

Addendum



**Property
Auctions**

Auction: 25th March 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
3	15 Walton Road, Chaddesden, Derby, DE21 6QE	Completion date: 15th April 2021.
6	37 Hyndley Road, Bolsover, Chesterfield, S44 6RX	Completion date: 15th April 2021
15	137 Wright Street, Small Heath, Birmingham, B10 9RP	EPC Rating: E
20	2 Hadleigh Road, Immingham, DN40 1EZ	Completion date: 8th April 2021.
21	35 Beechwood Avenue, Liverpool, L26 1XA	The property is not sold with vacant possession. See special condition 4. Completion date: 8th April 2021.
24	37 Stanley Road, Gloucester, GL1 5DQ	Completion date: 8th April 2021. EPC Rating: F
25	7 Poplar Avenue, Ripley, Derbyshire DE5 3PN	EPC Rating: C Completion date: 15th April 2021
26	26 Buxton Road, Ashbourne, Derbyshire DE6 1EX	Completion date: 15th April 2021

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Lot	Address	Amendment
27	59 Derby Road, Ashbourne, Derbyshire DE6 1BH	Completion date: 15th April 2021. New guide price: £210,000+
29	5 Stanleigh House, Stanleigh Gardens, Donisthorpe, Swadlincote, Derbyshire DE12 7QW	The postcode on the land registry states DE12 7PS. All other documents match DE12 7QW in line with the sales details. EPC Rating: D
33	54 Radford Street, Alvaston, Derby, DE24 8NS	Withdrawn.
34a	3 Market Place, Derby, DE1 3PW	Sold prior to auction.
37	8 Miller Court, Edward Street, Derby, DE1 3BN	We have not received a copy of the tenancy agreement, therefore we cannot confirm the rental income as detailed in our catalogue.
38	31 Stafford Street, Derby, DE1 1JL	The seller has confirmed the rent payable is not as set out in the catalogue entry but is as follows: Ground Floor - Double with Ensuite - £433 per calendar month First Floor - Double - currently vacant usually £368 pcm First Floor - Double - £390 per calendar month First Floor - Bedroom with Ensuite - £430 per calendar month Second Floor - Double - £368 per calendar month
40	131 Holbrook Street, Heanor, Derbyshire DE75 7BA	The tenant is due to vacate on 27th March 2021 therefore the property will be sold with vacant possession.
42	Flat 8 Victoria Court, 1a Albert Road, Stoneygate, Leicester, LE2 2AA	EPC Rating: C

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Lot	Address	Amendment
46	36 Lorimer Avenue, Gedling, Nottingham, NG4 4WA	We have enquired and the Seller has confirmed a new EPC will not be provided.
48	48 Cycle Road, Lenton, Nottingham, NG7 2DT	The property is registered as a HMO, please see the legal pack for further details.
50	99 Merchant Street, Bulwell, Nottingham, NG6 8GT	The property is let at £5,940 per annum (£495 per calendar month).
51	Rose Cottage, 2 Church Lane, Plumtree, NG12 5NE	There is an issue with subsidence at the property – please refer to documents within the legal pack. Prospective purchasers should make their own independent enquiries as to the suitability of the property.
52	Ben Venuto, Low Road, Barrowby, Grantham, NG32 1DJ	Completion date: 22nd April 2021
53	Garages at Warner Row, Coventry, CV6 5HJ	Completion date: 14 April 2021. The correct address is Land on south side of Warner Row, Coventry.
53a	137 Kitwood Avenue, Dordon, Tamworth, B78 1PF	New guide price: £67,500+
54	12 Gresley, Glascote Heath, Tamworth, B77 2HN	We have enquired and the Seller has confirmed a new EPC will not be provided.

