

Addendum

Auction: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
1	76 Scarsdale Street, Bolsover, Chesterfield S44 6JW	Completion Date: 14.01.2025
2	26 Gooseberry Hill, Luton, Bedfordshire LU3 2LA	We have enquired and the Seller has confirmed an EPC will not be provided. Sale by receiver with no title guarantee. The Property is believed to be sold with vacant possession on completion The receiver is not in a position to respond to queries and we are asked not to submit preliminary enquiries.
3	87 Castle Road, Castle Gresley, Swadlincote, Derbyshire DE11 9LJ	The Property is Freehold and is registered at the Land Registry under title number DY69041 & DY77849.
5	10 Silver Street, Trowbridge BA14 8AA	Sold Prior
6	103 Writtle Road, Chelmsford CM1 3BS	Completion Date: 07.01.2025
9	Norwood, 44 Hall Street, Alfreton DE55 7BT	Completion Date: 07.01.2025
10	38 Trent Road, Nottingham NG2 4FH	Completion Date: 10.01.2025
11	19 Elm Avenue, Carlton, Nottingham NG4 3DD	Completion Date: 10.01.2025 Buyers are to note the TP1 and Transfer Plan included within the legal document's. New guide price: £95,000

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

Auction: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
12	22 Mafeking Street, Nottingham NG2 4AW	Completion Date: 10.01.2025
13	Site of former Innovation House, Daleside Road, Nottingham NG2 4DH	Completion Date 07.01.2025
14	Former Peter Webster Centre, Sheffield Road, Chesterfield S41 8LQ	Completion Date 10.01.2025 The lot is not sold with vacant possession but is sold subject to the licence commencing on 04-09-2023 a copy of which is in the legal pack together with all and any known and unknown tenancies, licences, wayleaves and other occupation and/or interests affecting the lot.
15	2-8 Corporation Street, Chesterfield S41 7TP	Completion Date 21.01.2025 VAT will be payable in addition to the purchase price
16	Garage Plot Site, Calow Lane, Hasland, Chesterfield S41 0AP	Sold Prior
19	20 Danvers Road, Leicester, Leicestershire LE3 2AD	Sold Prior
19a	Apartment 4, Cransley Court, 1 Cransley Close, Hamilton, Leicester LE5 1QQ	The legal document's state the property is now vacant. 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.
20	32 Gladstone Road, Yardley, Birmingham B26 1DA	Completion Date: 08.01.2025

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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
21	14 Sanstone Road, Walsall WS3 3SH	Completion Date: 08.01.2025
22	Development Site, The Bridge, Milford DE56 0RR	Completion Date: 10.01.2025 VAT is payable on the purchase price and the Seller has opted to tax. Buyers are to note the draft transfer and plan included within the legal documents.
23	11 Chevin Road, Belper DE56 2UW	Guide Price: £180,000+
24	Ashtree Lodge, 105 Uttoxeter New Road, Derby DE22 3NL	Completion Date 03.02.2025 VAT will be applicable. New guide price: £325,000+
25	Development Site adjacent to 14 Bakewell Drive, Castle Donington, Derby DE74 2NF	Postponed
26	61 Bondgate, Castle Donington, Derby DE74 2NR	Postponed
27	Forge Cottages, 5-6 The Hollow, Mickleover, Derby DE3 0DG	New Guide Price: £90,000 Completion Date 07.01.2025
30	16 Union Road, Newhall, Swadlincote, Derbyshire DE11 0QF	The property is currently tenanted, but the tenant should have vacated prior to completion. The Buyer will take possession of the property as it stands on completion

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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
31	20 All Saints Road, Burton-on-Trent, Staffordshire DE14 3LS	Prospective buyers are to note the TP1 and TP1 plan included within the legal documents.
33	53 Trezaise Road, Roche, St. Austell PL26 8HD	New Guide Price: £150,000+ Completion Date 07.01.2025
34	Plot 1, Land at Llangower, Bala LL23 7BY	Completion Date 03.01.2025 Prospective buyers are referred to the Overage Agreement in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
35	Plot 2, Land at Llangower, Bala LL23 7BY	Completion Date 03.01.2025 Prospective buyers are referred to the Overage Agreement in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
38	627 Bristol Road South, Northfield, Birmingham B31 2JS	Withdrawn
40	6 Cantley Avenue, Gedling, Nottingham NG4 3PD	Completion Date: 10.01.2025
42	102 Brookhill Street, Stapleford, Nottingham NG9 7GG	Completion date: 10.01.2025
45a	Land to the North of Woodview Gardens, Clipstone Drive, Forest Town NG19 0JL	Completion Date: 07.01.2025

