

Addendum



Auction: 30 November 2023

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Addendum as of 28 November 2023

Lot	Address	Amendment
1	45 Charlemont Avenue, West Bromwich, West Midlands B71 3BY	Completion Date: 05.01.2024
3	68 Victoria Road, Stechford, Birmingham B33 8AH	Completion Date 18.12.2023 or earlier by agreement
4	59 Baker Street, Tipton DY4 8JR	Completion Date 04.01.2024
6	25 Somersall Street, Mansfield, Nottinghamshire NG19 6EJ	Completion Date: 05.01.2024
7	23 Melbourne Street, Derby DE1 2GF	We have not been provided with evidence of all rent payable 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.
8	12 Highfield Gardens, Derby, Derbyshire DE22 1HT	Completion Date 05.01.2024
11	54 Beach Road, Thornton-Cleveleys FY5 1EQ	Completion Date 14.12.2023
12	30 Elgin Street, Shelton, Stoke-On-Trent ST4 2RD	Completion Date: 20.12.2023

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Lot	Address	Amendment
13	Flat 16, Trident Court, Butlers Road, Birmingham B20 2NX	Completion Date: 11.01.2024 The Property is sold subject to an occupational tenancy. The sellers are not able to provide the tenancy agreement. We have been advised they will not be able to reply to any enquiries relating. We therefore are unable to confirm a rental figure. The Seller has confirmed there will be no EPC as there is no access to the property.
14	Flat 3.12 Cardinal House, 55 Bridge Road, Birmingham B8 3ST	Postponed
15	26 Ratcliffe Road, Loughborough LE11 1LQ	Completion Date: 02.01.2024
16	Flat 24, Tiffany Court, Albert Road, Leicester, Leicestershire LE2 2AA	Completion Date 05.01.2024 Leasehold information is to follow. We cannot therefore confirm service charge and ground rent sums payable. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
17	92 Turnbull Drive, Leicester, Leicestershire LE3 2JU	Completion Date: 20.12.2023
18	Former St. Johns Ambulance Site, Chapman Lane, Grassmoor, Chesterfield S42 5EN	Completion Date: 05.01.2024
19	Lady Cross House, Travers Road, Sandiacre, Nottingham NG10 5GF	Completion Date: 05.01.2024
20	East Clune House, West Street, Clowne, Chesterfield S43 4NP	Completion Date: 05.01.2024

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21	Land adjacent to 6 Bramley Road, Doe Lea, Chesterfield S44 5PW	Completion Date 02.01.2024
22	Former Star Grill, 8 Nottingham Road, Eastwood, Nottingham NG16 3NQ	Completion Date: 20.12.2023
23	Land Adjacent to unit 8 Nottingham Road, Eastwood, Nottingham NG16 3NQ	Completion Date 05.01.2024
25	95 Leman Street, Derby DE22 3UY	Completion Date: 20.12.2023
26	Former Church and Sunday School Rooms, London Road, Derby DE24 8UQ	Completion Date: 20.12.2023
27	14-16 and 18 Field Lane, Chaddesden, Derby DE21 4NG	Completion Date: 21.12.2023
28	55 Chaddesden Lane, Derby DE21 6LP	Completion Date: 28.12.2024
29	8 Donegal Walk, Chaddesden, Derby DE21 6TX	Completion Date: 20.12.2023

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Lot	Address	Amendment
30	The Pattern House, The Bridge, Milford Mills, Milford DE56 0RR	Completion Date 21.12.2023 Prospective buyers are to note that the lot is sold subject to lease of the substation and must make all necessary independent enquiries prior to placing their bid as this will be binding.
31	84 Bondgate, Castle Donington, Derby, Derbyshire DE74 2NR	Completion is to take place on either the 22nd December 2023 or the 8th January 2024. To be agreed with the buyer on the date of this contract.
32	6 Bond Street, Wombwell, Barnsley, South Yorkshire S73 8JD	Completion Date: 05.01.2024 We have enquired and the Seller has confirmed that the property is not currently habitable and a new EPC will not be provided. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
33	503 Langsett Road, Sheffield, South Yorkshire S6 2LN	Completion Date: 28.12.2024 The seller has confirmed that EPCs are not required.
34	1-3 Latimer Street, Anstey, Leicester LE7 7AW	Please note the address is known as Land on the East Side of Bradgate Road, Anstey, Leicester, LE7 7AW. Completion Date: 20.12.2023
35	11 Marsham, Orton Goldhay, Peterborough PE2 5RL	Completion Date: 20.12.2023
36	37 Algitha Road, Skegness PE25 2AJ	Completion Date 21.12.2023
37	77 Bective Road, Northampton NN2 7TB	Completion Date: 20.12.2023

