

Addendum



**Property
Auctions**

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Addendum as of 18th December 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
1	50 Rutland Road, West Bridgford, Nottingham, NG2 5DG	EPC Rating: G
2	15 Reader Street, Spondon, Derby, DE21 7JH	EPC Rating: F
3	56 Ringwood Avenue, Chesterfield, Derbyshire S41 8RB	Completion date: 12th February 2021 New guide price: £110,000+
4	15 Leyburn Road, Nether Edge, Sheffield, S8 0XA	EPC Rating: E
5	Apartment H, 227 St. Marys House, 11 London Road, Sheffield, S2 4LA	Sold prior to auction.
5A	66 Westover Road, Leeds, LS13 3PG	Completion date: 15th January 2021 EPC Rating: G Updated office copies to follow.
6	62 St Thomas Road, Spalding, PE11 2XT	Completion date: 15th January 2021
7	9 Queensferry Parade, Leicester, LE2 9LW	Completion date: 12th February 2021 EPC Rating: C

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Lot	Address	Amendment
9	35 Beaconsfield Road, Leicester, LE3 0FG	Completion date: 1st February 2021
10	115 Tewkesbury Street, Leicester, LE3 5HR	Postponed.
12	910 Sinope, 58 Sherborne Street, Birmingham, B16 8FT	Completion date: 20th January 2021 as per the special conditions, not 6th January as detailed on the Property Information Form.
18A	73 Hill Top Road, Oldbury, West Midlands B68 9DU	Completion date: 15th January 2021.
19	Flat 8, Lloyd Court, 79 Mount Pleasant, Batchley, Redditch, B97 4HZ	Sold prior to auction.
20	22 Ashbrook Grove, Stirchley, Birmingham, B30 2XD	EPC Rating: G
22	67 Church View Gardens, Kinver, DY7 6EE	Withdrawn.
24	Units 1, 2, 3, 4, 5, 6, 6b, 7a, 7b, 8 & 10, Stamina House, Hickman Avenue, Wolverhampton, WV1 2UH	Completion date: 15th January 2021 There are no written tenancy agreements in the legal pack as referred to on the special conditions for units 2, 3 and 6A.

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Lot	Address	Amendment
25	Royal Mail Sorting Office, Opal Way, Stone, Staffordshire ST15 0YY	We understand that VAT is payable on this lot as per the Special Conditions.
27	8 Heathdene Close, Stoke on Trent, ST3 1EG	Sold prior to auction.
28	28 Leamington Court, Reddish, Stockport, SK5 6DX	Sold prior to auction.
29	10 Cotswold Avenue, Chadderton, Oldham, OL9 8PJ	Completion date: 3rd February 2021
30	10 Shoreham Walk, Chadderton, Oldham, OL9 9DA	Completion date: 1st January 2021
31	8 Stanton Court, Stretford, Manchester, M32 0JS	Completion date: 3rd February 2021
32	15 Colindale Avenue, Blackley, Manchester, M9 6JD	Sold prior to auction.
39	Flat 217, 2 Lower Gill Street, Liverpool, L3 5BB	Sold prior to auction.

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Lot	Address	Amendment
40	69 Ormskirk Road, Aintree, Liverpool, L9 5AE	Postponed.
40A	70 Bell Road, Wallasey, CH44 8DL	This property is sold with vacant possession and not subject to tenancy as stated in the catalogue entry.
41	4a & 4b Bolton Road, Westhoughton, Bolton, BL5 3DG	Withdrawn.
43	269 Chapel House Road, Nelson, Lancashire BB9 0QS	Sold prior to auction.
44	129 Whalley Road, Clayton le Moor, BB5 5ED	New guide price: £35,500+ The property is leasehold. Completion date is 3 February 2021.
45	45 Victoria Road, Earby, Barnoldswick, Lancashire BB18 6UN	New guide price: £55,000+
46	372 Newchurch Road, Bacup, Lancashire OL13 0LD	Postponed.
47	5 Applerigg, Windermere, LA23 1EW	Withdrawn.

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Lot	Address	Amendment
48	27 Euston Road, Morecambe, LA4 5DF	Sold prior to auction.
50	Flat 3/2 5 Wallace Street, Port Glasgow, PA14 5RA	Postponed.
50A	Apartment 118, Echo Building, West Wear Street, Sunderland, SR1 1XH	Completion date: 4th January 2021
50B	Apartment 35, Echo Building, West Wear Street, Sunderland, SR1 1XD	All buyers should note the special conditions of sale. The seller does not guarantee vacant possession.
50C	19 Bouch Street, Shildon, DL4 2JW	The Auction Type is unconditional with variable fee, not as set out in the catalogue entry.
51	8 Cadogan Street, Middlesborough, TS3 6PX	Completion date: 5th January 2021.
55	2 Gravel Pit Road with plot of land adjacent, Scotter, DN21 3SP	The sale includes: 2 Gravel Pit Road Scotter Gainsborough Lincolnshire DN21 3SP AND Land to the rear of 16 Messingham Road, Scotter AND Land on the southern side of 2 Gravel Pit Road, Scotter, Gainsborough, DN21 3SP
58	Flat B, 195 High Town Road, Luton, LU2 0BZ	Completion date: 4th January 2021