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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
46	4 Edale Close, Allestree, Derby DE22 2RL	Sold Prior
48	298 Burton Road, Derby DE23 6AD	The special conditions confirm that the property is sold with vacant possession.
50	2 Jubilee Court, Wirksworth, Matlock, Derbyshire DE4 4PA	Completion Date 07.01.2025 New guide price: £155,000+
51	Former Stoke Library, London Road, Stoke-On-Trent ST4 7QE	Completion Date: 10.01.2025 VAT is payable in addition to the Purchase Price.
52	61 George Street, Newcastle under Lyme ST5 1JU	Postponed
53	8 Cedar Park, Stone, Staffordshire ST15 8PE	Postponed
53a	Unit 1a, Nevada Lane, Burslem, Stoke-On-Trent ST6 2BY	Completion Date: 10.01.2025
54	23 and 23a Upper Belgrave Road, Stoke-On-Trent ST3 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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
55	Flats 1-4, 17 Clifton Avenue, Fallowfield, Manchester M14 6UD	Postponed
56	Flats 1 and 2, 15 Helmsley Way, Corby, Northamptonshire NN18 0PA	Completion Date 07.01.2025 Sale by Receiver with no title guarantee. Any available tenancy 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.
57	Flats 1-3, 37 Blenheim Walk, Corby, Northamptonshire NN18 9HB	Completion Date: 07.01.2025 Sale by Receiver with no title guarantee. Any available tenancy 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.
58	Flats 1-6, 35 Blenheim Walk, Corby, Northamptonshire NN18 9HB	Completion Date: 07.01.2025 Sale by Receiver with no title guarantee. Any available tenancy 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.
61	Benscliffe, Glen Rise, Oadby, Leicester LE2 4RG	Completion Date: 07.01.2025
62	Apartment 57, Solihull Heights, 54 New Coventry Road, Birmingham, West Midlands B26 3BB	Completion Date 07.01.2025
62a	48 Winster Avenue, Dorridge, Solihull B93 8ST	Sold Prior
64	232 Clifton Road, Balsall Heath, Birmingham B12 8RU	Completion Date: 24.01.2025

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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
65	21A Alcester Road, Studley B80 7AG	We have not been provided with a copy of the Tenancy Agreement. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
65A	Parcel of Land at Longbridge Lane, Birmingham B31 2AJ	Completion Date 10.01.2025 To clarify, the extent of land offered for sale is that edged red on the plan within our marketing and also on the plan attached to the document named 'Parcel of Land at Longbridge Lane - TP1'
65B	Site of Centurion Way, Wilnecote, Tamworth B77 5PN	Completion Date 03.01.2025
65C	Land forming part of Tallow Hill, Worcester WR5 1HE	Sold Prior
65D	Land Lying to the South West of Beech Avenue, Stretton DE13 0DT	Completion Date: 10.01.2025 VAT is payable on completion
67	Olympic House, Whitworth Road, Frome BA11 4BY	Postponed
68	Yard 2, Fisgard Way, Trevol Business Park, Torpoint, Devon PL11 2TB	Postponed
69	70 Parish Lane, Penge, Crystal Palace, London, Greater London SE20 7JP	To clarify, the sale includes freehold title K194832 with vacant possession as to the ground floor and subject to lease dated 21.3.2014 as to the first floor.

