

# Auction Addendum **Clive Emson**

Venue: The St Mellion International Resort, Saltash

Date: Thursday, 13th June, 2019

**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 104 - 2 SHAKESPEARE ROAD, PLYMOUTH, DEVON**

Sold prior.

### **LOT 108 - DOUGLAS HOUSE, CARMENELLIS, REDRUTH, CORNWALL**

Sold prior.

### **LOT 112 - FORMER GOOCH & HOUSEGO PREMISES, CORNHILL, MARKET PLACE, ILMINSTER, SOMERSET**

Postponed.

### **LOT 113 - THE ROTHBURY, STOW PARK CIRCLE, NEWPORT, GWENT**

Revised Special Conditions of Sale, dated 24th May 2019, are available for inspection at the Clerks' Desk.

### **LOT 115 - WATERLOO COTTAGE, LEWSLEY LANE, MEMBURY, AXMINSTER, DEVON**

Further Revised Special Conditions of Sale, dated 12th June 2019, are available for inspection at the Clerks' Desk. To be sold in accordance with the Plan attached to the Conveyance, dated 11th December 1913, and not as stated. The revised draft Statutory Declaration is available from the Clerks' Desk due to there being an express right of pedestrian access to/from Lewsley Lane to the east.

### **LOT 116 - 141A MARLDON ROAD, PAIGNTON, DEVON**

The flat is offered freehold. There is no further freehold of the whole as stated in the catalogue.

**Thank you for attending today's auction** If you intend to bid on any of the Lots to be offered in our Hampshire auction, the Addendum will be available to download/view on our website the evening before the auction.

## **Our Next Five Day Auction**

Day 1	Monday, 22nd July	Essex and North & East London
Day 2	Tuesday, 23rd July	Kent & South East London
Day 3	Wednesday, 24th July	Sussex & Surrey
Day 4	Thursday, 25th July	West Country
Day 5	Friday, 26th July	Hampshire & Isle of Wight

**Auction entries are now invited**

**Closing date Monday, 24 June**