

Auction Addendum

Clive Emson

Venue: The St Mellion International Resort, Saltash

Date: Thursday, 7th February 2019 - 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 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 0 - 87 ABBEY ROAD, TORQUAY, DEVON

Postponed.

LOT 85 - THE FORMER NATWEST BANK, 5 FORE STREET, BODMIN, CORNWALL

Revised Special Conditions of Sale, dated 4th February 2019, are available for inspection at the Clerks' Desk.

LOT 86 - 3 BARBICAN PARADE, BARBICAN ROAD, LOOE, CORNWALL

The guide price has been revised to £110-115,000.

LOT 88 - LAND REAR OF THE AVENUE, DILTON MARSH, WESTBURY, WILTSHIRE

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

LOT 89 - FORMER AMBULANCE STATION, COLLEGE ROAD, CULLOMPTON, DEVON

The Local Planning Authority is Mid Devon Council and not as stated.

LOT 93 - 2 MOUNT CHARLES, LEMON STREET, TRURO, CORNWALL

The property is now fully let at £26,760 per annum. The Special Conditions of Sale state that Rooms 1-4 are periodic and not as stated. The legal pack now contains a Statutory Declaration, dated 26th July 2004, in respect of parking in front of the property which is available for inspection at the Clerks' Desk.

LOT 95 - THE STORE BUILDING REAR OF STATION ROAD, BUDLEIGH SALTERTON, DEVON

Revised Special Conditions of Sale, dated 1st February 2019, are available for inspection at the Clerks' Desk. The parking space at the rear of the property has been used for many years as such. Potential purchasers should satisfy themselves regarding vehicular access.

LOT 96 - 80 CONYGAR ROAD, TETBURY, GLOUCESTERSHIRE

Withdrawn prior.

LOT 97 - THE FORMER NATWEST BANK, 7 FORE STREET, CHARD, SOMERSET

Revised Special Conditions of Sale, dated 4th February 2019, are available for inspection at the Clerks' Desk.

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