

Auction Addendum **Clive Emson**

Venue: The Solent Hotel & Spa, Whiteley, Fareham

LAND AND PROPERTY AUCTIONEERS

Date: Friday, 8th February 2019 - 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 98 - LAND PORTFOLIO, BERKSHIRE, HAMPSHIRE & OXFORDSHIRE

The guide price has been revised to £2,000 Plus. It will not be offered with a nil reserve.

LOT 100 - 1-5 IVY CLOSE, NEWPORT ROAD, NITON, VENTNOR, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 7th February 2019, are available for inspection at the Clerks' Desk.

LOT 102 - 42 ALDER ROAD, POOLE, DORSET

The guide price has been revised to £120-130,000.

LOT 104 - 80/81 HIGH STREET AND ST PAULS COURT, WINCHESTER, HAMPSHIRE

The Tenancy in respect of Unit D expires 2028 and not as stated.

LOT 106 - 8 SHIDE VILLA, MEDINA AVENUE, NEWPORT, ISLE OF WIGHT

Sold prior.

LOT 107 - 29, 29A & 29B ST JAMES STREET, NEWPORT, ISLE OF WIGHT

29 St James Street is let on a five year lease, from 12th November 2017; the first floor flat is holding over under the terms of an Assured Shorthold Tenancy Agreement, from 21st January 2013 and the second floor flat is holding over under the terms of an Assured Shorthold Tenancy Agreement from 27th January 2013 and not as stated.

LOT 108 - LAND CORNER OF BRITANNIA WAY & LICHFIELD DRIVE, PRIDDYS HARD, GOSPORT, HAMPSHIRE

Sold prior.

LOT 112 - GARAGES AT CHURCH STREET, ALDERSHOT, HAMPSHIRE

One garage is tenanted and paying £83.23 per month, including VAT.

LOT 115 - LAND AROUND BEVOIS MANSIONS, BEVOIS HILL, SOUTHAMPTON

Postponed.

Our Next Five Day Auction

Day 1	Monday, 18th March	Essex and North & East London
Day 2	Tuesday, 19th March	Kent & South East London
Day 3	Wednesday, 20th March	Sussex & Surrey
Day 4	Thursday, 21st March	West Country
Day 5	Friday, 22nd March	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday, 18th February