

AUCTION ADDENDUM



TUESDAY 12 SEPTEMBER 2017 - 5PM

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

We are unable to accept deposits by way of debit or credit cards

In addition to the purchase price, buyers will be required to pay a buyer's premium of £450 plus VAT. If bidding by telephone or proxy the buyer's premium will be required in addition to the deposit.

- Lot 5:** 5 Heol Helig, Brynmawr – Please note that the property is built of a non-traditional construction
- Lot 6:** 12 Oakfield Street, Cardiff – Please note that the ground rent income is £120 per annum and not £30 per annum as stated in the catalogue. We have been advised that the tenant in Flat A has given notice and will be vacating by 30th September 2017
- Lot 13:** Land North of Investiture Place, off Llantrisant Road, Tonyrefail – Please note that we have been advised that the site has a “*Site of Special Scientific Interest*” (SSSI) status. Prospective purchasers are advised to make their own enquiries with National Resources Wales (NRW) on 03000 653 164 or email richard.facey@cyfoethnaturiolcymru.gov.uk
- Lot 14:** 2 Graig Yr Allt Cottage, Nantgarw – Sold Prior
- Lot 17:** Plot of Land North of Concorde Drive, Tonyrefail, Porth, Rhondda - Please note that we have been advised that the site has a “*Site of Special Scientific Interest*” (SSSI) status. Prospective purchasers are advised to make their own enquiries with National Resources Wales (NRW) on 03000 653 164 or email richard.facey@cyfoethnaturiolcymru.gov.uk
- Lot 20:** Land adjacent to Channel Avenue, Rhiwgarn Estate, Trebanog, Porth – Please note there is an amended plan in the legal pack to reflect the extent of land
- Lot 21:** 14 Violet Row, Roath, Cardiff – Please note that the ground floor apartment is let at £575 pcm not £600 pcm, the first floor apartment is let at £430 pcm not £435 pcm. Therefore the combined annual income is £12,060 not £12,420 as stated in the catalogue
- Lot 27:** 15 Brynteg, Seven Sisters, Neath – The address should read 15 Brynteg, Seven Sisters, Neath and land Adjoining. Please note the property has oil central heating (not tested) not gas central heating as stated in the catalogue
- Lot 28:** 143 Bute Street, Treorchy – Sold Prior
- Lot 29:** 7 Fitzhamon Embankment, Cardiff - Please note that the property benefits from planning permission for conversion into flats
- Lot 31:** Frondeg, 10 Morgan Street, Pontypridd – Withdrawn prior
- Lot 33:** 32 Sapphire Street, Roath, Cardiff – Withdrawn prior

Although the Park Inn Hotel operates Pay and Display in the car park, auction attendees will not be required to pay for parking

We are now inviting entries for our 24 OCTOBER 2017 auction

Closing date for entries is 27 SEPTEMBER 2017

For a FREE auction/appraisal contact our Auction Team
on 029 2037 0117 or email auctions@seelandco.com