

CHANGES AND ADDITIONAL INFORMATION 16.9.09 Issue 11
Auction Wednesday 16th September 2009 Sale starts at 2.00 pm
SOLD: 9, 13, 36, 45, 52, 57, 60 WITHDRAWN: 19, 26, 62, 67

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:

Lots with 14 day completion: 5, 61 Lots with 21 day completion: 12, 14, 15, 34, 49, 50, 51, 68

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 1 The property does not have its own central heating system: it has a **District heating** system which uses a centralized boiler installation which provides heat for a number of buildings; the charges for this are usually levied as a service charge. Please refer to the legal pack for further information regarding this matter.

Lot 3 No pre-auction offers will be accepted on this lot

Lot 10 This property has a cellar

Lot 8 The guide price is now £70,000+

Lot 11 The tenancy runs from 13.7.09 to 12.12.09

Lot 18 Additional photographs for this property:



Lot 19a The address should be 28, 28a & 28b Lower Hillgate

Lot 20 The property to be sold includes no 77 Cheetham Hill Road. Shop leases confirmed as follows:

No 87: Twenty year lease from 15.4.03 at £5,720 pa; review overdue from 15.4.08 then every three years

No 85: Twenty year lease from 15.4.03 at £5,200 pa; review overdue from 15.4.09 then every three years

Lot 23 This property is now VACANT and viewings can be arranged

Lot 28 The postcode should read M6 8LD

Lot 29 The planning consent provides for a further 2 rooms on the 2nd floor

Lot 31 The postcode should read SK14 6LA

Lot 35 Both flats are now tenanted; agreement seen for top flat is a six month AST from 4.9.09 at £420 per month; bottom flat is a six month AST from 4.9.09 at £360 per month. Viewings are still possible on the top flat only.

Lot 36 Tenancy confirmed as six month AST from 14.8.09 at £450.00 per month

Lot 38 The property has now been inspected and has central heating and double glazing

Lot 43 We have now inspected the property and it is as described in the catalogue, however, the central heating to both flats is run off one boiler. The tenancies are as follows:

Flat A: Twelve month AST from 10.8.09 at £220.00 pcm Flat B: Twelve month AST from 10.8.09 at £260.00 pcm

Lot 47 The property is sold as seen to include any fixtures & fittings & furniture/appliances

Lot 53 The property is now tenanted on a 12 month AST from 20.8.09 at £350.00 per month. There is gas central heating and partial double glazing.

Lot 54 The tenancy is confirmed as a six month AST from 1.9.09 at £300.00 per 4 weeks (£3900 per annum) paid directly from Rochdale MBC

Lot 55 Six month AST from 8.7.05 at £282.00 per month

Lot 56 Six month AST from 6.5.04 at £282.00 per month

Lot 66 There is an important Special Condition – please refer to the legal pack before bidding

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

Signed

Date