

Addendum

Auction: 25 April 2024

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 24 April 2024

Lot	Address	Amendment
1	92 Standhill Road, Carlton, Nottingham NG4 1JS	Completion date: 23.05.2024
3	74 Godfrey Street, Netherfield, Gedling, Nottingham NG4 2JG	Prospective purchasers are to refer to the NOTE TO BUYERS document included within the legal documents.
4	Land at Pottery Lane Industrial Estate, Pottery Lane West, Whittington Moor S41 9BN	Prospective buyers are advised to refer to the 'Chesterfield SBC 09-03-24' document in the legal pack showing the current tenancy schedule with rental income totalling £34,008 .
5	Clay Cross Resource Centre and Land, Market Street, Clay Cross S45 9LX	The lot is sold subject to all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests. Prospective buyers are referred to the Overage Agreement and TP1 in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
6	Chesterfield Community Centre, Tontine Road, Chesterfield S40 1QU	The lot is sold subject to all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
8	23 Warwell Lane, Birmingham B26 1DB	Completion Date: 22.05.2024
10	4 Granville Street, Woodville, Swadlincote, Derbyshire DE11 7JQ	Sold Prior
11	Hollies Lodge, Spondon Road, Dale Abbey DE7 4PQ	Completion Date 16.05.2024

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Lot	Address	Amendment
12	Evington Club, 244 Village Street, Derby, Derbyshire DE23 8DD	Completion Date 24.06.2024
13	Barn 2, Scarsdale Farm, Loscoe Denby Lane, Loscoe, Heanor DE75 7RX	Completion Date 23.05.2024
14	1 & 1A Gladstone Road, Chesterfield S40 4TE	Postponed
15	125-127 Abercerdin Road, Evanstown, Gilfach Goch, Porth CF39 8RR	Completion Date: 16.04.2024
16	43 East Terrace, Stoke-on-Trent, Staffordshire ST6 6QU	Sold Prior
17	42 Hamilton Road, and land at the back of 42 Hamilton Road, Barrowford, Nelson BB9 6DE	Completion Date: 16.05.2024. The lot comprises 42 Hamilton Road and land at the back of 42 Hamilton Road, Barrowford, (BB9 6DE). We have not been provided with leasehold information. In the event that the Seller is unable to provide EPCs to the Buyer by Completion the Buyer agrees completion will not be delayed on this basis.
18	264 Duffield Road, Derby DE22 1EP	Completion shall take place 20 Business Days after the Contract Date or earlier by mutual consent of both parties OR in accordance with Special Condition 20 (if applicable).
22	23 Scarsdale Avenue, Allestree, Derby DE22 2LA	Completion Date 23.05.2024

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Lot	Address	Amendment
26	65 Broadway Street, Burton-On-Trent, Staffordshire DE14 3NB	Sold Prior
28	Flat 3 Rockmay House, Market Place, Riddings, Alfreton, Derbyshire DE55 4BQ	We are advised the property is tenanted and the current tenant is in a rolling contract to which our client does not hold a copy to include within the legal documents. Therefore we cannot confirm the rental figure given in our marketing. Also we have not been provided with leasehold management pack and buyers are referred to the special conditions of sale within the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
29	Zion Cottage, 17 Manor Road, South Wingfield, Alfreton DE55 7NH	To clarify the extent of the land offered for sale is edged red on plan 1 within the legal pack and forms part of title number DY568609. Completion is take place on 24.05.2024 or in accordance with special condition 20 (if applicable)
30	199 Victoria Avenue, Borrowash, Derbyshire, DE72 3HG	Completion Date 20.06.2024 To clarify the sale includes 197 & 199 Victoria Avenue
31	17 Brook Street, Loscoe, Heanor, Derbyshire DE75 7LP	Postponed
32	55 Douglas Street, Derby, Derbyshire DE23 8LJ	Sold Prior
34	41 Granville Avenue, Long Eaton, Nottingham NG10 4HA	Completion Date: 27.05.2024
37	22 Marlborough Rise, Aston, Sheffield, South Yorkshire S26 2ET	Prospective buyers are referred to the Note to Buyers 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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Lot	Address	Amendment
39	32 Rockingham Road, Doncaster DN2 4BN	Completion Date 23.05.2024 Sale by receiver with no title guarantee. Any available tenancy/HMO information will be included within the legal pack however Receiver has limited knowledge 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.
40	8 Belmont Street, Mexborough S64 9NF	Withdrawn
41	23 Egerton Street, Sowerby Bridge HX6 2LX	Withdrawn
45	26-27 and 26a West View, Chirk, Wrexham LL14 5HN	Postponed
46	35 Grosvenor Road, Wallasey CH45 1JY	Completion Date 23.05.2024. Sale by Receiver with no title guarantee. Any available tenancy/HMO information will be included within the legal pack however Receiver has limited knowledge 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.
47	171 Gerald Road, Salford, Manchester, Lancashire M6 6BL	Sold Prior
48	22 Mackenzie Road, Salford, Manchester, Lancashire M7 3TH	Completion Date: 23.05.24
49	17 - 19 Victoria Road, Stoke-On-Trent ST4 2HE	Sold Prior

