

# Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The St Mellion International Resort, Saltash

Date: Thursday, 26th 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 116 - FLAT 29, CLARENDON COURT, STITCHILL ROAD, TORQUAY, DEVON

The flat is located on the second floor and not as stated.

### LOT 117 - LAND AT LOWER LANK, ST BREWARD, BODMIN, CORNWALL

Revised Special Conditions of Sale, dated 24th July 2018, are available for inspection at the Clerks' Desk. To be sold in accordance with the Office Copy Entries Filed Plan which is available for inspection at the Clerks' Desk.

### LOT 123 - LOOKOUT FARM, COAST ROAD, BURTON BRADSTOCK, BRIDPORT, DORSET

To be sold in accordance with the Office Copy Entries Filed Plan which is available for inspection at the Clerks' Desk. The Rural Payments Remittance Advice payment is £3,484.50 and not as stated.

### LOT 125 - FLAT B, 193 TEIGNMOUTH ROAD, TORQUAY, DEVON

The flat has the remainder of a 999 year lease, from 31st May 1983, and not as stated.

### LOT 126 - THE KINGS ARMS, 60 PEMBROKE STREET, DEVONPORT, PLYMOUTH, DEVON

Revised Special Conditions of Sale, dated 25th July 2018, are available for inspection at the Clerks' Desk. The currently let figure in the catalogue entry is correct and not as per the Revised Special Conditions of Sale.

### LOT 127 - 1 SHEPARDS COTTAGES, UFFCULME, CULLOMPTON, DEVON

Revised Special Conditions of Sale, dated 23rd July 2018, are available for inspection at the Clerks' Desk. The patio garden and off-road parking are subject to applications for registration at Land Registry which may or may not be successful, therefore their inclusion as part of the lot, as per the catalogue entry, cannot be guaranteed.

### LOT 128 - 2A SHEPARDS COTTAGES, UFFCULME, CULLOMPTON, DEVON

The small area of garden to the rear is subject to an application for registration at Land Registry which may or may not be successful, therefore its inclusion as part of the lot, as per the catalogue entry, cannot be guaranteed.

### LOT 129 - 3 & 3A SHEPARDS COTTAGES, UFFCULME, CULLOMPTON, DEVON

Further Revised Special Conditions of Sale, dated 25th July 2018, are available for inspection at the Clerks' Desk. The area of garden immediately to the south of the property is subject to an application for registration at Land Registry which may or may not be successful, therefore its inclusion as part of the lot as per the catalogue entry cannot be guaranteed.

### LOT 130 - 5 LUMMATON CROSS, TORQUAY, DEVON

The guide price has been revised to £138,000-£142,000.

### LOT 136 - LAND OFF HARROWBEER LANE, YELVERTON, DEVON

To be sold in accordance with the Office Copy Entries Filed Plan which is available for inspection at the Clerks' Desk.

### LOT 138 - 5 BOUNSALLS LANE, LAUNCESTON, CORNWALL

Revised Special Conditions of Sale, dated 12th July 2018, are available for inspection at the Clerks' Desk.

### LOT 141 - 162 KINGS ASH ROAD, PAIGNTON, DEVON

The ground floor accommodation includes a wet room and the title is leasehold for a term of 3,000 years and not as stated in the catalogue.

### LOT 144 - JUBILEE HOUSE, GILBROOK, WOODBURY, EXETER, DEVON

There is also an attic room accessed from the first floor landing and an outside W.C. to the rear.

### LOT 146 - FLAT 2, 37 PEVERELL PARK ROAD, PLYMOUTH, DEVON

Revised Special Conditions of Sale, dated 18th July 2018, are available for inspection at the Clerks' Desk. The flat has the remainder of a 99 year lease, from 1st January 1989.