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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
74	Development Site, Monument Road, Bicker, Boston, Lincolnshire PE20 3DP	Completion Date 10.01.2025
76	Flats 1-6, The Club, Main Street, East Ardsley, Wakefield WF3 2AT	Completion Date 10.01.2025 We have not been provided with copies of the Leases referred to in our marketing nor with evidence of any rent increase and cannot therefore confirm the rental figure referenced in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
77	9 Lamb Inn Road, Knottingley WF11 8AU	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.
78	Garages at Aston Terrace, Leeds LS13 2DE	Sold Prior
79	Garages at Raynville Avenue, Bramley, Leeds LS13 2RS	Sold Prior
81	784 Livesey Branch Road, Blackburn BB2 5DN	Completion Date: 07.01.2025
83	22 and 22a Mansfield Road, Ashfield, Sutton-in-Ashfield, Nottinghamshire NG17 4EJ	Sold Prior
84	11 Woodfield Road, Pinxton, Nottingham NG16 6JQ	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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
86	29 Gregorys Way, Belper DE56 0HS	Postponed
87	3 St. James Court, Church Lane, Swarkestone, Derby DE73 7GT	Postponed
88	1-3 High Street, Alfreton, Derbyshire DE55 7DR	Completion Date: 07.01.2025 The legal documents include a rent increase notice of £1475 pcm effective from Jan 2025 (£17,700 pa).
90	12 Grantham Road, Radcliffe-On-Trent, Nottingham NG12 2HA	Postponed
93	122 Bolton Street, Blackpool, Lancashire FY1 6AA	Postponed
94	22 Regent Road, Blackpool, Lancashire FY1 4LY	Withdrawn
96	16 Bookwell, Egremont CA22 2LS	Completion Date 10.01.2024 Sale by Receiver with no title guarantee. Any available tenancy 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.
97	3 Catherine Street, Whitehaven CA28 7PD	Completion Date 07.01.2025 Sale by Receiver with no title guarantee. Any available tenancy 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.

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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
99	41 High Street, Wigton CA7 9NJ	Completion Date: 07.01.2025
100	44 Haverigg Gardens, Walney, Barrow-In-Furness LA14 3TH	Completion Date: 10.01.2025
101	31 Monk Street, Barrow-In-Furness LA14 1NH	Completion Date: 10.01.2025
102	49 Lorne Road, Barrow-In-Furness LA13 9BW	Completion Date: 10.01.2025
103	48 Sutherland Street, Barrow-In-Furness LA14 1BN	Completion Date: 10.01.2025
105	155 Middleton Road, Crumpsall, Manchester, Greater Manchester M8 4JZ	Postponed
106	161 Cobden Street, Manchester, Greater Manchester M9 4EB	Sold Prior
107	27 Lonsdale Road, Manchester, Greater Manchester M19 3EL	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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
108	238 Oldham Road, Lydgate, Oldham OL4 4DN	Completion Date: 07.01.2025 Please note at the time of auction there is no tenancy agreement for the second floor duplex in the legal pack (requested) and therefore we cannot confirm the rental figure given in our marketing.
110	Oaklea, Liverpool Road, Moston, Chester CH2 4BA	Withdrawn
111	89 Harwoods Lane, Rossett, Wrexham LL12 0EU	Completion Date 03.01.2025
113	24 East Street, Warminster, Wiltshire BA12 9BN	Sold Prior
116	Flat 2, 42 Arundel Street, Portsmouth, Hampshire PO1 1NL	We have not been provided with all the leasehold information (management pack to follow) and await evidence of rent increase to £950 pcm (requested). Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
117	Flat 11, 42 Arundel Street, Portsmouth, Hampshire PO1 1NL	We have not been provided with all the leasehold information (management pack to follow) and await evidence of rent increase to £950 pcm (requested). Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
118	5 St. Christophers Gardens, Gosport, Hampshire PO13 0QT	Completion Date: 10.01.25
119	8 Denton Road, Newhaven, East Sussex BN9 0PX	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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
120	22 Thatcher View, Middle Lincombe Road, Torquay TQ1 2AW	Postponed
122	10B Salisbury Mews, London SW6 7DS	Postponed
123	1A Salisbury Pavement, Dawes Road, London SW6 7HT	The Property is Freehold & Leasehold and is registered at the Land Registry under title number BGL150099 & LN69320. We have not been provided with a leasehold management pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
124	Land off Cleavers, Sissinghurst, Cranbrook TN17 2JU	Completion Date: 10.01.2025 A Summary of Fees form has not been provided by the seller's lawyer and buyers are referred to the additional fees payable on completion as set out within the special conditions of sale at clauses 8, 16 & 19. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
125	57 Long Road, Lowestoft, Suffolk NR33 9DB	Withdrawn
126	Land Adjacent 10 Lammasmead, Broxbourne EN10 6PG	Sold Prior
127	247 Marine Parade, Hunters Quay, Dunoon PA23 8HJ	Completion Date 06.01.2025
128	121 Kennedy Way, Airth, Falkirk FK2 8GG	Completion Date 06.01.2025

