

Addendum



Property Auctions

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
1	Wye Cottage, Woodhouse Road, Rowsley, Matlock DE4 2ED	Completion date: 7th December 2021
4	Land at Former Butchers Shop, Portland Road, Nether Langwith, Nottinghamshire NG20 9EZ	Completion date: 18th November 2021. The address on the title is Land on the east side of Portland Road, Langwith, Mansfield.
5	Land at 76a Barlock Road, Nottingham NG6 0FF	Sold prior to auction.
7	23 Grange Avenue, Warrington, Cheshire WA4 1PN	Postponed.
8	20 Stonehill Street, Liverpool L4 2QB	Completion date: 11th November 2021 New guide price: £30,000+
9	Flat 5, Tor Dale, 33 Thurlow Road, Torquay TQ1 3EF	Completion date 11th November 2021. We have not been provided with a copy of the AST and so rent cannot be clarified. Buyers are to rely on their own investigations in this respect.
10	43 Ramsden Drive, Collier Row, Romford, Essex RM5 2NL	New guide price: £265,000+ Completion date: 11th November 2021
11	1 Railway Terrace, Goldthorpe, Rotherham S63 9AF	Completion date: 11th November 2021.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



Property Auctions

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
12	187 Sale Lane, Tyldesley, Manchester M29 8PG	Completion date: 11th November 2021 EPC Rating: D
13	18 Wesley Terrace, Bacup OL13 8QS	Completion Date: 11th November 2021
14	36 Farm Road, Oldbury B68 8RD	Completion date: 11th November 2021.
15	33-35 Charles Street, Glossop SK13 7DJ	Completion date: 7th December 2021 The property address is 33 and 35 Charles Street, Glossop, SK13 7DJ
16	Former Church Gresley Infants and Nursery School, York Road, Church Gresley, Swadlincote DE11 9QQ	Completion date: 7th December 2021
17	47 Mondello Drive, Alvaston, Derby DE24 0SN	Completion date: 17th November 2021
18	64 Allestree Lane, Allestree, Derby DE22 2HR	Completion date: 18th November 2021 New guide price: £215,000+
20	Ada Belfield House, Field Lane, Belper, Derbyshire DE56 1DE	Completion date: 7th December 2021

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



Property Auctions

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
21	33 Reginald Road South, Chaddesden, Derby DE21 6NG	New guide price: £120,000+ Please see the fees in item 12 of the Special Conditions of Sale
22	Garages Behind 490 - 492 Mansfield Road, Sherwood, Nottingham NG5 2DQ	Buyers are referred to the special conditions of sale in relation to the tenancies.
23	3 Park View Court, Bath Street, Nottingham NG1 1DD	Sold prior to auction.
27b	191 Stafford Street, Burton-On-Trent DE14 2QS	According to the AST the rental income is £425 pcm.
29	2 Grasdene Grove, Birmingham, West Midlands B17 0LP	Completion date: 25th November 2021
33	Apartment 7, Westside One, 22 Suffolk Street Queensway, Birmingham, West Midlands B1 1LS	Completion Date: Please see item 10 Special Conditions regarding the completion date- possible variation.
34	Apartment 8, Westside One, 22 Suffolk Street Queensway, Birmingham, West Midlands B1 1LS	Completion Date: Please see item 10 Special Conditions regarding the completion date- possible variation.
35	16 Broom Lane, Shirley, Solihull, West Midlands B90 1SJ	Completion Date: Please refer to Point 10 of special conditions.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



