

Addendum



Auction: 28th January 2021 The National Property Auction will be conducted behind closed doors by auctioneers Andrew Parker and Graham Penny. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

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THE FOLLOWING ALTERATIONS AND ADDITIONS TO THE PARTICULARS OF SALE AND THE GENERAL AND SPECIAL CONDITIONS OF SALE By AUCTION ON THE ABOVE DATE ARE DEEMED TO BE INCORPORATED HEREIN.

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Lot	Address	Amendment
2	156 Balfour Road, Derby, DE23 8UQ	Postponed.
3	35-37 Lansdowne Road, Aylestone, Leicester, LE2 8AS	The registered title address is 35 Lansdowne Road, Leicester LE2 8AS.
7	14 Friars Close, Selston, Nottinghamshire NG16 6QA	EPC Rating: E
9	27 Albany Street, Ilkeston, Derbyshire DE7 5AD	EPC Rating: E
16	229 Stratford Road, Solihull, B90 3AH	The sellers solicitor has confirmed the AST is a missing document. The Auctioneers cannot verify the tenancy.
17	The Studley Centre, High Street, Studley, B80 7HJ	Postponed.
18	32 Picton Road, Wavertree, Liverpool, L15 4LH	In relation to vacant possession of the property as stated in the catalogue entry we would refer all potential buyers to schedule 1 of the contract of sale and, in particular, point 3.2. Please note that potential buyers must rely on their own inspection.
19	34 Picton Road, Wavertree, Liverpool, L15 4LH	In relation to vacant possession of the property as stated in the catalogue entry we would refer all potential buyers to schedule 1 of the contract of sale and, in particular, point 3.2. Please note that potential buyers must rely on their own inspection.

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**Property
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Lot	Address	Amendment
21	33 Warbreck Avenue, Liverpool, L9 4RL	Completion date: 11th February 2021
22	16 Eller Bank, Harrington, Workington, CA14 5LA	Completion date: 11th February 2021 EPC Rating: E
23	10 Lomond Street, Helensburgh, Dunbartonshire, G84 7PN	Settlement date: 11th February 2021 Tenure: See legal pack
24	20-25 Norfolk Street and 35-38 Orange Grove, Wisbech, PE13 2LF	Postponed.
28	Garage Site, Morris Street, Eastgate, Peterborough, PE1 5DX	Known as 'Land East Side of Morris Street'
29	Former Bedworth Heath Library, Heath Road, Bedworth, CV12 0BN	Completion date: 11th March 2021 The special conditions confirm that the lot is sold subject to any tenancies/licences disclosed in the legal pack.
30	The Partnership Building, Coleshill Road, Atherstone, CV9 1BN	EPC Rating: C Completion date: 11th March 2021 The special conditions confirm that the lot is sold subject to any tenancies/licences disclosed in the legal pack.
31	Paddock situated to the south of Steels Lane, Cherington, Shipston-on Stour, CV36 5HS	The correct postcode is CV36 5HS The special conditions confirm that the lot is sold subject to any tenancies/licences disclosed in the legal pack.

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Lot	Address	Amendment
32	Thurlyans, Little Wolford Road, Cherington, Shipston-on-Stour, Warwickshire CV36 5HS	The special conditions confirm that the lot is sold subject to any tenancies/licences disclosed in the legal pack.
33	306 Bedworth Road, Longford, Coventry, CV6 6BP	Withdrawn.
35	24 Hollybank Court, 193 London Road, Stoneygate, Leicester, LE2 1ZF	EPC Rating: C
36	8 Orton Road, Leicester, LE4 2AS	EPC Rating: G
37	62 Pine Tree Avenue, Humberstone, Leicestershire LE5 1AJ	EPC Rating: E Completion: Twenty business days after the contract date or, if the Grant of Probate is not provided prior to the Auction, completion will be within ten business days after the Grant of Probate has been provided to the Buyers solicitors.
38	4 Rona Gardens, Thurnby Lodge, Leicester, LE5 2QF	EPC Rating: D
43	33 Edinburgh Avenue, Walsall, WS2 0JD	New guide price: £79,000+
51	2 Cherry Orchard Road, Handsworth Wood, B20 2LB	Postponed.

