

ADDENDUM

Auction: 12th September 2019 Aston Villa FC, Holte Suite, Trinity Road, Birmingham, B6 6HE

Addendum as of 11th September 2019 2:01 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
2	108 - 109 Leicester Street, Whitmore Reans, Wolverhampton, WV6 OPS	EPC Rating: Flat 109 - C
5	32 Aintree Close, Bedworth, Warwickshire CV12 8TQ	EPC Rating: E
12	Apartment 2, Park Gate Mews, Newhall Street, Tipton, DY4 9HD	Completion will take place 10 working days following the buyers solicitor receiving the required documentation to comply with the restriction shown at entry 2 of the Proprietorship Register. See special condition 7e.
14	30 Station Road, Rushall, Walsall, WS4 1ER	Sold prior to auction.
15	13 Hadley Way, Walsall, WS2 7LL	According to the tenancy agreement, the correct rental income is £525 pcm (£6,300 per annum) and not as stated within the catalogue.
27	Building plot at Norval Road, South Littleton, Evesham, Worcestershire WR11 8YD	Completion will take place on 3rd October 2019.
29	The Lambourne Inn, 66 Magdalen Road, Stoke-On- Trent, ST3 3HU	One EPC certificate required as the flat is not self contained. Rating D

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Lot	Address	Amendment
33	6 Kelvin Street, Ferryhill, County Durham DL17 8PA	Completion will take place on 26th September 2019.
34	108 Oxford Road, Hartlepool, County Durham TS25 5RT	Completion will take place on 26th September 2019. EPC rating is D and not as specified in the catalogue.
35	99 Avondale Road, Sparkhill, Birmingham, B11 3JU	EPC Rating: D
37	360 Soho Road, Handsworth, Birmingham, B21 9QL	New Guide Price: £275,000+ EPC Rating: First Floor Flat - G
38	Land at 652 Warwick Road, Tyseley, Birmingham, B11 2HJ	Postponed.
39	94 and 94a Gravelly Hill, Erdington, Birmingham, B23 7PF	According to the tenancy agreements, the current annual income is £11,400 and not as stated in the catalogue.
41	Flat 1, Hunton Court, 1 Gravelly Hill North, Erdington, Birmingham, B23 6BT	EPC rating D

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Lot	Address	Amendment
42	304 Slade Road, Erdington, Birmingham, B23 7LU	New Guide Price : £130,000+
45	Flat 33, Yenton Court, 742 Chester Road, Erdington, Birmingham, B24 0EB	Completion will take place on 3rd October 2019.
47	17 Vicarage Close, Great Barr, Birmingham, B42 2QU	Postponed.
50	Development Site at Red Hill Farm, Spoonley Gate, Pattingham, Wolverhampton, WV6 7ED	Sold prior to auction. The postcode is WV6 7ED and not as stated in the catalogue.
54	G1/ 1 Maxwell Street, Port Glasgow, Glasgow PA14 5RQ	Postponed.
55	11 Vincent Street, Peterlee, County Durham SR8 3PP	Completion will take place on 26th September 2019.
56	7 Charterhouse Street, Hartlepool, County Durham TS25 5RW	Completion will take place on 26th September 2019.

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Lot	Address	Amendment
57	57 Bowthorn Road, Cleator Moor, Cumbria CA25 5JT	Completion will take place on 26th September 2019.
60	1 - 2 Parkes Passage, Stourport-On-Severn, DY13 9EA	EPC Ratings: 1 - C; 2 - E; Flat 1a - F; Flat 1b - E; Flat 2 - E. We have been advised by the vendor that the tenant of 1B Parkes Passage is due to vacate on 23rd September 2019. The AST for Flat 1C is dated 1st March 2016 and not 21st March 2016 as set out in the catalogue.
62	117 Albert Road, Stechford, Birmingham, B33 8UA	Postponed.
64	Land at Waterside Park, Golds Hill Way, Tipton, DY4 0WP	Sold prior to auction.
68	12 Crusader Close, Oldbury, B69 1EF	The EPC Rating is C and not as stated in the catalogue.