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Lot	Address	Amendment
55	25 Green Lane, Manor Hill, Tamworth, B78 1AQ	We have enquired and the Seller has confirmed a new EPC will not be provided.
56	24 Stafford Street, Willenhall, WV13 1TG	Withdrawn.
59	128 Salop Road, Oldbury, B68 9AF	Sold prior to auction.
60	26 Bowyer Road, Alum Rock, Birmingham, B8 1ET	The correct address is 26 Bowyer Road, Saltley, Birmingham, B8 1ET.
64	41 Orton Road, Leicester, LE4 2AT	Completion date: 25th June 2021.
66	93 Bringhurst Road, Leicester, LE3 6LE	EPC Rating: D
67	40 Meadowsweet Road, Hamilton, Leicester, LE5 1TP	We have enquired and the Seller has confirmed a new EPC will not be provided.
68	32 Laurel Close, Mount Sorrel, Leicester, LE12 7JN	We understand the property is of non standard construction and therefore mortgageability could be limited. All interested parties are advised to make investigations.

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Lot	Address	Amendment
69	255 Uxbridge Street, Burton-On-Trent, DE14 3JX	The AST included in the legal pack confirms a rent of £450 pcm and not as set out in the catalogue entry.
70	33 Rose Street, Stoke-On-Trent, ST1 6PH	EPC Rating: D
71	121 Scotia Road, Stoke on Trent, ST6 4HR	Please note the buyers premium of £4995 in the Special Conditions of Sale at item 16 will be payable to the seller.
72	17 Russell Place, Sandyford, Stoke-on-Trent, ST6 5LS	Sold prior to auction.
75	Crossways, Nelson Place, Newcastle Under Lyme, ST5 1EB	Completion date: 22nd April 2021. According to the special conditions the seller has not made a VAT election.
77	4 Burder Street, Oldham, Lancashire OL8 3SU	The rent on the AST is confirmed as £470pcm, making an annual income of £5640, not £5,700 as detailed in the catalogue.
81	204 Heyside, Royton, Oldham, OL2 6NB	Sold prior to auction.
83	43 Derbyshire Road, Partington, Manchester, M31 4LE	Completion date: 22nd April 2021 The tenancy agreement within the legal pack states the rent is £715pcm (£8,580 per annum)

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Lot	Address	Amendment
85	8 Cliff Avenue, Salford, M7 2HN	Sold prior to auction.
86	Flat 17 Carmel Court, Holland Road, Crumpsall, Manchester, M8 4NP	Completion date: 10th May 2021
87	Flat 5, The Rhyddings, Birtle Road, Bury, BL9 6UT	Completion date: 8th April 2021
88	Land at Stubley Mill, (located off Mill Fold Gardens), Littleborough, OL15 8PZ	The correct address is Land and buildings lying to the South of Stubley Lane, Littleborough, OL15 8PZ
89	112-114 Burns Street, Burnley, BB12 0DE	New guide price: £78,000+ The correct postcode is BB12 0DE The property forms two leasehold titles both with a term of 999 years less 10 days from 5 February 1889.
90	Land at 68 Abbey Road, Barrow-in-Furness, LA14 5LD	Postponed.
91	5 Lavender Road, Farnworth, Bolton, BL4 0DX	The property is leasehold and not freehold as set out in the catalogue entry. The lease is for a term of 125 years from 26/4/1985. The EPC is being carried out on 24th March and the certificate will be made available as soon as possible.
92a	6 Holyrood Road, Prestwich, M25 1QW	Completion is 20 days - 14 April 2021

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Lot	Address	Amendment
94	4 Gordon Street, Colne, BB8 0NE	New guide price: £55,000+ Completion date: 6th May 2021.
95	6 Athelstane Drive, Thurcroft, Rotherham, S66 9QF	Sold prior to auction.
96a	85 Park Street, Cleethorpes, DN35 7NB	Postponed.
98	14-16 Institute Lane, Alfreton, Derbyshire DE55 7BQ	Postponed
102	11 Mayfield Street, Kirkby in Ashfield, Nottingham, NG17 8LU	New guide price: £43,000+ EPC Rating: F
104	231 Main Street, Shirebrook, Nottinghamshire NG20 8DS	We have been unable to access the property to carry out an EPC.
105	19 Garden Avenue, Shirebrook, Nottinghamshire NG20 8JH	Further details of the tenancy can be found in the Special Conditions.
106	20-25 Norfolk Street and 35-38 Orange Grove, Wisbech, PE13 2LF	The sale includes two freehold titles and 5 leasehold titles. Buyers should not rely on the catalogue entry and are to check the legal pack for full details, including rents payable.

