

Addendum

Auction: 24 November 2022

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Addendum as of 24 November 2022

Lot	Address	Amendment
2	Eckington Community Centre, School Street, Eckington, Sheffield S21 4FL	Buyers are referred to the Overage Agreement in the legal pack (TP1). Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. Completion Date: 22.12.2022. Please note the Centre is in Chesterfield and not Sheffield as stated. EPC is booked for 5th Dec and the Certificate will be made available asap.
3	14 Beverley Street, Derby DE24 8WG	Postponed
4	30 New Street, Oakthorpe, Swadlincote, Derbyshire DE12 7RJ	Potential buyers are referred to the email dated 22.11.2022 within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
6	The Old School House, 110 Nottingham Road, Somercotes, Alfreton DE55 4LY	Completion Date 06.01.2023
7	The Gardens, Shipley Lane, Shipley Country Park, Shipley, Derbyshire DE75 7JJ	The correct full address is The Gardens, The Field, Shipley Country Park, Heanor, Derbyshire DE75 7JH. Completion Date: 22.12.2022
8	Former High Peak Area Social Service Office, Talbot Street, Glossop SK13 7DG	Completion Date: 22.12.2022
10	33 Devonshire Drive, Mickleover, Derby DE3 9HA	Tenure: Freehold
12	Evergreen Family Centre, Albany Street, Ilkeston, Derbyshire DE7 5AD	Completion Date 22.12.2022

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Lot	Address	Amendment
13	Land at Rushy Lane, Risley, Derby DE72 3SW	Withdrawn
14	Land between Regent Street and Lawrence Street, Long Eaton, Nottingham NG10 1JX	Postponed
15	19 Lyndhurst Road, Birmingham, Birmingham, West Midlands B24 8QR	Completion Date: 19.12.2022
19	22 Marlow Road, Leicester LE3 2BQ	The completion date will be 15 business days following the auction provided the certificate required in accordance with entry B3 of the title register is available or the restriction has been removed at the land registry.
22	15 Sedgwick Street, Jacksdale, Nottingham NG16 5JY	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
23	6 Jackfield Street, Stoke-On-Trent, Staffordshire ST6 1EU	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
24	73 Whitehall Avenue, Stoke-On-Trent, Staffordshire ST7 1EP	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
25	183 Woodway Lane, Coventry CV2 2EH	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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26	78 Branstree Drive, Coventry CV6 6GU	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
27	93 Silver Street, Whitwick, Coalville LE67 5EX	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
28	134 Camp Hill Road, Nuneaton CV10 0JJ	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
29	56 Midland Road, Nuneaton, Warwickshire CV11 5DY	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
30	10 Rye Piece Ringway, Bedworth, Warwickshire CV12 8JH	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
34	25 Chatsworth Street, Derby, Derbyshire DE23 6NR	We have not been provided with a copy of the HMO or with all of the Tenancy Agreements and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
36	25 Churchill Road, Birmingham, West Midlands B9 5NY	Sold Prior
37	10 Garages adjacent to, 34 Poole Crescent, Coseley, West Midlands WV14 8SU	Completion Date 22.12.2022

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38	Garage Site Adjacent 46 Rainbow Street, Bilston, West Midlands WV14 8SX	Completion Date 22.12.2022
40	34 Chapel Street, Sandbach, Cheshire CW11 1DS	Sold Prior
41	36 Chapel Street, Sandbach, Cheshire CW11 1DS	Sold Prior
42	6 Bedford Street, Derby DE22 3PB	The auctioneers have not been able to verify the tenancy agreements or income.
45	110 Uttoxeter New Road, Derby, Derbyshire DE22 3JB	Postponed
46	154 Uttoxeter New Road, Derby DE22 3JB	We have been informed that there is a breach of the lease and that no ASTs, LPE1 or protocol forms are available (special conditions 5f, 6b, 14 & 15 refer). We are therefore not able to confirm the details contained in our marketing and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
47	Bentley Brook House, Cubley, Ashbourne, Derbyshire DE6 2EY	Completion Date: 22.12.2022
48	233 Blackbird Road, Leicester, Leicestershire LE4 0AN	Buyers are referred to the S20 Notices in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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49	29 -31, Canal Street , South Wigston, Leicester , Leicestershire LE18 4PL	Postponed
50	14 Byron Close, Enderby LE19 4QB	Postponed
51	7 King Street, Sileby, Loughborough, Leicestershire LE12 7LZ	A management company is in the process of being formed and the company details are to be inserted into the TP1 once these are available.
52	21 Hall Croft, Shepshed, Loughborough, Leicestershire LE12 9AN	Postponed
54	2 Woodside Road, Sandiacre, Nottingham NG10 5GP	Sold Prior
57	Land adjacent to 53 Philip Road, Newark NG24 4PD	Sold Prior
63	113 Horninglow Street, Burton-On-Trent, Staffordshire DE14 1PJ	We have been informed that the rent paid for room 1 is currently £120 pw and that the tenant occupies under a periodic tenancy. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
64	14 St. Matthews Street, Burton-On-Trent DE14 3DT	Postponed

