

# Addendum



Auction: 29th April 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.

## Addendum as of 29th April 2021

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.

All Lots are offered subject to the above and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the sale price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the catalogue, which are solely for location purposes and are specifically excluded from the Contract. All sizes and measurements provided are approximate and may have been scaled from OS and other plans.

Lot	Address	Amendment
1	22 Edward Road, Clarendon Park, Leicester, LE2 1TF	Postponed.
14	Building Plot at 144 Allestree Lane, Allestree, Derby, DE22 2JY	Completion Date: 20th May 2021 New guide price: £180,000+
16	22 Station Row, Tirphil, New Tredegar, NP24 6HE	Completion date: 13th May 2021
17	997 Anlaby Road, Kingston Upon Hull, HU4 7PN	Completion date: 13th May 2021.
18	47a Enbrook Valley, Folkestone, CT20 3PT	Completion date: 13th May 2021. The seller has been notified of a potential legal dispute with the owner of the adjoining property, please see the special conditions of sale.
19	Flat 20 Fleur De Lis, Courtland Road, Paignton, Devon TQ3 2AB	Withdrawn.
23	49 Signal Grove, Walsall, WS3 2NZ	Sold prior to auction.
27	8 Ashfield Grove, Wolverhampton, WV10 6QY	Postponed.

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Lot	Address	Amendment
30	1 Riverside Close, Prickwillow, Ely, Cambridgeshire CB7 4UW	Sold prior to auction.
31	2 Riverside Close, Prickwillow, Ely, Cambridgeshire CB7 4UW	Completion Date: 20th May 2021. New guide price: £85,000+
32	30 Belmont Avenue, Low Moor, Bradford, BD12 OPA	Completion Date: 13th May 2021
33	15 Balisfire Grove, Leicester, LE4 0LT	Completion Date: 27th May 2021
37	93 Bringhurst Road, Leicester, LE3 6LE	Sold prior to auction.
41	40 Mountfields Drive, Loughborough, LE11 3JE	Withdrawn.
42	54-58 Hall Croft, Shepshed, Loughborough, Leicestershire LE12 9AN	We have been unable to access the first floor flat at 58 Hall Croft to carry out an EPC. The lot will be sold with vacant possession upon completion.
44	9 Burton Street, Melton Mowbray, Leicestershire LE13 1AE	Sold prior to auction.

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Lot	Address	Amendment
47	Ballardie, Main Street, Peatling Magna, Leicestershire LE8 5UQ	Sold prior to auction.
48	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.
49	40 Queen Street, Burslem, Stoke on Trent, ST6 3EG	The correct property address is 40 Queen Street. Some documents in the legal pack may refer to the address as being 40 Queens Street. Completion date 27th May 2021 Buyers are referred to special condition 15 which sets out the additional sums payable on completion.
51	6 York Terrace, Jewellery Quarter, Birmingham, B18 5AA	To clarify the whole of the title is being sold and this is known as - 6, 6a, 7 & 8 York Terrace. Completion date - 20th May 2021
52	307 Lodge Road, Hockley, Birmingham, B18 5QX	The registered title address is 307 Lodge Road, Winson Green, Birmingham B18 5QX. We have not received a full copy of the tenancy agreement therefore have not had the opportunity to verify the tenancy details stated on the catalogue entry.
55	71 Thornbury Road, Perry Barr, Birmingham, B20 3DE	Completion Date: 10th June 2021
57	Flat 4, Chelsea House, Chilvers Grove, Birmingham, B37 6EJ	Withdrawn.
58	62 Hazel Croft, Chemsley Wood, Birmingham, B37 7PR	Completion date: 27th May 2021. The seller advises there are no rental arrears and buyers must rely on their own investigations in this respect.

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Lot	Address	Amendment
59	80 Graham Road, Birmingham, B25 8JX	Completion date: 27th May 2021. The seller advises there are no rental arrears and buyers must rely on their own investigations in this respect.
61	Land adj 29 Berkeley Close, Redditch, B98 0QB	The registered title address is Land at Winyates Green, Redditch.
63	1a, 3 and 5 Highfield Road, Hall Green, Birmingham, B28 0EL	Buyers are to rely on their own investigations and are not to rely on the Lease details contained in the catalogue entry. Please refer to the legal pack.
64	Land at 16 and 17 Blockall, Darlestone, WS10 8EP	The correct address is Land at 16 and 17 Blockall.
65	Land and roads at Brindlefields Way, Tipton, DY4 7XL	We are advised that VAT is chargeable on this transaction.
66	Land and Roads at Lennox Gardens, Wolverhampton, WV3 0RR	We are advised that VAT is chargeable on this transaction.
68	36 Bristol Street, Wolverhampton, WV3 0HD	We have not received a full copy of the tenancy agreement therefore have not had the opportunity to verify the tenancy details stated on the catalogue entry.
70	54 Wolverhampton Street, Willenhall, WV13 2NF	Sold prior to auction.

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Lot	Address	Amendment
71	56 Carisbrooke Drive, Stafford, ST17 9JY	Vacant possession upon completion. We understand the property has been subject to historic settlement. Buyers should rely on their own investigations.
72	Land and roads at The Ridings, Cannock, WS11 8JG	We are advised that VAT is chargeable on this transaction.
73	Land between 317 and 319 Whalley Road, Ramsbottom, Bury, BLO 0ER	The registered title address is Land on the west side of Whalley Road, Ramsbottom, Bury.
73A	Flat 5, The Rhyddings, Birtle Road, Bury, BL9 6UT	Completion date: 13th May 2021
74	23 Albert Street, Millhead, Carnforth, LA5 9DR	Completion Date: 27th May 2021 New guide price: £75,000+
75	179 Rochdale Road and 2 Wilds Buildings, Rochdale, OL16 3BN	Sold prior to auction.
76	219A Montgomery House, Montgomery House, Demesne Road, Manchester, M16 8PH	The correct address is 219A Montgomery House.
84	39 Stanley Road, Gloucester, GL1 5DQ	Sold prior to auction.

