

**CHANGES AND ADDITIONAL INFORMATION 13.9.11 Issue 15**  
**Auction Tuesday 13<sup>th</sup> September 2011 Sale starts at 2.00 pm**  
**SOLD PRIOR: 24, 28, 32, 39, 45, 49, 54, 55, 62, 80                      WITHDRAWN: 43, 44, 48**

Personal cheques will only be accepted with additional identification showing your name & address, eg: a driving licence, passport or utility bill.

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

Please consult the Special Conditions in each case.

Lot 2 will complete on 10<sup>th</sup> October 2011      Lot 75 will complete 42 days from exchange

Lot 8 will complete 14 days from exchange      Lots 10, 14, 17, 18, 21, 22 will complete 21 days from exchange

- Lot 8    This property has been inspected and has two reception rooms plus kitchen
- Lot 10   The property has now been inspected and also has an alarm, gas central heating, and built in oven, hob, extractor, dishwasher and washing machine. A new six month tenancy commenced on 26.8.11 at £435.00 per month.
- Lot 11   Whilst there is a driveway at the property, the dropped kerb at the front does not extend to the full width of the entrance.
- Lot 12   Guide reduced to £90,000+**
- Lot 13   Sale to include ground rents in excess of £22.00 per annum, please refer to legal pack for further information.
- Lot 19   Guide reduced to £59,000**
- Lot 21   The apartment is known as 8 and not 1.
- Lot 22   The apartment is on the ground floor and is known as 8A and not 4.
- Lot 23   The Guide Price is now £80,000+
- Lot 25   Guide reduced to £40,000**
- Lot 26   The property has been inspected and has a hall, lounge, dining room and kitchen, plus double glazing
- Lot 31   All planning suggestions are of course going to be subject to obtaining the necessary planning consents
- Lot 42   We are advised that the tenant has given notice to vacate the property
- Lot 50   The total income for this property is **£1,433.33** per month, not £433.33. Flat A is now let at £100 pw. The tenants of Flats C, D & E have given notice to leave end Sept/mid Oct and these flats could be relet at increased rent.
- Lot 56   Guide reduced to £95,000**
- Lot 57   Guide reduced to £65,000 - £75,000**
- Lot 63   We have not seen the tenancy agreement for this lot and cannot confirm it
- Lot 69   Tenancy confirmed as six month AST from 19.12.05 at £350 per month
- Lot 70   The free-standing appliances are NOT included in the sale
- Lot 71   The Guide Price is now circa £70,000
- Lot 72   The gardens belonging to the property are the front, side and top half of rear. There is additional storage space under the lounge floor
- Lot 77   There are additional interior photographs in the legal pack
- Lot 78   The tenancy is confirmed as 12 month AST from 7.5.11 at £399.00 per month
- Lot 79   The original photograph is incorrect, the correct one is on the late entries and also in the legal pack.

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

**Signed**

**Date**