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Lot	Address	Amendment
50	Flat 3, 53 High Street, Burton-On-Trent, Staffordshire DE14 1JS	Completion Date: 23.05.2024
52	60 Birdcage Walk, Derby, Derbyshire DE22 4LD	Sold Prior
54a	373 Somercotes Hill, Somercotes, Amber Valley, Alferton, Derbyshire DE55 4JX	The property may or may not be tenanted, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm.
55	28 & 30 New Road, Belper, Derbyshire DE56 1US	We have not been provided with copy 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.
57	120 Belgrave Gate, Leicester LE1 3GR	Completion date: 23.05.2024 Sale by Mortgagee in Possession with no title guarantee. The seller is not in a position to respond to queries and we are asked not to submit preliminary enquiries. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
59	Flat 2, 331 Station Road, Bagworth, Coalville LE67 1BL	Completion Date 23.05.2024 We have not been provided with complete 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.
62	4 Victoria Street, Loughborough, Leicestershire LE11 2EN	The AST in the legal pack differs slightly from our details and confirms at rental income of £693 pcm, 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.
63	8 Towles Mill, Queens Road, Loughborough, Leicestershire LE11 1GG	We have not been provided with a copy of the HMO Licence. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. Please note: The property has had a recent visit from the Housing Standards Officer and they have quoted I am pleased to say, for the first time in a very long time for me doing visits, that there is nothing that needs to be done from our point of view.

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Lot	Address	Amendment
65	Methodist Church, Nottingham Road, Cropwell Bishop, Nottinghamshire NG12 3BP	Postponed. Buyers are to note that the organ in the Church is not included in the sale.
66	137 and 139 Newgate Lane, and 1-1a Gladstone Street, Mansfield NG18 2LG	Withdrawn
67	14 Sutton Approach, Leeds LS14 6AH	Sold Prior
68	4 Dunmorlie Street, Newcastle upon Tyne NE6 2JL	Completion Date: 23.05.2024 Sale by receiver. We have not been provided with leasehold information. 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
69	221 Scarborough Road, Newcastle upon Tyne NE6 2RX	Completion Date: 23.05.2024 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 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.
70	208 Scarborough Road, Newcastle upon Tyne NE6 2RX	Completion Date: 23.05.2024 Sale by receiver. We have not been provided with leasehold information. The property may be tenanted, however there is no tenancy agreement nor notice to terminate provided in the legal pack and therefore we cannot confirm. 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.
71	195 Scarborough Road, Newcastle upon Tyne NE6 2RX	Withdrawn
73	33 Gee Street, Hull HU3 2SL	Sold Prior

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Lot	Address	Amendment
74	14-16 Waterloo Road, Blackpool FY4 1AB	Completion Date 23.05.2024 Sale by receiver with no title guarantee. In relation to occupation of the property prospective buyers are referred to special conditions 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.
75	44A Carr Lane, Wigan WN3 5ND	The lot comprises both freehold and leasehold elements.
76	22 Washburn Close, Westhoughton, Bolton BL5 3LD	Sold Prior
77	251 Blackley New Road, Manchester, Lancashire M9 8FS	Completion Date: 23.05.2024 The property is sold as leasehold not freehold as previously advertised. The lease is not available as stated in special condition 12 of the contract. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
78	11 Sherdley Road, Manchester, Lancashire M8 4GE	Withdrawn
79	38 Morecambe Street, Liverpool L6 4AX	Completion Date: 23.05.2024 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
80	6 Commercial Street, Ystrad Mynach, Hengoed CF82 7DX	Postponed
81	Flat 1, 12 Argyll Road, Bournemouth BH5 1ED	Completion Date 09.05.2024 Sale is with no title guarantee. Seller has limited knowledge and any available leasehold information will be included within the legal pack. 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
83	Beechwood, The Glebe, Cubert, Newquay TR8 5HA	Completion Date 23.05.2024 Sale by receiver with no title guarantee. Property is believed to be tenanted however prospective buyers are referred to special conditions 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.
84	95 Queens Road, Weybridge KT13 9UQ	Completion Date 23.05.2024 We have not been provided with a copy of the new Lease. 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.
85	Flat 110, Arizona Building, Deals Gateway, London SE13 7QQ	Residents car parking space included. Service charge paid for 2023 £3,496.22 We have not been provided with LPE1 and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
86	Flat 20, Swan Court, Fulham Road, London SW6 5NW	Sold Prior
87	Unit 2, 95 Rushey Green, London SE6 4AF	Completion Date 23.05.2024 The property offered for sale is leasehold for a term of 125 years. The new lease in the legal pack is to be entered into by the buyer. Any available tenancy or leasehold information will be included within the legal pack however Receiver has limited knowledge. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
88	5 Guild House, 393 Rotherhithe New Road, London SE16 3FN	Completion Date 23.05.2024 Sale by receiver with no title guarantee. Property is believed to be vacant however prospective buyers are referred to special conditions 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.
89	361 Dunstable Road, Luton LU4 8BY	Withdrawn
90	Plot 2 Hillwood View, Hillwood Road, Four Oaks, Sutton Coldfield B75 5QN	Withdrawn

