

CHANGES AND ADDITIONAL INFORMATION 28/10/15 Issue 7

Auction 28th October 2015 Sale starts at 2.00 pm

SOLD PRIOR: 19, 49, 56 WITHDRAWN: 24, 33, 39, 40, 47

POSTPONED: 25, 44

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 3 – despite our best efforts, we have not been able to obtain a copy of the tenancy agreement
and as such, cannot comment on same.

Lot 8 - the property is now vacant

Lot 10 – the seller of this lot has agreed to an assured shorthold tenancy commencing 1 November.

We are awaiting a copy of the agreement.

Lot 12 – address should read 155a Mauldeth Road, M14 6SR

Lot 32 – on completion the purchaser will pay the vendor's auctioneers selling costs and the vendor's
auction entry costs which total £2094.00 including VAT

Lot 38 - on completion the purchaser will pay the vendor's auctioneers selling costs and the vendor's
auction entry costs which total £2220.00 including VAT

Lot 48 – “the photograph in the catalogue does not show the full extent of the property- this is the
correct photograph”



Lot 60 – the property is opted to Tax and therefore VAT is payable on the sale price. The buyer is
solely responsible for satisfying themselves of the requirement to serve any relevant notice to
disapply the VAT if they are able to do

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

Signed

Date

EPC RATING AND GUIDE PRICE CHANGES

EPC Rating

Lot 1 = F

Lot 4

Lot 8 = E

Lot 15 = D

Lot 26 = D

Lot 37

Lot 40

Lot 49 = D

Lot 53 = C

Lot 61

Lot 66 = 1 Knott F, 27 Railway G 27a Railway F

Lot 3

Lot 5 = F

Lot 12

Lot 16

Lot 36 = E

Lot 39

Lot 43 - F

Lot 52

Lot 59

Lot 63

GUIDE CHANGES

LOT 38 – The guide has been increased to £66,000+

LOT 63 – The guide has been reduced to £44,000+