

ADDENDUM

Auction: 13th February 2020 Aston Villa FC, Holte Suite, Trinity Road, Birmingham, B6 6HE
Addendum as of 12th February 2020 5:30 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	359 George Road, Erdington, Birmingham, B23 7RY	Sold prior to auction.
4	2 Greenly Road, Wolverhampton, WV4 6AL	EPC Rating: E
7	75 Tudor Street, Tipton, DY4 8UR	Please note there are an usually high level of fees stated within the contract that are payable on top of the purchase price. Please ensure you have read the legal pack before bidding.
8	90A Fowler Street, Goldthorn Hill, Wolverhampton, WV2 3JB	Please note there are an usually high level of fees stated within the contract that are payable on top of the purchase price. Please ensure you have read the legal pack before bidding. EPC Rating: D
9	46 Thorneycroft Lane, Wolverhampton, WV10 ONF	Completion will take place 7 working days following receipt of the Grant of Probate by the Buyers Solicitors.
10	17 Windsor Drive, Kidderminster, DY10 2NA	Please note there are an usually high level of fees stated within the contract that are payable on top of the purchase price. Please ensure you have read the legal pack before bidding.
11	19-21 New Road, Willenhall, WV13 2BG	Sold prior to auction.

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Lot	Address	Amendment
15	40 Victoria Road, Walsall, WS3 4BH	Sold prior to auction.
17	7 Vauxhall Road, Stourbridge, DY8 1EX	EPC Rating: D
19	48 Carnegie Avenue, Tipton, DY4 8SX	Postponed.
20	7 & 11 Leigh Road, Washwood Heath, Birmingham, B8 2YE	New Guide Price: £450,000+
22	521 City Road, Edgbaston, Birmingham, B17 8LL	According to the AST for Flat 2, the actual rental income is £475 pcm (£5,700 per annum). The total annual income is £26,220 and not as stated in the catalogue.
23	173 Waterloo Road, Yardley, Birmingham, B25 8LH	EPC Rating: E
24	122 Pretoria Road, Bordesley Green, Birmingham, B9 5LQ	Please note there are an usually high level of fees stated within the contract that are payable on top of the purchase price. Please ensure you have read the legal pack before bidding.

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Lot	Address	Amendment
25	221 Balden Road, Harborne, Birmingham, B32 2ES	Please note there are an usually high level of fees stated within the contract that are payable on top of the purchase price. Please ensure you have read the legal pack before bidding.
27A	26 Barrington Terrace, Ferryhill, County Durham DL17 8NW	Withdrawn.
28	27 Albert Street, Chilton, Ferryhill, DL17 0QA	Sold prior to auction.
29	57 Bowthorn Road, Cleator Moor, Cumbria CA25 5JT	We are informed the property is vacant, however the Seller cannot warrant it will be vacant at the date of completion, please refer to Point 3.11 of the Contract.
31	Land North of Kinlet View, Bridgnorth Road, Highley, Bridgnorth, Shropshire WV16 6ES	The correct address is Land North of Kinlet View, Bridgnorth Road, Highley, Bridgnorth, Shropshire WV16 6ES, not as stated in the catalogue.
33	22 Grosvenor Park, Pennhouse Avenue, Wolverhampton, WV4 4BT	New Guide Price £25,000+
36	25 Upper Brook Street, Rugeley, WS15 2DP	Postponed.

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Lot	Address	Amendment
38	25 Market Street and 1, 2 and 3 Chapel Street, Abergele, LL22 7AG	<p>Please note the corrected lease start dates and annual rent.</p> <p>25 Market Street lease started from 29/06/13 not 26/03/98 as stated in the catalogue. The annual rent for 25 Market Street is £11,000 and not £12,000 as stated in the catalogue.</p> <p>1a Chapel Street (registered as 1 Chapel Street) lease started from 01/08/19 not 01/09/09 as stated in the catalogue. The annual rent is £3,120 and not £3,800 as stated in the catalogue.</p> <p>2/3 is now vacant making the overall current income £14,120.</p>
39	Plots 58, 59 and 60, Land to the South of High Street, Cymmer, Porth, CF39 9HL	Completion will take place on 5th March 2020.
40	Plots 23, 30 and 37, Land to South of High Street, Cymmer, Porth, CF39 9HL	Completion will take place on 5th March 2020.
41	36 Fourth Street, Horden, Peterlee, SR8 4LD	Withdrawn.