## **CHANGES AND ADDITIONAL INFORMATION 23.07.13 Issue 13**

Auction Tuesday 23<sup>rd</sup> July 2013 Sale starts at 2.00 pm SOLD PRIOR: 21, 24, 42, 56, 57, 75, 80, 83, 89, 91 WITHDRAWN: 3, 14, 15, 43, 47, 47a, 61, 73, 74, 77, 78, 86, 90

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.

## Page two of the order of sale should read 23 July 2013

LOT 4 The guide price for this lot has been reduced to £35,000

LOT 8 Please see legal pack for updated planning permission

LOT 9 The guide price for this lot has been reduced to £35,000

LOT 23 The guide price for this lot has been reduced to £30,000

LOT 25 The guide price for this lot has been reduced to £35,000

LOT 30 1b is the GF and 1a is the FF. The tenant in 1a will vacate on the 26/07/13.

LOT 31 There is a small growth of Japanese Knotweed at the property which the vendors have had treated at an initial cost of £180.00 plus vat. On-going annual treatment is essential and further details of the cost of this can be obtained from Roger Wilkson at RWS Pest and Weed Control Tel: 01663 765653 or roger@pestandweedcontrol.co.uk

LOT 41 The guide price is £50,000+ The vendor has provided interior photos, copies of which are in the legal pack Section 21 notice has been served to the tenant

LOT 42 The guide price is £42,000+

LOT 52 The arrears on this property will remain the liability of the seller and not passed onto the buyer

LOT 54 & 55 Reads Street in the order of sale and should read Road

LOT 58 The current lease has certain restrictions and prospective buyers are advised to check the legal pack

LOT 69 Is now being sold with vacant possession and viewings are available

LOT 70 The order of sale describes as Oldham when it should read Glossop

LOT 72 Is now being sold with vacant possession and viewings are available

LOT 75 In the order of sale the correct address is 12 Totland Close

LOT 89 This property has THREE bedrooms & there is no boiler at the property

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

Signed Date

## **EPC RATINGS**

LOT 22 - F

LOT 25 - D

LOT 26 – E

LOT 27 - G

LOT 28 – E

LOT 30 - D

LOT 35 – F

LOT 46 – F

LOT 54 – C

LOT 55 – E

LOT 59 - D

LOT 60 - E

LOT 63 – E LOT 66A – C

LOT 75 – D

LOT 77 – D

LOT 81 – D

LOT 83 - D

LOT 89 - G