

ADDENDUM

Auction: 23rd May 2019 Aston Villa FC, Holte Suite, Trinity Road, Birmingham, B6 6HE
Addendum as of 23rd May 2019 10:04 am (GMT 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	76 Pottery Road, Oldbury, B68 9HA	Postponed. To be offered for sale by auction on 18th July.
2	7 New Meeting Street, Oldbury, B69 4DG	A parking space is also included in accordance with the Lease.
5	56 Fareham Crescent, Wolverhampton, WV4 4YN	Completion will take place on 13th June 2019. EPC Rating: D
6	92 Chichester Avenue, Dudley, DY2 9JL	Completion will take place on 13th June 2019. We understand the property is vacant however the special conditions of sale confirm that the property will be sold subject to such occupancy (if any) at completion.
7	1 Northcott Road, Dudley, DY2 9PR	Completion will take place on 21st June 2019.
8	The Cloughton Centre, Blowers Green Road, Dudley, DY2 8UZ	VAT will be chargeable on the purchase price.
10	Flat 7 Tudor House, Bridge Street, Walsall, WS1 1EW	According to the Tenancy Agreement, the rental income is £400 pcm (£4,800 per annum).

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Lot	Address	Amendment
12	42 Vicarage Road, Wednesbury, WS10 9DW	EPC Rating: E
13	Land adjacent to 3 Handley Street, Wednesbury, WS10 9DS	Sold prior to auction.
15	73 Heronville Road, West Bromwich, B70 0JF	Completion will take place on 13th June 2019. We understand the property is vacant however the special conditions of sale confirm that the property will be sold subject to such occupancy (if any) at completion.
16	7 Greenwood Grove, Stafford, ST17 9RZ	Completion will take place on 21st June 2019.
17	44A Castle Lane, Solihull, B92 8DD	EPC Rating: C
18	16 Marshall Lake Road, Shirley, Solihull, B90 4PL	New Guide Price: £160,000+ Completion date 21st June 2019
18A	167 Willenhall Road, Wolverhampton, WV1 2HU	Completion will take place on 21st June 2019. EPC Rating: D

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Lot	Address	Amendment
19	82 Webb Lane, Hall Green, Birmingham, B28 OEE	This property was formerly known as 15 St Peters Close Hall Green Birmingham B28 OEF
19B	Flat 7, 329 Fox Hollies Road, Acocks Green, Birmingham, B27 7PS	Completion will take place on 13th June 2019. We understand the property is vacant however the special conditions of sale confirm that the property will be sold subject to such occupancy (if any) at completion.
22	57 St. Marys Road, Smethwick, B67 5DH	EPC Rating: D
24	1124 Pershore Road, Stirchley, Birmingham, B30 2YG	Sold prior to auction.
26	Land off Mayland Road, Edgbaston, Birmingham, B16 ONG	New Guide Price: £100,000+ Completion will take place on 21st June 2019.
27	146 Great Hampton Row, Birmingham, B19 3JL	Sold prior to auction.
28	Flat 20, Ludlow House, Hollybank Road, Birmingham, B13 ORD	According to the Tenancy Agreement, the rental income is £375 pcm (£4,500 per annum).

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Lot	Address	Amendment
29	Apartment 154, Centenary Plaza, 18 Holliday Street, Birmingham, B1 1TH	Completion will take place on 18th July 2019.
30	Flat 4, 46 Handsworth Wood Road, Birmingham, B20 2DT	According to the Tenancy Agreement, the rental income is £495 pcm (£5,940 per annum).
31	176B Short Heath Road, Erdington, Birmingham, B23 6JX	According to the Tenancy Agreement, the rental income is £495 pcm (£5,940 per annum).
32	41 Beech Road, Erdington, Birmingham, B23 5QJ	Postponed
33	52 Station Road, Erdington, Birmingham, B23 6UE	Completion will take place on 21st June 2019.
34	1 Hampton Road, Erdington, Birmingham, B23 7JJ	EPC Rating: E and not F as stated in the catalogue. A copy of the Tenancy Agreement is awaited and the details of the tenancy cannot be confirmed.
37	34B Anderton Park Road, Birmingham, B13 9BG	Completion will take place on 13th June 2019.