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Lot	Address	Amendment
38	Freehold of, 4, 4A and 4B Oliver Grove, London SE25 6EJ	Completion Date 20.12.2023
40	133A Lancaster Road, Enfield EN2 0JN	Completion Date: 05.01.2024 There is approximately 49 years left on the lease.
41	40 Woodland Avenue, Burbage, Hinckley, Leicestershire LE10 2BD	Completion Date: 15.12.2023
42	22 Sankey Road, Cannock WS11 6DT	Completion Date: 20.12.2023
44	Faraday Business Centre, 57 Windsor Road, Redditch B97 6DJ	Completion Date: 05.01.2023
45	91 Church Street, Padiham, Burnley BB12 8JH	Withdrawn
52	Rose Cottage, Scarthin, Cromford, Matlock DE4 3QF	Completion Date: 05.01.2024
53	1 Lawn Avenue, Allestree, Derby, Derbyshire DE22 2PE	Completion Date 25.01.2024 Prospective buyers are referred to the subsidence documents within 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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Lot	Address	Amendment
54	120 Stanley Street, Derby DE22 3GW	Completion Date 03.01.2024
55	97 and 99 Sitwell Street, Spondon, Derby DE21 7FH	Combined rental income of £13,000 per annum according to the leases included within the legal documents.
57	4 Hillcreste Drive, Chellaston, Derby DE73 6RL	Completion Date: 05.02.2023
58	5 Vicarage Road, Chellaston, Derby DE73 6SD	Completion Date: 04.01.2024
59	6 Bullhurst Lane, Weston Underwood, Ashbourne DE6 4PA	Completion Date: 09.01.2024
66	470 Hawthorne Road, Sefton, Bootle, Merseyside L20 9AZ	Completion Date 10.01.2024 We have not been provided with leasehold information form 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.
68	Moss Bank, Dalley Lane, Belper, Derbyshire DE56 2DJ	Completion Date: 02.01.2024
69	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
70	25 Station Road, Borrowash, Derby DE72 3LG	Completion Date: 09.01.2024
73	2 Edward Street, Derby DE1 3BR	Completion Date 05.01.2024 Please be advised that we have not been provided with HMO documentation. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
75	Flats 1-4, 15-17 Packington Hill, Kegworth, Derby, Derbyshire DE74 2DF	Sold Prior
76	18 Shortheath Road, Moira, Swadlincote, Derbyshire DE12 6AS	Completion Date: 05.01.2024
77	2 Brooke Street, Tibshelf, Alfreton DE55 5PX	Completion Date: 02.01.2024
78	17 Bartlow Road, Nottingham, Nottinghamshire NG8 4PQ	Completion date: 03.01.2024
79	The White House, 35 Stapleford Lane, Toton, Nottingham, Nottinghamshire NG9 6FZ	Completion Date 05.01.2024
80	Bath Mill, Bath Lane, Mansfield NG18 2BU	Completion Date: 11.01.2024