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Lot	Address	Amendment
85	37 Stanley Road, Gloucester, GL1 5DQ	Withdrawn.
86	111 Kingsmere, London Road, Brighton, BN1 6UY	New guide price: £150,000+ Completion date: 13th May 2021
87	Flat 2, 1 St. Augustine Road, Littlehampton, BN17 5NG	Completion date: 13th May 2021 New guide price: £78,000+
88	30 & 39, The Forum, Chidham Close, Havant, PO9 1DR	Auction Type: Unconditional with Variable Fee New guide price: £150,000+ Flat 39 is currently let at £525pcm. EPC Ratings: D & D
90a	Land on the north-east side of 15 - 19 Oakfield Close, Potters Bar, EN6 2BE	Completion: 20th May 2021
90b	Land adjoining 20 Oakfield Close, Potters Bar, EN6 2BE	Completion: 20th May 2021
97	Apartment No M1, Canal Street, Nottingham, NG1 7HW	We are informed by the seller there is no contract for the parking space, just an agreement in written form (by email/text messages) therefore we have been unable to verify the tenancy.
99	20 Brayton Crescent, Nottingham, NG6 9DZ	Notice has been served for the tenants to vacate the property. Please see legal pack for Form 6a notice.

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Lot	Address	Amendment
101	1 - 3 Leonard Street, Bulwell, Nottingham, NG6 8RR	For the avoidance of doubt, the address being sold is 1-3 Leonard Street, Bulwell. The Land registry title refers to 1, 3 and 5 Leonard Street however 5 Leonard Street is not included in the sale. Please refer to special condition 4 for further details.
104	Land to the rear of 63 Lord Haddon Road, Ilkeston, Derbyshire DE7 8AU	The address per the Title is Land lying to the east of Lord Haddon Road.
105	1 King Street, Alfreton, DE55 7DB	Withdrawn.
106	14-16 Institute Lane, Alfreton, Derbyshire DE55 7BQ	To clarify the sale is of the freehold title number DY244333 (14-16 Institute Lane) subject to the leases under title numbers DY465212 & DY471916. The property is therefore not sold with vacant possession as set out in the catalogue.
107	7 Meadow Lane, Alfreton, Derbyshire DE55 7EZ	New guide price: £91,000+
110	2a Marcus Street, Derby, DE1 3SE	Sold prior to auction.
111	9 Leopold Street, Derby, DE1 2HE	Completion date: 20th May 2021
113	1 Oxford Street, Derby, DE1 2TE	Completion date: 20th May 2021

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Lot	Address	Amendment
117	15 Shakespeare Street, Sinfin, Derby, DE24 9HF	New guide price: £75,000+
119	699 London Road, Alvaston, Derby, DE24 8UQ	Completion date: 27th May 2021
121	107 Stonehill, Castle Donington, Derby, DE74 2LZ	The property is sold as seen - seller will not ensure all rubbish is removed from property.
123	288 Burton Road, Midway, Swadlincote, DE11 7LY	We have been informed that there is a drainage issue and the ground has softened resulting in movement. Buyers are advised to make their own investigations.
124	Land and roads at Mellor Drive, Alrewas, Burton-On-Trent, DE13 7FF	Withdrawn.
125	Land on the west side of Holly Road, Newcastle-under-Lyme, Stoke on Trent, ST5 7BW	Garages 2, 3, 4, 9 & 11 are let as per the schedule in the legal pack.
130	29 Tape Street, Cheadle, Stoke-on-Trent, ST10 1BG	Completion date: 20th May 2021
131	67 Pingles Crescent, Thrybergh, Rotherham, S65 4AU	New guide price: £73,000+



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Lot	Address	Amendment
138	9 Axbridge Walk, Miles Platting, Manchester, M40 7DU	Sold prior to auction.
140	The Old Church, Cemetery Road, Southport, PR8 5EE	Withdrawn.
142	12 School Street, Barrow-In-Furness, LA14 2JN	A copy of the HMO has not been provided and buyers should rely on their own investigations in this respect. New guide price: £155,000+
143	22 Regent Road, Blackpool, FY1 4LY	Withdrawn.
144	54a Clifton Street, Blackpool, FY1 1JP	Completion Date: 27th May 2021 We have not had the opportunity of inspecting a tenancy agreement - see item 40 specifically in the Special Conditions in relation to this.
145	Apartment 15 Wallace Court, Huyton, Liverpool, L36 1SY	Sold prior to auction.
148	81 Woodchurch Lane, Birkenhead, CH42 9PL	Sold prior to auction.
150	41b Catherine Street, Chester, CH1 4JZ	Postponed.

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151	6 - 7 Crane Street, Cefn Mawr, Wrexham, LL14 3AB	The correct address is 6-7 Crane Street. The auctioneers have not had sight of the tenancy agreement.
152	150 Wilderspool Causeway, Warrington, WA4 6QA	Postponed
153	137A Forster Street, Orford, Warrington, WA2 7AX	Postponed
154	Flat 3, 72 Banks Road, West Kirby, Wirral, CH48 0RE	Postponed.
155	16 Victoria Court, Victoria Drive, Birkenhead, CH42 1RR	Sold prior to auction.