

Addendum



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Lot	Address	Amendment
2	37 Birmingham Street, Willenhall, WV13 2HW	New guide price: £119,000+ Completion date: 29th March 2021.
5	53 Farm Street, Derby, DE22 3UJ	The tenancies are as follows and not as set out in the catalogue: Flat 1 (room 2) - Licence - rent £150 per week (£7,800 per annum) Flat 2 - AST - rent £550 per month (£6,600 per annum) EPC not available for Flat 2.
7	142 Osmaston Road, Derby, DE1 2RF	EPC Rating: E
10	74 Wootton Street, Bedworth, CV12 9DX	New guide price: £78,000+ Completion date: 29th March 2021. EPC Rating: D
13	109 and 109a Warwick Street, Leicester, LE3 5SF	New guide price: £139,000+
14	70 Roman Road, Birstall, Leicester, LE4 4BA	Postponed
20	11 Ford Rise, Leicester, LE2 9LU	EPC Rating: D
21	Apartment 17 The Mill, 6-8 Fosse Road North, Leicester, LE3 5EQ	New guide price: £79,000+ The catalogue entry confirms the property is sold with vacant possession however all potential buyers are to rely on their own inspection and are referred to special condition 6.

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Lot	Address	Amendment
22	58-64 Braunstone Gate, Leicester, LE3 5LG	Completion date: 22nd April 2021.
23	15 Young Street, Derby, DE23 6NB	EPC Rating: E
24	70 Portland Street, Derby, DE23 8QB	EPC Rating: D
26	4th Floor, 93A Grey Street, Newcastle upon Tyne, NE1 6EG	Postponed.
27	The Partnership Building, Coleshill Road, Atherstone, CV9 1BN	Completion date: 31st March 2021. EPC Rating: C
28	361 Littleworth Road, Cannock, WS12 1HY	New guide price: £105,000+ Completion date: 29th March 2021. EPC Rating: D
31	49 Hamilton Road, Birmingham, B21 8AJ	New guide price: £91,000+ Completion date: 29th March 2021.
32	411 Redditch Road, Kings Norton, Birmingham, B38 8ND	New guide price: £115,000+ Completion date: 29th March 2021. EPC Rating: D

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Lot	Address	Amendment
33	250 Percy Road, Birmingham, B11 3LG	Withdrawn.
34	67 Station Road, Aldridge, Walsall, WS9 0BW	EPC Rating: D
35	Coven Coppice, Lawn Lane, Wolverhampton, WV9 5BA	Postponed.
36	Land Adjacent to Coven Coppice, Lawn Lane, Wolverhampton, WV9 5BA	Postponed.
37	55 Clifford Street, Wolverhampton, WV6 0AA	Withdrawn.
39	The Former Sacred Africa Ministries Church, 114 Spring Road, Ettingshall, Wolverhampton, WV4 6JT	Sold prior to auction.
41	24 Stafford Street, Willenhall, WV13 1TG	SDL have not been provided with a copy of the tenancy agreement, therefore we cannot verify the the tenancy details or income. Land Registry refers to this plot as Land and Buildings lying on the East side of Stafford Street, not as advertised in our catalogue. We would draw your attention to the additional fees payable in Point 12 of the Special Conditions.
46	42 Canada Way, Worcester, WR2 4ED	EPC Rating: C Completion Date: 8th April 2021

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Lot	Address	Amendment
47	3 Shakesfield Close, Tredington, Shipston-on-Stour, CV36 4ND	Completion date: 18th March 2021.
48	The Haberdashery Dartmouth Street and 62 Tixall Road, Stafford, ST16 3TU	Sold prior to auction.
51	Land Adjacent to 18 Summerbank Road, Stoke-On-Trent, ST6 5EY	Completion date: 18th March 2021.
52	17 School Street, Hazel Grove, Stockport, SK7 4RA	The property is leasehold with a term of 999 years from 31 January 1893. Completion date: 12th April 2021.
53	9 Crab Lane, Blackley, Manchester, M9 8NB	Completion date: 12th April 2021. We understand a Section 21 Notice has been served and vacant possession is due after 1st April 2021. We understand the tenant is still in occupation.
55	Flat 5, The Rhyddings, Birtle Road, Bury, BL9 6UT	Guide Price: £140,000+ Completion date: 11th March 2021
57	76 Velour Close, Trinity Riverside, Salford, M3 6AP	EPC Rating: C
58	8 Cliff Avenue, Salford, M7 2HN	We are advised by the solicitor's there are 2 AST's for Room 3 as one of the tenants moved to Room 1 but hasn't been formally changed. There are still a total of 5 tenancy agreements included within the legal pack.

