

Addendum



Auction: 20 December 2022

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

Addendum as of 20 December 2022

Lot	Address	Amendment
2	7 St. John Street, Ashbourne, Derbyshire DE6 1GP	Completion Date: 20.01.2023
3	6, 9, 11, 13, 15 and 17 St John Street, Ashbourne, Derbyshire DE6 1GP	Completion Date 20.01.2023 Buyers are to note that the lease for 9-11 St John Street is for a term of 15 years from 25.03.2005. Seller has confirmed that only units 9-11 are still occupied. The tenant is paying £4125.00 per quarter or £16500.00 per annum. All other units are with vacant possession and leases extinguished. The Lessee in unit 9-11 has adhered to all terms of the lease.
4	Former Community Centre, Station Road, Hatton, Derby DE65 5EH	Completion Date: 20.01.2023
6	Land between Regent Street and Lawrence Street, Long Eaton, Nottingham NG10 1JX	Completion Date 20.01.2023
8	Apartment 501, The Litmus Building, 195 Huntingdon Street, Nottingham NG1 3NX	Completion Date: 23.01.2023
9	Two Parcels of Land on Church Street, Heanor DE75 7AH	Completion Date 20.01.2023 To clarify the TP1 plan reflects the part of title DY438062 being sold only. In addition the sale will include the whole of title DY456756 (which will not be required to be included on the TP1 plan)
10	Plot 1, land to the rear of Rye Close Farm, Egginton, Derby DE65 6HG	Sold Prior
11	Plot 2, land at the rear of Rye close Farm, Egginton, Derby DE65 6HG	Completion Date: 10.01.2023 Buyers are referred to the Overage Agreement in the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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: 20 December 2022

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

Addendum as of 20 December 2022

Lot	Address	Amendment
13	206 and 206a Burton Road, Derby DE23 6AA	Completion Date: 12.01.2023
15	196 All Saints Road, Burton-On-Trent DE14 3LS	The property is sold subject to tenancy, however notice has been served and the tenant is due to move out of the property prior to completion. The BUYER accepts the position as is, and buys whether or not the tenant is still in situ.
16	33 Lorne Street, Chester CH1 4AE	New guide price: £140,000+
17	Club XS, West Walls, Carlisle CA3 8UB	EPC Rating A
19	14 Whitwick Way, Leicester, Leicestershire LE3 9TG	Postponed
24	29 -31, Canal Street , South Wigston, Leicester , Leicestershire LE18 4PL	Postponed
26	The Boathouse and Moorings, Syston Road, Cossington, Leicester, Leicestershire LE7 4UZ	Withdrawn
29	61 Oxford Street, Church Gresley, Swadlincote, Derbyshire DE11 9NB	EPC Rating: G

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: 20 December 2022

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

Addendum as of 20 December 2022

Lot	Address	Amendment
30	21 Chedworth Drive, Alvaston, Derby, Derbyshire DE24 0TL	Completion will take place within 5 days of the Licence to Assign being issued along with details on the requirements to obtain consent to the restriction on title.
32	126, 128, 130, 132 & 132B Uttoxeter New Road, Derby, Derbyshire DE22 3JB	Completion Date 31.01.2023 Tenure: Freehold and Leasehold titles as set out in special conditions AST for 128 confirms rent payable of £38,016 pa and AST for 132 confirms rent payable of £36,960 pa and not as set out in our marketing.
33	Blunder Cottage, Calton Moor, Staffordshire Moorlands, Ashbourne, Derbyshire DE6 2BU	Sold Prior
35	3 Crown Bank, Stoke-On-Trent, Staffordshire ST1 1DE	Sold Prior
36	Land adjacent to 40 Garden Crescent, South Normanton, Alfreton, Derbyshire DE55 2AX	Completion Date: 17.01.23
37	24 Cope Street, Barnsley, South Yorkshire S70 4HX	Postponed
38	Land accessed to the left of 229 Creswell Road, Clowne S43 4LY	Postponed
39	Land to the right of 40 Wood Avenue, Creswell, Worksop S80 4EG	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