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Lot	Address	Amendment
52	8 Mount Road, Rowley Regis, B65 0RW	New guide price: £130,000+
53	19 Ash Road, Alum Rock, Birmingham, B8 1DW	Withdrawn.
54	44 Kings Road, Erdington, Birmingham, B23 7JS	New guide price: £170,000+ Potential purchasers are referred to the high additional fees as set out in the special conditions of sale.
55	55 Clifford Street, Wolverhampton, WV6 0AA	Postponed.
56	9 The Sidings, Bristol Road, Erdington, B23 6AX	Withdrawn.
58	95 Lower Mayer Street, Stoke on Trent, ST1 2ED	EPC Rating: G
60	Land Adjacent to 18 Summerbank Road, Stoke-On-Trent, ST6 5EY	Completion date: 18th February 2021
62	4 Cross Street, Market Drayton, Shropshire TF9 1JA	Completion is to take place 7 days after the receipt of the Completion of Registration of the Property at the Land Registry

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Lot	Address	Amendment
63	5 Cross Street, Market Drayton, Shropshire TF9 1JA	Completion is to take place 7 days after the receipt of the Completion of Registration of the Property at the Land Registry.
64	6 Cross Street, Market Drayton, Shropshire TF9 1JA	Completion is to take place 7 days after the receipt of the Completion of Registration of the Property at the Land Registry.
65	7 Cross Street, Market Drayton, Shropshire TF9 1JA	Completion is to take place 7 days after the receipt of the Completion of Registration of the Property at the Land Registry.
66	Building r-o 28 Stafford St and fronting Cross St, Market Drayton, Shropshire TF9 1JA	Completion is to take place 7 days after the receipt of the Completion of Registration of the Property at the Land Registry.
67	28 Stafford Street, Market Drayton, TF9 1HY	Completion is to take place 7 days after the receipt of the Completion of Registration
69	39 Warwick Street, Wilmorton, Derby, DE24 8WN	Completion date: 18th February 2021
70	42-44 Harrington Street, Derby, DE23 8PG	We are advised eight of the nine rooms are currently let. Total rental income according to the tenancy agreements £35,100 per annum.
74	Flat 18 The Old Vicarage, 17 Swinburne Street, Derby, DE1 2HL	Sold prior to auction.

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Lot	Address	Amendment
76	89 Wolfa Street, Derby, DE22 3SE	Sold prior to auction.
76A	22 City Road, Dunkirk, Nottingham, NG7 2JJ	Postponed.
80	Grazing land to the rear of the Dutch Barn at Rye Close Farm, Duck Street, Egginton, Derbyshire DE65 6HG	All potential buyers should note the overage provisions.
82	33 Peel Street, Langley Mill, Nottinghamshire NG16 4DR	EPC Rating: D
87	82-84 Laughton Road, Dinnington, Sheffield, S25 2PS	New guide price: £120,000+
87a	12 Huddersfield Road, Newhey, Rochdale, OL16 3QF	The property tenure is leasehold and not freehold as set out in the catalogue entry. The lease is for a term of 999 years from 1/5/1887
88	21 King Street, Barton Upon Humber, DN18 5ER	We understand the first floor is a vacant residential flat, not as described in the catalogue. The accommodation has not been inspected by the Auctioneers.
89a	24 Queen Street, Farnworth, Bolton, BL4 7AH	New guide price: £73,000+ The sellers solicitor has confirmed that the freehold and lease are not available. EPC Rating: D