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Lot	Address	Amendment
39	Land and buildings at Sneyd Wharf, 401 Sneyd Lane, Bloxwich, Walsall, WS3 2LT	EPC Rating: D. Completion will take place on 21st June 2019. The property description should be stated as: Land and buildings at Sneyd Wharf, 401 Sneyd Lane, Walsall, WS3 2LT
42	225 Chester Road North, Kidderminster, DY10 1TH	Completion will take place on 21st June 2019.
47	578, 578A & 578B Parkfield Road, Wolverhampton, WV4 6EL	The plan in the catalogue is incorrect. The lot is being sold reference to the plan within the legal pack. The planning permission has expired and interested parties should make all relevant enquiries with the Local Authority. According to the ASTs, the current combined income is £9,600 per annum.
49	Plots 50, 67 & 78, South of Pen-Y-Dre, Trebanog, Porth, CF39 9DJ	Completion will take place on 13th June 2019.
50	Plots 77 & 80, South of Pen-Y-Dre, Trebanog, Porth, CF39 9DJ	Completion will take place on 13th June 2019.
51	Plots 51, 52 & 59, South of Pen-Y-Dre, Trebanog, Porth, CF39 9DJ	The correct plots sold together as one combined lot are plots 51, 52 and 59, as correctly shown on the catalogue plan. For the avoidance of doubt plots 53 & 54 are not offered for sale. Completion will take place on 13th June 2019.
54	12 Wensleydale Gardens, Thornaby, Stockton-On-Tees, TS17 9BP	The property has four bedrooms.

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Lot	Address	Amendment
55	Plots 14 & 52, Land South of Bury Road, Bolton, Greater Manchester BL2 6DS	Completion will take place on 13th June 2019.
56	7 New Garrabost Point, Isle of Lewis, HS2 OPL	The correct address is 7 New Garrabost Point, Isle of Lewis, HS2 OPL.
59	Land at Turnhurst Road & Birchenwood Road, Packmoor, Stoke on Trent, ST7 4QA	Withdrawn
60	10 Brunswick Street, Stoke on Trent, Staffordshire ST1 1DR	Completion will take place on 12th June 2019. EPC Rating: E
61	36 Stonehenge Croft, Druids Heath, Birmingham, West Midlands B14 5PL	EPC Rating: D
62	41 Hingeston Street, Birmingham, B18 6PU	Completion will take place on 21st June 2019.
63	107 Atlantic Road, Great Barr, Birmingham, B44 8LW	EPC Rating: D

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Lot	Address	Amendment
64	22 Allen Close, Birmingham, B43 5PT	According to the Tenancy Agreement, the rental income is £475 pcm (£5,700 per annum).
66	19 Redhall Road, Dudley, DY3 2NU	Completion will take place on 21st June 2019.
67	178 All Saints Way, West Bromwich, B71 1RH	Postponed
68	Former NatWest Bank, 2 Three Tuns Parade, Stafford Road, Wolverhampton, WV10 6BF	The correct address is 2 Three Tuns Parade, Stafford Road, Wolverhampton, WV10 6BF. EPC Rating: C
70	468 Alum Rock Road, Birmingham, B8 3HU	Postponed
71	10 Angel Street, Worcester, WR1 3QT	EPC Ratings: F & C The Ground Floor Lease commenced on 01/10/12 and the 1st & 2nd Floor Lease commenced on 03/08/18 and not as set out in the catalogue.
73	The Cambridge, Cambridge Street, Walsall, WS1 4BZ	Withdrawn

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Lot	Address	Amendment
74	Bonita, Williamscot, Banbury, OX17 1AB	Completion will take place on 4th July 2019.
75	32 William Cook Road, Birmingham, B8 2HT	The property is sold subject to a regulated tenancy in respect of which no paperwork is available.
76	15 Franchise Street, Wednesbury, WS10 9RE	EPC Rating: G
77	Opulence, 304 Stratford Road, Sparkhill, Birmingham, West Midlands B11 1AA	New Guide Price: £265,000+