

Auction Addendum **Clive Emson**

Venue: The Solent Hotel & Spa, Whiteley

Date: Friday 22nd March 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 117 - GARAGE 6, SAXONBURY HOUSE, WEST STREET, RYDE, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 20th March 2019, are available for inspection at the Clerks' Desk. To be sold in accordance with the Office Copy Entries Filed Plan which is available for inspection at the Clerks' Desk. The Office Copy Entries refer to the garage as Garage 6, Saxonbury House, West Street, Ryde and not as stated.

LOT 118 - GARAGE REAR OF 57 BROADWAY, SANDOWN, ISLE OF WIGHT

The Epitome of Title states the garage as Garage 2, 57 The Broadway, Sandown. The garage is subject to a tenancy at a current rental of £36.85 per calendar month (£442.20 per annum) and not as stated. Further information regarding the tenancy has not been provided.

LOT 122 - GARAGES JUNCTION OF QUARRY ROAD AND ALFRED STREET, RYDE, ISLE OF WIGHT

To be sold in accordance with the Office Copy Entries Filed Plan and Conveyances dated 9th December 1983 and 15th January 1986. Garage 6 is let at £47.66 per calendar month, therefore the garages are currently let at £3,705.84 per annum and not as stated. Further information regarding the tenancies has not been provided.

LOT 123 - LAND REAR OF 80-82 BEDHAMPTON ROAD, BEDHAMPTON, HAVANT, HAMPSHIRE

Sold prior.

LOT 127 - THE NORTH STAR, WESTBOROUGH ROAD, MAIDENHEAD, BERKSHIRE

Sold prior.

LOT 128 - LAND REAR OF 2 LESTER AVENUE, BEDHAMPTON, HAMPSHIRE

Sold prior.

LOT 129 - LAND REAR OF 56 SPRING LANE, BISHOPSTOKE, EASTLEIGH, HAMPSHIRE

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

LOT 132 - GARAGE REAR OF 7 MOOR VIEW, GODSHILL, VENTNOR, ISLE OF WIGHT

The garage is tenanted, however, further information regarding this tenancy has not been provided.

LOT 134 - 35 CUNNINGHAM CRESCENT, SOUTHAMPTON, HAMPSHIRE

To be sold leasehold subject to a 999 year lease, from 1st January 1968, and not as stated.