

Addendum



Auction: 27th May 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 27th May 2021

Lot	Address	Amendment
1	21 Stamper Crescent, Skegby, Sutton in Ashfield, Nottinghamshire NG17 3BQ	We have been unable to access the property to carry out an EPC. We are informed the property has two bedrooms, not three as previously stated.
4	3 Riverside Close, Prickwillow, Ely, Cambridgeshire CB7 4UW	Completion date: 17th June 2021. New guide price: £85,000+
5	4 Riverside Close, Prickwillow, Ely, Cambridgeshire CB7 4UW	Completion date: 17th June 2021. New guide price: £85,000+
7	28 Byron Avenue, Mansfield Woodhouse, Mansfield, NG19 9JP	Postponed.
8	10 Edingley Avenue, Mansfield, NG19 6JL	Postponed.
9	53 Allen Street, Allenton, Derby, DE24 9DE	Postponed.
10	148 New Bolsover, Bolsover, Chesterfield, S44 6QA	Postponed.
11	Labelle, Dencil Close, Halesowen, B63 2DR	Completion date: 24th June 2021

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



**Property
Auctions**

Auction: 27th May 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 27th May 2021

Lot	Address	Amendment
12	184 Cavendish Road, Walsall, WS2 7HY	Postponed.
14	103 Sandon Road, Stafford, ST16 3HF	Postponed.
15	27 Holmcroft Road, Stafford, ST16 1JF	Completion date: 24th June 2021. New guide price: £125,000+
18	5 Meade Hill Road, Prestwich, Manchester, M25 0DH	The property is sold leasehold however the lease is not available at the land registry but the buyer may be able to obtain an indemnity insurance policy. Prospective buyers are advised to inspect the legal pack.
19	38 Old Road, Manchester, M9 8BX	Completion will take place on 7th July 2021 or seven working days from when a Grant of Probate is served on the sellers Solicitors.
20	Stack House Farm, Lowton Road, Golborne, Warrington, WA3 3EQ	Completion on this property is to take place within 2 weeks of receipt of Grant of Probate. Please refer to clause 8 of the Special Conditions.
21	32 Hoole Road, Hoole, Chester, CH2 3NJ	We have been notified of a legal dispute concerning this property. Further details have been requested from the vendor and will be included within the legal pack once available. In the meantime, please contact us for further information. Buyers must make their own, independent inquiries as to the suitability of the property prior to placing their bid. The EPC is being done on 27th May and will be made available as soon as possible.
22	8 Lister Road, Walsall, WS2 7HL	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



Property Auctions

Auction: 27th May 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 27th May 2021

Lot	Address	Amendment
23	8 The Oval, Dudley, DY1 2LN	Postponed.
24	32 Skidmore Drive, West Bromwich, B70 9TR	Completion date: 24th June 2021. New guide price: £115,000+
25	307 Lodge Road, Hockley, Birmingham, B18 5QX	The registered title address is 307 Lodge Road, Winson Green, Birmingham B18 5QX.
26	30 Red Hill Grove, Kings Norton, Birmingham, B38 9RZ	Completion date: 24th June 2021. New guide price: £65,000+
27	931 Stratford Road, Hall Green, Birmingham, B28 8BH	Completion date: 24th June 2021. New guide price: £170,000+
28	228 Kingsbury Road, Erdington, Birmingham, B24 8QY	Withdrawn.
29	Land off Beckingham Road, Walkeringham, Nottinghamshire DN10 4HZ	Postponed.
30	Apartment 15 Court View, 70 New Walk, Leicester, LE1 6TF	Sold prior to auction.

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



**Property
Auctions**

Auction: 27th May 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 27th May 2021

Lot	Address	Amendment
34	17 Cooper Gardens, Oadby, Leicester, LE2 4TX	New guide price: £325,000+
36	1 Tyrrell Street, Leicester, LE3 5SB	The Auctioneers have not had sight of the tenancy agreement therefore cannot verify the details stated within the catalogue.
37	228 Western Road, Leicester, LE3 0EA	Completion date: 24th June 2021
39	91 North Street, Whitwick, Coalville, LE67 5HB	Completion date: 24th June 2021.
40	41 Jarvis Way, Whitwick, Coalville, Leicestershire LE67 5HL	Completion date: 24th June 2021. New guide price: £120,000+
41	40 Queen Street, Burslem, Stoke on Trent, ST6 3EG	Completion date 24th June 2021 Buyers are referred to special condition 15 which sets out the additional sums payable on completion.
43	Land on the west side of Holly Road, Newcastle-under-Lyme, Stoke on Trent, ST5 7BW	Garages 7 & 8 are also let - please see amended schedule in legal pack
46	Land located off Jamage Road, Talke Pits, Stoke on Trent, ST7 1UL	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: 27th May 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 27th May 2021

