

**CHANGES AND ADDITIONAL INFORMATION 4.5.11 Issue 11**

**Auction Wednesday May 4th 2011 Sale starts at 2.00 pm**

**SOLD PRIOR: 7, 9, 14, 15, 41, 60, 65, 66, 69**

**WITHDRAWN: 25, 50, 51, 67, 74**

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.

Lot 69 will be 14 days completion      Lots 11, 30a, 30b, 30c will be 21 days completion

Lot 37 will complete on 31<sup>st</sup> May 2011      Lots 17 & 18 will complete in 7 working days

Lots 71 and 72 will complete in 20 working days

**'HOMES UNDER THE HAMMER' WILL BE FILMING AT THIS AUCTION**

- Lot 12    The property has central heating and a cellar
- Lot 15    The property has a through lounge/dining room
- Lot 26    Garage 4 is now vacant; there are now 4 out of 9 garages let.      Lot 27    The postcode is OL8 3HF
- Lot 32    Parking is available for a fee, reported to be approx. £30 a year, on the civic hall car park opposite the house
- Lot 37    This property has three bedrooms
- Lot 43    The address should read 4 Chapel Street, Wheelock, Sandbach, Cheshire. Guide Price now £130,000.
- Lot 54    The property has been inspected and is as described      Lot 58    The property has double glazing
- Lot 59    The property has been inspected and has a separate lounge and dining room
- Lot 62    The property has been inspected, and has a small front garden
- Lot 63    This property has not been inspected but is reported to have three rooms plus kitchen on the ground floor, and three bedrooms plus bathroom to the first floor.
- Lot 63A    Tenancy seen – Six month AST from 2.6.09 at £60 per week
- Lot 64    Property has now been inspected and is as described
- Lot 66    The property has been renovated as a two bedroom detached property and is suitable for owner occupation or investment
- Lot 69A    The Guide Price is now £90,000+
- Lot 71    Let on AST from 23.8.2006 at £360 per month, reported increased to £380 on 1.3.10. Recent cavity wall and upgraded loft insulation.
- Lot 72    Let on AST from 16.7.10 at £395 per month (£370 currently being paid by agreement). Recent cavity wall and upgraded loft insulation.
- Lot 73    The application number 05/5061/OUT provided on 06/04/11 was for a 2005 application. There was a further application for planning permission at the site made in 2007 - planning application ref: 07/55410/FUL which was refused but allowed at the subsequent appeal ref: APP/U4230/A/08/2065132. These photographs are artist's impressions of the renovated bungalow:



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

**Signed**

**Date**