completion date: 7th January 2021
8	24 Queens Drive, Ilkeston, Derbyshire DE7 5GR	Completion date: 7th January 2021
12	21 Ball Street, Thorneywood, Nottingham, NG3 3AX	Sold prior to auction.
13	18 Bladon Close, Mapperley, Nottinghamshire NG3 5FY	Sold prior to auction.



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Lot	Address	Amendment
14A	3 The Peak, Nether Heyford, Northamptonshire NN7 3LP	Completion date: 10th December 2020 EPC Rating: C
17	13 Beaumont Road, Whitwick, Coalville, LE67 5GA	Completion date: 10th December 2020
18	24 Augusta Road, Acocks Green, Birmingham, B27 6LA	The legal pack includes 4 tenancy agreements, 2 of the rooms are now vacant. The total income is £22,788 per annum.
19	51 Alexander Road, Acocks Green, Birmingham, B27 6ER	EPC Rating: E
20	35E Church Street, Brierley Hill, DY5 4HB	Completion date: 10th December 2020 EPC Rating: D
21	Flat 12, Clent Cottages, Odnall Lane, Clent, Stourbridge, DY9 9PW	Completion date: 10th December 2020 The Vendor has informed us that the tenant has paid 4 months rental income upfront, that will be transferred to the successful bidder on completion.
22	Flat 4, Melvyn House, Cradley Road, Dudley, DY2 9RJ	Buyers are referred to the high additional fees contained within the special conditions of sale.
24	10 Yemscroft, Lichfield Road, Rushall, Walsall, WS4 1EE	The lease term is 99 years from 25 March 1962.



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Lot	Address	Amendment
28	32 Stafford Street, St Georges, Telford, TF2 9JQ	Completion date: 7th January 2021
29	28 Stafford Street, Market Drayton, TF9 1HY	Completion is to take place 7 days after the receipt of the Completion of Registration of the Property at the Land Registry.
30	Building r-o 28 Stafford St and fronting Cross St, Market Drayton, Shropshire TF9 1JA	Completion is to take place 7 days after the receipt of the Completion of Registration of the Property at the Land Registry.
31	4 Cross Street, Market Drayton, Shropshire TF9 1JA	Postponed.
32	7 Cross Street, Market Drayton, Shropshire TF9 1JA	Postponed.
33	5 Cross Street, Market Drayton, Shropshire TF9 1JA	Postponed.
34	6 Cross Street, Market Drayton, Shropshire TF9 1JA	Postponed.
35	Land at Lysander Road, Stoke on Trent, ST3 7RY	Buyers are referred to the high additional fees contained within the special conditions of sale. The auctioneers have not inspected the site but believe it comprises a rectangular parcel of land extending approximately 3600 sq ft or thereabouts.



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Lot	Address	Amendment
36	2-4 Moorland Road and 1-3 Swan Square, Stoke on Trent, ST6 1DQ	The address is 2 and 4 Moorland Road and 1 and 3 Swan Square, Burslem, ST6 1DQ on the Register of Title.
38	Building Plot at Uwch Y Maes, Dolgellau, LL40 1GA	Withdrawn
39	The Penrhyn Arms Hotel, Sarn, Pwllheli, LL53 8DY	Completion date: 22nd December 2020
40	Anwylfa, Star, Gaerwen, LL60 6AN	New guide price: £60,000+ All buyers are referred to the Japanese Knotweed note contained in the legal pack
41	36 Ermine Road, Chester, CH2 3PL	EPC Rating: G No purchaser is entitled to rely on the survey report made by Dee Surveys which was for the benefit only of the executors but that may have been seen by some potential purchasers. Neither the surveyor nor agents nor Solicitors accept any responsibility or liability in that respect - it does not form part of the particulars and is expressly excluded from the particulars of sale on which a purchaser is entitled to rely.
42	Pot Black Snooker Centre (Gravity Bar), Lenten Pool, Denbigh, LL16 3LG	EPC Rating: D Completion date: 7th January 2021
43	28 Leamington Court, Reddish, Stockport, SK5 6DX	Postponed.
46	43 Albert Street, Chadderton, Oldham, OL9 7HB	Completion date: 17th December 2020. The term of the Lease is 970 years from 28/4/1922. There are 872 years remaining and not as stated in the catalogue. We have not been provided with HMO or all ASTs and are therefore not able to clarify the rent figure in the catalogue entry. New Guide Price: £75,000+



