

# Auction Addendum

Clive Emson 

Venue: The St Mellion International Resort, Saltash

LAND AND PROPERTY AUCTIONEERS

Date: Thursday 13 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 96 - THE FORMER NATWEST BANK, 5 FORE STREET, BODMIN, CORNWALL

Postponed.

### LOT 97 - FLAT 2, 22 WEST CLIFF, DAWLISH

Revised Special Conditions of Sale, dated 21st November 2018, are available for inspection at the Clerks' Desk. The flat is held on a 999 year lease, from 1st January 2013, and not as stated.

### LOT 98 - THE GREEN, MORWELLHAM, TAVISTOCK, DEVON

Withdrawn prior.

### LOT 100 - FLAT 6, 22 WEST CLIFF, DAWLISH

The flat is held on a 999 year lease, from 1st January 2013, and not as stated.

### LOT 101 - LAND ADJACENT 26 GIBSON CLOSE, EXMOUTH, DEVON

Sold prior.

### LOT 102 - GARAGES 3 & 4, SANDFORDS GARDENS, TORRINGTON, DEVON

Notwithstanding the standard terminology of the Draft Transfer within the legal pack, the seller's consent to residential development will not be unreasonably withheld.

### LOT 103 - GARAGES 16 & 17, SANDFORDS GARDENS, TORRINGTON, DEVON

Notwithstanding the standard terminology of the Draft Transfer within the legal pack, the seller's consent to residential development will not be unreasonably withheld.

### LOT 106 - 51 THORNE LANE, YEOVIL, SOMERSET

The guide price has been revised to £175,000-£200,000.

### LOT 107 - 113 BABBACOMBE ROAD, TORQUAY

In addition to the rear courtyard there is an outside store.

### LOT 108 - FLAT 1, 32 WEST CLIFF, DAWLISH

The lease is for a term of 999 years, from 1st January 2012, and not as stated.

### LOT 112 - STEAMERS HOUSE, THE COVE, CADGWITH, RUAN MINOR, HELSTON, CORNWALL

To be sold in accordance with the plan attached to the Indenture, dated 31st December 1945, available for inspection at the Clerks' Desk.

### LOT 113 - THE FORMER NATWEST BANK, 29 MENEAGE STREET, HELSTON, CORNWALL

The legal pack contains nothing evidencing a right to use the pedestrian access referred to in the catalogue entry down the side of the property.

### LOT 115 - 1 RIVERSIDE COTTAGE, GITTISHAM, HONITON, DEVON

The property has a ground and first floor, not a second floor as stated.