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Lot	Address	Amendment
59	51 Ladywell Road, Lewisham, London, SE13 7UT	Completion date: 15 January 2021.
60	25 Douglas Road, Hornchurch, RM11 1AN	Withdrawn.
61	44e Kenilworth Road, St Leonards-on-Sea, TN38 0JL	New guide price: £57,500+ Completion date: 8th January 2021.
63	Flat 2 Centrums Court, 2 Pooleys Yard, Ipswich, IP2 0AR	Completion date: 4th January 2021
64	Flat 2, 59 Norwich Road, Ipswich, IP1 2EP	Completion date: 4th January 2021
65	Flat 4, 59 Norwich Road, Ipswich, IP1 2EP	Completion date: 4th January 2021
66	Flat 13, 59 Norwich Road, Ipswich, IP1 2EP	Completion date: 4th January 2021
67	64C Hele Road, Torquay, Devon TQ2 7PR	Postponed.

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Lot	Address	Amendment
68	Building Plot to West of St Pauls Church, Cwm Level Road, Swansea, SA6 8JU	The land is registered as land on the north side of Cwm Level Road, Plasmarl, Swansea.
68A	8 Old Lodge Estate, Llanelli, Dyfed SA15 1TF	Postponed.
69	68 Caldwell Road, Bordesley Green, Birmingham, B9 5TH	Buyers are referred to the high additional fees contained within the special conditions of sale, in particular clause 25. Completion date: 28 January 2021
71	273 and 275 Kings Road, Kingstanding, Birmingham, B44 0TE	Withdrawn.
72	304 - 312A Hobmoor Road, Small Heath, Birmingham, B10 9HH	Postponed.
73	44 Kings Road, Erdington, Birmingham, B23 7JS	Completion date: 7th January 2021 Buyers are referred to the high additional fees contained within the special conditions of sale.
76D	19-23 Park Road, Wellingborough, Northamptonshire NN8 4PW	EPC: The Receivers have been unable to access the property to arrange for an EPC to be carried out.
78	Flat 13 St. Georges, 34 Carver Street, Birmingham, B1 3AS	The register entries confirm the address as Apartment 13, 34 Carver Street, Birmingham, B1 3AS and not as set out in the catalogue entry. The property is sold subject to tenancy as referred to in the Property Information Form and Special Conditions. No AST has been provided and buyers should rely on their own enquiries.

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Lot	Address	Amendment
79	Apartment 394, Orion Building, 90 Navigation Street, Birmingham, B5 4AF	Sold prior to auction.
81	15-17 Narborough Road, Leicester, LE3 0LE	17 Narborough Road is currently let at £12,500 per annum, giving a combined income of £39,500, a return in the region of 7.9% at the current guide price, and not as set out in the catalogue entry.
83A	22 St Leonards Drive, Wollaton, Nottingham, NG8 2BB	Sold prior to auction.
92	63 The Twitchell, Sutton-In-Ashfield, NG17 5DX	According to the tenancy agreement, the current rental income is £420 per calendar month (£5,040 per annum).
93	50 Gladstone Street, Kirkby-In-Ashfield, Nottingham, NG17 7HT	According to the tenancy agreement, the current rental income is £550 per calendar month (£6,600 per annum).
94	12 Reginald Street, Derby, DE23 8FR	Room 2 is now vacant and currently being advertised for let. The total current income is £22,800 per annum.
95	43 Wardwick, Derby, DE1 1HJ	Sold prior to auction.
96	Building Plot at Hawthorne Avenue, Tibshelf, Derbyshire DE55 5NN	Completion: 15th January 2021

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98	6 Chapel Side, Chapel Street, Spondon, Derby, DE21 7JQ	Completion date: 29th January 2021
99	1171 London Road, Alvaston, Derby, DE24 8QF	EPC Rating: E and not as stated in the catalogue
101	72 Woods Lane, Derby, DE22 3UD	EPC Rating: E
103	Two Parcels of Land North East of Station Road, Rolleston on Dove, Burton-on-Trent, DE13 9AB	Completion date: 3rd February 2021
104	Land lying to the North of Station Road, Rolleston on Dove, Burton-on-Trent, DE13 9AB	Completion date: 3rd February 2021
105	23 Cumberland Road, Stapenhill, Burton on Trent, Staffordshire DE15 9JP	EPC Rating: D