Lot	Address	Amendment
47	The Cloughton Centre, Blowers Green Road, Dudley, DY2 8UZ	The registered title address is Sir Gilbert Cloughton Centre, Blowers Green Road, Dudley DY2 8UY. New guide price: £650,000+
48	1-14 Caledonia Court, 7 Caledonia, Brierley Hill, DY5 2LF	Completion date: 24th June 2021. The registered title address are Land on the South-East side of 9 Caledonia, Brierley Hill DY5 2LF and Land on the North side of 222 Thorns Road, Quarry Bank, Brierley Hill DY5 2LD.
49	25A Ironmarket, Newcastle under Lyme, ST5 1RH	Postponed.
50	53 Ironmarket, Newcastle under Lyme, ST5 1PE	Postponed.
52	Unit 87 College House, Bridge Road, Saltley, Birmingham, B8 3TE	The tenancy agreement within the legal pack states a rental income of £515.66pcm. We have been informed that the tenant is likely to vacate on 30th June, however there is no formal notice to vacate in place.
54	57A Union Street, Wednesbury, West Midlands WS10 7HB	Postponed.
56	Flats A - D, 207, 208 and 209 Station Street, Burton upon Trent, Staffordshire DE14 1AN	Completion date: 24th June 2021. The address of the property is described as Flats A-D, 207,208 and 209 Station Street, Burton within the registered title and the lease. The seller solicitor has confirmed that this is one and the same property which stands on the corner of High St and Station St. According to the tenancy agreements the rental income is £12,540 per annum.
57	121 and 121a Branston Road, Burton-On-Trent, DE14 3DD	Completion date: 24th June 2021

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



**Property
Auctions**

Auction: 27th May 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 27th May 2021

Lot	Address	Amendment
60	The Lodge, Burton Road, Egginton, Derbyshire DE65 6HA	Completion date: 8th July 2021.
63	269 Baker Street, Alvaston, Derby, DE24 8SG	Completion date: 21st July 2021.
64	12 Reginald Street, Derby, DE23 8FR	Sold prior to auction.
69	Grazing Land off Flagshaw Lane, Kirk Langley, Ashbourne, Derbyshire DE6 4NH	Known as The Land adjoining The Ridge, Flagshaw Lane
71	18 Parkin Street, Alfreton, Derbyshire DE55 7JS	Completion date: 24th June 2021. New guide price: £77,000+
75	26 Thorpes Road, Heanor, Derbyshire DE75 7GQ	According to the tenancy agreement the rental income is £5,400 per annum.
76	The Bungalow, 4 Wilne Lane, Shardlow Village, Derbyshire DE72 2HA	Completion date: 24th June 2021.
77	59 & 59a Bath Street, Ilkeston, Derbyshire DE7 8AH	Completion: 8 July 2021

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: 27th May 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 27th May 2021

Lot	Address	Amendment
78	Storage Units at 4 Observatory Way, Kirkby-In-Ashfield, Nottingham, NG17 7RD	The completion period is 21 days from the date of exchange. The lease term is 999 years from and including 1 January 2015
79	79 Kimbolton Road, Higham Ferrers, Rushden, NN10 8HL	Sold prior to auction.
80A	Apartment D49, 38 the Waterfront, Welham Street, Grantham, NG31 6QQ	Postponed.
83	D & T News, 192 Heath Road, Holmewood, Chesterfield, S42 5RB	Postponed.
84	48 High Street, Clay Cross, Chesterfield, S45 9EB	Withdrawn.
85	67 Pingles Crescent, Thrybergh, Rotherham, S65 4AU	Sold prior to auction.
88A	180 Magellan House, Armouries Way, Leeds, LS10 1JP	Postponed.
89	Apartment 2, Westgate Lofts, 78 Old Westgate, Dewsbury, WF13 1NF	Completion date: 10th June 2021

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



**Property
Auctions**

Auction: 27th May 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 27th May 2021

Lot	Address	Amendment
90	Land to rear of 352 - 354 Beverley Road, Kingston upon Hull, HU5 1LH	Postponed.
90A	Flat 4, 15 Lumley Avenue, Skegness, PE25 2AP	Completion date: 10th June 2021.
91	Land at The Croft, Lairg, Sutherland, IV27 4DN	The registered title confirms that the property is known as Croft Pasquale, Achnairn, Shinness, Lairg.
93	79 Sixth Street, Horden, Peterlee, SR8 4JX	Postponed.
94	3 All Saints Road, Shildon, DL4 2JU	Sold prior to auction.
95	33 Dent Street, Hartlepool, TS26 8AY	Completion date: 10th June 2021.
96	36 York Road, Hartlepool, TS26 8AW	Completion date: 24th June 2021.
97	72A Flaxley Road, Selby, YO8 4BW	Completion date: 10th June 2021.

