

# Addendum

## Auction: 26 October 2023

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 26 October 2023

Lot	Address	Amendment
2	6C Steamer Street, Barrow-In-Furness LA14 2SG	Completion Date: 30 days following exchange of contracts or in the event that the Licence to Assign has not been obtained by this date then 5 working days following receipt of the completed Licence to Assign.
5	Land at Manor Road, Brampton , Chesterfield, Derbyshire S40 1HX	Completion Date: 23.11.2023 Prospective purchasers are to note the Overage Deed and TPO included within the legal documents and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
7	3 Rodney Avenue, Bristol BS15 1EQ	New guide price: £180,000+
9	6 Meadow Close, Spondon, Derby DE21 7GS	New Guide Price: £145,000+ Completion Date: 23.11.2023
10	4 Charlton Avenue, Long Eaton, Erewash, Nottingham, Nottinghamshire NG10 2BX	Prospective purchasers are to note the Party Wall Notice letter included within the legal documents and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
11	Off Street Parking , 3 Hankin Street, Hucknall, Nottinghamshire NG15 7RR	Postponed
12	38 Curzon Street, Netherfield, Nottingham NG4 2NQ	We have not been provided with evidence of rent increase 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.
13	30 Maud Street, Nottingham NG7 7AQ	We have not been provided with evidence of rent increase 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.

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14	31 Holborn Avenue, Nottingham NG2 4LY	We have not been provided with evidence of rent increase 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.
15	17 Garratt Close, Oldbury B68 9NU	The legal pack confirms ground rent of £100 is payable per annum and that the seller has not been required to contribute to service charge. Prospective buyers must make all necessary independent enquiries prior to placing their bid as this will be binding.
17	Faraday Business Centre, 57 Windsor Road, Redditch B97 6DJ	Postponed
18	Land at The Crescent, Breaston, Derbyshire DE72 3DS	Completion Date 23.11.2023
20	441 Kedleston Road, Derby DE22 2TG	New guide price: £290,000+ Completion Date: 23.11.2023
22	10 Lancaster Close, Ramsgate, Kent CT12 6PD	Completion Date 23.11.2023
25	2 Bingham Street, Allenton, Derby DE24 9BS	Completion Date: 27.11.2023
26	48 Ashby Road, Melbourne, Derbyshire DE73 8ES	We have been made aware of a dispute in relation to rear garden and buyers are referred to the information within the legal pack. Prospective buyers must make all necessary independent enquiries prior to placing their bid as this will be binding

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Lot	Address	Amendment
27	16 Highfield Street, Swadlincote DE11 9AS	Completion Date 23.11.2023
28	The School House Business Centre, London Road, Derby DE24 8UQ	New guide price: £420,000+
30	10 Atkinson Road, Ashby-De-La-Zouch, Leicestershire LE65 2LA	The property will be sold subject to the lease with vacant possession.
31	62 Station Street, Loughborough, Leicestershire LE11 5EE	Postponed
32	75 A,B,C,D,E Valley Road, Nottingham NG5 3HT	We have not been provided with evidence of all rental figures and cannot therefore confirm the sum 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.
33	14 Hillcrest View, Carlton, Nottingham NG4 1LQ	We have not been provided with evidence of rent increase 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.
34	46 Halls Road, Stapleford, Nottingham, Nottinghamshire NG9 7FS	We have not been provided with evidence of rent increase 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	38 Barrows Gate, Newark, Nottinghamshire NG24 2FY	Postponed

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Lot	Address	Amendment
40	60 Shaftesbury Road, Manchester M8 0NL	Sold Prior
41	60a Hulme Hall Road, Cheadle Hulme, Stockport, Cheadle, Cheshire SK8 6JZ	Completion Date: 27.11.2023 Please note the Buyer's Fee is 1.8 % including VAT, subject to a minimum of £1,650 including VAT. Please refer to special condition ' the Buyer must be a private individual occupying the Property as its principal or sole residence'
43	3 Lynton Drive, Prestwich, Manchester M25 2QS	Sold Prior
44	Land and Garages at, Padden Brook, Romiley, Stockport, Cheshire SK6 3AL	Completion Date 23.11.2023 Tenure is part freehold and part leasehold (lease for a term of 999 years from 24.6.1964). 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.
45	Land parcel at, Padden Brook, Romiley, Stockport, Cheshire SK6 3AL	Completion Date 23.11.2023 Tenure is part freehold and part leasehold (lease for a term of 999 years from 24.6.1964). Sold with vacant possession. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
46	20 Kilner Court, Denaby Main, Doncaster DN12 4DH	Completion Date: 23.11.2023
48	13-17 Lower Stone Street, Maidstone ME15 6JX	Withdrawn
50	Apartment 19, Rocklands, Narrowcliff, Newquay, Cornwall TR7 2FD	Postponed

