

CHANGES AND ADDITIONAL INFORMATION 11.12.12 Issue 11
Auction Tuesday 11th December 2012 Sale starts at 2.00 pm
SOLD PRIOR: 1,4, 23, 32, 39, 42, 54, 56, 61, 63, 80, 85
WITHDRAWN: 3, 25, 26, 28, 35a, 35b, 73, 78, 86, 87

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 8 Completion will take place on 11th January 2013.

LOT 12 The building is not detached as stated in the catalogue.

LOT 15 Guide price reduced to £250,000.

LOTS 16-22 NOW NO RESERVE Are all tenanted NOT vacant as stated in the catalogue. Buyers will pay full purchase price & £500 plus vat (£600) on exchange of contracts.

LOT 27 Completion will be 6 weeks from exchange.

LOT 31 Guide price reduced to £200,000 -£250,000.

LOT 33 The purchase price is subject to VAT.

LOT 34 Completion will be in 20 working days. It is not possible to guarantee vacant possession of the property as it is not clear as to whether any right of occupation currently exists.

LOT 35d There is a very small area which has been excluded from the sale plan which is to the north east of the site adjacent to the existing industrial unit known as Unit 2, 75 Campbell St, Farnworth. This is an area of approx 2.3m wide & 19m long which is illegally occupied by the tenant/owner of that unit and with which the sellers solicitors are currently dealing. The purchase price is subject to VAT.

LOT 41 Completion will take place 11th January 2013.

LOT 51 Completion will take place 11th January 2013.

LOT 59 Guide price reduced by £25,000 to £95,000+ Completion is 20 working days from exchange.

LOT 68 Guide price reduced by £7,000 to £68,000+

LOT 70 The property will be sold with vacant possession.

LOT 86 Available in February

LOT 87 Withdrawn - enquiries still welcome.

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

Signed

Date