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Lot	Address	Amendment
81	38 Barrows Gate, Newark, Nottinghamshire NG24 2FY	Completion Date: 05.01.2024
86	14 Sutton Approach, Leeds LS14 6AH	Postponed
87	Ladywell Road Industrial Site, Ladywell Road/Watergate Road, Stoke-On-Trent ST6 5DE	The title confirms address as 'land and buildings on the south east side of Roylance Street and on the north side of Audley Street, Tunstall'
88	66 Dalebrook Road, Burton-on-Trent, Staffordshire DE15 0AD	Withdrawn
89	West Wing, Sutton Fields House, Station Road, Sutton Bonington, Loughborough LE12 5NU	Completion Date 28.12.2023 Prospective buyers are to note this is a sale of part of title only as per the document entitled 'OS Plan' (land edged red) within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
90	Building Plot Adj. West Wing, Sutton Fields House, Station Road, Sutton Bonington, Loughborough, Leicestershire LE12 5NU	Completion Date 28.12.2023 Prospective buyers are to note this is a sale of part of title only as per the document entitled 'OS Plan' (land edged blue) within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
92	The Pig Sty, Main Street , Saxelby, Melton Mowbray LE14 3PQ	Completion Date 20.12.2023
94	20 Main Street, Newbold Verdon, Leicester, Leicestershire LE9 9NL	Sold Prior

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Lot	Address	Amendment
96	104 Durban Road, Grimsby DN32 8BA	Completion Date: 05.01.2024 EPC Rating: Awaiting. 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.
97	226 Spring Bank, Kingston upon Hull HU3 1LU	Completion Date: 08.01.2024 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.
99	Websters Dairy, 5 Main Street , Saxelby, Melton Mowbray, Leicestershire LE14 3PQ	Completion Date 20.12.2023
100	47 West Sunnyside, Sunderland SR1 1BA	Completion Date: 05.01.2024 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.
101	3 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Guide Price: £50,000+
102	42 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Guide Price: £50,000+
103	44 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Guide Price: £50,000+
104	50 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Guide Price: £50,000+

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Lot	Address	Amendment
105	17 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Guide Price: £56,000+
106	41 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Guide Price: £56,000+
107	47 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Guide Price: £56,000+
108	48 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Guide Price: £56,000+
109	51 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Guide Price: £56,000+
110	57 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Guide Price: £120,000+
111	8 Anchorage Mews, Thornaby, Stockton-On-Tees TS17 6BG	Guide Price: £120,000+
112	Fullerton View, 3 Stainton Street, Denaby Main, Doncaster DN12 4AP	Sold Prior

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Lot	Address	Amendment
113	43-45 Barnsley Road, Goldthorpe, Rotherham S63 9LT	Sold Prior
114	16-18 High Street, Staveley S43 3UX	Completion Date: 09.01.2024
115	29 Priorswell Road, Worksop S80 2BY	Completion Date 02.01.2024
119	13 Leyton Avenue, Sutton-In-Ashfield NG17 3BD	Sold Prior
121	Off Street Parking , 3 Hankin Street, Hucknall, Nottinghamshire NG15 7RR	Completion Date: 05.01.2024
122	Land on the south west side of 3 Hazel Street, Nottingham, Nottinghamshire NG6 8EA	Completion Date: 04.01.2024
124	115 Furlong Avenue, Arnold, Nottingham NG5 7AS	Completion Date 16.01.2024
125	Calverton Church Hall, The Nook, Nottingham, Nottinghamshire NG14 6HJ	Completion Date: 14.12.2023

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127	38a Carrfield Avenue, Toton, Nottingham, Nottinghamshire NG9 6FB	Completion Date: 05.01.2024
128	3 Falstaffe Mews, Regent Street, Nottingham NG7 7BJ	Sold Prior
130	Land and buildings on south east side of Gadd Street, Nottingham NG7 4BJ	Sold Prior
131	114 Cromford Road, Langley Mill, Nottingham NG16 4EX	Sold Prior
133	152 Hoe View Road, Cropwell Bishop, Nottingham NG12 3DH	Completion Date: 09.01.2024 The property is sold subject to tenancy however notice 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.
135	23 The Banks, Sileby, Loughborough, Leicestershire LE12 7RD	Completion Date: 28.12.2023
136	Vine Cottage, 2 Sarson Street, Quorn, Loughborough, Leicestershire LE12 8EA	Completion Date: 05.01.2024
137	81 Empress Road, Loughborough, Leicestershire LE11 1RH	Completion Date: 02.01.2024