Property Auctions

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
36	72 Townley Gardens, Birmingham, West Midlands B6 6LR	Completion date: 25th November 2021
40	34 Birch End, All Saints Road, Warwick, Warwickshire CV34 5GQ	Completion Date: See Point 10 of Special conditions
41	1 Riverside Close, Prickwillow CB7 4UW	Completion date: 18th November 2021 New guide price: £85,000+
45	37 Gutteridge Street, Coalville, Leicestershire LE67 3BJ	Sold prior to auction.
47	131 North Street, Whitwick, Coalville, Leicestershire LE67 5HB	Buyers are to note the statement provided by the seller in the legal pack which is provided for information only. Buyers are to rely on their own investigations in this respect.
49	57 Ramscliff Avenue, Donisthorpe, Swadlincote, Derbyshire DE12 7QB	The postcode is referred to as DE12 7QA on the Register of Title.
50	Robyns Nest, 3 Cliffe House Mews, High Street, Whetstone, Leicestershire LE8 6LP	Postponed.
51	Flat 41, The Driver Building, 2 Marquis Street, Leicester, Leicestershire LE1 6RS	Please refer to the legal pack for confirmation of the current service charges and ground rent payments.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



**Property
Auctions**

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
53	2, 2a & 2c King Street, Enderby, Leicester LE19 4NT	Postponed.
55	39 Wellman Croft, Birmingham, West Midlands B29 6NP	New guide price: £78,000+
58	Flat 1, Nova Building, 3 Newton Place, London E14 3TT	Sold prior to auction.
59	Flat 5, 2 Bradgate Road, London SE6 4TS	Postponed.
60	Flat 1, Naxos Building, 4 Hutchings Street, London E14 8JR	Completion date: 11th November 2021
62	Land off Wycombe Road, Stokenchurch, High Wycombe, Buckinghamshire HP14 3RP	The registered title address is Land on the North Side of Wycombe Road, Stokenchurch, High Wycombe.
63	42 Kingsley Road, Hounslow TW3 1NS	Withdrawn.
65	Site 1, Pikes Lane, Crowhurst, Surrey RH7 6LX	The registered title address is Plot 14a Crowhurst Village Road, Crowhurst, Lingfield.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



Property Auctions

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
66	Site 2, Pikes Lane, Crowhurst, Surrey RH7 6LX	The registered title address is Plot 14b Crowhurst Village Road, Crowhurst, Lingfield.
68	123 The Broadway, Southend-On-Sea, Essex SS1 3EX	Buyers are to note solicitor email contained in the legal pack
72	105 Kensington Road, Southport PR9 0SD	The tenure is Leasehold.
73	24 Cranberry Walk, Bristol BS9 2RB	We have enquired and the Seller has confirmed a new EPC will not be provided.
75	30 Worcester Avenue, Leeds LS10 4SA	New guide price: £42,500+ Completion date: 11th November 2021.
75a	27 Trafford Avenue, Leeds LS9 6BH	Completion Date: 24th Nov 2021
78	4 Damside, Belper, Derbyshire DE56 1HZ	Completion date: 18th November 2021
79A	Apartment 105, Prosperity House, Gower Street, Derby DE1 1SB	Sold prior to auction.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



Property Auctions

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
79B	Apartment 308, Prosperity House, Gower Street, Derby DE1 1SB	Sold prior to auction.
80	27 Wardwick, Derby, Derbyshire DE1 1HA	Tenure: Freehold
81	84 - 86 St. Peters Street, Derby DE1 1SR	Withdrawn.
83	58 Windmill Hill Lane, Derby, Derbyshire DE22 3BP	According to the ASTs, the total rental income is £35,640.
84	1 Milton Terrace, Willington Road, Etwall, Derby DE65 6NR	Sold prior to auction.
89	Storage Pods - SB048 and SB072, Store First, Riverside Road, Pride Park, Derby DE24 8HY	Postponed.
90	Westhouses Methodist Church, Alfreton Road, Westhouses, Alfreton, Derbyshire DE55 5AH	Buyers are to note that a 10% deposit will be payable in addition to the variable fee.
91	140 Cotmanhay Road, Ilkeston, Derbyshire DE7 8NZ	Postponed.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



