

# Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Solent Hotel & Spa, Whiteley

Date: Friday 26 July 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 106 - LAND & LAKES, STAPLERS ROAD, NEWPORT, ISLE OF WIGHT

To be sold in accordance with the Transfer Plan attached to the Special Conditions of Sale, which are available for inspection at the Clerks' Desk.

### LOT 108 - FLAT 6, CARVEL COURT, TERMINUS ROAD, COWES, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 16th July 2019, are available for inspection at the Clerks' Desk.

### LOT 112 - THE PORTWAY CENTRE, OLD SARUM PARK, OLD SARUM, SALISBURY, WILTSHIRE

Sold prior.

### LOT 113 - GARAGES REAR OF 12 WORCESTER CLOSE & ADJ. 9 SEDGEMOOR ROAD, FARNBOROUGH, HAMPSHIRE

Garages 32 and 33 are let and not as stated.

### LOT 114 - PLIMOTH COTTAGE N3, THE SAVOY, HALLETTS SHUTE, NORTON, YARMOUTH, ISLE OF WIGHT

The correct address is Plimoth Cottage N3, The Savoy, Halletts Shute, Norton, Yarmouth, PO41 0RJ and not as stated.

### LOT 117 - 88B ST GEORGES SQUARE, PORTSMOUTH, HAMPSHIRE

Sold prior.

### LOT 119 - 87 & 87A HIGH STREET, COSHAM, PORTSMOUTH, HAMPSHIRE

The commercial lease in respect of the ground floor is for a term of 20 years, from 29th September 2017, and not as stated. The first floor flat is currently let at £400 per calendar month and not as stated. The 2nd bedroom listed in the flat does not have a window.

### LOT 121 - MERRIE MOUNT, PARK AVENUE, VENTNOR, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 17th July 2019, are available for inspection at the Clerks' Desk.

## Our Next Five Day Auction

Day 1	Monday, 9th September	Essex and North & East London
Day 2	Tuesday, 10th September	Kent & South East London
Day 3	Wednesday, 11th September	Sussex & Surrey
Day 4	Thursday, 12th September	West Country
Day 5	Friday, 13th September	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday, 12th August