

**CHANGES AND ADDITIONAL INFORMATION 17.07.12 Issue 8**  
**Auction Thursday 17<sup>th</sup> July 2012 Sale starts at 2.00 pm**  
**SOLD PRIOR: 39, 48, 60, 64 WITHDRAWN: 11, 41, 43, 56**

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 4 We understand that the current tenant of the property is looking to extend the current lease for a term of 5 years. Our clients will not deal with the lease renewal prior to the auction date There is no guarantee that the lease will be extended.

Lot 13 The tenant has given notice to quit and will be vacating shortly viewings are available on this lot

Lot 18 The property has now been inspected & there are internal pictures in the legal pack.

Lot 27 The property is now being sold with vacant possession & viewings can be arranged.

Lot 39 **Guide price reduced to £40,000+**

Lot 41 The property is now being sold with vacant possession.

Lot 43 Completion will be 21 days from exchange of contracts.

Lot 46 Oldham MBC have triggered the rent review provision under our clients Lease of 10<sup>th</sup> June 1971 & they intend to recommend what amounts to a nominal increase so that the ground rent payable to Oldham MBC will be £580.00 pa

Lot 47 Completion will be 21 days from exchange of contracts.

Lot 50 The property has partial double glazing.

Lot 52 **Guide price reduced to £115,000.**

Lot 53 Completion will be 14 days from exchange of contracts.

Lot 59 - The property is now tenanted on a 6 Month AST from 12/07/12 please refer to the legal pack for further information.

Lot 60 Completion will be 6 weeks from exchange of contracts.

Lot 61 The property is **bought strictly as seen and no searches will be provided**

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

**Signed**

**Date**