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Lot	Address	Amendment
138	107 Loughborough Road, Hathern, Loughborough, Leicestershire LE12 5HY	Completion Date: 02.01.2024
139	24 Shackerdale Road, Wigston LE18 1BQ	Completion Date: 28.12.2023 Sale by receiver. We understand the Property is occupied by the Proprietor's Sister. The Seller does not hold a copy of any tenancy agreement and therefore we cannot confirm a rental figure. The receiver is not in a position to respond to queries, and we are asked not to submit preliminary enquiries. The Buyer's attention is drawn to the fact the Seller has been unable to obtain an EPC. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
140	10 Atkinson Road, Ashby-De-La-Zouch, Leicestershire LE65 2LA	The property will be sold subject to the lease with vacant possession. Seller's solicitor is investigating further and prospective buyers must make all necessary independent enquiries prior to placing their bid as this will be binding
141	15 Byron Street, Barwell, Leicester, Leicestershire LE9 8FE	Completion Date: 02.01.2024
142	Apartment 87, The Horizon, 2 Navigation Street, Leicester, Leicestershire LE1 3UN	Completion Date 05.01.2024 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.
143	37 Lawnswood, Hinckley, Leicestershire LE10 0YB	Completion Date 05.01.2024
144	16 Farm Close, Coventry, West Midlands CV6 2GD	Completion Date 05.01.2024
145	19 Birmingham Road, Millisons Wood, Coventry CV5 9AY	Completion Date: 05.01.2024

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146	Hillfield Cottage, Widney Lane, Solihull, Solihull B91 3JY	Completion Date: 02.01.2024
148	Land Adjacent to 164 St. Margarets Road, Ward End, Birmingham, West Midlands B8 2BQ	Completion Date: 04.01.2024
152	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.
156	Housing Development between, 11 and 27 Sanders Close, Dudley DY2 8DP	Sold Prior
158	358 Birmingham Road, Walsall WS5 3NX	Completion Date: 08.01.2024
160	266 St. Johns Road, Cannock WS11 0AJ	Completion Date: 03.01.2024 Prospective buyers are to note the Transfer of Part of Registered Title and Contract Plan (shaded green) within the legal documents.
161	4 Anglesey Street, Hednesford, Cannock WS12 1AB	New guide price: £110,000+
162	23 Worcester Street, Wyre Forest, Kidderminster, Worcestershire DY10 1ED	Completion Date 07.01.2024

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163	21 Fish Street, Worcester, Worcestershire WR1 2HN	Completion Date: 05.01.2024
164	20 Windermere Street, Stoke-On-Trent ST1 5EL	Completion Date: 05.01.2024
165	23 and 23a Upper Belgrave Road, Stoke-On-Trent ST3 4RA	Postponed
166	34 Blakelow Road, Stoke-On-Trent, Stoke-on-Trent, Staffordshire ST2 8HR	Sold Prior
168	223 - 225 High Street, Tunstall, Stoke On Trent ST6 5EG	Completion Date: 02.01.2024
169	667 Stockport Road, Levenshulme, Manchester, Manchester M12 4QE	Completion Date 03.01.2024
173	7 Dumbell Street, Pendlebury, Swinton, Manchester M27 6FP	We have not been provided with leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
174	10 Tumbling Bank, Manchester M9 6AU	Sold Prior

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175	11 Greenhalgh Street, Stockport SK4 1SR	Completion Date 28.12.2023
177	Land parcel at, Padden Brook, Romiley, Stockport, Cheshire SK6 3AL	Sold Prior
179	22 Rathmell Street, Bradford BD5 9QJ	Completion Date: 05.01.2024
181	604 Bacup Road, Rossendale BB4 7EU	Completion Date: 28.12.2023
182	17 Lillian Road, Liverpool, Merseyside L4 0ST	Sold Prior
183	21 Bigham Road, Liverpool L6 6DW	Completion Date 14.12.2023
185	3 Sutton Lane, Middlewich CW10 0AD	Sold Prior
187	7.2 Acres Land off, Llanwonno Road, Mountain Ash, Rhondda Cynon CF45 3NB	Completion date: 21.12.2023 The registered address is Land on the West Side of Llanwonno Road, Mountain Ash. 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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188	69 Egerton Park, Birkenhead CH42 4RD	Completion Date: 09.01.2024
189	15 Salisbury Street, Shotton CH5 1DP	Sold Prior
191	135 High Street, Royal Wootton Basset, Swindon SN4 7BH	Sold Prior
192	The Miners Arms, The Square, Shipham, Winscombe BS25 1TW	Sold Prior
193	Apartment 19, Rocklands, Narrowcliff, Newquay, Cornwall TR7 2FD	Sold Prior
194	20 Watling Street, Ross-On-Wye, Herefordshire HR9 5UF	Completion Date 05.01.2024
197	176 Magpie Hall Lane, Bromley BR2 8JE	Completion Date: 08.01.2024 Sale by receiver. We have not been provided with leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
198	35 Sanderstead Court Avenue, South Croydon CR2 9AU	Completion Date: 29.01.2024

