

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Solent Hotel & Spa, Whiteley

Date: Friday, 3rd May 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 115 - 89 QUEENS ROAD, ALDERSHOT, HAMPSHIRE

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

LOT 116 - 34 MAPLE DRIVE, DENMEAD, WATERLOOVILLE, HAMPSHIRE

Sold prior.

LOT 117 - LAND WEST SIDE OF BRASENOSE ROAD, DIDCOT, OXFORDSHIRE

Prospective bidders' attention is drawn to an email received from Oxfordshire Council, dated 25th April 2019, together with a reply from Judge & Priestley, Solicitors, dated 30th April 2019. A copy of these documents are included within the legal pack which is available for inspection at the Clerks' Desk.

LOT 120 - GARAGES ADJ 2 BRIDGEMARY AVENUE, GOSPORT, HAMPSHIRE

Revised Special Conditions of Sale, dated 2nd May 2019, are available for inspection at the Clerks' Desk.

LOT 125 - THE PRINCE CONSORT, ST THOMAS STREET, RYDE, ISLE OF WIGHT

The first floor apartment tenure is a 999 year lease, from 1st December 2001 and the car park tenure is a 125 year lease, from 14th November 2002, and not as stated.

LOT 126 - LAND MEDSTEAD ROAD, BEECH, ALTON, HAMPSHIRE

Postponed.

LOT 129 - 8 BROCKHURST ROAD, GOSPORT, HAMPSHIRE

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

LOT 133 - 11 ST JAMES STREET, NEWPORT, ISLE OF WIGHT

The RSPCA are occupying the commercial units under the terms of a Business Lease (holding over), and not as stated.

LOT 134 - 24 GILLS CLIFF ROAD, VENTNOR, ISLE OF WIGHT

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

LOT 137 - LAND GRAVEL HILL, SHIRRELL HEATH, SOUTHAMPTON, HAMPSHIRE

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

LOT 138 - 244 PRIORY ROAD, SOUTHAMPTON, HAMPSHIRE

The current ground rental is £100 per annum and not as stated.