

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 30 May 2024

Lot	Address	Amendment
2	23 Ash Road, Birmingham B8 1DW	Postponed
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 Guide price: £175,000 - £200,000
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	Sold Prior
11	10 Parkhill Avenue, Manchester, Lancashire M8 4RA	Sold Prior

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 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 30 May 2024

Lot	Address	Amendment
12	3 Highfield Mews, Darwen BB3 2DG	Completion Date 20.06.2024
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
17	Former Derwent House HOP Site, Ulverston Road, Chesterfield S41 8EW	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.
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

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 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 30 May 2024

Lot	Address	Amendment
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
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.

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 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 30 May 2024

Lot	Address	Amendment
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.
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.
37	Lazencroft Farm, Manston Lane, Leeds LS15 8AD	Prospective buyers are to note the Addendum to Auction Contract within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
38	Land on the north side of Bridge Farm, Biggin, Leeds LS25 6HJ	Withdrawn
39	1 and 1A Gladstone Road, Chesterfield S40 4TE	The seller's solicitor confirmed on 29th May that the registered lease has been surrendered to enable the seller to proceed with a sale with vacant possession. See further legal pack documents. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 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 30 May 2024

Lot	Address	Amendment
43	2 Elmtree Avenue, Selston, Nottingham NG16 6FR	Completion Date: 27.06.2024
45	430 Nottingham Road, Nottingham, Nottinghamshire NG6 0FD	Completion Date 27.06.2024
46	Land to rear of 20 Park Drive, Sandiacre, Nottingham, Nottinghamshire NG10 5NB	Prospective buyers are to note 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.
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
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

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 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 30 May 2024

Lot	Address	Amendment
55	173 Horninglow Road, Burton-On-Trent, Staffordshire DE14 2PX	Sold Prior
58	5 Wordsley Green Shopping Centre, Stourbridge DY8 5PD	Completion Date 27.06.2024 We have not been provided with all Leases referred to in the legal pack. Prospective buyers are referred to the 'plan showing extent to be sold' within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
59	70 High Street, Kingswinford DY6 8AE	Buyers are to note that we have not been provided with evidence of lease renewal and cannot therefore clarify the information within our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
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.
64	Unit 10, Beazer Court, Belton Road West, Loughborough LE11 5TR	New guide price: £495,000+

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

SDL
Property Auctions

Part of
Eddisons

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 30 May 2024

Lot	Address	Amendment
66	17 Thomas Street, Loughborough, Leicestershire LE11 1SH	Postponed
67	14 Florence Road, Northampton, Northamptonshire NN1 4NA	Completion date: 27.06.2024
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	Withdrawn
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.

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 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 30 May 2024

Lot	Address	Amendment
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.
77	123 Crayford Road, Alvaston, Derby DE24 0HQ	Completion Date: 01.07.2024
81	11A Main Road, Bamford, Hope Valley, Derbyshire S33 0AY	Completion Date: 27.06.2024
82	57 Saville Road, Gatley, Cheadle SK8 4BY	Withdrawn
83	Unit 4, Lion Business Centre, Lamberhead Industrial Estate, Leopold Street, Wigan WN5 8EG	Withdrawn
84	2A Stanley Road, Whitefield, Manchester M45 8QY	Postponed
85	88 Duncan Road, Manchester M13 0GU	Withdrawn
86	118 Eleanor Road, Wirral, Prenton, Merseyside CH43 7QS	Sold Prior

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 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 30 May 2024

Lot	Address	Amendment
88	376 Queens Drive, Walton, Liverpool, Merseyside L4 8SW	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.
90	Flat 10, Jubilee Cottage, 143-145 St. Andrews Road South, Lytham St. Annes FY8 1YB	Completion Date: 01.07.2024 The lot is registered as Flat 10, 143-145 St Andrews Road South, Lytham St Annes (FY8 1YB). The lease has 45 years approx remaining. We have not been provided with the full leasehold information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
91	Land adjoining 47 Bond Street, Blackpool FY4 1BW	Postponed
93	The Waverley Hotel, 13-14 Tangier Street, Whitehaven CA28 7UX	Postponed
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	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.

