

# Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Solent Hotel & Spa, Whiteley

Date: Friday, 27th July 2018 - Commencing 11am

**ADDITIONS, AMENDMENTS AND ANNOUNCEMENTS TO BE READ IN CONJUNCTION WITH  
THE CATALOGUE, COMMON AUCTION CONDITIONS, SPECIAL CONDITIONS OF SALE  
AND ALL LEGAL DOCUMENTATION**

All Lots are offered subject to their Special Conditions of Sale, or Revised Special Conditions of Sale (as applicable), which will be attached to the Memorandum of Sale and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the bid price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the catalogue, which are solely for location purposes and are specifically excluded from the Contract. All sizes and measurements provided are approximate and may have been scaled from Ordnance Survey or other plans.

The deposit required is 10% of the purchase price (or £3,000 whichever is the greater).

An administration fee is payable at the same time as the deposit for each Lot purchased and is on the following scale:

**Up to £20,000 = £400    £20,001 to £50,000 = £600    £50,001 - £100,000 = £800    £100,001 and above = £1,000**

**LOT 152 - 27 NORTHFIELD ROAD, SOUTHAMPTON, HAMPSHIRE**

The postcode is SO18 2PS and not as stated.

**LOT 153 - GARAGES SOUTH SIDE OF SHEPHERDS WALK, FARNBOROUGH, HAMPSHIRE**

Garage 4 is vacant and not as stated. Garages 9 and 14 are let at £12 plus VAT per week and not as stated.

**LOT 155 - 120 HIGH STREET, RYDE, ISLE OF WIGHT**

The total rental income is £26,650 per annum and not as stated. The land on the north side of the lot is subject to a 999 year lease, from 24th June 1872.

**LOT 156 - 31B GREAT WESTERN ROAD, DORCHESTER, DORSET**

Revised Special Conditions of Sale, dated 20th July 2018, are available for inspection at the Clerks' Desk.

**LOT 157 - GARAGES TO SOUTH OF LONGFIELD ROAD, ASH, ALDERSHOT, HAMPSHIRE**

Garages 15 and 17 are let at £12 plus VAT per week and not as stated.

**LOT 166 - GARAGE 2, ADJ. ST QUENTIN HOUSE, BISHOPSFIELD ROAD, FAREHAM, HAMPSHIRE**

The discrepancy and remedy between the address in the catalogue and on the Office Copy Entries is detailed in the Special Conditions of Sale, available for inspection at the Clerks' Desk.

**LOT 167 - 132 HIGHLANDS ROAD, FAREHAM, HAMPSHIRE**

Revised Special Conditions of Sale, dated 6th July 2018, are available for inspection at the Clerks' Desk.

**LOT 169 - LAND SOUTH WEST OF VICTORIA ROAD, WIMBORNE, DORSET**

This property is landlocked. The property is sold without the benefit of any rights or easements of any kind, whether expressed or implied.

**Entries are invited for our next Five-day Auction**

**Closing date: 13th August**

Monday, 10th September - Kent & SE London

Tuesday, 11th September - Essex and North & East London

Wednesday, 12th September - Sussex & Surrey

Thursday, 13th September - West Country

Friday, 14th September - Hampshire & Isle of Wight

**Website: [cliveemson.co.uk](http://cliveemson.co.uk)    Tel: 0345 8500333    Email: [auctions@cliveemson.co.uk](mailto:auctions@cliveemson.co.uk)**