

ADDENDUM



Auction:
The Shepherd Commercial Auction will be conducted behind closed doors and broadcast live online with remote bidding only.
Addendum as of 17 October 2024

Lot	Address	Amendment
2	Land at Fearnoch, Taynuilt PA35 1JB	Date of Entry 15.11.2024
4	29 Hamilton Street, Saltcoats KA21 5DT	Sold Prior
5	The Police Box, Pleasance, Edinburgh EH8 9UE	Bidders are to note that the sale is of an item of moveable property and are referred to the legal pack, in particular the special conditions of sale in relation to all requirements and the settlement date. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
6	Land at Mount Vernon, Glasgow G69 7ES	Date of Entry 15.11.2024
7	The Square, Bowmore, Isle of Islay PA43 7JP	Postponed
8	2 Thistle Street and 23-27 Chapel Street, Aberdeen AB10 1XZ	EPC Rating: D
9	20 Glasgow Road, Camelon, Falkirk FK1 4HJ	Sold Prior
10	28-36 Friars Vennel, Dumfries DG1 2RL	The property is sold subject to an option to tax

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

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Lot	Address	Amendment
11	27 East King Street, Helensburgh G84 7QQ	EPC rating G Settlement Date 13.11.2024
12	1E Bank Street, Ferryhill, Aberdeen AB11 7ST	Date of Entry 28.11.2024 The property is sold subject to an option to tax
13	19-20 Galloway Street, Dumfries DG2 7TL	Postponed
14	Dunain House, Kilvean Road, Inverness IV3 8JN	To clarify the document named 'Deed Plan(27866490.1)' shows the extent of the land offered for sale.
18	Fish House, William Street, Gourdon, Montrose DD10 0LW	EPC Rating: D
19	Former Westerkirk School, Benthpath, Langholm DG13 0PB	EPC Rating: E
20	Lockups at 1 Langdykeside, Lesmahagow, Lanark ML11 0EY	Sold Prior
22	Roxburgh House, 112 Roxburgh Street, Greenock PA15 4PU	We are informed that VAT is payable on the purchase price. Please see legal pack. The subjects under title numbers REN63036, REN101245 & REN101497 are included in the sale as set out in the special conditions of sale within the legal pack

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Lot	Address	Amendment
23	Land East of Newcraighall Road, Musselburgh EH21 8QT	The legal pack includes an Option to Tax Prospective buyers are to note the Abutments referred to in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
24	St Brides Church and Churchyard, Brideswell, Cushnie, Alford AB33 8LD	Date of Entry 15.11.2024 Prospective buyers are referred to the Clawback Agreement and the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
25	4 Burnhead Lane, Falkirk FK1 1UG	Postponed

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