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Lot	Address	Amendment
52	Flat 22, The Peninsula, Pegasus Way, Gillingham ME7 1GD	Completion Date: 23.11.2023 Sale by receiver. There is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental figure. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
53	226 Spring Bank, Kingston upon Hull HU3 1LU	Completion Date: 23.11.2023 Sale by receiver. The property may be tenanted, however there is no tenancy agreement provided in the legal pack. Prospective buyers are referred to special condition 39 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries, and we are asked not to submit preliminary enquiries.
54	1 Breams Field, Langdon Hills, Basildon SS16 6LG	Completion Date 23.11.2023
55	37 St. Christophers Close, Canvey Island SS8 9NG	Completion Date 23.11.2023
56	96 The Green, Southall UB2 4BG	Withdrawn
57	4 Hamilton Parade, Groveley Road, Feltham TW13 4PJ	Withdrawn
58	Top Flat, 63 Palmerston Street, Plymouth PL1 5LJ	Completion Date: 23.11.2023 Sale by receiver. The property may be tenanted, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental figure. Prospective buyers are referred to special condition 40 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries, and we are asked not to submit preliminary enquiries.
59	5 Guild House, 393 Rotherhithe New Road, London SE16 3FN	Completion Date: 23.11.2023 There is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental figure given in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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Lot	Address	Amendment
60	Unit G18, Spring Place Student Halls, 4 Dumfries Street, Luton LU1 5FT	Completion Date 23.11.2023
61	11 Autumn Grove, Hockley, Birmingham B19 2DB	Withdrawn
62	57 Summerfield Crescent, Birmingham B16 0EN	Sale by receiver with no title guarantee. Property may be vacant or tenanted and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
63	Flat 17, Moseley Court, Yardley Wood Road, Birmingham B13 9PU	We have not been provided with LPE1 or AST to evidence 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.
64	4 Anglesey Street, Hednesford, Cannock WS12 1AB	Postponed
65	11 Tudor Court, Tipton DY4 8UU	We have not been provided with new AST and cannot therefore confirm the rental figure referred to in our marketing. Term of Lease is 99 years from 25.3.1974. Ground rent £45 pa. Service charge £484.11 for the period 1.7.2023 to 31.12.2023 Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
66	82 Tudor Court, Tipton DY4 8UW	Term of Lease is 99 years from 25.3.1974. Ground rent £45 pa. Service charge £484.11 for the period 1.7.2023 to 31.12.2023
68	1a Brownsfield Road, Lichfield, Staffordshire WS13 6BT	Postponed

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Lot	Address	Amendment
69	21 Fish Street, Worcester, Worcestershire WR1 2HN	Postponed
71	223 - 225 High Street, Tunstall, Stoke On Trent ST6 5EG	Completion date: 23.11.2023
72	75 Uttoxeter New Road, Derby, Derbyshire DE22 3NL	Sold Prior
73	15 Rise End, Middleton, Matlock, Derbyshire DE4 4LS	Withdrawn
74	37 Field Lane, Burton-On-Trent DE13 ONH	Sold Prior
75	119 Tutbury Road, Burton-On-Trent DE13 ONU	Sold Prior
76	Land Off Chapel Street, Silverdale, Newcastle ST5 6QA	Withdrawn
80	97 Little Hallam Lane, Ilkeston, Derbyshire DE7 4AF	Sold Prior

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Lot	Address	Amendment
81	Chester House, 2-6 Mansfield Road, Eastwood, Nottingham NG16 3AQ	Postponed
83	151 Wilford Grove, The Meadows , Nottingham NG2 2DX	Completion will take place in accordance with special condition 5g
84	86 Derby Road, Ripley, Derbyshire DE5 3HT	Postponed
85	65 Peveril Road, Tibshelf, Alfreton DE55 5LR	Completion Date: 27.11.2023
86	184 Normanton Road, Derby DE23 6YY	Completion Date 23.11.2023
88	Flat 6, Miller Court, Edward Street, Derby DE1 3BN	Completion Date: 27.11.2023
89	Flats 1-4, 15-17 Packington Hill, Kegworth, Derby, Derbyshire DE74 2DF	Current rental income according to the AST's and rent increase notices within the legal pack is £21,960 pa.
93	Cookshill Hall, Roughcote Lane, Caverswall, Staffordshire ST11 9EG	Sold Prior

