

CHANGES AND ADDITIONAL INFORMATION 21.7.11 Issue 8
Auction Thursday 21st July 2011 Sale starts at 2.00 pm
SOLD PRIOR: 26A, 40 WITHDRAWN: 12, 22, 28, 36, 43, 52, 54, 56

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.

Completion in 14 days: Lot 2 Completions in 21 days: Lots 48, 49

Completion in 22 business days: Lot 33 Completion in UP TO 60 days BY AGREEMENT: Lot 38

Lot 6 The property does not have central heating but does have storage heaters

Lot 10 The property also has a cellar

Lot 16 This property has been seen: it has central heating and double glazing

Lot 23 This property does not have a basement

Lot 24 The property has been inspected and has gas central heating

Lot 37 Mitford Road is off Wilmslow Road. The Guide Price is now circa £300,000

Lot 38 This property also has double glazing and a small front garden

Lot 44 Tenancy agreement now seen: twelve month AST from 9.10.2010 at £650 per four weeks

Lot 45 Tenancy agreements seen as follows: Flat 1 - 6 month AST from 13.1.2011 at £390 month
Flat 2 - 6 month AST from 15.6.2011 at £320 month

Lot 48 Planning permission was granted on 27.6.11 for change of use from residential to A1 retail use at ground floor with residential use for the first floor (App. No. 096062/FO/2011/N2)

Lots 48 New tenancies: Shop - 12 months from 7.10.10 at £400 per month
Flat: - Six month AST from 1.3.2011 at £270 per month

Lot 49 New tenancy: Twelve month AST from 30.4.11 at £400 per month

Lot 51 There are gas heaters in this property, not gas central heating

Lot 58 Tenancy confirmed as six month AST from 8.2.11 at £450 per four weeks, NOT a Regulated Tenancy

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

Signed

Date