

CHANGES AND ADDITIONAL INFORMATION 02.05.12 Issue 11
Auction Wednesday 2nd May 2012 Sale starts at 2.00 pm
SOLD PRIOR: 8, 21, 22, 32, 50a, 71, 72 WITHDRAWN: 4, 14, 16, 33, 50, 53, 59, 69

Personal cheques will only be accepted with additional identification showing your name & address, eg: a driving licence, passport or utility bill.

A payment may be due from the buyer on completion on certain lots, as a contribution towards fees incurred by the vendor. Please consult the Special Conditions in each case.

Lot 3 The property does not have double glazing

Lot 5 The property does not have double glazing

Lot 20 **Guide now reduced to £32,000**

Lot 25 Planning permission (lapsed) was granted in 2005 for conversion of ground floor shop unit to 2 bed flat ref 075640/2005/N1. Plans available in legal pack

Lot 29 There is a tenant in the property on a short term lease, the vendor advises that the property will be vacant before completion

Lot 33 The property is now vacant and viewings are taking place

Lot 36 The details listed in the catalogue are incorrect: bar area, two open plan rooms off, WC's and an "outbuilding", First Floor: FOUR rooms, bathroom and kitchen on the first floor

Lot 40 The vacant flat has now been tenanted: details will follow in legal pack, plus the vendor has advised us that the Hairdresser tenant has asked for a considerable lease extension. **Guide now reduced to £380,000**

Lot 40a **Please see legal pack as VAT may be payable**

Lot 47 Now tenanted on an AST at £395.00 pcm from 17/11/2011

Lot 58 The purchaser will need to contact Stockport Metropolitan Borough Council Enforcement Officers on completion or before to discuss an ongoing requirement for cleaning of the site until building begins.

Lot 61 **Guide reduced to £290,000**

Lot 62 **Guide reduced to £25,000**

Lot 66 **Guide reduced to £80,000-90,000**

Lot 75 The property also has a downstairs WC

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

Signed

Date