

ADDENDUM

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

Addendum as of 6th September 2017 9:03 am (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
10	87 Torc Avenue, Tamworth, B77 3ER	Please note that completion on this ground rent is 15 days from exchange of Contracts and not the normal 28 days.
19	161 Aston Road, Willenhall, WV13 3BY	Please note that the completion date will be the latter of 4th October 2017 or such date being 14 days from the Buyer's or his conveyancer's receipt of the Title Information Document.
25	26 Bromford Close, 152 Church Lane, Handsworth, Birmingham, B20 2RS	Not being offered.
26	29 Cannon Hill Grove, Hallam Street, Balsall Heath, Birmingham, B12 9PT	Please note that the correct postcode is B12 9PT and the EPC Rating is E and not as stated in the catalogue. Please also note that the property benefits from having gas fired central heating and part double glazing.
39	The Former Bridge Trading Centre, High Street, Wordsley, Stourbridge, DY8 5SD	Not being offered.
42	18 Dunster, Tamworth, B77 1JT	Sold Prior.
43	Midpoint, Burnt Tree, Tipton, DY4 8XP	Please note that VAT will be chargeable on this transaction.

ADDENDUM

Auction:

Addendum as of 6th September 2017 9:03 am (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
46	Land off Station Drive, Craven Arms, Shropshire SY7 9PY	Not offered.
50	Normean, 4 Wednesbury Oak Road, Tipton, DY4 OBS	An additional viewing has been arranged on Tuesday 5th September from 9.30am until 4.30pm. You are more than welcome to attend during these times and you do not need to book an appointment.
54	87 Broadway, Walsall, WS1 3EZ	Please note that the Guide Price has been increased to in excess of £255,000.
56	Former NatWest Bank, 145 Evington Road, Leicester, LE2 1QJ	Not being offered.
69	170 Bromford Lane, West Bromwich, B70 7HS	Please note Unit 1 is now let on an Assured Shorthold Tenancy at a rental figure of £60 per week - £3,120 per annum therefore the current gross income is £16,640 and not as stated in the catalogue.
70	5 Cuthberts Yard, Newbold Road, Barlestone, Warwickshire CV13 0DX	Please note that completion will be 29th September or earlier by agreement and not the usual 28 days.
71	3 The Lindens, Newbridge Crescent, Wolverhampton, WV6 0LR	Not being offered.

ADDENDUM

Auction:

Addendum as of 6th September 2017 9:03 am (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
73	39 Springhill Terrace, Rugeley, WS15 1BT	Sold Prior.
76	12 Battlefield Terrace, Battlefield Lane, Wombourne, Wolverhampton, WV5 OJL	Please note that the guide price has been increased to in excess of £82,000. Also please note that the completion date is 29th September or earlier by agreement and not the normal 28 days.
77	14 Battlefield Terrace, Battlefield Lane, Wombourne, Wolverhampton, WV5 OJL	Please note that the guide price has been increased to in excess of £82,000. Please also note that the property is Let on an Assured Periodic Tenancy and not as stated in the brochure and confirm that as at 10th April 2017 the rent has increased to £100 per week - £5,200 per annum. Furthermore the completion date is 29th September or earlier by agreement and not the normal 28 days.
78	18 Battlefield Terrace, Battlefield Lane, Wombourne, Wolverhampton, WV5 OJL	Please note that the guide price has been increased to in excess of £82,000. Also please note that the completion date is 29th September or earlier by agreement and not the normal 28 days.
79	20 Battlefield Terrace, Battlefield Lane, Wombourne, Wolverhampton, WV5 OJL	Please note that the guide price has been increased to in excess of £82,000. Also please note that the completion date is 29th September or earlier by agreement and not the normal 28 days.
80	22 Battlefield Terrace, Battlefield Lane, Wombourne, Wolverhampton, WV5 OJL	Please note that the guide price has been increased to in excess of £82,000. Also please note that the completion date is 29th September or earlier by agreement and not the normal 28 days.
81	24 Battlefield Terrace, Battlefield Lane, Wombourne, Wolverhampton, WV5 OJL	Please note that the guide price has been increased to in excess of £82,000. Also please note that the completion date is 29th September or earlier by agreement and not the normal 28 days.

