

# Addendum

## Auction: 30 May 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 28 May 2024**

Lot	Address	Amendment
5	Newhall Depot, Sunnyside, Newhall, Swadlincote DE11 0TL	Completion Date 27.06.2024 The lot is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the lot.
6	82 Norman Street, Ilkeston, Derbyshire DE7 8NL	Completion Date 20.06.2024
7	65 Green Lane, Studley B80 7EY	Completion Date: 01.07.2024
8	Car Park, Turner Street, Gornal, Dudley, West Midlands DY3 2AR	Completion Date 13.06.2024
9	Woodside Day Centre, Highgate Road, Dudley DY2 0SZ	Completion Date 20.06.2024
10	23 Louise Gardens, Rochdale OL12 9RY	Prospective buyers are to note the solar panels and documents within the legal pack in this respect and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
11	10 Parkhill Avenue, Manchester, Lancashire M8 4RA	Sold Prior
12	3 Highfield Mews, Darwen BB3 2DG	Completion Date 20.06.2024

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Lot	Address	Amendment
13	96 Roe Greave Road, Oswaldtwistle, Accrington BB5 3QD	Completion Date 20.06.2024
14	14 Bath Street, Rhyl LL18 3EB	Completion Date 20.06.2024
15	2 Bannerman Road, Petersfield GU32 2HQ	Completion Date 27.06.2024
18	Gernon Manor House, Dagnall Gardens, Bakewell DE45 1EN	Completion Date 27.06.2024 The lot is not sold with vacant possession but is sold subject to all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the lot.
19	Former Country Park Tavern, Old Coppice Side, Heanor DE75 7DJ	Completion Date 27.06.2024 EPC rating F
20	92 King Street, Alfreton DE55 7DD	Completion Date: 27.06.2024
22	20 Croydon Road, Nottingham NG7 3DS	Completion Date: 27.06.2024 Prospective buyers are to note the 'Deed of Release of Covenants and New Covenants' and the pending Land Registry application in this respect within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
23	38 Player Street, Nottingham NG7 5LZ	Completion Date: 27.06.2024

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Lot	Address	Amendment
24	3 Maud Street, Nottingham NG7 7AP	Completion Date 27.06.2024
25	3 Thurman Street, Nottingham NG7 5AU	Completion Date 27.06.2024
26	27 Radford Boulevard, Nottingham NG7 3BQ	Completion Date 27.06.2024 Prospective buyers are to note the 'Deed of Release of Covenants and New Covenants' and the pending Land Registry application in this respect within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
27	9 Thames Street, Nottingham NG6 8HW	Completion Date 27.06.2024
28	83 Knighton Lane, Leicester LE2 8BH	Completion Date 27.06.2024
30	59 Ashburton Road, Bristol BS10 5QH	Completion Date: 25.06. 2024 We have enquired and the Seller has confirmed a new EPC will not be provided.
31	58 Culver Lane, Earley, Reading RG6 1DY	Completion Date: 25.06.2024 We have enquired and the Seller has confirmed a new EPC will not be provided. The rent increase letter within the legal documents states from 1st April 2024 Rent will increase to £419.51.
32	36 Liddington Road, London E15 3PJ	Completion Date: 25.06.2024 We have enquired and the Seller has confirmed a new EPC will not be provided.

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Lot	Address	Amendment
33	140 Ridgeway Road, Rumney, Cardiff CF3 4AF	Completion Date: 25.06.2024 The lot comprises of both freehold and leasehold titles. We have enquired and the Seller has confirmed a new EPC will not be provided.
35	112 Frances Road, Kings Norton, Birmingham B30 3DX	Completion Date 19.06.2024
36	11 Hurst Road, Smethwick B67 5NZ	Completion Date: 27.06.24 Sale by receiver with no title guarantee. Property may be tenanted 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.
38	Land on the north side of Bridge Farm, Biggin, Leeds LS25 6HJ	Withdrawn
39	1 and 1A Gladstone Road, Chesterfield S40 4TE	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.
46	Land to rear of 20 Park Drive, Sandiacre, Nottingham, Nottinghamshire NG10 5NB	To clarify buyers are referred to the plan within the legal pack titled "747-ST1(1)". The area coloured green is pending first registration with possessory title and the seller gives no guarantee in this respect. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
48	51 Madison Avenue, Chaddesden, Derby DE21 6JA	Completion date: 27.06.2024
49	Church Hall and Land lying east of, Victoria Avenue, Ockbrook, Derby DE72 3RL	The address of the lot according to the land registry is Land lying to the East of Victoria Avenue