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Lot	Address	Amendment
94	34 Blakelow Road, Stoke-On-Trent, Stoke-on-Trent, Staffordshire ST2 8HR	Please note: We have not been provided with evidence of rent increase 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.
97	Land Oldland Road, Corby, Corby NN18 8DH	Sold Prior
98	West Wing, Sutton Fields House, Station Road, Sutton Bonington, Loughborough LE12 5NU	Completion Date: 23.11.2023 The planning documents included within the legal pack are dated 2015. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
99	Building Plot Adj. West Wing, Sutton Fields House, Station Road, Sutton Bonington, Loughborough, Leicestershire LE12 5NU	Completion Date: 23.11.2023 The planning documents included within the legal pack are dated 2017. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
99a	Herrick House, 2 Herrick Road, Loughborough, Leicestershire LE11 2BT	Postponed
101	36 Pells Close, Fleckney, Leicester, Leicestershire LE8 8TJ	Completion Date: 23.11.2023
102	Apartment 87, The Horizon, 2 Navigation Street, Leicester, Leicestershire LE1 3UN	Postponed
103	3 Durham Drive, Wigston, Leicestershire LE18 4XN	Postponed

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Lot	Address	Amendment
104	37 Lawnswood, Hinckley, Leicestershire LE10 0YB	Postponed
108	47 Sherbrook Road, Daybrook, Nottingham, Nottinghamshire NG5 6AL	Withdrawn
110	Calverton Church Hall, The Nook, Nottingham, Nottinghamshire NG14 6HJ	Postponed
112	226 St. Thomas Road, Derby DE23 8SY	Guide Price: £135,000+
114	The Old Schoolhouse, 12 Market Street, Buxton SK17 6LD	Completion Date 23.11.2023
115	40 Taylor Street, Tameside, Stalybridge, Cheshire SK15 2NJ	Sold Prior
116	Lithaprint Ltd, 70-72 Buxton Road, Heaviley, Stockport, Cheshire SK2 6NB	Sold Prior
117	West Villa, West Street, Dukinfield, Cheshire SK16 4PL	Postponed

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Lot	Address	Amendment
118	3 Sutton Lane, Middlewich CW10 0AD	Completion Date: 23.11.2023
120	40 Boarshaw Clough Way, Middleton, Manchester M24 2LJ	Postponed
121	Flat 406, Wilson Building, 43 Potato Wharf, Manchester M3 4NX	Completion Date 23.11.2023 Leasehold information has been requested (see legal pack). Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
122	66 Gregge Street, Heywood OL10 2HD	Sold Prior
123	265 and 267 Dumers Lane, Radcliffe, Manchester M26 2GN	Completion Date 23.11.2023 We have not been provided with leasehold information or 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.
124	Castle Hill House, Mold Road, Northop, Mold CH7 6BX	We are informed the property has suffered recent water damage. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. Completion Date 23.11.2023
124a	Escley House, Michaelchurch Escley, Hereford HR2 0PT	Withdrawn
125	48 Moss Lane, Platt Bridge, Wigan WN2 3TQ	Completion Date: 27.11.2023

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Lot	Address	Amendment
127	7 Church Avenue, Liverpool, Merseyside L9 4SG	Withdrawn
130	604 Bacup Road, Rossendale BB4 7EU	Completion Date: 23.11.2023
131	25 Victoria Street, Clayton le Moors, Accrington BB5 5HH	Sold Prior
132	41 Scotland Bank Terrace, Blackburn BB2 4NU	Postponed
135	14 Sutton Approach, Leeds LS14 6AH	Postponed
137	Flat 1, 106 Coatham Road, Redcar TS10 1RZ	Completion Date: 21.12.2023
138	47 West Sunnyside, Sunderland SR1 1BA	Completion Date: 23.11.2023 Sale by receiver. There is a tenancy agreement now provided in the legal pack however prospective buyers are referred to special condition 39 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries, and we are asked not to submit preliminary enquiries.
139	29, 35 & 37 West Auckland Road, Darlington DL3 9EL	Completion Date: 23.11.2023 Sale by receiver. The property may be tenanted or part let/part vacant. There is only one lease provided in the legal pack and therefore we cannot confirm rental figures. Prospective buyers are referred to special condition 39 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries, and we are asked not to submit preliminary enquiries.

