

Auction Addendum

Venue: St Mellion Hotel & Resort, Saltash

Date: Thursday, 13th September 2018 - 11am

Clive Emson 
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 117 - 30 YONDER STREET, OTTERY ST MARY, DEVON

In addition to the catalogue entry there is a shed on the right hand side as you approach the area of detached garden.

LOT 118 - 112 ALBERT ROAD, PLYMOUTH, DEVON

Further Revised Special Conditions of Sale, dated 7th September 2018, are available for inspection at the Clerks' Desk. The ground floor shop unit is let on a four year lease and not as stated. The first/second floor flat has been let separately on an Assured Shorthold Tenancy Agreement at a current rental of £400 per calendar month and not as stated. The property is therefore currently let at £18,000 per annum and not as stated.

LOT 120 - FLATS 1-4 BICKLAND WATER WITH GARAGES & LAND, BICKLAND HILL, FALMOUTH, CORNWALL

Flat 3 has a Registered Fair Rent of £540.00 per lunar month as stated in the Rent Register. Please also refer to the Statement of Account in the legal pack. Copies of the Registered Fair Rent Notice and the Rent Register are available for inspection at the Clerks Desk. Flat 2 has an unsettled insurance repair claim that is in the process of being negotiated. The Seller confirms this is the responsibility of the existing owner and it will be closed accordingly by them.

LOT 121 - OMEAGAYNE, CANONSTOWN, HAYLE, CORNWALL

To be sold in accordance with the plan attached to the Special Conditions of Sale, which are available for inspection at the Clerks' Desk.

LOT 123 - 290 UNION STREET, TORQUAY, DEVON

Revised Special Conditions of Sale, dated 31st August 2018, are available for inspection at the Clerks' Desk.

LOT 124 - THE BUNGALOW, TRUNGLE, PAUL, PENZANCE, CORNWALL

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

LOT 126 - THE HALF MOON INN, STOKE ROAD, STOKE ST MARY, TAUNTON, SOMERSET

Revised Special Conditions of Sale, dated 4th September 2018, are available for inspection at the Clerks' Desk.

LOT 127 - THE ROSE & CROWN, RACKENFORD ROAD, CALVERLEIGH, TIVERTON, DEVON

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

LOT 129 - THE CROWN, RUMWELL, TAUNTON, SOMERSET

Revised Special Conditions of Sale, dated 4th September 2018, are available for inspection at the Clerks' Desk. To be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Clerks' Desk.

LOT 131 - VINEYARD, CHAPEL HILL, CHERITON FITZPAINE, CREDITON, DEVON

The address is shown in the legal documents as: Land at Redyeates Cross, Cheriton Fitzpaine, Crediton.

LOT 132 - THE WHITE HART, TRAFALGAR WAY, WILMINGTON, HONITON, DEVON

Sold prior.

LOT 135 - 7 FORE STREET, CAMELFORD, CORNWALL

Flat 1 is let at £500 per calendar month and Flat 2 is let at £595 per calendar month and not as stated, therefore the Currently Part Let total is £17,880 and the Estimated Full Rental is £20,580 and not as stated. There is a W.C. in the basement.

LOT 137 - FLAT 3D, 1-3 UNION STREET, NEWTON ABBOT, DEVON

The guide price has been revised to £40,000 Plus.

LOT 141 - FORMER PUBLIC CONVENIENCES, FORE STREET, NEWLYN, PENZANCE, CORNWALL

To be sold in accordance with the TP1 plan attached to the Special Conditions of Sale which are available for inspection at the Clerks' Desk.