

# ADDENDUM

Auction: 25th March 2020 The Birmingham auction will now be broadcast live online with remote bidding only. Please visit the homepage of our website to submit a bid.,

**Addendum as of 24th March 2020 8:26 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   | 30 Victoria Road, Fallings Park, Wolverhampton, WV10 ONG               | EPC rating: E<br>Completion date: In accordance with special condition G6.1   |
| 2   | Former Garage Site at Parry Road, Wednesfield, Wolverhampton, WV11 2PS | Completion date: 22nd April 2020  |
| 3   | 88 Wiggin Street, Ladywood, Birmingham, B16 0AH                        | EPC rating - F  |
| 4   | 7 Lime Grove, Florence Road, Smethwick, B66 4QP                        | The AST confirms the rent is £500 pcm, not £600, with the overall annual rent being £6,000, not £7,200 as stated in the catalogue |
| 5   | 38 Tong Street, Walsall, WS1 2DX                                       | Completion date is to be 22nd April 2020 or 5 working days after the date of grant of letters of administration to the Seller.    |
| 9   | Land off Friary Road, Handsworth, Birmingham, B20 1BD                  | Completion date: 15th April 2020  |
| 10  | 96 Murdock Road, Handsworth, Birmingham, B21 9LG                       | EPC rating D  |

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|-----|---|--|
| 11  | 1 Blundell Road, Sparkhill, Birmingham, B11 3NB   | EPC rating D   |
| 12  | 55 Downside Road, Erdington, Birmingham, B24 8PG  | Completion date: 22nd April 2020<br>EPC rating - D                           |
| 13  | 12 Newcombe Road, Handsworth, Birmingham, B21 8BX | Postponed.   |
| 15  | 14 Ocker Hill Road, Tipton, DY4 0UN               | EPC rating - C   |
| 16  | 48 Carnegie Avenue, Tipton, DY4 8SX               | Completion date: 20th April 2020   |
| 17  | Flat 6, 78 Persehouse Street, Walsall, WS1 2AR    | Completion date: 22nd April 2020   |
| 18A | 186 Kitwood Avenue, Dordon, Tamworth, B78 1PE     | Following a new EPC the rating is a D, not a C as detailed in the catalogue. |

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|-----|---|---|
| 20  | 28 Witley Avenue, Halesowen, B63 4DW  | Withdrawn.  |
| 21  | 19 Delage Close, Aldermans Green, Coventry, CV6 6JP   | Sold prior to auction.  |
| 23  | Building Plot at Hightown, Halesowen, B63 2TR   | New Guide Price: £18,000+<br>The correct postcode is B63 2TR, not as stated in the catalogue. |
| 24  | Commercial Unit to the rear of 170 Studley Road, Redditch, B98 7HL                                    | Sold prior to auction.  |
| 26  | 391 Dudley Road, Birmingham, B18 4HD  | EPC rating - D  |
| 27  | Development Site to the rear of 46 Park Street South, Fronting Haggard Street, Wolverhampton, WV2 3JG | Completion date: 22nd April 2020  |
| 28  | 4 Chestnut Road, Oldbury, B68 0AX   | New guide of £170,000.<br>Completion date: 11th May 2020 or earlier by mutual agreement       |

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|-----|---|---|
| 30  | 10 Talbot Place, Bilston, WV14 OHX  | EPC rating - D  |
| 31  | 417 Willenhall Road, Wolverhampton, WV1 2JA                                     | New guide price of £55,000.   |
| 33  | 25 Upper Brook Street, Rugeley, WS15 2DP  | The lease is for a term of 15 years from 21/5/2015 with the rent being £800pcm and not as set out in the catalogue.<br>Completion date: 22nd April 2020<br>EPC rating E                                     |
| 34  | 53-55 Weston Road, Stoke-On-Trent, ST3 6AB                                      | Since the catalogue has gone to print, a more recent photograph of the property has been taken. The new photograph will be displayed on screen in the auction room, and it has been updated on our website. |
| 35  | 76 Pottery Road, Oldbury, B68 9HA   | Completion date: 22nd April 2020  |
| 38  | 165 and 165a Halesowen Street, Rowley Regis, B65 0ES                            | Completion date: 22nd April 2020  |
| 39  | Access Roads at Manton Wood Industrial Estate, Worksop, Nottinghamshire S80 2RS | Completion date: 8th April 2020   |

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|-----|--|---|
| 40  | 4 and 4A Wollaton Avenue,<br>Gedling, Nottingham, NG4 4HX  | EPC ratings C & D   |
| 41  | Flat 5, 70 Wolfington Road,<br>London, SE27 ORQ  | Sold prior to auction.  |
| 42  | Units SB055, SB107, TB035,<br>TB036, TB037, TB038, TB149,<br>4a Ashroyd Business Park,<br>Ashroyds Way, Barnsley, S74<br>9SB | The tenancies referred to in the catalogue entry cannot be confirmed and any buyer must rely on their own investigations.<br>Completion date: 22nd April 2020 |
| 45  | 50 Holly Road, Handsworth,<br>Birmingham, B20 2DB  | The current annual income is £26,043.84 per annum not £26,160 per annum as advised in the catalogue.<br>Completion date 22nd April 2020                       |