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Lot	Address	Amendment
65	75 Westfield Road, Burton-On-Trent, Staffordshire DE13 0TL	We understand that the Rent Schedule in the legal pack confirms the current rents payable. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
67	Land to the right of 40 Wood Avenue, Creswell, Worksop S80 4EG	Postponed
68	Land adjacent to 40 Garden Crescent, South Normanton, Alfreton, Derbyshire DE55 2AX	Postponed
69	Land accessed to the left of 229 Creswell Road, Clowne S43 4LY	Postponed
71	57 Bemersley Road, Stoke-On-Trent ST6 8JF	Completion Date: 22.12.2022
72	598 Aldridge Road, Great Barr, Birmingham B44 8NG	Completion Date: 19.12.2022
74	37 Chapel Street, Ripley DE5 3DL	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
75	43 Outram Street, Ripley DE5 3LF	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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76	6 Willingham Road, Market Rasen LN8 3DP	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
77	54 Oak Street, Stoke-On-Trent ST1 2NB	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
78	619 Beverley Drive, Stoke-On-Trent ST2 0RD	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
79	148 Newhouse Road, Stoke-On-Trent, Staffordshire ST2 8BL	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
80	104 Denry Crescent, Newcastle under Lyme ST5 8JW	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
81	1 Chapel Lane, Audley, Stoke-On-Trent ST7 8JN	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
82	66 Stoneley Road, Crewe CW1 4NG	Completion Date 22.12.2022 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional high fees payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
84	152 Southgate, Sutton Hill, Telford TF7 4HH	This property is being sold by receivers. We have been made aware that the original legal owner has raised a dispute with the lender, however the receiver's solicitors have confirmed that this will not prevent the sale to a prospective buyer. The completion date is 8th December.

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85	162 Burford, Telford TF3 1LW	This property is being sold by receivers. We have been made aware that the original legal owner has raised a dispute with the lender, however the receiver's solicitors have confirmed that this will not prevent the sale to a prospective buyer. The completion date is 8th December.
86	66-67 High Street, Madeley, Telford TF7 5AU	Completion Date: 22.12.2012. This property is being sold by receivers. We have been made aware that the original legal owner has raised a dispute with the lender, however the receiver's solicitors have confirmed that this will not prevent the sale to a prospective buyer.
87	Lower Heath House, Dovaston, Kinnerley, Oswestry SY10 8DS	Sold Prior
91	Flat 11 The Parade, Wharf Road, Ash Vale, Aldershot GU12 5AZ	Completion Date: 22.12.2022 The tenancy agreement shows a rental income of £695 pcm. We have requested evidence of rental increase to the £800 pcm referred to in our marketing.
92	Flat 4A Craddocks Parade, Ashted KT21 1QL	Completion Date: 22.12.2022 The buyer will take the property as it stands on completion be it either occupied or vacant. Current ground rent is also to be confirmed. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
93	Flat 1, 8 North Street, Ashburton, Newton Abbot TQ13 7QD	Completion date: 22.12.2022
94	Flat 2, 8 North Street, Ashburton, Newton Abbot TQ13 7QD	Completion date: 22.12.2022
95	23 The Cottages, Station Road, Wrington, Bristol BS40 5LH	Withdrawn

