

ADDENDUM AUCTION

TUESDAY 14TH FEBRUARY 2012

3.00PM

All plans showing areas of land in the catalogue are for identification purposes only and are not to scale

Please Note: In line with other auction houses we now charge a buyer's premium; therefore in addition to the purchase price buyers will be required to pay a buyer's premium of £250 plus VAT. If bidding by telephone or proxy the buyer's premium will be required in addition to the deposit.

Lot 2 & Lot 39: 48 North Road, Porth & 11 Wayne Street, Trehafod, Pontypridd – In view of the current condition anyone entering these properties does so at their own risk and neither the Vendors, their Agents nor the Auctioneers will be responsible for any accident or injury howsoever caused.

Lot 13: Unit 18 Llambed Business Park, Tregaron Road, Lampeter – The lease to Cardigan Fine Foods Ltd is guaranteed by three guarantors, as recorded in the lease.

Lot 17: 70A South Street, Ynyshir, Porth – We are advised the property is Leasehold for a term of 99 years at a ground rent of £50 per annum.

Lot 20: Clive Buildings, 251 & 253 Penarth Road & 1 & 3 Clive Street, Grangetown, Cardiff – Sold Prior

Lot 24: 44 George Street, Pontypool – Correct postcode is NP4 6BY and not as stated in catalogue.

Lot 29: 144 Ynyscynon Road, Trealaw, Tonypany – The description and accommodation should read:
Three bedroom semi detached house with smooth cement rendered front elevation, spar rendered side and rear elevations beneath a pitched tiled covered roof. The property requires modernisation.

Accommodation:

GF. Reception room (formerly two rooms), kitchen, bathroom

FF. Landing, three bedrooms

OS Enclosed rear garden

Guide Price: £20,000+

Lot 34: Land off Bridgend Road, Garth, Maesteg – Withdrawn Prior

Late entry:

Lot 43: 2 The Bungalows, Roch Street, Abertillery – Withdrawn Prior

Please note: ALSO WE ARE UNABLE TO ACCEPT DEPOSITS BY WAY OF DEBIT OR CREDIT CARDS

3rd February 2012 1

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