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Lot	Address	Amendment
91	Unit 9, Hodfar Road, Sandy Lane Industrial Estate, Stourport-On-Severn DY13 9QB	Sold Prior
92	39 Lilac Grove, Walsall, West Midlands WS2 0EY	Completion Date 23.05.2024
97	5 Webb Street, Bilston, West Midlands WV14 8XL	Completion Date: 06.06.2024
98	Land adjoining 320 Halesowen Road, Cradley Heath, West Midlands B64 6NL	Prospective buyers are to note in particular extra special conditions 1 to 3 which will become the responsibility of the buyer on completion and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
99	65 Blackpool Street, East Staffordshire, Burton-on-Trent, Staffordshire DE14 3AR	Sold Prior
102	The Fields, Strawberry Lane, Blackfordby, Derbyshire DE11 8AQ	Withdrawn
104	Royal Oak House, The Cliff, Tansley, Matlock, Derbyshire DE4 5FY	The property is subject to a lease dated 12 July 2016 which has ended due to the operation of law. The buyer confirms that they are purchasing the property with vacant possession as the seller has taken possession and will arrange for the closure of that title post completion and will indemnify the seller against any costs or claims in this regard.
106	90A Peasehill Road, Ripley, Derbyshire DE5 3JH	Sold Prior

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Lot	Address	Amendment
108	Units 1 and 2 117 Bath Street, Ilkeston DE7 8AP	Sold Prior
109	78-82 Bath Street, Ilkeston, Derbyshire DE7 8FE	EPC rating D
111	3 Haworth Close, Stretton, Alfreton DE55 6HG	Sold Prior
113	6 Newton Street, Stoke-On-Trent, Staffordshire ST4 6JL	There is no tenancy agreement for Room 5 as it remains vacant at the date of auction and the rental figures on some of the tenancy agreements differ slightly from our sales details. Prospective buyers are advised to see the 'Passing Rents' within the legal documents.
114	15/17 Huntbach Street, Stoke-On-Trent ST1 2BL	Postponed
115	2-4 Swan Square, Stoke-On-Trent, Staffordshire ST6 3EA	Completion Date: 05.06.2024 Please refer to the special conditions of sale in regards to the VAT position. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
116	6-8 Swan Square, Stoke-On-Trent, Staffordshire ST6 3EA	Completion Date: 05.06.2024 Please refer to the special conditions of sale in regards to the VAT position. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
117	Ollys, 34-36 Bow Street, Rugeley, Staffordshire WS15 2DG	The title confirms the address of the property as Squires Wine Bar, Bow Street, Rugeley

