

**CHANGES AND ADDITIONAL INFORMATION 15.03.10 Issue 8**  
**Auction Monday 15<sup>th</sup> March 2010 Sale starts at 2.00 pm**  
**SOLD: 5, 6, 24, 41, 45      WITHDRAWN: 13, 15, 22, 48**

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.

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.

**NOTE: Please read the individual legal packs for each lot in relation to the Tenure details, as information published by the EI Group may not be wholly accurate in this regard**

- Lot 2 Tenancy confirmed as 12 month AST from 29.5.08 at £367.00 per month
- Lot 3 This property is now vacant as the tenant has left without notice
- Lot 4 The property has been inspected and is as described, with the addition of a hallway.
- Lot 12 Drawings relating to planning application for three one-bedroom and one two-bedroom flats are available in the legal pack. Some discussions have taken place with the planning department at Wigan MBC but prospective bidders should make their own enquiries.
- Lot 15 Lease confirmed as 20 years from 13.7.05 at £18,000 pa with five-yearly reviews. TEMPORARILY WITHDRAWN - Interested parties are advised to speak to our auction staff.
- Lot 16 Tenancy now confirmed as six month AST from 11.12.09 at £411.66 per calendar month. The flat is on the second floor.
- Lot 17 Lease confirmed as three year FRI lease from 25.3.2009 at £9,000 for the first year then £12,000 pa
- Lot 19 Tenancy confirmed as six month AST from 1.8.07 at £75.00 per week, later reviewed up to £95.00
- Lot 20 The photographs in the catalogue were taken prior to removal of fixtures, fittings and furnishings
- Lot 22 Will be offered in the April auction: advance enquiries are welcome.
- Lot 26 We seen a Notice relating to the tenancy but not the tenancy agreement itself and as such have been unable to verify the terms of the tenancy which is reported to be at £430 per month. The Guide Price is now circa £75,000
- Lot 27 The property has been inspected and has a utility room, gas central heating and partial double glazing.
- Lot 32 Tenancy agreement confirmed as six month agreement from 1.10.09 at £500.00 per month which we are informed is to be renewed from 1.4.10 at the same amount. The Guide Price is now circa £100,000.
- Lot 33 There is a basement studio flat to the rear of the property
- Lot 41 This property has now been inspected and is as described. Lot 42 The Guide Price is now £45,000+
- Lot 46 Tenancy confirmed as six month AST from 18.8.09 at £500 per month
- Lot 49 The accommodation should read as follows:  
Cellars: Two rooms    Ground Floor: Hallway, two reception rooms, kitchen and shower room/WC  
First Floor: Three bedrooms, bathroom    Second Floor: One bedroom  
Exterior: Front garden, side and rear yard
- Lot 51 The Guide Price is now circa £45,000

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

**Signed**

**Date**