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Lot	Address	Amendment
200	104 Carlingford Road, London N15 3ER	Completion Date: 28.12.2023
201	1 Brixton Station Road, London SW9 8PA	Completion Date: 08.01.2024 Sale by receiver. The property may be tenanted, however there is lease to Boom Burgers provided in the legal pack. As this is a receivership sale we cannot though confirm the current rental figure. 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.
202	1 Breams Field, Langdon Hills, Basildon SS16 6LG	Completion Date 02.01.2024
203	37 St. Christophers Close, Canvey Island SS8 9NG	Completion Date 02.01.2024
205	10 Lancaster Close, Ramsgate, Kent CT12 6PD	Sold Prior
206	Land and Garages accessed between 2 and 3, West Hadden Road, Northampton NN6 8ET	Completion Date: 02.01.2024
207	South Boundary and East Boundary of 6 Wellingborough Rd, Little Harrowden NN9 5BE	Postponed
208	5 Old Mill Park, Louth, Lincolnshire LN11 0NY	Completion Date: 05.01.2024

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: 30 November 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 28 November 2023

Lot	Address	Amendment
210	Land to the east of Manor Rise, Stone ST15 0HX, Land at Cleavers Lane, Sissinghurst TN17 2JU and, Land at 117 Old Nazing Road, Broxburne EN10 6RJ, Stone ST15 0HX	Completion Date 02.01.2024
214	5 The Hollow, Mickleover, Derby DE3 0DG	For the avoidance of doubt, the seller's solicitor has confirmed that there is a vehicular right of way to the left of the property granted under a Transfer deed by clause 2(i)(b) dated 19th June 1980 which was not extinguished by the 1983 deed. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
215	9 The Pinfold, Thulston, Derby DE72 3FD	Completion Date 21.12.2023 Buyers are referred to the note in the legal pack titled '9The Pinfold- Title'. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
216	181 Swarkestone Road, Chellaston, Derby DE73 6UD	Sold Prior
217	184 Normanton Road, Derby DE23 6YY	Sold Prior
218	44 Main Street, Netherseal, Swadlincote DE12 8DA	Completion Date 05.01.2024
219	23 Belper Road, West Hallam, Ilkeston, Derbyshire DE7 6GY	Completion Date: 04.01.2024
221	1 Brook Cottages, Erewash, Ilkeston, Derbyshire DE7 8JS	Sold Prior

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Addendum



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Addendum as of 28 November 2023

Lot	Address	Amendment
222	7 Sibthorpe Street, North Shields NE29 6NQ	Guide Price: £29,000+
223	96 Bannockburn Way, Billingham TS23 3QW	Guide Price: £33,000+
224	62 Howe Street, Gateshead NE8 3PP	Guide Price: £33,000+
225	66 Howe Street, Gateshead NE8 3PP	Guide Price: £33,000+
226	64 Castle Green, Sunderland SR3 3HR	Guide Price: £48,000+
227	20 Linden Road, Brotton, Saltburn-By-The-Sea TS12 2RU	Guide Price: £72,000+
228	20 Devonshire Street, Stockton- On-Tees TS18 3QQ	Completion Date: 28.12.2023 Sale by receiver. 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 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.
229	Flat 1, 106 Coatham Road, Redcar TS10 1RZ	Completion Date 22.01.2024

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