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Lot	Address	Amendment
118	10 - 12 Victoria Street, Derby DE1 1EQ	Sold Prior
119	Land at Lockwood Road, Allestree, Derby DE22 2JD	We have been notified by a third party that planning consent for residential development may have been declined. We as auctioneer have been unable to confirm this. The image of the residential dwelling on the land that is supplied is an artistic impression and is illustrative only. It is not a guarantee that planning permission has been granted for residential development. Prospective buyers must make their own independent enquiries in this respect prior to bidding, and accept that any bid placed will be binding.
120	23 Jackson Street, Derby DE22 3SA	We have not been provided with a copy of the HMO License. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
123	109A Wharf Road, Pinxton NG16 6LH	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.
124	109 Wharf Road, Pinxton, Nottingham NG16 6LH	To clarify the lot includes the commercial unit which is sold with vacant possession and is subject to the lease of the flat and garden (109A)
125	2 Elmtree Avenue, Selston, Nottingham NG16 6FR	Postponed
126	Calverton Church Hall, The Nook, Nottingham, Nottinghamshire NG14 6HJ	Completion Date: 09.05.2024
127	29 Mansfield Court, Mansfield Road, Nottingham NG5 2BW	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. We have not been provided with evidence of up to date service charge and ground rent or increased rental figure. We cannot therefore confirm the sums 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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Lot	Address	Amendment
128	13 The Ice House, Belward Street, Nottingham NG1 1JZ	We have not been provided with full leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
129	20 Chelmsford Road, Nottingham NG7 7EJ	The AST in the legal pack confirms £7140 pa. 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.
134	2-4 Regent Street, Kimberley, Nottingham NG16 2LW	Sold Prior
136	Land adjacent to 53 Philip Road, Newark, Nottinghamshire NG24 4PD	Sold Prior
140	169 Corporation Road, Grimsby DN31 2PY	Sold Prior
141	1 Riby Road, Keelby, Grimsby DN41 8ER	We have been informed that the dishwasher has been removed from the property. This will therefore not be included in the sale as stated in the Fittings and Contents Form. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
143	28 Bridge Street, Loddon, Norwich NR14 6EZ	Postponed
144	34 South Quay, Great Yarmouth NR30 2RG	'Completion Date' shall be 24 May 2024 or 5 working days after HM Land Registry's confirmation of Registration of the Title, whichever is the latter.

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144A	91 Boston Road South, Holbeach, Spalding PE12 8AA	Completion Date: 27.05.2024
145	20 Chicheley Road, North Crawley, Milton Keynes, Buckinghamshire MK16 9LP	Postponed
147	24, 24A, 22 London Road, Harleston, Norfolk IP20 9BW	Sold Prior
148	Empton House, 14, 16 and 18 The Street, Brockdish, Diss, Norfolk IP21 4JY	Postponed
151	Adjoining access road, New Lodge, Dunstable Road, St. Albans AL3 8QJ	Completion Date 10.05.2024
152	Land on east side of Cell Park Farm, Millfield Lane, St. Albans AL3 8QQ	Completion Date 06.06.2024 Within 2 months of completion the buyers are to construct a stockproof fence on the boundaries surrounding the property.
155	287 Leamington Road, Coventry CV3 6NB	Sold Prior
156	Second Floor Offices, 1 - 9 Castle Street, Hinckley LE10 1DA	Sold Prior

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158	50 Springfield Road, Shepshed, Loughborough, Leicestershire LE12 9QP	Withdrawn
162	Land lying to the northeast of 221 Hades Lane, Wymeswold, Loughborough, Leicestershire LE12 6SB	Sold Prior
163	25 Doctors Lane, Melton, Melton Mowbray, Leicestershire LE13 1QB	Sold Prior
166	Unit 1.02, Cardinal House, Bridge Road, Birmingham B8 3ST	The title confirms the postcode as B8 3TE.
169	108 Wellesley Street, Stoke-On-Trent ST1 4NS	Postponed
170	445 Etruria Road, Stoke-On-Trent ST4 6JW	Postponed
172	1 West Street, Leek ST13 8AF	Postponed
173	Room 112, Flat A16 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Completion Date: 23.05.204 We are advised by the agents the rent is £115pw for 44 weeks, however here is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental income.

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Lot	Address	Amendment
174	Room 145, Flat A20 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Completion Date: 23.05.2024 We are advised by the agents the rent is £112pw for 44 weeks, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental income.
176	64 Oakhouse Park, Walton, Liverpool, Merseyside L9 1EP	We have not been provided with evidence of service charge payments or rent increase. 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.
177	1 Argyle Street, Darwen BB3 1EX	Completion Date: 27.05.2024 We have not been provided with leasehold information.
178	169 & 171 Burnley Road East, Rossendale BB4 9DF	Postponed
179	21 Henry Place, Chester CH1 3HH	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.
181	Room 106, Flat B12 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Completion Date: 20.06.2024
182	Room 134, Flat B15 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Completion Date: 23.05.2024 We are advised by the agents the rent is £112pw for 44 weeks, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental income.
183	40 Boarshaw Clough Way, Middleton, Manchester M24 2LJ	Buyers are to note the Japanese Knotweed management plan within the legal documents. There is no tenancy agreement provided in the legal pack and therefore we cannot confirm the rental figure given in our marketing. The Buyer is to note the fees payable on the summary of fees form. 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.

