

# Auction Addendum

Clive Emson 

Venue: The Solent Hotel & Spa, Rookery Avenue, Whiteley

**LAND AND PROPERTY AUCTIONEERS**

Date: Friday 14th December 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 the Common Auction Conditions and any individual 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 119 - 44-46 POOLE HILL, BOURNEMOUTH

The property is let under the terms of a commercial lease for five years from 22nd September 2016 and not as stated.

### LOT 121 - 85 COTTAGE GROVE, SOUTHSEA, HAMPSHIRE

The HMO Licence referred to in the auction catalogue relates to the upper flat only. The Lower Ground and Upper Ground floor flats are self-contained units.

### LOT 123 - 5 BEECH ROAD, NEWPORT, ISLE OF WIGHT

To be sold in accordance with the plan attached to the Conveyance, dated 10th January 1930.

### LOT 126 - 21 HIGH STREET, SHANKLIN, ISLE OF WIGHT

Sold prior.

### LOT 127 - 32-46 PAXTON ROAD, FAREHAM, HAMPSHIRE

Revised Special Conditions of Sale, dated 10th December 2018, are available for inspection at the Clerks' Desk.

## Our Next Five Day Auction

Day 1	Monday, 4th February	Essex and North & East London
Day 2	Tuesday, 5th February	Kent & South East London
Day 3	Wednesday, 6th February	Sussex & Surrey
Day 4	Thursday, 7th February	West Country
Day 5	Friday, 8th February	Hampshire & Isle of Wight

**Auction entries are now invited**

**Closing date Monday, 7th January**