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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
129	Former Royal Hotel, High Street, Coupar Angus, Perthshire PH13 9DB	Date of Entry 07.01.2025 Prospective buyers are referred to the fees payable and the position in relation to VAT both referred to within the special conditions of sale and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
130	16 Planet House, Upper Market Square, Sunderland SR1 3LH	Completion Date 07.01.2025 Sale by Receiver with no title guarantee. Any available tenancy 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.
131	128 Seventh Street, Horden, Peterlee, County Durham SR8 4JQ	Completion Date 10.01.2025
132	30 Hill Top Estate, South Kirkby, Pontefract WF9 3EW	Postponed
134	12 Higher Church Street, Blackburn BB2 1JG	We have not been provided with all the tenancy agreements and therefore we confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries before placing their bid, as this will be binding.
136	21 Raymond Avenue, Grimethorpe, Barnsley S72 7NQ	Completion Date: 07.01.2025
137	20 - 22 Doncaster Road, Goldthorpe, Barnsley, Rotherham, South Yorkshire S63 9HH	Completion Date: 10.01.2025
138	Land Adj. 10 Cross London Street, New Whittington, Chesterfield, Derbyshire S43 2AG	Completion Date 31.12.2025 Buyers are referred to the additional high sums payable as set out within the special conditions of sale. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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

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

Addendum

Auction: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
139	Hurst House, 11 Abercrombie Street, Chesterfield S41 7LW	Sold Prior
140	Units 1-5, 2 Church Street, Edwinstowe, Mansfield, Nottinghamshire NG21 9QA	Postponed
141	4 Nottingham Road, Eastwood, Nottingham NG16 3NQ	Prospective buyers are to note the TP1 plan included within the legal documents.
142	27 Mayfield Street, Kirkby-In-Ashfield, Nottingham NG17 8LU	Withdrawn
144	17 Church Street, Ripley DE5 3BU	Postponed
145	89 High Street, Riddings, Alfreton, Derbyshire DE55 4BJ	Completion Date: 10.01.25.
146	324 Broxtowe Lane, Nottingham NG8 5NB	Withdrawn
147	Rylands Residential Care Home, 9-11 Meadow Road, Nottingham, Nottinghamshire NG9 1JN	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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
148	5, 5a, 5b and 9 Flatts Lane, Calverton, Nottingham, Nottinghamshire NG14 6LA	EPC - Flat 5a - F EPC - Flat 5b - E
149	51 Ringleas, Cotgrave, Rushcliffe, Nottingham NG12 3NF	Postponed
150	Flat 6, Mapperley Hall, Lucknow Avenue, Nottingham NG3 5AZ	Sold Prior
151	Flat 1 (Rooms 1-6), 11-17 Chapel Street, Derby DE1 3GU	Completion Date 30.12.2024
152	Flat 2 (Rooms 7-9), 11-17 Chapel Street, Derby DE1 3GU	Completion Date 30.12.2024
154	2 Challis Avenue, Chaddesden, Derby DE21 6LG	Postponed
155	131 Marlborough Road, Derby DE24 8DR	Completion Date 10.01.2025
158	15 Holly Road, Edgbaston, Birmingham B16 9NH	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: 10 December 2024

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

Addendum as of 10 December 2024

Lot	Address	Amendment
160	37 Claremont Road, Smethwick, West Midlands B66 4JY	Postponed
161	40 Oakfield Road, Selly Park, Birmingham B29 7EJ	Completion Date 28.02.2025
161a	Apartment 7, The Square on the Square, 2 Caroline Street, Birmingham, West Midlands B3 1TR	Postponed
163	12 and 12a Station Road, Long Eaton, Nottingham NG10 2DG	Sold Prior
164	175 College Street, Long Eaton, Nottingham NG10 4GE	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.