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Lot	Address	Amendment
50	Leaders, 4 Chapel Street, Belper, Derbyshire DE56 1AR	Postponed
51	French and Ivi, 2A Chapel Street, Belper, Derbyshire DE56 1AR	Postponed
52	2 Chapel Street, Belper, Derbyshire DE56 1AR	Postponed
55	173 Horninglow Road, Burton-On-Trent, Staffordshire DE14 2PX	Sold Prior
60	Land at the back of 23 St Johns Road, Stonegate, Leicester, Leicestershire LE2 2BL	Completion Date 25.07.2024
61	69 Station Road, Glenfield, Leicester, Leicestershire LE3 8BU	Completion Date: 01.07.2024
62	14 Brunel Avenue, Leicester, Leicestershire LE3 9BU	Sold Prior
63	Apartment F19, 41 Grosvenor Gate, Leicester, Leicestershire LE5 0TL	We have not been provided with leasehold information. We cannot therefore confirm the figures 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
68	Land to North and South of, Millholm Rise, Simpson, Milton Keynes, Buckinghamshire MK6 3BF	Completion Date 27.06.2024
69	95 Queens Road, Weybridge KT13 9UQ	Completion Date 27.06.2024
70	Flat 3, 51 Warwick Road, Ealing, London W5 5PZ	Completion Date 27.06.2024 Sale by Receiver with no title guarantee. Property may be tenanted. Any available tenancy or leasehold 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.
71	Unit 2, 95 Rushey Green, London SE6 4AF	Completion Date 27.06.2024 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. The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
72	25 Roberts Road, Plymouth PL5 1DL	Completion Date 27.06.2024 Sale by receiver with no title guarantee. There is no EPC available. The property may or may not be tenanted, however prospective buyers are referred to the tenancy agreement within the legal document's 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.
73	384 Old London Road, Hastings TN35 5BB	Completion Date: 27.06.2024 Sale by receiver with no title guarantee. Property may be tenanted 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.
75	11 Harlech Close, Spondon, Derby DE21 7RE	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.
81	11A Main Road, Bamford, Hope Valley, Derbyshire S33 0AY	Completion Date: 27.06.2024

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82	57 Saville Road, Gatley, Cheadle SK8 4BY	Completion Date 27.06.2024 Sale by Receiver with no title guarantee. Any available tenancy or leasehold 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.
83	Unit 4, Lion Business Centre, Lamberhead Industrial Estate, Leopold Street, Wigan WN5 8EG	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.
85	88 Duncan Road, Manchester M13 0GU	Completion Date: 27.06.2024 Sale by Power of Sale. The property may or may not be tenanted, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm a rental figure. Prospective buyers are referred to special condition 33 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. The seller is not in a position to respond to queries, and we are asked not to submit preliminary enquiries.
86	118 Eleanor Road, Wirral, Prenton, Merseyside CH43 7QS	Completion will take place in accordance with special condition 21
94	9 Grosvenor House Mews, Crumpsall, Manchester, Greater Manchester M8 4WL	Sold Prior
95	5 Frederick Street, Mexborough S64 9QT	Completion Date 27.06.2024
96	37 Oban Avenue, Hull HU9 3NH	We believe the property to be vacant however prospective buyers are referred to special condition 8 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
97	33 Wynyard Mews, Hartlepool TS25 3JE	Completion Date: 27.06.2024 Sale by receiver. We have not been provided with leasehold information. The property may be tenanted, however there is no tenancy agreement provided in the legal pack and therefore we cannot confirm a 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.

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Lot	Address	Amendment
98	40 Marlborough Avenue, Marske-By-The-Sea, Redcar TS11 6AP	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.
99	24 Pine Road, Guisborough TS14 6JH	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.
100	33 Pine Road, Guisborough TS14 6JH	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.
101	4 Lime Road, Guisborough TS14 6JL	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.
102	15 Lime Road, Guisborough TS14 6JL	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.
103	45 Lime Road, Guisborough TS14 6JL	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.
104	29-35 Medomsley Road, Consett, County Durham DH8 5HE	Completion Date 27.06.2024
105	59 Park Villas, Consett DH8 7RT	Completion Date: 27.06.2024 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 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.

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Lot	Address	Amendment
106	58 Knifesmithgate, Chesterfield S40 1RQ	Sold Prior
107	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.
108	110-116 Birchover Road, Nottingham, Nottinghamshire NG8 4BW	Sold Prior
113	28 and 30 New Road, Belper, Derbyshire DE56 1US	We have not been provided with copy 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.
114	Land to rear of 139 Baker Street, Alvaston, Derby DE24 8SE	Prospective buyers are referred to the Rider to Auction Contract within the legal pack, particularly in relation to access arrangements, and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
115	6 Ecclesbourne Cottage, Sough Lane, Wirksworth, Matlock, Derbyshire DE4 4FQ	Sold Prior
120	31A Chester Road, Audley, Stoke-On-Trent ST7 8JD	Completion Date 27.06.2024
123	Crown House, Oldmill Street, Stoke-On-Trent, Staffordshire ST4 2RP	Postponed