Auction: 20 December 2022

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

Addendum as of 20 December 2022

Lot	Address	Amendment
41	50 Ebers Road, Mapperley Park, Nottingham, Nottinghamshire NG3 5DZ	Sold Prior
43	179 Derby Road, Beeston, Broxtowe, Nottingham NG9 3AE	Postponed
45	4 Grange Estate, Cossall, Nottingham, Nottinghamshire NG16 2SL	Postponed
46	8 Bransdale Close, Long Eaton, Nottingham NG10 3JD	Completion Date: 17.02.2023
47	18 Windsor Court, Sandiacre, Erewash, Nottingham, Nottinghamshire NG10 5PH	Sold Prior
48	The Old Black Lion Public House, Chapelgate, Gedney, Spalding, Lincolnshire PE12 0BW	Postponed
49	35 Linden Avenue, Stourport-On-Severn, Worcestershire DY13 0EF	Postponed
50	7 Greenfield Cottages, Crook DL15 8NJ	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

Auction: 20 December 2022

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

Addendum as of 20 December 2022

Lot	Address	Amendment
51	The Orchard, Warrington Road, Mere WA16 0QB	To clarify plan 2 in the legal pack shows the extent of land we are offering for sale
52	12 Gainsborough Close, Wilmslow, Cheshire SK9 2NP	Completion Date: 01.02.2023.
53	1, 3, 5 and 7 Bolton Road, Darwen BB3 1DF	Guide price: £170,000+
54	Flat 1, 25 Brookhouse Avenue, Farnworth, Bolton BL4 9LY	Completion Date: 23.01.2023
55	Flat 2, 25 Brookhouse Avenue, Farnworth, Bolton BL4 9LY	Completion Date: 23.01.2023
56	Flat 3, 25 Brookhouse Avenue, Farnworth, Bolton BL4 9LY	Completion Date: 23.01.2023
57	9 Maureen Avenue, Manchester M8 5AR	Completion Date: 01.02.2023
58	30 Ochr Y Bryn, Henllan, Denbigh LL16 5AT	Guide Price: £90,000+

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: 20 December 2022

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

Addendum as of 20 December 2022

Lot	Address	Amendment
60	Land on the south side of Regent Court, Stoke Poges Lane, Slough SL1 3LF	Completion Date: 17.01.23
61	1, 1A and 1B Armstrong Street, Swindon SN1 2AA	Withdrawn
62	146-147 Manchester Road, Swindon SN1 2AF	Withdrawn
63	18 Lagos Street, Swindon SN1 2BU	Withdrawn
64	208-211 Rodbourne Road, Swindon SN2 2AA	Withdrawn
69	8 The Chase, Cashes Green, Stroud GL5 4SB	Please note the assessment of cracking Report in the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
71	41A Market Street, Hatherleigh, Okehampton EX20 3JP	Completion Date: 17/01/2023
73	622 Rayleigh Road, Southend-on-Sea SS9 5HU	Completion Date: 20.01.23

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: 20 December 2022

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

Addendum as of 20 December 2022

Lot	Address	Amendment
74	170 & 172 Long Street, Atherstone CV9 1AE	Postponed
76	248 Upper Marshall Street, Birmingham B1 1LP	The completion date is 20 working days from the contract date.
77	24 Yenton Grove, Birmingham B24 0HZ	Completion Date: 20.1.2023
78	2 Woodbine Croft, Birmingham B26 3BJ	Withdrawn
81	Flat 39, College House, Bridge Road, Birmingham B8 3TE	Postponed
82	Flat 40, College House, Bridge Road, Birmingham B8 3TE	Postponed
83	Flat 41, College House, Bridge Road, Birmingham B8 3TE	Postponed
86	31 Sedgley Hall Avenue, Dudley, West Midlands DY3 3TA	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: 20 December 2022