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: 27th May 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 27th May 2021

Lot	Address	Amendment
98	Plot 5 The Maltings, West Knapton, Malton, North Yorkshire, YO17 6RW	The extract of Title confirms the address as Land on the west side of Poplars Lane, West Knapton, Malton
99	Plot 8 The Maltings, West Knapton, Malton, North Yorkshire, YO17 6RW	The address per the extract of title is Land on the west side of Poplars Lane, West Knapton, Malton
100	23 Albert Street, Millhead, Carnforth, LA5 9DR	Completion date: 24th June 2021.
102	64 Clayton Street, Accrington, BB8 0HJ	Completion date: 29th July 2021 The property is leasehold for a term of 999 years from 12.11.1893 and is sold subject to tenancy. AST is awaited and buyers must rely on their own investigations.
103	19 Hood Street, Accrington, BB5 1BW	Completion date: 29th July 2021 The property is sold subject to tenancy, AST is awaited and buyers must rely on their own investigations.
104	61 Nelson Street, Accrington, BB5 2HQ	Completion date: 29th July 2021 Tenure is leasehold with a term of 999 years from 18/11/1875. The property is sold subject to tenancy, AST is awaited and buyers must rely on their own investigations. We are informed by the seller an EPC has been ordered. We cannot confirm when this is due to take place or that a certificate will be available on completion.
105	117 Spring Street, Rishton, Blackburn, BB1 4LP	Completion date 29th July 2021. The tenure is leasehold and the property is sold subject to tenancy. Leasehold title and AST are awaited and buyers must rely on their own investigations.
106	30-32 Pickup Street, Clayton le Moors, Accrington, BB5 5NS	Completion date: 24th June 2021. The properties are leasehold both with a term of 999 years from 30 April 1860.

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



**Property
Auctions**

Auction: 27th May 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 27th May 2021

Lot	Address	Amendment
107	54a Clifton Street, Blackpool, FY1 1JP	Completion date: 24th June 2021.
108	Flat 5, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS	Postponed.
109	6 Mauldeth Road, Withington, Manchester, M20 4ND	Withdrawn.
110	2 Birch Road, Crumpsall, Manchester, M8 5RU	Completion date: 7th July 2021. New guide price: £130,000+
111	37 Rawcliffe Street, Manchester, M14 7NH	Postponed.
111A	Apartment M C 610, Royal Mills, 16 Jersey Street, Manchester, M4 6JA	Completion date: 10th June 2021
112	44a Carr Lane, Wigan, WN3 5ND	Sold prior to auction.
113	299 Longmoor Lane, Liverpool, L9 9EW	Sold prior to auction.

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



**Property
Auctions**

Auction: 27th May 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 27th May 2021

Lot	Address	Amendment
114	18 Ismay Street, Liverpool, L4 4EF	New guide price: £55,000+
115	38 Ismay Street, Liverpool, L4 4EF	New guide price: £55,000+
115A	196 Bedford Road, Bootle, Liverpool, L20 2DT	Sold prior to auction.
115B	Apartment 23, 10-12 Pall Mall, Liverpool, L3 6AL	Completion date: 10th June 2021. Address per title is Studio 5.03, 10-12 Pall Mall, Liverpool, L3 6AL
118	Berwyn Lodge, 5 North Close, Wirral, CH62 2BU	Sold prior to auction.
119	Flat 5 Thorn House, Lache Lane, Chester, CH4 7LR	New guide price: £62,000+ Completion Date: 25th August 2021 or earlier by mutual agreement.
121	167 Christleton Road, Chester, CH3 5TA	The EPC is being done on 27th May and will be made available as soon as possible.
123	17 Comely Avenue, Wallasey, CH44 0DR	Sold prior to auction.

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: 27th May 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 27th May 2021

Lot	Address	Amendment
124	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. Buyers are to rely on their own investigations.
124A	Land Adjacent to 7 Wakefield Road, Stalybridge, SK15 1AJ	The registered title address is Land lying to the north of Wakefield Road, Stalybridge.
125	Land at South of Underhill, Romiley, Stockport, SK6 4BG	Sold prior to auction.
126	Land off Coombes Lane, Stowmarket, Suffolk IP14 3BT	Completion Date: 10th June 2021
128	10 Morris Walk, Dartford, DA1 5GP	Withdrawn.
128A	Land adjacent 9 Harmsworth Road, Tadley, Hampshire RG26 4NB	The land is known as as Plot of Land at North West side of Swains Close, Tadley.
131	The Card Shop, 24 Fore Street, Kingsbridge, TQ7 1NY	Completion date: 24th June 2021.
132	20 Sheep Street, Shipston-On-Stour, CV36 4AF	Completion Date: 17th June 2021

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: 27th May 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 27th May 2021

Lot	Address	Amendment
133	Land off Meadow Road, South Littleton, Evesham, WR11 8YE	Postponed.
136	1a, 3 and 5 Highfield Road, Hall Green, Birmingham, B28 0EL	Sold prior to auction.
137A	Flat 43 Watermarque, 100 Browning Street, Birmingham, B16 8GY	Postponed.
138	52 Gladstone Street, Walsall, WS2 8BL	The sellers solicitors have confirmed the buyer will be free from all charges on the register as the proceeds from the sale will be used to repay the charges.
139	36 Bristol Street, Wolverhampton, WV3 0HD	Sold prior to auction.
140	25 Orchard Street, Highley, Bridgnorth, WV16 6LG	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.