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Lot	Address	Amendment
91	7 Hart View, Trimdon, TS29 6LA	Sold prior to auction.
91a	11 Hawthorn Crescent, Horden, Peterlee, Durham, SR8 4JL	Potential purchasers are referred to the high additional fees as set out in the special conditions of sale.
92	243 Hareydene, Newbiggin Hall, Newcastle Upon Tyne, NE5 4QZ	Completion date: 11th March 2021
93	143 Nicholson Road, Sheffield, S8 9SW	The tenant will not currently allow access for an EPC to be obtained due to Covid. There is no AST available.
94	145 Nicholson Road, Sheffield, S8 9SW	We understand the EPC is being carried out 28th January 2021 and the Certificate will be made available as soon as possible.
96	Flat 406, Metropolitan Apartments, Lee Circle, Leicester, LE1 3RF	A copy of the AST has not been provided and we are therefore not able to clarify the rent payment referred to in the catalogue entry
97	58 Wilberforce Road, Leicester, LE3 0GU	Part Let/Part Vacant. Three flats are currently let. The tenancy agreements state a total rental income of £19,800 per annum.
101	102 Druid Street, Hinckley, Leicestershire, LE10 1QQ	Sold prior to auction.

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104	67 Church Lane, Whitwick, Coalville, Leicester, LE67 5DN	New guide price: £110,000+
105	3 Teasel Drive, Desborough, Northamptonshire NN14 2JG	Postponed.
107a	Flat 7, 133 Axminster Road, London, N7 6FR	Postponed
108	Flats 1, 2 and 3 Cherrys Yard, Backway Road, Bicester, Oxfordshire OX26 6PD	Withdrawn.
109	9 West Road, New Costessey, Norwich, NR5 0NE	Sold prior to auction.
110	42 Canada Way, Worcester, WR2 4ED	Postponed.
113	64C Hele Road, Torquay, Devon TQ2 7PR	Postponed.
114	44 Hamlet Court Road, Westcliff-on-Sea, Southend-on-Sea, SSO 7LX	The tenancy schedule states the current rent for the Ground Floor retail unit is £8,750 per annum, total income £18,110 per annum.

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Lot	Address	Amendment
116	8 Old Lodge Estate, Llanelli, Dyfed SA15 1TF	Completion date: 11th February 2021.
117	Flat 5, 28 Merton Road, Southsea, PO5 2AQ	New guide price: £119,000+ Completion date: 11th February 2021
118	Flat 6, 28 Merton Road, Southsea, PO5 2AQ	Completion date: 11th February 2021
119	305 Tottington Road, Bury, BL8 1ST	This property is a leasehold property and not freehold as set out in our catalogue entry. The property address is also not as set out in our catalogue entry and is 303 to 307 (odd only) Tottington Road, Bury BL5 1ST. 303 and 307 are subject to under leases both for 999 years (less 10 days) from 1st May 1857. Copies of the underleases are to follow. 305 Tottington Road is sold subject to the AST contained in the legal pack.
120	Flat 5, The Rhyddings, Birtle Road, Bury, BL9 6UT	Completion date: 11th February 2021
121	14 Claybank Street, Heywood, Greater Manchester OL10 4TG	According to the tenancy agreement, the current income is £4,800 per annum. The property is leasehold with a term of 999 years from 25 March 1861. EPC Rating: E
122	10 Shoreham Walk, Chadderton, Oldham, OL9 9DA	Guide Price: £35,000+ We have been informed that the property is of non standard construction. Completion date: 11th February 2021
124	Flat 5, Moss Manor, 50A The Avenue, Sale, M33 4SH	Sold prior to auction.

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Lot	Address	Amendment
127	Land at 54 Heyrod Street, Manchester, M1 2WW	Withdrawn.
129	69 Harrowby Road, Birkenhead, CH42 7HS	According to the tenancy agreement, the rental income is £3,680 per annum.
130	30 Weldon Street, Liverpool, L4 5QA	Postponed.
131	6 Cowley Road, Liverpool, L4 5SZ	Postponed.
132	74 Sunlight Street, Liverpool, L6 4AQ	Postponed.
133	18 Ackers Hall Avenue, Liverpool, L14 2DZ	Postponed.
133a	26 Fir Street, St Helens, WA10 3RA	Completion date: 18th February 2021
134	Browside Cottage, Main Street, Whittington, Carnforth, LA6 2NY	Completion date: 18th February 2021

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Lot	Address	Amendment
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139	Flat 1, 1 Maelgwyn Road, Llandudno, LL30 2YN	This property does not have an independent utility supply.
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