

Auction Addendum

Clive Emson

Venue: The St Mellion International Resort, Saltash

Date: Thursday 25 July 2019 - Commencing 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 92 - LAND NORTH OF 3 THE SQUARE, COMMERCIAL ROAD, PENRYN, CORNWALL

Sold prior.

LOT 95 - 9 CHURCH STREET, ST AUSTELL, CORNWALL

The Land Registry title documents state the full address for the lot as 9 Church Street and 2 Victoria Place, St Austell. Number 2 Victoria Place has been sold on a 999 year lease from May 2018. A copy of this lease and the Land Registry title documents are available for inspection at the Clerks' Desk.

LOT 96 - 72 BARLEY FARM ROAD, EXETER, DEVON

The lot does not include a share of the freehold as stated in the catalogue, but does include the front garden in addition to the rear as stated in the catalogue.

LOT 97 - 32 HILTON WOODS PARK, WHITSTONE, HOLSWORTHY, DEVON

Postponed.

LOT 98 - TOP FLAT, ROZEL, PARKHAM ROAD, BRIXHAM, DEVON

Parking at the property is on a first come first served basis and not 'allocated' as stated in the catalogue.

LOT 100 - 1 OLGA TERRACE, LONGMEADOW ROAD, LYMPSTONE, EXMOUTH, DEVON

The postcode is EX8 5LR and not as stated.

Thank you for attending. 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, 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