

ADDENDUM

Auction: 4th May 2017 Aston Villa FC, Holte Suite, Trinity Road, Birmingham, B6 6HE

Addendum as of 3rd May 2017 6:26 pm (BST plus 1 hour)

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
1	The Cottage, Spirehouse Lane, Blackwell, Nr Bromsgrove, B60 1QE	Please note that the seller has not received the local search results and whilst the seller is not aware of any adverse entries that are likely to be revealed (having owned the property since 1921) the seller has included an option for the buyer to terminate the contract in the event that the local search results reveal any matters that would have had a material adverse effect on the bid.
7	Land Fronting Victoria Road, Aston, Birmingham, B6 5HP	Not being offered.
11	Former Bromford Social Club, Corner of Bromford Lane & Coyne Road, West Bromwich, B70 7HW	Please note that the completion date for this lot will be the 15th June 2017 (6 weeks from the date of exchange).
19	3, 5, 7, 9, 11, 13, 15 & 17 Archers Close, Droitwich, Worcestershire, WR9 9LH	The Buyer will receive a transfer of an area adjacent to the development in Archers Close which is the drying area and is covered by a separate title HW138372.
20	143, 145, 147, 149, 151 & 153 Colebrook Road, Shirley, Solihull B90 1AZ & 1, 3, 5 & 7 Aqueduct Road, Shirley, Solihull, B90 1BT	Terms have been agreed between the current freeholder and the existing lessee of 147 Colebrook Road to grant a new 99 year lease. The terms agreed are for a new 99 year lease against the payment of a premium of £20,750.00 and the new lease being subject to ground rent at £100.00 per annum for the first 25 years, £200.00 per annum for the second 25 years, £400.00 per annum for the third 25 years and £800.00 per annum for the final 25 years of the new 99 year term. It has also been agreed that the lessee would contribute £600.00 plus VAT towards the freeholder's legal costs incurred in respect of the new lease.
21	141 Lordswood Road, Harborne, Birmingham, B17 9BL	Please note that completion is 15 days from exchange of Contracts.
30	23 Chetwynd Road, Wolverhampton, WV2 4NZ	Not being offered.

ADDENDUM

Auction:

Addendum as of 3rd May 2017 6:26 pm (BST plus 1 hour)

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
38	76 Highfield Road, Tipton, DY4 0QX	Please note that the completion will be 14 working days from date of exchange of Contracts and not the usual 28 days.
42	Land to the rear of 80, 82 & 84 Manor Rise, Stone, Staffordshire ST15 0HY	Please note the site indicated on the catalogue photograph does not correctly depict the boundaries of the land to be sold. For clarification in this regard and confirmation of the boundaries of the land included in this lot please refer to the legal pack.
47	1 Union Road, Shirley, Solihull, B90 3BT	Sold Prior.
50	6 Cranes Park Road, Sheldon, Birmingham, B26 3SG	Sold Prior.
53	2 Barnard Road, Sutton Coldfield, B75 6AP	Not being offered.
55	The Former Courthouse, 1 Gospel End Street, Sedgley, DY3 3LP	Sold Prior.
56	11-12 New Road, Willenhall, WV13 2BG	Please note that the guide price has been increased to £180,000.

ADDENDUM

Auction:

Addendum as of 3rd May 2017 6:26 pm (BST plus 1 hour)

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
62	Chuckery Club, 44 Beacon Road, Walsall, WS1 2DL	Not being offered.
66	181 Coalpool Lane, Bloxwich, WS3 1QJ	Sold Prior.
68	Land at 71-77 Lozells Road, Birmingham, B19 2TS	Not being offered.
70	12-18 Lister Street, Nuneaton, CV11 4NX	Not being offered.
72	90 Reservoir Road, Selly Oak, Birmingham, B29 6TF	Not being offered.
73	21 Water Mill Close, Selly Oak, Birmingham, B29 6TS	Not being offered.
85	14 Kent Street, Walsall, WS2 7AN	Please note that the completion date will be 30 business days from the Contract date and not the normal 28 days.

ADDENDUM

Auction:

Addendum as of 3rd May 2017 6:26 pm (BST plus 1 hour)

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
87	Land Adjacent to Cliff Drive & The River Tame, Wednesbury, DY4 0PZ	Sold Prior.
88	563-565 Warwick Road, Tyseley, Birmingham, B11 2EX	Not being offered.
89	Flats 1, 2, 3 & 4 First Floor above 321 Birchfield Road, Perry Barr, Birmingham, B20 3BX	Not offered.
90	Flats 5, 6, 7 & 8 Second Floor above 321 Birchfield Road, Perry Barr, Birmingham, B20 3BX	Not offered.
93	18 Bean Road, Dudley, DY2 9TH	Not being offered.
95	17 Albert Road, Tamworth, B79 7JS	Completion for this property will be 8 weeks from the date of exchange or earlier by mutual agreement.
96	29 Albert Road, Tamworth, B79 7JS	<p>Please note Rooms 4 & 6 are now vacant and therefore the current gross income is £17,199.96 and not as stated in the catalogue.</p> <p>Completion for this property will be 8 weeks from the date of exchange or earlier by mutual agreement.</p>

ADDENDUM

Auction:

Addendum as of 3rd May 2017 6:26 pm (BST plus 1 hour)

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
97	3 Rosemary Lane, Madley, Hereford, HR2 9LS	Not being offered.
98	2 Aston Street, Penfields, Wolverhampton, WV3 OHY	Please note that the guide price has increased to in excess of £60,000.
100	4 Wedgbury Way, Brierley Hill, DY5 3JT	Not being offered.
101	92 Elsenham Road, Grimsby, DN31 2QT	Please note that the current rental is £360 per calendar month - £4,320 per annum and not as stated in the catalogue.
102	3 Harlow Street, Grimsby, DN31 2QX	Please note that the current rental is £300 per calendar month - £3,600 per annum and not as stated in the catalogue.
120 & 121	20 & 21 Ropery Walk, Seaham, Durham, SR7 7JZ	Lot 120 and Lot 121 will now be sold as one Lot.
122 & 123	22 & 23 Ropery Walk, Seaham, Durham, SR7 7JZ	Lot 122 and Lot 123 will now be sold as one Lot.