

CHANGES AND ADDITIONAL INFORMATION 08.02.11 Issue 10
Auction Tuesday February 8th 2011 Sale starts at 2.00 pm
SOLD PRIOR: 11, 31, 48 WITHDRAWN: 14, 15 , 20, 21, 52

We no longer accept cash deposits at our auctions. A banker's draft or building society cheque will be acceptable, made out for 10% of your maximum bid. If your property costs you less than that, it means you will have paid a little more than 10%.

Personal cheques will only be accepted with additional identification showing your name & address, eg: a driving licence, passport or utility bill. Completions will normally take place 28 days from exchange of contracts.

A payment will be due from the buyer on completion on certain lots, as a contribution towards fees incurred by the vendor.

Other lots may carry charges for local searches only. Please consult the Special Conditions in each case.

Lot 17 will complete on March 1st 2011

Lot 1 will complete in 10 working days Lot 46 will complete in 14 days

Lots 28, 40, 49 will complete in 21 days

- Lot 3 Two concurrent tenancy agreement have been seen, each one a twelve month AST from 6.1.11 at £65.00 per week. The property is partially double glazed and central heated.

- Lot 7 The property has central heating

- Lot 9 The property has central heating and double glazing

- Lot 14 The minimum deposit will be £3,000

- Lot 17 The Guide Price is circa £50,000

- Lot 20 This property will be offered in March

- Lot 27 Unless the purchaser requests otherwise, this property will be cleared between exchange of contracts and completion date.

- Lot 29 This property will be tenanted until the end of February

- Lot 40 The minimum deposit on this property will be £4000

- Lot 42 This property has central heating and double glazing

- Lot 49 The property has now been inspected and has double glazing

- Lot 50 The Guide Price is now £140,000 - £150,000

- Lot 51 Shop lease confirmed as 5 years from 1.11.2010, at rental of £6760 for first year and £7800 pa thereafter
Flat let on 12 month AST from 15.10.10 at £500 per month

- Lot 52 The minimum deposit will be £3,000

I have read and acknowledge these amendments along with the legal pack for the property I am purchasing.

Signed

Date