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Lot	Address	Amendment
60	70 & 70a Chester Road East, Shotton, Deeside, CH5 1QB	The registered address is 70 Chester Road East, Shotton, Deeside CH5 1QB. The property is part let, part vacant with three rooms on the first floor currently let producing an income of circa £9,880 per annum. EPC Ratings: G & E
66	Apartment 15 Wallace Court, Huyton, Liverpool, L36 1SY	EPC Rating: B
67	26 Fir Street, St Helens, WA10 3RA	Sold prior to auction.
68a	91 Scarisbrick New Road, Southport, PR8 6LR	The EPC is being carried out on 3rd March and the certificate will be made available as soon as possible.
69	Albert Mill, Wyre Street, Padiham, Burnley, BB12 8DF	Sold prior to auction.
70	Blackberry Cottage, 3 Chatsworth Square, Abbeystown, Wigton, Cumbria CA7 4RH	Completion Date: 18th March 2021
71	Plot 125 Ullswater Heights, Silver Howe, Newbiggin, Penrith, CA11 0JB	Postponed.
71a	Pot Black Snooker Centre (Gravity Bar), Lenten Pool, Denbigh, LL16 3LG	Completion date: 8th April 2021.

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Lot	Address	Amendment
74	107 Collingwood Court, Washington, NE37 3EF	Buyers are referred to the high additional fees contained within the special conditions of sale.
75	Flat 2, 2 The Elms West, Sunderland, SR2 7BY	Withdrawn.
76	23 Tees Street, Horden, Peterlee, Durham, SR8 4NF	EPC Rating: F
77	25 Edwards Street, Stockton on Tees, TS18 3HU	The property is sold subject to tenancy.
78	23 Limetrees Close, Billingham, Middlesbrough, TS2 1SL	The tenancy agreement within the legal pack states the current rental income is £400pcm (£4,800 per annum).
79	180 - 184 Southwick Road, Sunderland, SR5 2AG	According to the AST, the current rental income for 182 Southwick Road is £390 pcm. Lease for 184 Southwick Road is an unwritten periodic tenancy therefore the Auctioneers cannot verify the rental income. Total income £22,380 per annum not as stated in the catalogue.
80a	78 Farndale Road, Newcastle upon Tyne, NE4 8TT	EPC Rating: D Completion date: 11th March 2021
82	121 Brookhill Street, Stapleford, Nottinghamshire NG9 7GU	EPC Rating: D The sale also includes a strip of land to the rear of the property under title number NT22701.

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Lot	Address	Amendment
83	29 & 29a Station Road, Ilkeston, Derbyshire DE7 5LE	There is a 999 year lease from 04.09.2001 for the wall hoarding (between points A & B) on the land registry plan with a peppercorn rent per annum. We are informed by the seller because of smoke damage to the kitchen, insurers wish to exclude fire damage until repairs have taken place. EPC Ratings: E & E
84	The unit at Bailey Printers, Langley Avenue, Somercotes, Derbyshire DE55 4LT	The registered address according to the TP1 will be Industrial Unit rear of 36 Langley Avenue, Somercotes, Alfreton, Derbyshire DE55 4LT
85	The land/car park at Baileys Printers, Langley Avenue, Somercotes, Derbyshire DE55 4LT	New guide price: £50,000+
87	36 Langley Avenue, Somercotes, Derbyshire DE55 4LT	EPC Rating: D
90	68 Osmaston Road, Derby, DE1 2HZ	EPC Rating: D
91	59 Church Street, Derby, DE23 6QT	We have not been provided with a copy of the AST and are therefore not able to clarify the rent figure referred to in the catalogue entry.
95	9 Brook Street, Swadlincote, DE11 9EB	EPC Rating: D
97	Flats A - D, 207, 208 and 209 Station Street, Burton upon Trent, Staffordshire DE14 1AN	Combined rental of £16,440 per annum as follows: Apt A: £4740 pa, Apt B: £3,900 pa, Apt C: £4200 pa and Apt D: £3600 pa.

