

**CHANGES AND ADDITIONAL INFORMATION 7.12.09 Issue 8**  
**Auction Monday 7<sup>th</sup> December 2009 Sale starts at 2.00 pm**  
**SOLD: 4, 21, 34, 46, 54      WITHDRAWN: 14, 19, 25, 30, 38**

We no longer accept cash deposits at our auctions. A banker's draft or building society cheque will be acceptable, made out for 10% of your maximum bid. If your property costs you less than that, it means you will have paid a little more than 10%.

Personal cheques will only be accepted with additional identification showing your name & address, eg: a driving licence, passport or utility bill. Completions will normally take place 28 days from exchange of contracts, except for:

Lot 22 will complete six weeks from exchange

A payment will be due from the buyer on completion on certain lots, as a contribution towards fees incurred by the vendor. Other lots may carry charges for local searches only. Please consult the Special Conditions in each case.

Lot 3     The property also has a utility room to the ground floor

Lots 6, 7, 8     These properties are situated in Longsight

Lot 6     Tenancy confirmed as six month AST from 2.2.09 at £350 per month

Lot 7     Tenancy confirmed as six month AST from 1.8.09 at £380 per month

Lot 9     The shutters on this property are contracted out and are not included in the lot that is for sale at this auction

Lot 10    Tenancy confirmed as six month AST from 20.5.08 at £450 per month

Lot 22    This property has had a gas meter installed which is not mentioned in the documentation. There is central heating and double glazing.

Lot 25    This property is tenanted – details to follow

Lot 26A   The postcode is SK14 6LA

Lot 28    One tenancy confirmed as twelve month AST from 1.9.08 at £350 per month

Lots 35-44 and 47-49   Pre auction offers will be considered for the entire portfolio of these properties

Lot 37    This property has double glazing

Lot 41    This property has double glazing

Lot 42    This property has now been inspected and comprises: Vestibule, Lounge, Dining Kitchen, Two Bedrooms, Bathroom. The property has gas central heating and double glazing.

Lot 47    This property has now been inspected and comprises: Hall, Lounge/Dining Room, Utility Room, Kitchen, THREE Bedrooms, Bathroom, with gas central heating and double glazing

Lot 49    The property has central heating

Lot 51    The landlord pays for the cost of central heating and water, but does not charge these expenses to the tenants. The combined cost of these bills is reported as around £1,100 for the year. The footings for the proposed development have been built and are in situ.

Lot 61    This property has central heating and partial double glazing

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

**Signed**

**Date**