Addendum

SDL
Property Auctions

Part of
Eddisons

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 30 May 2024

Lot	Address	Amendment
98	40 Marlborough Avenue, Marske-By-The-Sea, Redcar TS11 6AP	Completion Date 26.06.2024 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.
99	24 Pine Road, Guisborough TS14 6JH	Completion Date 26.06.2024 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.
100	33 Pine Road, Guisborough TS14 6JH	Completion Date 26.06.2024 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.
101	4 Lime Road, Guisborough TS14 6JL	Completion Date 26.06.2024 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.
102	15 Lime Road, Guisborough TS14 6JL	Completion Date 26.06.2024 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.
103	45 Lime Road, Guisborough TS14 6JL	Completion Date 26.06.2024. There is no EPC available. 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. An
104	29-35 Medomsley Road, Consett, County Durham DH8 5HE	Completion Date 27.06.2024 New guide price: £265,000+
105	59 Park Villas, Consett DH8 7RT	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.

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 30 May 2024

Lot	Address	Amendment
106	58 Knifesmithgate, Chesterfield S40 1RQ	Sold Prior
107	13 The Ice House, Belward Street, Nottingham NG1 1JZ	Withdrawn
108	110-116 Birchover Road, Nottingham, Nottinghamshire NG8 4BW	Sold Prior
110	26 Gregory Street, Ilkeston, Derbyshire DE7 8AE	Please note: This is a terraced property. A parking permit is required for on-street parking - current annual charge is £36.00
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
116	Cromford Court, Derby Road, Matlock Bath DE4 3PY	New Guide Price £2,200,000+ 6 week completion - Agreed completion date will be 5th July 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 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 30 May 2024

Lot	Address	Amendment
117	70 Castle Way, Willington, Derby, Derbyshire DE65 6BU	New Guide Price £210,000+
120	31A Chester Road, Audley, Stoke-On-Trent ST7 8JD	Completion Date 27.06.2024
122	313 Hartshill Road, Stoke-On-Trent ST4 7NR	An Energy Performance Certificate has been ordered and will be made available as soon as possible.
123	Crown House, Oldmill Street, Stoke-On-Trent, Staffordshire ST4 2RP	Postponed
124	15 High Street, Stoke-On-Trent ST6 5TE	It is believed that the lease recorded at entry 2 of the Charges Register has been surrendered by operation of law but the transfer to the Buyer will be subject thereto and the Buyer will raise no enquiries or requisitions with regard thereto.
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.
126	16 Turner Drive, Brierley Hill, West Midlands DY5 2LP	Buyers are referred to the redacted email added on 29 May. We believe the property to be vacant however prospective buyers are referred to special condition 11.1 and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
127	18 Scott Close, West Bromwich B71 1PT	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.

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 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 30 May 2024

Lot	Address	Amendment
129	Flat 23, 70 Mariner Avenue, Birmingham B16 9EQ	Postponed
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. Please note Prohibition Order in the legal pack. 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.
136	1 Mill Street, Chagford, Newton Abbot TQ13 8AW	Completion Date: 26.06.2024 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

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

SDL
Property Auctions

Part of
Eddisons

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 30 May 2024

Lot	Address	Amendment
139	1 and 1A Windmill Lane, London E15 1PG	Postponed
140	Flat 1, 74 London Road, Maidstone ME16 0DT	Postponed
141	Long Acre, Wissett Road, Halesworth IP19 8PS	Postponed
142	Empton House, 14, 16 and 18 The Street, Brockdish, Diss, Norfolk IP21 4JY	Postponed
143	28 Bridge Street, Loddon, Norwich NR14 6EZ	New guide price: £140,000+
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.
145	4 Elm Road, Fenland, Wisbech, Cambridgeshire PE13 2TB	Completion Date: 09.07.2024
146	Westville, Irish Hill, Louth, Lincolnshire LN11 9YL	Sold Prior

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 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 30 May 2024

