

CHANGES AND ADDITIONAL INFORMATION 01.05.13 Issue 13
Auction Wednesday 1st May 2013 Sale starts at 2.00 pm
SOLD PRIOR: 3, 6, 8a, 9, 17, 23, 29, 30b, 30c, 39, 60, 86
WITHDRAWN: 7, 11, 28, 30a, 32, 54, 56, 57, 62, 69, 72, 74, 80, 81, 83

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 1 The minimum deposit on this lot will be £4000.

LOT 8 The minimum deposit on this lot will be £5000.

LOT 8a Completion will be 6 weeks from exchange of contracts.

LOT 10 5 year shop lease expires 4th March 2014 not 2013 as stated in catalogue.

LOT 20 The guide price on this lot has been reduced to £150,000

LOT 23 Completion will be 5 weeks from exchange of contracts.

LOT 27 Completion will be 14th June 2013.

LOT 33 Only the garden to the front is included the land to the rear is privately owned & not communal.

LOT 44 The property is a first floor flat not ground as stated.

LOT 45 The buyers premium on this lot will be £100. The garage shown in the catalogue may or may not be the one for sale. Please check the legal pack for clarification.

LOT 49 The rent was increased to £525 per month from 29/03/13.

LOT 51 Currently occupied & will be vacant only on completion. Viewings are by appointment only.

LOT 55 The guide price on this lot has been reduced to £27,000+

LOT 59 6 month AST from 05/01/07 & holding over at £465 per month.

LOT 61 New guide price: £65,000. The vendor is NOT a director of Edward Mellor Ltd.

LOT 66 Now let on an Assured Shorthold Tenancy from 03 April 2013 to 02 January 2014 at £525pcm. **The guide has been reduced to £70,000.**

LOT 69 The guide price has been reduced to £95,000+

LOT 72 The building is semi-attached, not detached as described in the catalogue

LOT 79 Now being sold with vacant possession.

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

Signed

Date

EPC RATINGS

LOT 8A 164a – G, 166 – D, Unit 1 164 – F, Unit 4 164 – C, Unit 5 164 – E, Units 7 & 8 164 – C, Units 1 – 9 164 – F

LOT 9 – D

LOT 10 – F (SHOP)

LOT 16 - D

LOT 19 - C

LOT 20 – B

LOT 23 – G

LOT 28 – F

LOT 30 - E

LOT 31 – D

LOT 33 – D

LOT 34 – G

LOT 35 – E

LOT 38 - G

LOT 40 - D

LOT 44 – D

LOT 46 - E

LOT 47 – F

LOT 49 - C

LOT 50 – G

LOT 52 - E

LOT 53 – F

LOT 58 - F

LOT 61 – F

LOT 79 - D

LOT 83 – F

LOT 86 - D