

CHANGES AND ADDITIONAL INFORMATION 19.03.13 Issue 13
Auction Tuesday 19th March 2013 Sale starts at 2.00 pm
SOLD PRIOR: 9, 14, 23, 26, 41, 46, 53, 59, 60, 62, 65, 69, 74
WITHDRAWN: 1,12, 16, 18, 19, 21, 22, 23, 24, 30a, 35, 42, 64, 68, 70, 72

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 1 The garage does not constitute part of the sale refer to legal pack for full update prior to
auction

LOT 5 EPC Rating: C

LOT 6 EPC – exempt

LOT 12 Flat 1040a is now vacant.

LOT 13 EPC Rating: C

LOT 15 EPC Rating: D

LOTS 17, 28, 29 & 30 If the purchaser wishes to change use to residential post completion and
therefore do not want to pay VAT they will need to serve notice certificate VAT1614D **BEFORE**
exchange otherwise will have to charge VAT Please see legal pack for details.

LOT 25 We are selling amenity land not greenbelt land as described in the catalogue

LOT 27 The purchase price will be subject to VAT. EPC Rating: B **Guide Price reduced to £180,000 -
£200,000**

LOT 30a EPC Rating: C

LOT 36 EPC Rating: E

LOT 39 EPC Rating: E

LOT 44 EPC Rating: D

LOT 46 There is an up to date photo in the legal pack

LOT 47 Guide price reduced to £35,000 Plus

LOT 48 EPC Rating: D

LOT 50 The property is let on a 12 month AST from 8th September 2012 at £400pcm not as stated in
the catalogue.

LOT 52 EPC Rating: D

LOT 54 EPC Rating: G

LOT 55 EPC Rating: E

Lot 58 EPC Rating E

LOT 60 EPC Rating: D

LOT 61 Directions should read: A635 Guide Price now £45,000

LOT 65 The property is now sold with vacant possession EPC Rating: F

LOT 67 Guide Price now £50,000

LOT 70 EPC Rating: E

LOT 71 EPC Rating: D Guide Price now £50,000

LOT 72 Withdrawn until next auction on 1st May

LOT 73 Please refer to legal pack for important SMBC information EPC Rating - exempt

LOT 74 The property will complete 6 weeks from exchange

LOT 76 EPC Rating: D

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

Signed

Date