

Auction Addendum

Clive Emson 

Venue: The Solent Hotel & Spa, Whiteley

Date: Friday, 13th September 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 144 - GROUND RENTS, 9 FARNHAM CLOSE, BRACKNELL, BERKSHIRE

Revised Special Conditions of Sale, dated 12th September 2019, are available for inspection at the Clerks' Desk.

LOT 145 - GROUND RENTS, 8 VERNON SQUARE, RYDE, ISLE OF WIGHT

The ground rental in respect of the Head Lease is £40 per annum and the lease term for Flat D is 125 years, from 24th June 2005, and not as stated.

LOT 147 - 5-7 HIGH STREET, BEMBRIDGE, ISLE OF WIGHT

To be sold in accordance with the Transfer Plan attached to the Revised Special Conditions of Sale, dated 9th September 2019, available for inspection at the Clerks' Desk. The electric sub-station is held on a 21 year lease, from 10th June 2005, and subject to a Licence Agreement, dated 11th December 2008, and not as stated. Interested parties are hereby notified that on the 30th August 2019, the Seller received notification from the Isle of Wight Council (a copy of which is included in the auction legal pack) that the Council have received an application to nominate the property as an asset of community value under Part 5 Chapter 3 of the Localism Act 2011. The legal pack is available for inspection at the Clerks' Desk.

LOT 153 - THE HURDLES, BROCKBRIDGE, DROXFORD, HAMPSHIRE

Sold prior.

LOT 154 - 161 HIGH STREET, WOOTTON BRIDGE, RYDE, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 10th September 2019, are available for inspection at the Clerks' Desk.

LOT 155 - LAND & BARN REAR OF 161 HIGH STREET, WOOTTON BRIDGE, RYDE, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 10th September 2019, are available for inspection at the Clerks' Desk.

LOT 158 - THE PLOUGH INN, 189 BULFORD ROAD, DURRINGTON, SALISBURY

Sold prior.

LOT 160 - 8 FALCON CROSS ROAD, SHANKLIN, ISLE OF WIGHT

The tenure is leasehold for a term of 250 years at a peppercorn rental and not as stated.

LOT 163 - 278 OLD CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET

Flats 1-3 are each sold on a lease at a current ground rental of £150 per annum and not as stated.

LOT 164 - LAND & LAKES, STAPLERS ROAD, NEWPORT, ISLE OF WIGHT

Sold prior.

LOT 166 - 1A & 1B BROOK HOUSE, UPPER STREET, FLEET, HAMPSHIRE

The tenure is leasehold for a term of 999 years (less one day), from 19th May 2005 and not as stated.

LOT 168 - LAND REAR OF 24 UNION STREET, RYDE, ISLE OF WIGHT

The tenure is leasehold for a term of 900 years, from 29th September 1864, and not as stated.

LOT 169 - LAND ADJ. 20 ALFRISTON GARDENS, SOUTHAMPTON, HAMPSHIRE

The site does not have current Planning Consent. A previous Planning Consent for the erection of a part single/part two-storey, three-bedroom detached house with associated parking and cycle/refuse storage, following demolition of existing workshop was granted by Southampton City Council on 3rd April 2013 under ref; 12/01948/FUL but has now lapsed.