Property Auctions

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
93	65 Church Street, Bilsthorpe, Newark NG22 8QR	The property is let at £625 per calendar month.
95	79/81 and 81a Mansfield Road, Blidworth, Mansfield, Nottinghamshire NG21 0RB	Postponed.
102	28 Searby Road, Bramley, Rotherham S66 3XX	New guide price: £78,000+
106	262 Blackpool Street, Burton-On-Trent, Staffordshire DE14 3AT	Withdrawn.
107	35 Morgan Road, Tamworth B78 3LA	Postponed.
108	602 Bearwood Road, Smethwick, West Midlands B66 4BW	Address: Ground Floor Premises at 602 Bearwood Road
109	618 - 620 Bearwood Road, Smethwick, West Midlands B66 4BW	Address: Ground Floor Premises at 618-620 Bearwood Road
110	29 & 29a High Street, Lye, Stourbridge, West Midlands DY9 8LF	Buyers are to note that we are selling the leasehold elements of both flats and not the freehold as set out in our marketing. EPC rating for both flats is D. We have not been provided with copies of the Leases

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



Property Auctions

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
113	3 and 3a Shopping Centre, Wheeler Street, Birmingham, West Midlands B19 2ER	New guide price: £57,000+ The first floor flat is sold with vacant possession. The ground floor shop is currently let, however the tenant is expected to vacate prior to completion so vacant possession can be given, however the Property is sold subject to any occupation at the time of completion. Please see legal pack for further details. Leasehold for a term of 99 years (less 3 days) from 29 September 1968.
114	5 and 5a Shopping Centre, Wheeler Street, Birmingham, West Midlands B19 2ER	New guide price: £57,000+ The lease term is 99 years (less 3 days) from 29 September 1968.
115	Land at Alcester Road, Burcot, Bromsgrove B60 1PP	Withdrawn
116	Land at Haden Hill Road, Halesowen B62 8AA	The title describes the address as: Land on the west side of Lodgefield Road, Halesowen
117	17 Newport Street, Walsall WS1 1RZ	Withdrawn.
119	143 Merridale Road, Wolverhampton WV3 9RL	Completion date: 11th November 2021 The property address is: Lower Flat, 143 Merridale Road, Wolverhampton, WV3 9RL and not as set out in our marketing.
120	Land off Richborough Drive, Lower Gornal, Dudley DY1 3LS	The registered address is Land lying to the East of Deepdale Lane, Lower Gornal
122	Land at 92 - 96 Heathcote Street, Stoke-On-Trent ST3 1AB	Postponed.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



Property Auctions

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
126	12 Lincoln Street, Leicester, Leicestershire LE2 0JT	The auctioneers have not been able to verify the the tenancy agreement or rental income for Flat 4.
127	14 Lincoln Street, Leicester, Leicestershire LE2 0JT	One studio flat is known as 2a 14 Lincoln Street. The auctioneers have not been able to verify the the tenancy agreement or rental income for Flat 5.
128	Former School Room adj to Top Chapel House, Elder Lane, Griffydam, Coalville LE67 8HD	Buyers are to note that a 10% deposit will be payable in addition to the variable fee.
130	33A Stone Lane, Peterborough, Cambridgeshire PE1 3BN	Postponed.
131	33B Stone Lane, Peterborough, Cambridgeshire PE1 3BN	Postponed.
137	4 Bridge Street, Appleby-In-Westmorland CA16 6QH	Buyers are referred to the additional fees set out in the special conditions of sale which will be payable on completion. The auctioneers have been unable to verify the tenancy information.
139	37 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HQ	New guide price: £230,000+
140	1 Doomgate, Appleby-In-Westmorland CA16 6RB	Buyers are referred to the additional fees set out in the special conditions of sale which will be payable on completion.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