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Lot	Address	Amendment
140	104 Durban Road, Grimsby DN32 8BA	Completion Date: 23.11.2023. EPC Rating: Awaited. Sale by receiver with no title guarantee. 3 titles are to be offered for sale in the one lot. Property may be tenanted however prospective buyers are referred to special condition 40 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
141	5 Old Mill Park, Louth, Lincolnshire LN11 0NY	Postponed
144	37 Lime Grove, Chapeltown, Sheffield S35 1QB	Completion Date: 23.11.2023
146	192-194 Nuncargate Road, Kirkby-In-Ashfield, Nottingham NG17 9AG	This property is now being sold conditionally, under our Conditional with Reservation Fee sales method.
147	10 Apiary Gate, Castle Donington, Derby DE74 2JA	Completion Date: 27.11.2023
148	12 Apiary Gate, Castle Donington, Derby DE74 2JA	Completion Date: 27.11.2023
149	7a Station Road, Ratby, Leicester, Leicestershire LE6 0JQ	Sold Prior
150	111 Hand Avenue, Braunstone, Leicester, Leicestershire LE3 1SP	Sold Prior

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151	76 Ivanhoe Street, Leicester, Leicestershire LE3 9GW	Sold Prior
153	20 Smith Street, Warwick CV34 4HS	Withdrawn
154	Housing Development between, 11 and 27 Sanders Close, Dudley DY2 8DP	Postponed
155	Clyro, Tamworth Road, Bassetts Pole, Sutton Coldfield B75 5RX	Sold Prior
156	Hillfield Cottage, Widney Lane, Solihull, Solihull B91 3JY	Completion Date: 27.11.2023
157	39 Francis Road, Stechford, Birmingham, West Midlands B33 8SL	Sold Prior
158	Flat 82, College House, Bridge Road, Birmingham B8 3TE	Postponed
159	102 Frances Road, Kings Norton, Birmingham B30 3DX	Completion Date 23.11.2023

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Lot	Address	Amendment
160	51-53 Piccadilly, Hanley, Stoke-On-Trent ST1 1HR	Sold Prior
162	36 Orange Grove, Wisbech PE13 2LJ	Postponed
163	27 Matthew Flinders Way, Boston, Lincolnshire PE21 8BN	Sold Prior
164	27 High Street, Spilsby PE23 5JH	Sold Prior
165	68 Mount Street, Diss, Norfolk IP22 4QQ	Sold Prior
167	College House, Berrington Road, Tenbury Wells WR15 8EJ	Sold Prior
168	Land adjacent to 6 Walwayne Field, Swindon SN3 4UW	Completion Date: 23.11.2023
169	135 High Street, Royal Wootton Bassett, Swindon SN4 7BH	Postponed

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Lot	Address	Amendment
170	2-6 High Street, Colliers Wood, London SW19 2AE	Postponed
171	Flat 9, Leading Edge, 80 Hotwell Road, Bristol BS8 4UJ	The AST in the legal pack confirms £1400 pcm dated May 2021. No evidence of rent increase is provided and therefore we cannot confirm the rental figure given in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
173	Adjoining access road to Cell Park Estate, New Lodge, Dunstable Road, St. Albans AL3 8QJ	Completion Date 31.10.2023 To clarify the land offered for sale is shaded brown on the plan to the TP1 dated 1.4.2022 within the legal pack
173a	Land Adj to Cell Lodge, Church End, Markyate, St. Albans AL3 8PY	Completion Date 31.10.2023
173b	Land on east side of Cell Park Farm, Millfield Lane, St. Albans AL3 8QQ	Completion Date 09.11.2023
174	Land to the rear of 48A Albert Road, London SE25 4JE	Completion Date: 23.11.2023
176	47 Northfield Road, Barnet EN4 9DW	Sold Prior
177	104 Carlingford Road, London N15 3ER	Completion Date: 23.11.2023

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Lot	Address	Amendment
178	17 and 19 York Road, Camberley GU15 4HS	Completion Date: 23.11.2023
181	Flat 1, 78 Wellington Road, Rhyl LL18 1LA	We have not been provided with leasehold information or a copy of the Tenancy Agreement. We 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.
182	Flat 58, 188 Lord Street, Southport PR9 0QG	The sale is subject to a £1650 purchasers contribution fee. There is no copy of the tenancy agreement in the legal documents, however there is evidence of proposed rent increase to £840 pcm. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
184	Land off Llanwonno Road, Mountain Ash, Mid Glamorgan CF45 3NB	Completion Date: 16.11.2023 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.

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.