

ADDENDUM

Auction: 29th October 2019 Aston Villa FC, Holte Suite, Trinity Road, Birmingham, B6 6HE

Addendum as of 28th October 2019 6:35 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
9	2 Dagger Lane, West Bromwich, B71 4BA	Ground Floor EPC Rating - G
10	Flat 43, Longfield House, Tithe Croft, Wolverhampton, WV10 0HU	EPC Rating: C
11	Apartment 2, Park Gate Mews, Newhall Street, Tipton, DY4 9HD	Completion will take place in accordance with special condition 7e.
12	Land at 652 Warwick Road, Tyseley, Birmingham, B11 2HJ	Withdrawn.
13	94 Bull Lane, West Bromwich, B70 9PB	We understand the property is sold subject to tenancy however no Tenancy Agreement has been provided.
14	Land at Norval Road and Withy Trees Road, South Littleton, Evesham, Worcestershire WR11 8YD	Completion will take place on 19th November 2019.
15	22A Mount Pleasant, Redditch, B97 4JB	EPC Rating: D

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Lot	Address	Amendment
16	9 Tower Street, Sunderland, SR2 8NF	Completion will take place on 12th November 2019.
17	53 Tower Street West, Sunderland, SR2 8JY	Completion will take place on 12th November 2019.
18	101 St. Leonard Street, Sunderland, SR2 8QE	Completion will take place on 12th November 2019.
19	18 Outram Street, Houghton le Spring, DH5 8AZ	Completion will take place on 12th November 2019.
20	1 Velsheda Road, Shirley, Solihull, B90 2JL	EPC Rating: E
21	58 Whitehall Road, Handsworth, Birmingham, B21 9BA	EPC Ratings: Flat 1 - D, Flat 2 - D & Flat 3 - C
22	63 Birmingham Road, West Bromwich, B70 6PY	EPC Rating: Flat 2 - C

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Lot	Address	Amendment
23E	10-11 Usk Close and 265-267 Ingram Road, Walsall, WS3 1LU	We understand the properties are sold subject to tenancy however no Tenancy Agreements have been provided.
25	86 Sandwell Road, Birmingham, B21 8PS	Withdrawn.
31	Tudor House, 2 Worcester Street, Stourbridge, DY8 1AN	EPC Rating: D A copy of the planning permission referred to in the catalogue entry is included within the auction pack. We would draw your attention to the conditions contained therein.
32	26 Richmond Street, Hartlepool, TS25 5SH	The correct postcode is TS25 5SH, not as stated in the legal pack.
33	39 Cornwall Street, Hartlepool, TS25 5SJ	Completion will take place on 12th November 2019.
34	135 West View Road, Hartlepool, TS24 0BN	The property is leasehold for a term of 200 years from 11/11/1903 and not as stated in the catalogue. Completion will take place on 12th November 2019
35	3 Fourth Street, Blackhall Colliery, Hartlepool, TS27 4EP	Withdrawn.

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Lot	Address	Amendment
36	108 Normanby Road, Middlesbrough, TS6 6RY	Withdrawn.
37	26 Prince Charles Avenue, Bowburn, Durham, DH6 5DN	The tenancy commenced on 17th October 2019 with a rental income of £6,180.20 per annum, and not as stated in the catalogue. Completion will take place on 12th November 2019.
39	Old Wesleyan Chapel, Harp Yard, Kington, Herefordshire HR5 3BJ	Completion will take place on 29th November 2019.
40	1 Ruby Drive, Pembridge, Leominster, HR6 9EN	Completion will take place 10 working days following completion of build. Please refer to special condition 4.1.
43	Land at 96A Central Drive, Dudley, DY3 2QN	The planning permission referred to in the catalogue entry expired on 12th March 2018.
44	Former Barclays Bank, 41 Lower High Street, Wednesbury, WS10 7AJ	Completion will take place on 19th November 2019.
47	52 Ward Street and Adjoining Parcel of Land, Ettingshall, Wolverhampton, WV2 2NT	New Guide Price: £85,000+

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Lot	Address	Amendment
48	17 Arthur Street, Chilton, Ferryhill, County Durham DL17 0PZ	EPC Rating: C. Completion will take place on 12th November 2019.
49	20 Magdalene Place, Ferryhill, DL17 8BA	Completion will take place on 12th November 2019.
50	8 Gurlish West, Coundon, Bishop Auckland, DL14 8PN	EPC Rating: C. The property has two separate tenancy agreements both achieving £60 per week, with a combined annual income of £6,240, not as stated in the catalogue. Completion will take place on 12th November 2019.
51	38 Poplar Street, Stanley, DH9 7AY	According to the tenancy agreement, the tenancy commenced on the 25th October 2019, not as stated in the catalogue.
52	16 Roseberry Street, Beamish, DH9 0QR	Completion will take place on 12th November 2019.
53	32 High Street, Gainsborough, Lincolnshire DN21 1BH	Completion will take place on 12th November 2019. According to the tenancy agreement the rental income is £4,762.68 per annum, not as stated in the catalogue.
54	2 Timlett Cottages, Stanton, Shifnal, TF11 8PG	The Land and Outbuildings are let at a rental income of £7,200 as stated in the catalogue, however there is no written agreement in place.

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Lot	Address	Amendment
55	Land at Rampart Way, Telford, TF3 4NA	We have been informed by the vendor that VAT is not applicable and not as stated in the catalogue.
58	63 New Street, Dordon, Tamworth, B78 1TG	EPC Rating: F
60	16 Long Leys Court, Long Leys Croft, Water Orton, B46 1SL	We understand the property is sold with vacant possession however as of 28/10/2019 the Auctioneers have not had the opportunity to verify that the tenants have vacated the property.
61	70 Sixth Street, Horden, SR8 4JX	Completion will take place on 12th November 2019.
62	100 Sixth Street, Horden, SR8 4JX	Completion will take place on 12th November 2019.
63	68 Rennie Street, Ferryhill, DL17 8NG	Withdrawn.
64	40 Marshall Wallis Road, South Shields, NE33 5PD	EPC Rating: F Completion will take place on 12th November 2019.

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65	20 Sheep Street, Shipston-On-Stour, Warwickshire CV36 4AF	Completion will take place on 25th November 2019.
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69	1710-1712 Bristol Road South, Rednal, Birmingham, B45 9QD	Postponed.
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70	130 College Road, Perry Barr, Birmingham, B44 8DA	EPC Rating: F
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71	34 Summer Road, Erdington, Birmingham, B23 6UR	Sold prior to auction.
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