**Property
Auctions**

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
143	25 Mill Croft, Fulwood, Preston PR2 3SD	Postponed.
144	The Armoury, Holme Street, Appleby-In-Westmorland CA16 6QU	Buyers are referred to the additional fees set out in the special conditions of sale which will be payable on completion. The auctioneers have been unable to verify the tenancy information.
146	17 Bellevue Road, Appleby-In-Westmorland CA16 6TY	Buyers are referred to the additional fees payable in the special conditions of sale. The auctioneers have not been able to verify the tenancy agreement or rental income.
147	Cobblestones Cottage, 56 Main Street, Brampton CA8 1SB	The buyers are referred to the additional fees set out in the special conditions of sale which will be payable on completion
148	1 Station Road, Temple Sowerby, Penrith CA10 1SZ	Buyers are referred to the additional fees payable in the special conditions of sale. The auctioneers have not been able to verify the tenancy agreement or rental income.
149	6-8 Stamford Arcade, Ashton-Under-Lyne OL6 6QL	The registered postcode is OL6 6QL not OL6 6JY as stated in catalogue.
150	Land at Beyer Close, Manchester M18 8AR	Postponed.
151	Flat 1, Spembly Works, 13 New Road Avenue, Chatham ME4 6AZ	The property is being sold with vacant possession. The photos and virtual tour that were previously available may not give a true reflection of the property and cannot be relied upon. Buyers are referred to the new legal pack and in particular the prohibition and service charge documents.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



Property Auctions

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
152	17 Norbet Walk, Manchester M9 5UF	Completion date: 9th December 2021
153	184 Cromwell Road, Salford M6 6DE	Postponed
154	37 and 39 Singleton Road, Salford M7 4NN	Postponed.
155	Ingleborough and The Cottage, St. Michaels Lane, Appleby-In-Westmorland CA16 6UH	The Receivers have been unable to access the property Ingleborough to arrange for an EPC to be carried out. Buyers are referred to the additional fees payable in the special conditions of sale. The auctioneers have not been able to verify the tenancy agreements or the rental income.
156	1, 3, 5 Pleasant Street, Northwich, Cheshire CW8 1TP	New guide price: £180,000+ We have been informed that the property is now fully vacant.
158	98 & 98a Phillip Street, Hoole, Chester CH2 3DA	Postponed.
160	Hoff Cottages, Hoff, Appleby-In-Westmorland CA16 6TA	The registered address is 1,2,3 &4 Hoff Row, Hoff Cottages. The auctioneers have not been able to verify the tenancy agreement or rental income. Buyers are referred to the additional fees payable in the special conditions of sale.
161	Storage Pod - FA024, Store First Limited, 20 Roundwood Drive, St. Helens WA9 5JD	Postponed.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



**Property
Auctions**

Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
162	9 Cottons Bridge, Preston on the Hill, Warrington WA4 4AX	We are advised the property has a septic tank. Prospective buyers are advised to make their own investigations.
163	287 Manchester Road, Ince, Wigan WN2 2ED	Tenure: Leasehold. Term of Lease is 999 years from 16/4/1833 HMO documents have not been provided and buyers are to rely on their own investigations in this respect.
168	60a Chapel Road, Garston, Liverpool L19 2LG	This property is being sold Freehold.
169	3 Bridge Street, Kings Head Court, Appleby-In-Westmorland CA16 6QH	The Receivers have been unable to access the properties Flat 4 Kings Head Court and Flat 6 Kings Head Court to arrange for EPCs to be carried out. Buyers are referred to the additional fees payable in the special conditions of sale. The auctioneers have not been able to verify the tenancy agreement or rental income. The registered address is Kings Head Hotel, Bridge St.
172	100G Swansea Road, Trebanos, Pontardawe, Swansea SA8 4BL	New guide price: £73,000+ The property is sold subject to an AST agreement dated 1st April 2021 however notice was served on 13 October 2021 seeking possession on 30 April 2022, a copy of which is available within the legal pack.
174	100H Swansea Road, Trebanos, Pontardawe, Swansea SA8 4BL	New guide price: £59,000+
179A	11 Kirklee Road, Bellshill ML4 2QN	It is believed that the property is tenanted however no documents are available. Buyers are to rely on their own investigations in this respect
180	111 Links Street, Kirkcaldy KY1 1QL	The legal pack includes a lease ending on 28/1/2024. Buyers are to rely on their own investigations in this respect.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