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Lot	Address	Amendment
98	Land off Cleavers, Sissinghurst, Cranbrook TN17 2JU	Postponed
99	Unit 7, 5 Eastfields Avenue, London SW18 1FU	Completion is to take place 5 business days after the Seller has given notice to the Buyer that the licence has been obtained. The buyer is to use all endeavours to assist the Seller with obtaining the Licence to Assign.
100	Flat 35, Benedicts Wharf, Highbridge Road, Barking IG11 7BB	We have been informed that the leasehold sale pack is to follow and, as a result, we cannot currently confirm ground rent/service charge information. We have not been provided with a copy of the Tenancy Agreement(s) and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
101	622 Rayleigh Road, Southend-on-Sea SS9 5HU	Completion Date: 16.12.2022
101A	Flat 45, 19 Page Street, London SW1P 4JX	Completion Date 22.12.2022
102	29 Gwynne Road, Poole, Poole, Dorset BH12 2AR	Withdrawn
104	Garages at Morris Street, Eastgate, Peterborough PE1 5DX	Completion Date: 16.12.2022
105	The Old Black Lion Public House, Chapelgate, Gedney, Spalding, Lincolnshire PE12 0BW	Postponed

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Lot	Address	Amendment
107	21 Columbus Avenue, Brierley Hill DY5 1TW	The AST included in the legal documents is for £595 pcm not as previously advertised, however notice to vacant has been served and available to view within the legal documents. The buyer will purchase the property as it stands at the time of completion whether this is subject to tenancy or vacant.
108	117 Chester Road, Streetly, Sutton Coldfield, West Midlands B74 2HE	Completion Date 10.01.2023
109	59 Ebenezer Street, Hednesford, Cannock, Staffordshire WS12 4HD	Completion date 05.01.2023
110	Unit 81, College House, Bridge Road, Birmingham, West Midlands B8 3TE	Postponed
111	Flat 52, College House, Bridge Road, Birmingham, West Midlands B8 3TE	Postponed
112	Apartment 43, 26 Longleat Avenue, Birmingham, West Midlands B15 2EX	There is no tenancy agreement provided in the legal pack, all prospective buyers must rely on their own investigations.
113	Apartment A201 Madison House, 94 Wrentham Street, Birmingham B5 6QR	We have not been provided with a copy of the Tenancy Agreement and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
117	22 Gaiafields Road, Lichfield WS13 7LT	Completion Date: 22.12.2022

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Lot	Address	Amendment
118	The Dell, Peterbrook Road, Shirley, Solihull, West Midlands B90 1HZ	Postponed
120	75 Addison Road, Rugby CV22 7DA	Completion Date: 22.12.2022
121	80 Woodway Lane, Coventry CV2 2EJ	A copy of the HMO licence has been requested but not yet available. Prospective buyers are advised to make any necessary independent enquiries before placing their bid, as this will be binding.
122	48C Montague Road, Leicester, Leicestershire LE2 1TH	Postponed
123	101 Wigston Lane, Aylestone, Leicester, Leicestershire LE2 8TJ	Postponed
124	124 Knighton Road, Leicester, Leicestershire LE2 3TQ	Sold Prior
125	11 Nook Street, Leicester, Leicestershire LE3 9FW	Sold Prior
127	14 West End, Long Whatton, Loughborough LE12 5DW	Sold Prior

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128	3 Whitaker Gardens, Derby, Derbyshire DE23 6AW	Postponed
130	21 Chedworth Drive, Alvaston, Derby, Derby, Derbyshire DE24 0TL	Postponed
131	1 Lang Road, Alvaston, Derby DE24 0GB	Sold Prior
132	315 Duffield Road, Derby DE22 2DF	Sold Prior
133	1 St. Quentin Close, Derby DE22 3JT	Postponed
134	47 Sackville Street, Derby, Derbyshire DE23 8TD	We have not been provided with a copy of the HMO or with all of the Tenancy Agreements and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
135	1 Market Place, Codnor, Ripley DE5 9RE	Postponed
136	15 -16 Charnwood Street , Derby DE1 2GT	Sold Prior