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Lot	Address	Amendment
47	27 Ringley Street, Manchester, M9 5UW	Sold prior to auction.
48	9 Crab Lane, Blackley, Manchester, M9 8NB	The property is leasehold with a term of 999 years from 25 March 1878. The property is sold subject to tenancy as confirmed within the legal pack however a Section 21 Notice has been served and vacant possession is due after 1st April 2021.
51	24 Norwood Grove, Bolton, BL1 4BN	New guide price: £59,000+ Completion date: 7th January 2021. 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.
52	84a Hawthorne Road & 2a Downing Road, Liverpool, L20 9JX	New guide price: £80,000+ Seller solicitor has confirmed that the property is sold with vacant possession and not as set out in the catalogue entry.
53	69 Ormskirk Road, Aintree, Liverpool, L9 5AE	Postponed.
54	252 County Road, Liverpool, L4 5PW	New guide price: £196,000+ Tenure: Freehold
55	73 Breeze Hill, Liverpool, L9 1DZ	EPC Rating: D
56	11 Shepherd Street, Bacup, OL13 8BH	EPC Rating: D Completion due: 17th December 2020 Tenure is Leasehold for a term of 907 years from 1/1/1952 and not as stated in the catalogue entry



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Lot	Address	Amendment
58	104-108 Abbey Street & 1-11 Black Abbey Street, Accrington, BB5 1HT	Sold prior to auction.
59	Flat 1a, Coach Lane, Cleckheaton, BD19 3LT	Withdrawn
60	Flat 1, The Hollies, Bradford Road, Cleckheaton, BD19 3LW	Withdrawn
61	Flat 2, The Hollies, Bradford Road, Cleckheaton, BD19 3LW	Withdrawn
62	Flat 4, The Hollies, Bradford Road, Cleckheaton, BD19 3LW	Withdrawn
63	Flat 5, The Hollies, Bradford Road, Cleckheaton, BD19 3LW	Withdrawn
64	30 Gwynne Avenue, Bradford, BD3 7DT	Completion date: 17th December 2020
65	107 Collingwood Court, Washington, NE37 3EF	Buyers are referred to the high additional fees contained within the special conditions of sale.



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Lot	Address	Amendment
66	23 Station Road, Hebburn, NE31 1LA	The completion date is scheduled for 24th December.
67	40 Arthur Street, Chilton, Ferryhill, DL17 0PZ	Rent: The rental income according to AST is £3,600pa and not £3,889.08pa as advertised in the catalogue.
68	8 Cadogan Street, Middlesborough, TS3 6PX	Buyers are referred to the high additional fees contained within the special conditions of sale. Please note the bathroom is on the ground floor and not as stated in the catalogue. Completion date: 17th December 2020
69	37 A, B & C, Front Street West, Wingate, County Durham, TS28 5AA	Completion date: 21st December 2020 Buyers are referred to the high additional fees contained within the special conditions of sale.
70	Units 1-4 Windermere Road, Hartlepool, TS25 1FE	Postcode on searches: TS25 1NX
75	19 Bedford Street, Scarborough, YO11 1DB	New guide price: £52,000+
80	63 Church Lane, Selston, Nottinghamshire NG16 6EX	EPC - No access, prohibition order from Ashfield District Council so EPC not obtained. We have been informed that the property comprises two reception rooms and a kitchen area (no fitted kitchen) to the ground floor and three rooms on the first floor (no bathroom fitted).
81	27 Noel Street, Kimberley, Nottingham, NG16 2NF	Buyers are referred to the high additional fees contained within the special conditions of sale.