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

Addendum as of 20 December 2022

Lot	Address	Amendment
87	16 Linwood Road, Dudley, West Midlands DY1 4EA	Sold Prior
89	16 Liana Gardens, Wolverhampton WV2 2AD	Completion Date: 17.01.23
90	57 Bemersley Road, Stoke-On-Trent ST6 8JF	Withdrawn
91	2 Mill Street and 42-44 Church Street, Great Harwood, Blackburn BB6 7NN	Sold Prior
92	202 Bell Lane, Bury BL9 6HS	Sold Prior
93	3 Tara Apartments, 12 St. Marys Hall Road, Manchester M8 5DZ	Completion date 01.02.2023
94	Apartment 4, 261 Victoria Avenue East, Manchester M9 7GH	Guide Price: £62,000+
95	187 Hollin Lane, Middleton, Manchester M24 5WA	Completion Date: 17/01/2023

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: 20 December 2022

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

Addendum as of 20 December 2022

Lot	Address	Amendment
96	1019 Rochdale Road, Manchester M9 8AJ	Completion Date: 20/01/2023
97	9 Elder Mount Road, Manchester M9 8BT	Sold Prior
98	Former St Marks C of E Church, Dreycroft Avenue, Liverpool L33 9TE	Postponed
99	57 Tudor Street, Liverpool L6 6AG	Postponed
99A	50c and 50d Well Street, Ruthin LL15 1AW	Completion Date: 01.02.2023 Please note that the sellers is the freeholder for 50 Well Street as per the title register, the seller advised they renamed flats 50c and 50d after the converted the shop. Thus the sellers own the freehold of 50a and 50b too, however, the leasehold title of 50a and 50b Well Street are owned by different proprietors.
100	The Grove, Denbigh Road, Nannerch, Mold CH7 5RH	We are informed that there has been a burst pipe over the weekend (17th-18th December) which has caused some internal damage to the property. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
102	8 and 10 Church Road, Cheadle Hulme, Cheadle SK8 7JU	Guide Price: £225,000+ No tenancy agreement has been provided for the detached garage and we therefore cannot confirm the rental figure listed in the property description. Buyers are to rely on their own investigations in this regard.
103	52 Nelson Road, Edlington, Doncaster DN12 1AT	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: 20 December 2022

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

Addendum as of 20 December 2022

Lot	Address	Amendment
104	39A and 39B Lord Street, Grimsby, Lincolnshire DN31 2ND	Sold Prior
105	260 Corporation Road, Grimsby DN31 2QB	Sold Prior
106	262 Corporation Road, Grimsby DN31 2QB	Sold Prior
107	281 Wellington Street, Grimsby DN32 7JP	Sold Prior
108	332 Wellington Street, Grimsby DN32 7JR	Sold Prior
109	106 Stanley Street, Grimsby DN32 7LN	Sold Prior
110	40 Castle Street, Grimsby, Lincolnshire DN32 7LW	Sold Prior
111	173 Rutland Street, Grimsby DN32 7ND	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: 20 December 2022

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

Addendum as of 20 December 2022

Lot	Address	Amendment
112	126 Rutland Street, Grimsby DN32 7NE	Sold Prior
113	158 Rutland Street, Grimsby DN32 7NE	Sold Prior
114	153 Oxford Street, Grimsby DN32 7NX	Sold Prior
115	62 Duke Street, Grimsby DN32 7RT	Sold Prior
116	33 Peaksfield Avenue, Grimsby DN32 9QF	Sold Prior
124	Church Lane House, Church Lane, Ravenstone, Coalville LE67 2AE	Sold Prior
125	117 Chester Road, Streetly, Sutton Coldfield, West Midlands B74 2HE	Sold Prior
126	78 Branstree Drive, Coventry CV6 6GU	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.