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Lot	Address	Amendment
109	180 - 184 Southwick Road, Sunderland, SR5 2AG	According to the AST, the current rental income for 182 Southwick Road is £390 pcm. Lease for 184 Southwick Road is an unwritten periodic tenancy therefore the Auctioneers cannot verify the rental income. Total income £22,380 per annum not as stated in the catalogue.
110	1 Jacques Street, Sunderland, SR4 6TD	The property is an end terraced house. The photographs have been supplied by the seller.
111	4th Floor, 93A Grey Street, Newcastle upon Tyne, NE1 6EG	Postponed.
112	30 St Pauls Road, Hartlepool, TS26 9EY	Postponed.
113	32 St Pauls Road, Hartlepool, TS26 9EY	A copy of the HMO licence has not been provided within the legal pack and buyers are to rely on their own investigations in this respect.
116	Apartment 15 Wallace Court, Huyton, Liverpool, L36 1SY	The lease uploaded is for Flat 12, the lease for Flat 15 has been requested, the solicitors are awaiting correspondence from HMLR regarding the lease for apartment 15 as it appears that the lease for apartment 12 is registered against this title.
117	6 Kelso Road, Liverpool, L6 3AQ	New guide price: £100,000+
118	165 Rice Lane, Liverpool, L9 1AF	The catalogue entry confirms that the property is sold with vacant possession. This is incorrect and ASTs have recently been entered into for 4 of the 5 rooms - 3 at a rent of £315 pcm and 1 at a rent of £300 pcm. Room 3 remains vacant. It has been confirmed that an HMO licence is not necessary and all potential buyers must rely on their own investigations in this respect.

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Lot	Address	Amendment
120	The Old Church, Cemetery Road, Southport, PR8 5EE	Postponed.
121	288 Sharoe Green Lane, Fulwood, Preston, PR2 9HD	Completion date: 15 April 2021.
122	1-3 Crosby Road South, Liverpool, L22 1RG	Sold prior to auction.
122a	30 Harcourt Street, Birkenhead, CH41 4JA	Sold prior to auction.
123	10 Palatine Road, Blackpool, FY1 4BT	The property will be sold with vacant possession upon completion.
125	70 & 70a Chester Road East, Shotton, Deeside, CH5 1QB	New guide price: £120,000+ The registered address is 70 Chester Road East, Shotton, Deeside CH5 1QB. The property is part let, part vacant with three rooms on the first floor currently let producing an income of circa £9,880 per annum.
126	5A Wellington Street, Shotton, CH5 1AH	New guide price: £41,000+
127	41b Catherine Street, Chester, CH1 4JZ	Postponed.

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Lot	Address	Amendment
128	2 Green Lawn, Birkenhead, CH42 2DZ	Sold prior to auction.
129	3 Jubilee Court, Jubilee Street, Llandudno, LL30 2SQ	We have been made aware by the current owner that there is some repair work needed on the roof. Our understanding is that this is general 'wear and tear' and any cost will be shared between the eight properties under management. Interested parties should satisfy their own enquiries in this respect.
130	10 Kingsbury House, St Hilarys Park, Alderley Edge, Cheshire SK9 7DA	Completion date: 15th April 2021
130a	17 The Old School Rooms, Great Moor Street, Bolton, Greater Manchester BL1 1NR	Completion date: 14th April 2021. The lease term is 189 years beginning on and including 1 January 2001.
131	303a Montgomery House, The Annex, Demesne Road, Manchester, M16 8PH	Postponed.
132	306a Montgomery House, The Annex, Demesne Road, Manchester, M16 8PH	Postponed.
133	Pod GA028, 8 Centurion Park, Davy Field Road, Blackburn, BB1 2QY	The completion date will be 3 weeks from the date of exchange. We have not been able to verify the tenancy agreements. The sellers solicitor have spoken with Group First and they have advised the tenancies are in between the tenant and the store company so they cannot reveal the tenancy agreements to them. The correct address is 8 Centurion Park, not 9 Centurion Park as previously stated.
134	Pod GA056, 8 Centurion Park, Davy Field Road, Blackburn, BB1 2QY	The completion date will be 3 weeks from the date of exchange. We have not been able to verify the tenancy agreements. The sellers solicitor have spoken with Group First and they have advised the tenancies are in between the tenant and the store company so they cannot reveal the tenancy agreements to them. The correct address is 8 Centurion Park, not 9 Centurion Park as previously stated.

