

ADDENDUM

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

Addendum as of 17th December 2019 5:56 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
3	67 All Saints Road, Wolverhampton, WV2 1EJ	Completion will take place on 29th January 2020. EPC Rating: G
4	5 Comberton Road, Kidderminster, DY10 1UA	Completion will take place on 8th January 2020.
5	20 Grange Crescent, Halesowen, B63 3ED	Completion will take place on 8th January 2020. The term of the Lease is 99 years from 25/3/1961.
6	26 Holly Hill Road, Rubery, Rednal, Birmingham, B45 0LA	Completion will take place on 8th January 2020. The property is vacant as far as we are aware however please see special condition 7 in the legal pack. EPC Rating: D
7	Land off Meadow Road, South Littleton, WR11 8YE	Completion will take place on 8th January 2020.
9	48 - 50 Astwood Road, Worcester, WR3 8EZ	According to the rental agreement the rent for the cafe is £7,920 per annum, making the current total gross income £16,760 and not as stated in the catalogue.
12	Wessex House, 192 Gravelly Hill, Erdington, Birmingham, B23 7PE	Completion will take place on 12th February 2020.

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Lot	Address	Amendment
13	65 Park Lane, Wednesbury, WS10 9PS	Completion will take place on 24th January 2020.
15	145 Chepstow Road, Bloxwich, Walsall, WS3 2NE	EPC Rating: D
16	Flat 6, Cotterell Court, Butts Road, Walsall, WS4 2BA	The auction type for this lot is now Conditional with reservation fee. The purchaser must meet a certain criteria with Accord Housing, set out in point 5 of the Accord Shared Ownership Handbook within the legal pack. For clarity, the property is only available to first time buyers who cannot otherwise afford to purchase a property within their own community; job movers who cannot afford to purchase a property outright; people needing to move due to medical conditions who cannot afford to purchase a property outright, household income not exceeding £60,000. Priority is given to existing social housing tenants, MOD Personnel and local priorities as set by the local authority. Purchasers will be given 28 days from the auction date to exchange contracts and provide evidence that they meet the criteria. EPC Rating: D
17	48 Fullelove Road, Walsall, WS8 6BW	Withdrawn.
19	Former Nursery, 284 Stourbridge Road, Dudley, DY1 2EE	The EPC mentioned in the catalogue has expired and a new certificate will be available on Friday 20th December 2020. The single storey container building mentioned in the catalogue is not included within the sale, as confirmed within the legal pack.
20	49 - 51 Birmingham Road, West Bromwich, B70 6PY	The property is vacant as far as we are aware however please see special conditions 8 & 25.13.6. EPC Ratings: 49 Birmingham Road Flat 1 - D; Flat 2 - D; Flat 3 - C; Flat 4 - C; 51 Birmingham Road Flat 1 - D; Flat 2 - C; Flat 3 - C; Flat 4 - C.
23	17 Summer Lane, Jewellery Quarter, Birmingham, B19 3RZ	EPC Rating: G According to the lease, the current rental income is £22,021.48 exclusive of VAT per annum, not £18,500 as stated in the catalogue.

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Lot	Address	Amendment
26	65 Broad Road, Acocks Green, Birmingham, B27 7UX	Completion will take place 7 working days following receipt of Grant of Probate. We understand the tenants have vacated and the property will be sold with vacant possession, as confirmed within the legal pack.
27	Flat 3, Digby Court, 15 Victoria Road, Acocks Green, Birmingham, B27 7XZ	EPC Rating: C
28	81 Florence Road, Acocks Green, Birmingham, B27 6LN	Completion will take place on 17th January 2020.
29	46 Hazeltree Croft, Acocks Green, Birmingham, B27 7XS	Withdrawn.
30	3B Wakefield Court, Moseley, Birmingham, B13 9LQ	Completion will take place 7 working days following receipt of Grant of Probate.
32	Unit 317, Avix Business Centre, 42-46 Hagley Road, Birmingham, B16 8PE	Sold prior to auction.
33	57 Urban Gardens, Wellington, Telford, TF1 1PH	New Guide Price: £75,000+ Completion will take place on 8th January 2020. The property is vacant as far as we are aware however please see special condition 8 in the legal pack.