ADDENDUM

Auction:

Addendum as of 6th September 2017 9:03 am (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
82	Development Site at King Street, Bedworth, CV12 8JF	Please note that this Lot is being sold without a Reservation Fee and the normal Auction conditions apply.
86	46 Beach Avenue, Bilston, WV14 9BP	Please note that the completion date is 18th October 2017 and not the normal 28 days.
88	Land at the Junction of Straits Road & Hopyard Lane, Lower Gornal, Dudley, DY3 2UY	Sold Prior.
90	19 Fellows Street, Wolverhampton, WV2 4ND	Please note that the guide price has been increased to in excess of £46,000. Also please note that the completion date is 29th September or earlier by agreement and not the normal 28 days.
91	25 Fellows Street, Wolverhampton, WV2 4ND	Please note that the guide price has been increased to in excess of £46,000. Also please note that the completion date is 29th September or earlier by agreement and not the normal 28 days.
92	30 Fellows Street, Wolverhampton, WV2 4ND	Please note that the guide price has been increased to in excess of £46,000. Also please note that the completion date is 29th September or earlier by agreement and not the normal 28 days.
99	11 Jaffray Court, 52 Gravelly Hill North, Erdington, B23 6BB	Please note that completion for this lot will be the 20th September 2017 and not the usual 28 days.

ADDENDUM

Auction:

Addendum as of 6th September 2017 9:03 am (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
100	Apartment 4 Lockside House, 1008 Yardley Wood Road, Yardley Wood, Birmingham, B14 4FE	Please note that the guide price has been increased to in excess of £95,000.
101	161 Bristol Road, Edgbaston, Birmingham, B5 7UA	We have been informed that the neighbouring property has an outbreak of Japanese Knotweed. The Vendor has agreed to the eradication of the plant by T P Knotweed who are to visit the property on the 7th September 2017. The Solicitors are to amend the contracts so the cost of this work will be covered by the current Vendor.
104	170-172 Alum Rock Road, Alum Rock, Birmingham, B8 1HU	Not being offered.
110	47 William Morris Terrace, Shotton Colliery, Durham, DH6 2PL	Please note that there is no Tenancy Agreement available for this property.
112	4, 5 & 6 Tavistock Buildings, Borough Road, Sunderland, SR1 1PF	Please note that there is no Tenancy Agreement available for this property.
116	1 Wardour Drive, Chelmsley Wood, Birmingham, B37 7UA	For clarity, please note that the property is being sold as a Freehold, as per our brochure and the Freehold Office Copy will be provided upon completion.
119	18 Civic Close, Birmingham, B1 2NT	Not offered.

ADDENDUM

Auction:

Addendum as of 6th September 2017 9:03 am (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
123	37a, 37b & 37c Front Street, Wingate, Durham, TS28 5AA	Please note that although the property has been converted into three flats, Flat 37c can only be accessed via Flat 37b. To clarify, Flats 37b and Flat 37c only has one access door.
125	185 Toll End Road, Tipton, DY4 0HF	Please note that rooms 1 & 3 have a rental income of £340 per month and therefore the total gross income is £21,420 per annum and not as stated in the catalogue.
126	13 Wilkinson Road, Moxley, WS10 8SH	Sold Prior.
137	Apartment 15, The Pinnacle, Gomer Street, Willenhall, WV13 2NW	Sold Prior.
139	10 Lock-up Garages r/o 350-352 Londonderry Road, Oldbury, B68 9NB	Sold Prior.
141	Flat 1/2, 1 Bruce Street, Port Glasgow, Renfrewshire PA14 5NP	Please note the correct address is 1/2 Bruce Street and not as stated in the catalogue.
145	21 Rednall Drive, Sutton Coldfield, B75 5LG	Sold Prior.