Lot	Address	Amendment
147	Alma Inn Hotel, 1-2 Alma Parade, Scarborough YO11 1SJ	The Seller does not guarantee vacant possession of the Lot. The Lot is sold as seen and subject to any tenancies that may exist though the Seller believes there are none.
148	Flat 5, 19 Esplanade, Scarborough YO11 2AF	Postponed
149	Wesley Hall, Church Street, Whitby, North Yorkshire YO22 4DE	Postponed
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
152	297 Devonshire Street, New Houghton, Mansfield, Nottinghamshire NG19 8SX	Sold Prior
153	33 Haywood Avenue, Blidworth, Mansfield, Nottinghamshire NG21 0RE	Postponed
156	191 Station Road, Long Eaton, Nottingham, Nottinghamshire NG10 2EJ	Sold Prior

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 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 30 May 2024

Lot	Address	Amendment
158	58 Moor Lane, Bramcote, Nottingham NG9 3FH	Sold Prior
159	64 Victoria Road, Netherfield, Nottingham NG4 2HG	Sold Prior
160	Stenwith Mill Farm, Barrowby Stenwith, Grantham, Lincolnshire NG32 2HE	Postponed
161	90 - 94 Nottingham Road, Somercotes, Alfreton DE55 4LY	Completion Date: 27.06.2024
163	Land at Lockwood Road, Allestree, Derby DE22 2JD	Postponed
164	Lock-up Garages, Norfolk Gardens, Derby DE22 1AJ	Note: The land is registered as land lying to the North of Beech Drive.
165	94 Warner Street, Derby DE22 3TT	Sold Prior
166	26 South Broadway Street, Burton-On-Trent DE14 3LZ	Sold Prior

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

SDL
Property Auctions

Part of
Eddisons

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 30 May 2024

Lot	Address	Amendment
167	42 and 42A Main Street, Stapenhill, Burton-On-Trent DE15 9AR	Completion Date 27.06.2024
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
172	28 Seabridge Road, Newcastle ST5 2HT	There are no tenancy agreements provided in the legal pack, however sample AST's have been included and originals are stated as to be supplied on exchange of contracts
173	3 Dimsdale View East, Newcastle Under Lyme, Staffordshire ST5 8EG	Completion Date: 27.06.2024
175	The Glade, Hailsham Road, Heathfield TN21 8ES	The Glade is believed to be a Grade II Listed building.

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

SDL
Property Auctions

Part of
Eddisons

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 30 May 2024

Lot	Address	Amendment
176	First and Second Floors 28 High Street, Bromyard HR7 4AA	Completion Date: 27.06.2024 999 year lease to be entered into by the buyer on completion. The seller has advised as property is uninhabitable they will not be obliged to produce an EPC.
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.
180	Apartment 317, Centenary Plaza, Holliday Street, Birmingham B1 1TB	Completion Date 27.06.2024
181	Flat 28, Saxon Park, High Street, Albrighton, Wolverhampton WV7 3LZ	Ground rent £712.02 pa Service charge £4,433.04 pa Term of Lease: 120 years from 24 June 1993 (89 years remain)
183	Old Post Office, Leicester Road, Tilton on the Hill, Leicester LE7 9DB	To clarify the sale includes freehold title LT391951 and leasehold title LT476494 both of which are subject to Leases. The seller will use reasonable endeavours to procure both tenants to enter into Deeds of Surrender. Prospective buyers are to see legal pack in this respect and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
184	22 Batchworth Lane, Three Rivers, Northwood, Hertfordshire HA6 3DR	Postponed

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

SDL
Property Auctions

Part of
Eddisons

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 30 May 2024

Lot	Address	Amendment
185	75 Stafford Road, Southampton, Hampshire SO15 5EE	Postponed
188	12 Silk Street, High Peak, Glossop, Derbyshire SK13 8QQ	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	Withdrawn
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.

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 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 30 May 2024

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.
196	Room 46, Flat A7 Phoenix Place, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA	Postponed
197	14-16 Waterloo Road, Blackpool FY4 1AB	Sold Prior
199	125 - 127 Abercerdin Road, Evanstown, Gilfach Goch, Porth CF39 8RR	The lot comprises title numbers WA330396 and CYM759603
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
204	128 Seventh Street, Horden, Peterlee, County Durham SR8 4JQ	Completion Date: 27.06.2024
206	12 Kielder Drive, The Middles, Stanley, County Durham DH9 6AQ	Postponed

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum

Auction: 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 30 May 2024

Lot	Address	Amendment
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.