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Lot	Address	Amendment
135	Pod GC014, 8 Centurion Park, Davy Field Road, Blackburn, BB1 2QY	The completion date will be 3 weeks from the date of exchange. We have not been able to verify the tenancy agreements. The sellers solicitor have spoken with Group First and they have advised the tenancies are in between the tenant and the store company so they cannot reveal the tenancy agreements to them. The correct address is 8 Centurion Park, not 9 Centurion Park as previously stated.
136	Pod GE003, 8 Centurion Park, Davy Field Road, Blackburn, BB1 2QY	The completion date will be 3 weeks from the date of exchange. We have not been able to verify the tenancy agreement. The sellers solicitor have spoken with Group First and they have advised the tenancies are in between the tenant and the store company so they cannot reveal the tenancy agreements to them. The correct address is 8 Centurion Park, not 9 Centurion Park as previously stated.
138	Pod GC015, 8 Centurion Park, Davy Field Road, Blackburn, BB1 2QY	The completion date will be 3 weeks from the date of exchange. This property has recently been let so is being sold subject to tenancy. We have not been able to verify the tenancy agreement. The sellers solicitor have spoken with Group First and they have advised the tenancies are in between the tenant and the store company so they cannot reveal the tenancy agreements to them. The correct address is 8 Centurion Park, not 9 Centurion Park as previously stated.
139	Pod GA060, 8 Centurion Park, Davy Field Road, Blackburn, BB1 2QY	The completion date will be 3 weeks from the date of exchange. We have not been able to verify the tenancy agreements. The sellers solicitor have spoken with Group First and they have advised the tenancies are in between the tenant and the store company so they cannot reveal the tenancy agreements to them. The correct address is 8 Centurion Park, not 9 Centurion Park as previously stated.
140	46 Sandgate Road, Folkstone, CT20 1DW	Postponed.
142	Land adjoining 9-11 Harmsworth Road, Tadley, Hampshire RG26 4NB	Withdrawn.
144	56 King George Road, Andover, SP10 3DQ	Buyers must rely on their own inspection in relation to occupation of the property - please see special condition 4. Completion date: 8th April 2021
145	Land on North Side of Charlton Road, Brentry, Bristol, BS10 6ND	The catalogue plan is incorrect. Please refer to the Title plan - all of the areas in white are included in the sale, in particular with regard to item 1 and 5 Property Register.

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Lot	Address	Amendment
146	Land at Trane Farm, Tonyrefail, Porth, CF39 8HN	Known as Land on the North Side of Gilfach Road, Tonyrefail, Porth, CF39 8HN. It is understood the property is sold subject to tenancy in accordance with the special conditions of sale and not as set out in the catalogue entry. Buyers are to rely on their own investigations.
147	Land at Horseley Hill, Wolverley, DY11 5TD	A copy of the planning permission for the further stables referred to in the catalogue entry has not been provided and all buyers are to rely on their own investigations in this respect.
148	Beech House, Church Green East, Redditch, B98 8BP	Sold prior to auction.
152	23, 23A and 23B Unett Court, St Matthews Road, Smethwick, B66 3TN	The registered address is Office, Laundry Room And Store Area, Unett Court, St Matthews Road, Smethwick (B66 3TN). Completion date: 22nd April 2021.
153	Unit N, Salford Trading Estate, Salford Street, Birmingham, B6 7SH	New guide price: £140,000+
161	1 Northcott Road, Dudley, DY2 9PR	The EPC is being carried out on 21st April and the certificate will be made available as soon as possible.