**Property
Auctions**

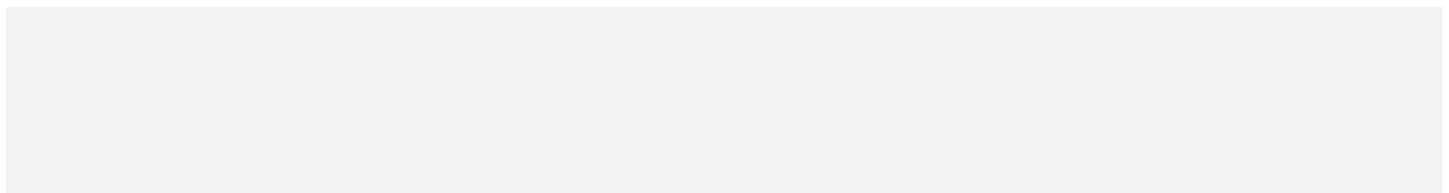
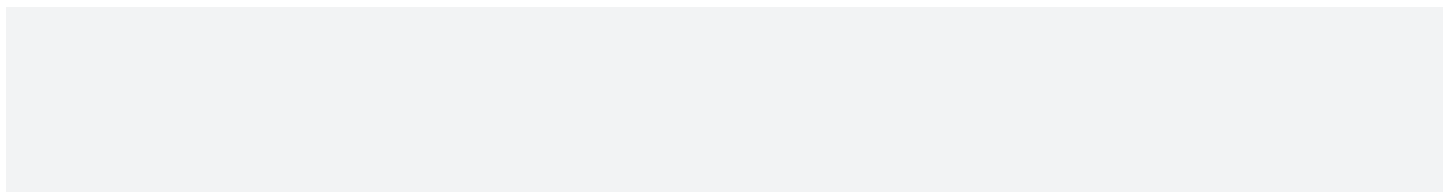
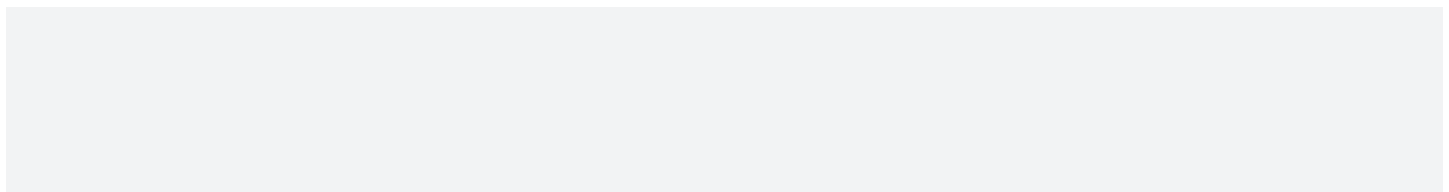
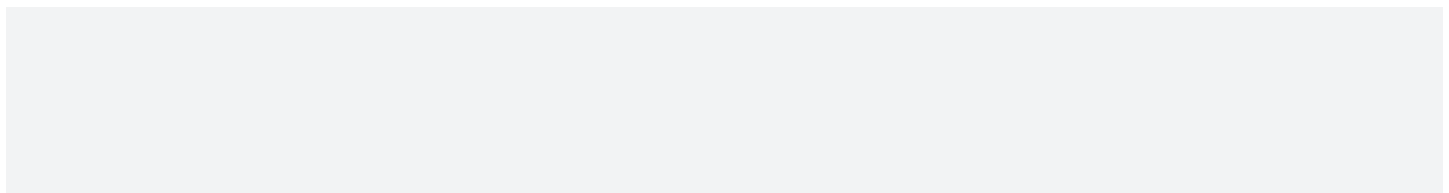
Auction: 28 October 2021

The National Property Auction will be conducted behind closed doors. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 28 October 2021

Lot	Address	Amendment
-----	---------	-----------

182	Apartment 14, 16, 18, 22, 24 Lynmouth Road, Stockton-On-Tees TS20 1QA	We are informed the EPC has been ordered and will be available as soon as possible. The auctioneers have not been able to verify all the tenancy information. Apartment 18 is being sold with Vacant Possession.
-----	--	--



This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.