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Lot	Address	Amendment
34	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.
37	11 Vincent Street, Peterlee, County Durham SR8 3PP	Completion will take place on 8th January 2020.
39A	2 Derby Street, Hartlepool, TS25 5SL	Completion will take place on 15th January 2020.
40	Ground Rent at 5 Kersal Crag, Salford, M7 4SL	Completion will take place on 15th January 2020.
41	Ground Rent at 6 Kersal Crag, Salford, M7 4SL	Completion will take place on 15th January 2020.
42	Ground Rent at 10 Burnett Close, Wallsend, NE28 9AG	Completion will take place on 16th January 2020.
43	Ground Rent at 55 The Raywoods, Nuneaton, CV10 7JY	Completion will take place on 16th January 2020. The lease is dated 30/6/69 for a term of 99 years (less 3 days) from 24/6/65 and not as stated in the catalogue.

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Lot	Address	Amendment
44	Ground Rent at 9 Silverthorne Avenue, Tipton, DY4 8AG	Completion will take place on 16th January 2020. The lease is dated 26/5/64 for a term of 99 years from 29/9/63 and not as stated in the catalogue.
45	Ground Rent at 17 Bewley Road, Willenhall, WV12 4TD	Completion will take place on 16th January 2020. The lease is dated 18/4/72 for a term of 99 years from 29/9/72 and not as stated in the catalogue.
46	68 Gipsy Lane, Willenhall, WV13 2HA	New Guide Price: £145,000+
47	19-21 New Road, Willenhall, WV13 2BG	New Guide Price: £200,000+ EPC Rating: D
52	121 Trysull Road, Wolverhampton, WV3 7JG	New Guide Price: £310,000+
53	145 Windmill Lane, Smethwick, B66 3ET	Completion will take place on 3rd February 2020.
54	45 Barston Road, Oldbury, B68 OPT	New Guide Price: £125,000+ Completion will take place on 7th January 2020. Tenure: Freehold. Please see special condition 7 in relation to occupation of the property. Any buyer must rely on their own inspection. The EPC Rating is E and not as set out in the catalogue.

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Lot	Address	Amendment
55	28 Abberley Road, Oldbury, B68 0JL	EPC Rating: D
57	The Old Plough, 2 Church Street, Braunston, Oakham, Rutland, LE15 8QT	The Seller has exercised an option to charge VAT and VAT will be charged in addition to the purchase price.
58	1-3 Sheaf Street, Daventry, Northamptonshire NN11 4AA	EPC Rating: E
59	Plot 1, St. Helens Road, Gosport, PO12 2RN	Completion will take place on 8th January 2020.
60	Plot 2, St. Helens Road, Gosport, PO12 2RN	Completion will take place on 8th January 2020.
61	Plot 3, St. Helens Road, Gosport, PO12 2RN	Completion will take place on 8th January 2020.
63	Land Adjacent to 43 Shard End Crescent, Birmingham, B34 7AA	The postcode on Land Registry is B34 7AA, not B34 7AE as stated in the catalogue.

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64	79 Shard End Crescent, Birmingham, B34 7AE	Completion will take place on 7th January 2020.
65	44 Hawkesyard Road, Erdington, Birmingham, B24 8LE	EPC Rating: D
67	17 Vicarage Close, Great Barr, Birmingham, B42 2QU	The completion date is 10th January 2020. Lease term is for 99 years from 25/3/1969
68	35 Creed Way, West Bromwich, B70 9JT	EPC Rating: C The correct postcode is B70 9JT not B70 9JW as stated in the catalogue.
69	37 Creed Way, West Bromwich, B70 9JT	EPC Rating: C. The correct postcode is B70 9JT, not B70 9JW as stated in the catalogue.
70	49 Creed Way, West Bromwich, B70 9JT	EPC Rating: C. The correct postcode is B70 9JT not B70 9JW as stated in the catalogue.
71	Prime Lodge Hotel, Nechells Parkway, Birmingham, B7 4PT	Postponed.

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72	13 Porter Street South, Dudley, DY2 7DS	At the time of the Addendum going to print, the tenancy agreements had not been received and so the tenancy details provided within the catalogue have not been verified and cannot be relied upon.
74	2 Bull Ring, Dudley, DY3 1RU	EPC Rating: D The Land Registry refers to the property as Unit 2 at Junction of Dean Street/ Dudley Street.
75	23 The Doweries, Rubery, Rednal, Birmingham, B45 9RY	Completion will take place on 15th January 2020.
76	1710-1712 Bristol Road South, Rednal, Birmingham, B45 9QD	Postponed.
77	Plot 8, Pedmore Hall Lane, Stourbridge, DY9 OSS	Completion will take place on 14th January 2020.
79	36 Woodfield Avenue, Brierley Hill, DY5 4RE	EPC Rating: C
80	7 Vauxhall Road, Stourbridge, DY8 1EX	Postponed.