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Lot	Address	Amendment
98	3 Salt Walk, Burton upon Trent, Staffordshire DE14 1AJ	The property is freehold and not leasehold as set out in the catalogue entry.
99	Building Plot to the North West of 31 Adin Avenue, Shuttlewood, Chesterfield, S44 6QU	Withdrawn.
99a	393 Hollins Road, Oldham, OL8 3BD	Completion date: 22nd March 2021. The property is leasehold and not freehold as set out in the catalogue entry.
99b	204 Heyside, Royton, Oldham, OL2 6NB	Withdrawn.
100	4 Silver Street, Gainsborough, DN21 2DP	Withdrawn.
101	85 Park Street, Cleethorpes, DN35 7NB	Postponed.
102	Lodge 18, Brigg Marina Lodge Park, Brigg, DN20 8NA	Postponed.
103	19 Main Road, Bilton, Hull, HU11 4AP	Completion date: 18th March 2021. The driveway is not included in the title. EPC Rating: D

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Lot	Address	Amendment
104	86 The Pinnacle, Ings Road, Wakefield, WF1 1DE	Postponed.
105	Apartment 16, Q4 Apartments, 185 Upper Allen Street, Sheffield, S3 7GT	Address: Apartment 16, Q4 Apartments The property is sold subject to the existing tenancy agreement included within the legal pack. This states a current rental income of £450pcm.
106	Apartment 337, Marco Island, Huntingdon Street, Nottingham, NG1 1AP	Completion Date: 11th March 2021
107	Apartment No M1, Canal Street, Nottingham, NG1 7HW	The combined annual income is £13,200 not as stated in the catalogue. We are informed by the seller there is no contract for the parking space, just an agreement in written form (by email/text messages) therefore we have been unable to verify the tenancy.
108	3 Kimberley Street, Nottingham, NG2 4AY	Postponed.
111	21 Ball Street, Thorneywood, Nottingham, NG3 3AX	Sold prior to auction.
113	22 City Road, Dunkirk, Nottingham, NG7 2JJ	Sold prior to auction.
114	17A Sunnyside Road, Beeston, Nottingham, NG9 4FH	EPC Rating: E and not as stated in the catalogue

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Lot	Address	Amendment
115	99 Merchant Street, Bulwell, Nottingham, NG6 8GT	Postponed.
116	13 Westwick Road, Nottingham, NG8 4HA	EPC Rating: D
117	659-663 Nuthall Road, Nottingham, NG8 6AF	EPC Ratings: D, E, C, C, C, F
123	20-25 Norfolk Street and 35-38 Orange Grove, Wisbech, PE13 2LF	The sale includes two freehold titles and 5 leasehold titles. Buyers should not rely on the catalogue entry and are to check the legal pack for full details, including rents payable. EPC Ratings: C, D, D, E, D & E
126	60 Kings Hedges Road, Cambridge, CB4 2PA	Postponed.
127	1-4 Riverside Close, Prickwillow, Ely, Cambridgeshire CB7 4UW	EPC Ratings: 1 - D and 2, 3 & 4 are awaited and are being carried out on 25th February, the certificates will be made available as soon as possible.
129	Flat 11, Ripley Court, Haslemere Avenue, Mitcham, Surrey CR4 3PP	Postponed.
130	23 Farley Lodge, Ruthin Close, Luton, LU1 5EN	According to the copy of the tenancy agreement supplied prior to auction, the rental income is £5,520 per annum not as stated in the catalogue.

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Lot	Address	Amendment
132	50 Farley Lodge, Ruthin Close, Luton, LU1 5EN	According to the copy of the tenancy agreement supplied prior to auction, the rental income is £5,100 per annum not as stated in the catalogue.
133	45 Pangbourne Street, Reading, RG30 1HS	Completion date: 19th April 2021
134	24 Tennyson Road, Portsmouth, PO2 7RY	EPC Rating: D
135	Flats 24, 28, 30 & 39 The Forum, Chidham Close, Havant, PO9 1DR	Withdrawn.
135a	111 Kingsmere, London Road, Brighton, BN1 6UY	Guide Price: £155,000+ Completion date: 11th March 2021
139	23, 23A and 23B Unett Court, St Matthews Road, Smethwick, B66 3TN	Referred to as Office, Laundry Room And Store Area, Unett Court, St Matthews Road, Smethwick (B66 3TN) on land registry.
140	28 School Road, Shirley, Solihull, B90 2BB	Sold prior to auction.
142	50 Ringwood Drive, Birmingham, B45 0BJ	EPC Rating: E

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Lot	Address	Amendment
143	11 Grove Road, Stourbridge, DY9 9AE	AST states the rent payable as being £550 pcm and not as set out in the catalogue.
145	2 Cherry Orchard Road, Handsworth Wood, B20 2LB	Completion date: 25th May 2021.
146	44 Kings Road, Erdington, Birmingham, B23 7JS	Completion date: 17th March 2021.
147	45 Coleshill Road, Curdworth, Sutton Coldfield, B76 9EX	Withdrawn.
149	304 - 312A Hobmoor Road, Small Heath, Birmingham, B10 9HH	In relation to the rent figures referred to in the catalogue entry all buyers are referred to the legal pack and are to rely on their own enquiries.