



# ADDENDUM

Auction: 23rd February 2017 Aston Villa FC (Holte Suite), Trinity Road, Birmingham, B6 6HE  
**Addendum as of 22nd February 2017**

THE FOLLOWING ALTERATIONS AND ADDITIONS TO THE PARTICULARS OF SALE AND THE GENERAL AND SPECIAL CONDITIONS OF SALE By AUCTION ON THE ABOVE DATE ARE DEEMED TO BE INCORPORATED HEREIN.

All Lots are offered subject to the above and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the sale price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the catalogue, which are solely for location purposes and are specifically excluded from the Contract. All sizes and measurements provided are approximate and may have been scaled from OS and other plans.

Lot	Address	Amendment
8	Former Bromford Social Club, Corner of Bromford Lane & Coyne Road, West Bromwich, B70 7HW	Not being offered.
9	42 Norton Close, Smethwick, B66 3JA	Please note that Item 2 under auctioneer's notes is no longer applicable. Please see revised plan.
11	14 Kingfisher, Tamworth, B77 5NZ	Please note completion for this lot will be 15 days from the date of exchange and not the usual 28 days.
12	327 Adams Hill, Bartley Green, Birmingham, B32 3PB	Please note completion for this lot will be 15 days from the date of exchange and not the usual 28 days.
15	Arcadia Mews, 1a Dale Street, Smethwick, B66 4HY	Please note that the receiver has not collected any rent since their appointment and furthermore they do not have any details with regards to the tenancy deposits.
18	The Former Huntsman Public House, 356 High Street, Harborne, Birmingham, B17 9PU	Please note viewings are 'external viewings only' and not as stated in the catalogue.
20	27 Thornley Street, Wolverhampton, WV1 1JP	Sold Prior.
29	12a Yemscroft Flats, Lichfield Road, Walsall, WS4 1EE	Please note the property will now be sold with vacant possession upon completion. We have also been advised that the majority of the windows are UPVC double glazed units.

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Lot	Address	Amendment
45	The Boot Inn, Watling Street, Grendon, Atherstone, CV9 2PG	Sold Prior.
46	312-318 Bristol Road, Gloucester, GL2 5DH	Please note that the property is being sold subject to the existing Lease and occupations. We further confirm that TOGC status is available with regards to the VAT.
51	2 Severn Road, Gloucester, GL1 2LE	Please note that we are informed that the current tenant is still in occupation and not 'holding over' and that the lease of this property is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954. We are also informed that provisions relative to clawback and a surface water drainage licence are not to be applicable. For further information and confirmation in respect of the above please refer to the Legal Pack.
53	40-42 Gravelly Hill, Erdington, Birmingham, B23 7PF	Please note that the security screening at the property will be removed upon completion and the purchaser will need to make their own arrangements to secure the property.
54	The Red Lion, 53 Bridge Street, Polesworth, B78 1DR	Sold Prior.
59	Land Adjacent to Ferndale, Norbury Junction, Staffordshire, ST20 0PN	Not being offered.
61	1 Mathon Lodge, 16 Stockwell Road, Tettenhall, Wolverhampton, WV6 9PQ	Following the drafting of the Special Conditions for the sale of this Lot and the submission of the legal pack to the Auctioneers further documentation from the Management Company has been received by the Seller which has been added to the Legal Pack for inspection. The Special Conditions are deemed to be varied accordingly.
63	The Royal Oak, Coton Hill, Shrewsbury, SY1 2DZ	Sold Prior.

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Lot	Address	Amendment
64	Flat 4 Mona House, Church Street, Llangefni, Anglesey, LL77 7DU	Please note completion for this property will be 14 days from exchange and not the usual 28 days.
65	9 Llewellyn Street, Nantymoel, Bridgend, CF32 7RF	Please note completion for this property will be 14 days from exchange and not the usual 28 days.
66	Land Adjacent to 127 Braceby Avenue, Birmingham B13 0US &, 81 Braceby Avenue, Birmingham, B13 0UP	Sold Prior.
68	256-257 Grove Lane, Handsworth, Birmingham, B20 2HA	We are informed that there are three rooms vacant.
74	Land Adjacent to Grange Farm, Longford, Coventry, CV6 6TB	Not being offered.
75	503-505 Halesowen Road, Cradley Heath, Birmingham, West Midlands B64 6JE	Please note the guide price has been increased to in excess of £230,000.
76	The Swan Hotel, 106 Watling Street, Wellington, Telford, TF1 2NH	Not being offered.
79	6 Sundew Croft, Bromford, Birmingham, B36 8QR	We understand that there has been an Interim Charging Order registered against the title on the 1st September 2016 after the date that the Seller completed on the purchase which was on the 14th July 2016. The Seller's Solicitors are in contact with the Solicitors that made the application in respect of its removal and there is a Special Condition in the Contract stating that completion will not take place until this Interim Charging Order has been removed from the title.



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Lot	Address	Amendment
81	The Prairie Farm Working Man's Club, Corner of Broadway and Fosters Avenue, Cannock, WS12 4HW	Please note that the guide price has been increased to in excess of £80,000.
85	Land Adjacent 87 Long Street, Sparkhill, Birmingham, B11 1SB	Not being offered.
86	148-152 Stratford Road, Sparkbrook, Birmingham, B11 1AG	We are informed that there is one room vacant.
89	37a & 37b Burnel Road, Selly Oak, Birmingham, B29 5SW	Please note that the guide price has been increased to £115,000-£130,000.
91	Stenson Lock House, Derby Road, Stenson, Derbyshire DE73 7HL	A new Extra Special Condition 33 and 34 on page 15 shall be added to the Auction Conditions. Please see Addendum within the Legal Pack.
92	526a, b & c Hagley Road West, Quinton, Birmingham, B68 0BZ	Please note that there will be a 6 week completion and not the usual 28 days.
94	162 Abbey Road, Smethwick, B67 5NW	Sold Prior.
99	Flat 2, 46 Selborne Road, Handsworth Wood, Birmingham, B20 2DW	Please note viewings are 'external viewings only' and not as stated in the catalogue.



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106	Robinsons Wood, Off A41 Near Chetwynd, Newport, Shropshire	Not being offered.
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108	Flat 16 Moorland Court, 42 Melville Road, Edgbaston, Birmingham, B16 9JR	For clarification please note that the Under Leasehold interest is being sold and not the Head Leasehold interest.
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112	56 Marlpool Drive, Redditch, B97 4RX	Not being offered.
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