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Lot	Address	Amendment
137	274 Tutbury Road, Burton-on-Trent, Staffordshire DE13 0NY	Sold Prior
138	70 Stafford Street, Stoke-On-Trent, Staffordshire ST1 1LU	New Guide Price: £88,000+ Completion Date: 22.12.2022 We have not been provided with a copy of the Planning Permission referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
139	Land lying to the North east of Weaver Hall Farm, Weaver Hall Lane, Darnhall, Winsford CW7 4EB	We have been informed by a third party of a potential right of access issue. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
140	72 Albion Road, New Mills, High Peak SK22 3EY	Postponed
141	Land and Buildings On The North West of Northfield Road, Northfield, Rotherham S60 1RR	Withdrawn
142	1 Bridgefoot, Main Street, West Stockwith, Doncaster DN10 4EY	Postponed
143	9 Colenso Grove, Leeds LS11 0DG	Completion Date: 22.12.2022. The Property is sold subject to the subsisting Tenancy agreement within the legal documents.
145	30 and 32 Westgate, Dewsbury WF13 1BL	Completion Date 22.12.2022

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Lot	Address	Amendment
146	33 Kendal Street, Keighley BD21 4PS	Completion Date: 22.12.2022 We have not been provided with a copy of the tenancy agreement and are unable to verify the tenancy details referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
147	13 Alma Place, Clitheroe BB7 2LF	Completion Date 22.12.2022
148	15 & 15A Park Road, Bingley BD16 4BD	Withdrawn
151	58 Holborn Street, Rochdale OL11 4QB	Completion Date: 22.12.2022
152	Flat 59 Melmerby Court, Eccles New Road, Salford M5 4UP	Withdrawn
153	Flat 42 Knights Court, Canterbury Gardens, Salford M5 5AB	Withdrawn
153a	5 Ranby Avenue, Manchester M9 6LW	Sold Prior
154	155 Rawsthorne Avenue, Gorton, Manchester M18 7GA	Sold Prior

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Lot	Address	Amendment
155	157 Rawsthorne Avenue, Gorton, Manchester M18 7GA	Sold Prior
156	149 Rawsthorne Avenue, Gorton, Manchester M18 7GA	Completion Date: 22.12.2022
157	161 Rawsthorne Avenue, Gorton, Manchester M18 7GA	Completion Date: 22.12.2012
158	Storage Units, Bracken House, Charles Street, Manchester M1 7BD	The completion date is 28 days after the contract date. There are additional fees in the special conditions, please see clause 7,8 and 10. The full address is: Basement Storage, Bracken House, 44-58 Charles Street, Manchester M1 7BD
159	12 Marleyer Close, Moston, Manchester M40 0AB	New Guide Price: £120,000+ Completion Date: 22.12.2022
160	2 Lentworth Drive, Worsley, Manchester M28 3EX	Withdrawn
162	256 Bridgewater View Anson Street, Eccles, Manchester M30 8HH	Sold Prior
163	11 Franklyn Close, Denton, Manchester M34 2HX	Completion Date: 22.12.2022

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165	472 Stanley Road, Bootle, Merseyside L20 5AF	Sold Prior
166	Former St Marks C of E Church, Dreycroft Avenue, Liverpool L33 9TE	Postponed
167	3 Fountains Road, Kirkdale, Liverpool, Merseyside L4 1QH	Postponed
168	Everton Water Tower, Margaret Street, Liverpool L6 2HW	Postponed
169	175 Kensington, Liverpool L7 2RF	Sold Prior
170	9 Stabler Crescent, Garden Village, Wrexham LL11 2TL	Completion Date: 22.12.2022
171	Miners Arms, Aspatia, Wigton CA7 2LP	Withdrawn
172	Garage to the rear of 47 Warton Street, Lytham St. Annes, Lancashire FY8 5DQ	Sold Prior

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



Auction: 24 November 2022

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 24 November 2022

Lot	Address	Amendment
174	Bro Einon (land), Llanybydder SA40 9SF	Withdrawn
175	21 Newgate Street, Bishop Auckland DL14 7HQ	Completion Date: 22.12.2022
176	27 Galloway Road, Peterlee SR8 5QD	Postponed.
177	9 Firbeck Walk, Thornaby, Stockton-On-Tees TS17 0LR	Withdrawn
180	64 Station Road, St. Helen Auckland, Bishop Auckland DL14 9EX	We understand there are no keys available for the property and none will be provided on completion. EPC rating G
185	7 Cinnamon Close, Birmingham, West Midlands B5 7SD	Sold Prior

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