

CHANGES AND ADDITIONAL INFORMATION 15.3.11 Issue 12

Auction Tuesday March 15th 2011 Sale starts at 2.00 pm

SOLD PRIOR: 6, 8, 13, 26, 27, 27a, 31, 36, 47

WITHDRAWN: 2, 11, 11a, 19, 49, 51

We no longer accept cash deposits at our auctions. A banker's draft or building society cheque will be acceptable, made out for 10% of your maximum bid. If your property costs you less than that, it means you will have paid a little more than 10%.

Personal cheques will only be accepted with additional identification showing your name & address, eg: a driving licence, passport or utility bill. Completions will normally take place 28 days from exchange of contracts.

A payment will be due from the buyer on completion on certain lots, as a contribution towards fees incurred by the vendor.

Other lots may carry charges for local searches only. Please consult the Special Conditions in each case.

Lots 1, 10, 24, 14 day completion Lot 24 must complete before 31.3.11

Lots 12, 16, 30, 36, 40, 41, 53 will be 21 days completion

Lot 2 This property has double glazing

Lot 4 "The property is a half bay fronted property; the accommodation comprises; Ground floor: hallway, two reception rooms and extended kitchen: First Floor: landing, two bedrooms and a bathroom." The property is located on Fold Street, off Moston Lane, off Rochdale Road (A664), close to the main shopping area.

Lot 5 The property has been inspected and has double glazing

Lot 7 The property, now vacant, was previously used as a single dwelling. The staircases to each house have been retained.

Lot 18

Lot 13 Tenancy confirmed as 5-year agreement from 20.3.09 at £375 per month

Lot 15 Tenancy confirmed as six-month AST from 10.5.10 at £400 per month

Lot 16 The property has been inspected and has central heating and double glazing

Lot 18 New photographs for this lot appear opposite:

Lot 21 Please refer to the planning information in the legal pack

Lot 22 One bedroom is not central heated

Lot 27 We are informed by the management company that the service charge for this flat is £48 per month. All the garages are let at present via the management company, but there is a very short waiting list.



Lot 32a The property has two reception rooms, plus kitchen

Lot 36 The property has been inspected and has central heating and double glazing

Lot 39 The property has double glazing

Lot 40 The photograph in the catalogue is incorrect; the correct photograph is opposite:

Lot 41 The property has been inspected and has central heating and double glazing

Lot 42 Flats 143 a and b are vacant. Flat 141B is let on 6 month AST from 1.2.11 at £370 pcm

Lot 45 Now inspected, and has double glazing

Lot 48 We are advised by the vendors solicitors that any outstanding charges on the Land Registry will be paid by the vendor

Lot 53 This property has been inspected and has double glazing

Lot 54 Tenancy confirmed as 12 month AST from 27.3.10 at £88 per week



Lot 40

I have read and acknowledge these amendments along with the legal pack for the property I am purchasing.

Signed

Date