

**CHANGES AND ADDITIONAL INFORMATION 06.02.13 Issue 12**  
**Auction Wednesday 6<sup>th</sup> February 2013 Sale starts at 2.00 pm**  
**SOLD PRIOR: 2, 21, 37, 43, 52, 58, 60, 63, 67, 79, 80 WITHDRAWN: 27, 28, 46, 70**

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 2 EPC ratings: 21 Dalehead – D 25 Dalehead – E 38 Longridge – D  
40-42 Longridge – D The purchase price is subject to VAT

Lot 5 EPC rating: G

Lot 7 EPC rating: D

Lot 14 Please refer to plan which shows two parcels of land lined in both red and blue: both of these are included in the title: it is considered that the area lined in blue may also be suitable for development subject to planning

Lot 17 EPC rating: D

**Lot 18 Guide reduced to £200,000**

Lot 19 EPC rating: F

Lot 21 Guide Price – refer to auctioneers

**Lot 23 Guide reduced to £150,000-£200,000**

Lot 24 14 Day Completion

Lot 30 The rent has been confirmed by the seller's accountant at £450pcm. EPC rating: F

Lot 33 The property does not have double glazing. EPC rating: D

Lot 38 EPC rating: D

Lot 40 Will be sold with vacant possession

Lot 42 The property has a conservatory, utility room and three bedrooms.

Lot 44 Will be sold Tenanted – see legal pack for details

Lot 45 Will be sold with vacant possession

Lot 47 EPC rating: D

Lot 55 The tenancy is regulated producing £65 per week – see legal pack for rent register

Lot 58 The property also has a cellar.

Lot 60 The apartment is on the second floor EPC rating: G

Lot 72 Both rents should read "per month".

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

**Signed**

**Date**