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Lot	Address	Amendment
84	2-6 Mansfield Road, Eastwood, Nottingham, NG16 3AQ	According to the licences contained within the legal pack, the total rental income is £17,239.92 per annum and not as stated within the catalogue. Completion date: 24th December 2020
85	The George Centre, High Street, Grantham, NG31 6LH	Tenure: Freehold Completion date: 21st December 2020 EPC Ratings: 1 x B, 12 x C, 15 x D, 8 x E, (Units 38 & 39 To Follow)
88	43 Wardwick, Derby, DE1 1HN	Postponed
89	1 Mill Hill Road, Derby, DE23 6SF	According to the tenancy agreements, the current rental income is £18,660 per annum, not as stated within the catalogue. Completion date: 23rd December 2020
93	79 Haddon Street, Leicester, LE2 0GJ	EPC Rating: G Completion date: 16th December 2020
94	27 Muriel Road, Leicester, LE3 6BH	The rent figure referred to in the catalogue entry is not confirmed by the AST included within the legal pack. Buyer must rely on their own investigations.
97	32 Grey Crescent, Newtown Linford, Leicester, LE6 0AA	Completion date: 18th December 2020
101	Building Plot at Friar Street and Church Street, Sudbury, Suffolk, CO10 2AA	We have not been provided with a copy of the planning permission referred to within the catalogue description and interested parties must rely on their own investigations as to the suitability of the consent granted.



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Lot	Address	Amendment
102	Flat 4, 43 South Street, Colchester, CO2 7BJ	The seller solicitor is currently not aware of the sum payable by the buyer in relation to special condition 20. Completion date: 12th January 2021
104	25 Douglas Road, Hornchurch, RM11 1AN	Postponed.
105	242-244 Norwood Road, London, SE27 9AW	Completion date: 21st December 2020
107	The Plough Inn, 81 Chapel Street, Thatcham, RG18 4JS	Completion date: 24th December 2020
110	Plot 5, Station Road, Great Wishford, Salisbury, SP2 0NR	Sold prior to auction.
113	11 Park View, Waunlwyd, Ebbw Vale, NP23 6UB	Postponed.
114	240 Oaktree Crescent, Bristol, BS32 9AH	Completion date: 10th December 2020
116	Land on the South Side of 77 Old Road, Bromyard, Herefordshire HR7 4BQ	Sold prior to auction.



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Lot	Address	Amendment
117	Flat 8, Lloyd Court, 79 Mount Pleasant, Batchley, Redditch, B97 4HZ	New guide price: £90,000+
121	Apartment 61, The Arcadian, Ladywell Walk, Birmingham, B5 4TD	Completion date: 8th January 2021
122	80 The Arcadian, Birmingham, B5 4TD	Sold prior to auction.
123	12 Woodlands Farm Road, Erdington, Birmingham, B24 OPG	Completion date: 14th January 2021
124	209 Rocky Lane, Perry Barr, Birmingham, B42 1QY	Completion date: 21st January 2021
125	Apartment 194, Liberty Place, 26-38 Sheepcote Street, Birmingham, B16 8JZ	The AST confirms the rent payable by the tenant is £575 pcm and not as set out in the catalogue.
126	Apartment 195, Liberty Place, 26-38 Sheepcote Street, Birmingham, B16 8JZ	A copy of the AST has not been provided and we are not able to verify the rent figure in the catalogue entry.
127	273 and 275 Kings Road, Kingstanding, Birmingham, B44 OTE	New guide price: £259,000+ Correct address: 273 (leasehold) and 275 (freehold) Kings Road. Tenancies included in pack total £17,144.96 pa. EPC Ratings: Commercial - D; Flats - D, D, D, C



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Lot	Address	Amendment
128	36-38 Edward Street, Burton on Trent, DE14 2LY	Completion date: 23rd December 2020 The lease dated 20/3/2015 in relation to 38 Edward Street confirms the rent payable is £325 pcm and not as set out in the catalogue.
129	34 Horninglow Road, Burton on Trent, DE13 0SL	The tenure is freehold and not leasehold as stated in the catalogue entry. Completion date: 23rd December 2020
134	33 Breach Road, Denby Village, Derbyshire DE5 8PS	Sold prior to auction.
136	18 Hillside Rise, Belper, Derbyshire DE56 1NH	EPC Rating: F Completion date: 17th December 2020
137	15 Wyver Lane, Belper, Derbyshire DE56 2UB	Completion date: 7th January 2021