

# Auction Addendum **Clive Emson**

Venue: The Solent Hotel & Spa, Whiteley

Date: Friday, 14th September 2018 - 11am

**LAND AND PROPERTY AUCTIONEERS**

## **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 143 - 1 CARNARVON ROAD, GOSPORT, HAMPSHIRE**

Revised Special Conditions of Sale, dated 22nd August 2018, are available for inspection at the Clerks' Desk.

### **LOT 144 - 133 LONDON ROAD, NORTH END, PORTSMOUTH, HAMPSHIRE**

The tenure is the remainder of a 125 year lease, from 1st December 2005, and not as stated.

### **LOT 145 - GROUND RENTS, 133 LONDON ROAD, & FLATS 1-4 STRAWBERRY MEWS & 4A GLADYS AVENUE, NORTH END, PORTSMOUTH**

The shop unit is held on a 125 year lease, from 1st December 2005, and not as stated.

### **LOT 146 - 128 HIGH STREET, RYDE, ISLE OF WIGHT**

The Planning Permission Reference is P/00194/16 and not as stated.

### **LOT 147 - LAND REAR OF 90 ROWNER LANE, GOSPORT, HAMPSHIRE**

Sold prior.

### **LOT 149 - LAND SUNNYSIDE CLOSE, CHARLTON, ANDOVER, HAMPSHIRE**

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

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

### **LOT 151 - 109 LONDON ROAD, NORTH END, PORTSMOUTH, HAMPSHIRE**

The tenure in respect of 109A London Road is 125 years (less three days) from 25th March 1998; the tenure in respect of 109B London Road is 125 years (less three days) from 25th March 1998 and the ground floor shop is let on a 15 year lease, from 15th December 2017.

### **LOT 154 - 30 ALFRED STREET, EAST COWES, ISLE OF WIGHT**

The tenure is the remainder of a 800 year lease from 1860 at a peppercorn ground rental, and not as stated.

## **Our Next Five Day Auction**

### **October/November 2018**

Day 1	Monday, 29th October	Kent & South East London
Day 2	Tuesday, 30th October	Essex and North & East London
Day 3	Wednesday, 31st October	Sussex & Surrey
Day 4	Thursday, 1st November	West Country
Day 5	Friday, 2nd November	Hampshire & Isle of Wight

**Auction entries are now invited    Closing date Monday, 1st October**