

ADDENDUM

Auction: 18th July 2019 Aston Villa FC, Holte Suite, Trinity Road, Birmingham, B6 6HE

Addendum as of 17th July 2019 6:45 pm (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	99 Millfields Road, Bilston, WV14 0QX	Completion is to take place within 6 months of the contract date (ie 18th January 2020) in accordance with G6.1 (Agreed Completion Date) specified in the special conditions of sale on page 6. EPC Rating: E
3	206 Kings Road, Kingstanding, Birmingham, B44 0SS	Completion is to take place 7 working days following receipt of Grant of Probate (see special condition 7a). The property has been cleared of belongings as of 17th July and will be sold as seen. EPC Rating: F
6	Garages on the North Side of 1130 Coventry Road, Yardley, Birmingham, B25 8DU	Withdrawn.
7	Flat 5, 5 Dennis Street, Amblecote, DY8 4ED	Withdrawn.
8	Apartment 2, Park Gate Mews, Newhall Street, Tipton, DY4 9HD	Completion is to take place within 10 working days following receipt of Certificate in accordance with special condition 7e.
11	Flat 2, Melvyn House, Cradley Road, Dudley, DY2 9RJ	Withdrawn.
17	39A - 39H Daley Road, Bilston, WV14 8AZ	Sold prior to auction.

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Lot	Address	Amendment
18	66 Albany Crescent, Bilston, WV14 0HU	EPC Rating: D
19	Multicultural House, 55 Great Hampton Street, Birmingham, B18 6EL	EPC Rating: C and not as stated in the catalogue. Completion will take place on 30th August 2019.
21	44 and 44a Springfield Road, Wolverhampton, WV10 0LJ	First Floor EPC Rating: D
23	Flat 12, Cotterell Court, Butts Road, Walsall, WS4 2BA	Withdrawn.
25	84 Hamstead Hill, Handsworth, Birmingham, B20 1DA	New Guide Price: £335,000+
27	Flat 9, Unett Court, St. Matthews Road, Smethwick, B66 3TN	Withdrawn.
30	69 Petersfield Road, Hall Green, Birmingham, B28 0AU	Withdrawn.

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Lot	Address	Amendment
31	157 St. Heliers Road, Birmingham, B31 1QP	Withdrawn.
34	7 Peel Road, Warwick, CV34 5ET	EPC Rating: G
36	Plots 58 and 76, South of Pen-Y-Dre, Trebanog, Porth, CF39 9DJ	Completion date - 8th August 2019
37	Plots 64, 65 & 66, South of Pen-Y-Dre, Trebanog, Porth, CF39 9DJ	Completion date 8th August 2019
38	Plots 74 and 75, South of Pen-Y-Dre, Trebanog, Porth, CF39 9DJ	Completion date - 8th August 2019
44	Land East Side of Tagwell Close, Droitwich, Worcestershire, WR9 7EN	We understand the site measures approx 0.361 acres (1,460 sq m) and includes an additional section of land not referred to in the catalogue. For the correct title plan please refer to the Legal Pack.
45	34 Berry Hill, Hednesford, Cannock, WS12 1UJ	Postponed.

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Lot	Address	Amendment
49	9 Yemscroft, Lichfield Road, Rushall, Walsall, WS4 1EE	Sold prior to auction.
50	4 George Rose Gardens, Wednesbury, WS10 8RB	Withdrawn.
52	9 Boston Street, Peterlee, SR8 3SL	Completion will take place on 8th August 2019.
53	11 Bradley Street, Peterlee, SR8 3SB	Completion will take place on 8th August 2019.
54	2 Ellesmere Gardens, Choppington, Northumberland NE62 5TY	Completion will take place on 1st August 2019.
56	Plots 34 & 58, Land South of Bury Road, Bolton, Greater Manchester BL2 6DS	Completion date 8th August 2019
57	Plots 56 & 57, Land South of Bury Road, Bolton, Greater Manchester BL2 6DS	Completion date 8th August 2019

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Lot	Address	Amendment
59	Flat 40, Marnham Court, 665 Harrow Road, Wembley, HA0 2HD	The tenure of this property is Leasehold and not as set out in the catalogue. Completion will take place within 10 working days following receipt of a document to comply with a restriction as per special condition 7e.
61	173 Bristol Road, Birmingham, B5 7UA	Sold prior to auction.
62	30-30A School Road, Yardley Wood, Birmingham, B14 4BJ	Withdrawn.
63	31, 33 and 35 Broad Street, Bromyard, HR7 4BT	EPC Ratings: 31 Broad St - D 31a Broad St - D 31b Broad St - D 33 Broad St - G 35 Broad St - F
64	28 High Street, Bromyard, Herefordshire, HR7 4AA	Postponed.
65	Land at Bromford Walk, Great Barr, Birmingham, B43 6BJ	The claim that the parking provider pays to the owner £10 for every fine issued and paid on the site parking is not confirmed in any written document and therefore cannot be verified.
67	267 Soho Road, Birmingham, West Midlands B21 9SA	Withdrawn.



— BIGWOOD —

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72	76 Pottery Road, Oldbury, B68 9HA	Postponed due to a delay with the grant of probate.
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