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Lot	Address	Amendment
125	26 Lodge Crescent, Dudley DY2 0HF	Completion Date: 27.06.2024 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.
131	Apartment 198, 51 Sherborne Street, Birmingham B16 8FP	Completion Date 11.07.2024 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.
132	Unit 1.07, Cardinal House, Bridge Road, Birmingham B8 3ST	Sold Prior
134	46 Alvington Close, Willenhall WV12 4TB	The property is leasehold with a potential option to buy the freehold. Prospective buyers are referred to the Note to Buyers within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
135	22 High Street, Gorseinon, Swansea SA4 4BX	Completion Date 27.06.2024 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.
136	1 Mill Street, Chagford, Newton Abbot TQ13 8AW	Completion Date: 27.06.2024 The Buyer's attention is drawn to the fact Seller has been unable to obtain an EPC. 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.
137	200 Coombe Valley Road, Dover CT17 0HG	Completion Date: 27.06.2024
138	65 Clarendon Place, Dover CT17 9QD	Completion Date: 27.06.2024

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Lot	Address	Amendment
139	1 and 1A Windmill Lane, London E15 1PG	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.
140	Flat 1, 74 London Road, Maidstone ME16 0DT	Completion Date: 27.06.2024 Sale by receiver with no title guarantee. We have not been provided with leasehold information. 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.
144	2 and 4 Smallgate, Beccles, Suffolk NR34 9AB	Completion Date: 29.07.2024 We are advised Number 4 is subject to an informal tenancy at £550 per calendar month. The tenant has been in situ for 10 years. There is no copy if a tenancy agreement available in the legal documents.
146	Westville, Irish Hill, Louth, Lincolnshire LN11 9YL	Sold Prior
148	Flat 5, 19 Esplanade, Scarborough YO11 2AF	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.
149	Wesley Hall, Church Street, Whitby, North Yorkshire YO22 4DE	The lot comprises of freehold and leasehold elements. 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.
150	4 Barlby Road, Selby, North Yorkshire YO8 5AA	Completion Date: 28.06.2024
151	293 Devonshire Street, New Houghton, Mansfield, Nottinghamshire NG19 8SX	Sold Prior

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152	297 Devonshire Street, New Houghton, Mansfield, Nottinghamshire NG19 8SX	Sold Prior
158	58 Moor Lane, Bramcote, Nottingham NG9 3FH	Sold Prior
159	64 Victoria Road, Netherfield, Nottingham NG4 2HG	Sold Prior
161	90 - 94 Nottingham Road, Somercotes, Alferton DE55 4LY	Completion Date: 27.06.2024
163	Land at Lockwood Road, Allestree, Derby DE22 2JD	The title confirms the address as 1 Ash Close although please note that the property was sold prior and no longer forms part of this title.
165	94 Warner Street, Derby DE22 3TT	Sold Prior
166	26 South Broadway Street, Burton-On-Trent DE14 3LZ	Sold Prior
167	42 and 42A Main Street, Stapenhill, Burton-On-Trent DE15 9AR	Completion Date 27.06.2024

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168	4-6 High Street, Cheadle, Stoke-On-Trent ST10 1AF	Sold Prior
169	Yew Tree Cottage, Mill Lane, Lower Tean, Stoke-on-Trent, Staffordshire ST10 4LL	Completion Date 19.07.2024
170	2-4 Swan Square, Stoke-On-Trent, Staffordshire ST6 3EA	Completion Date: 27.06.2024 We have been advised the tenants have vacated the property. 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.
171	6-8 Swan Square, Stoke-On-Trent, Staffordshire ST6 3EA	Sold Prior
173	3 Dimsdale View East, Newcastle Under Lyme, Staffordshire ST5 8EG	Completion Date: 27.06.2024
177	Land at 259 George Road, Erdington, Birmingham B23 7SD	Sold Prior
178	114 Gravelly Hill, Birmingham, West Midlands B23 7PF	Sold Prior
179	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.

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180	Apartment 317, Centenary Plaza, Holliday Street, Birmingham B1 1TB	Completion Date 27.06.2024
185	75 Stafford Road, Southampton, Hampshire SO15 5EE	Completion Date 27.06.2024
189	428 Gorton Road, Reddish, Stockport, Lancashire SK5 6RS	Sold Prior
190	17 Conisborough Place, Whitefield, Manchester, Lancashire M45 6EJ	Sold Prior
191	19 Conisborough Place, Whitefield, Manchester, Lancashire M45 6EJ	Sold Prior
192	169 and 171 Burnley Road East, Rossendale BB4 9DF	To clarify the sale includes two leasehold titles (169 & 171 Burnley Road East) together with one freehold title for land at the back of 169 Burnley Road East. Prospective buyers are referred to the information provided in the Property Information Forms and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
193	Room 106, Flat B12 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Completion Date: 25.07.2024
194	Room 112, Flat A16 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Completion Date: 27.06.2024 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
195	Room 145, Flat A20 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Completion Date: 27.06.2024 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.
197	14-16 Waterloo Road, Blackpool FY4 1AB	Sold Prior
201	6 Commercial Street, Ystrad Mynach, Hengoed CF82 7DX	Sold Prior
203	10 Tower Chamber Apartments, Tower House, 5 Tower Street, Hartlepool TS24 7HH	Completion 19.06.2024
206	12 Kielder Drive, The Middles, Stanley, County Durham DH9 6AQ	Postponed
207	Site of former Express Blinds, Letch Lane, Stockton-On-Tees TS21 1EG	Withdrawn

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.