

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue : The St Mellion International Resort, Saltash

Date: Thursday, 12th September 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 126 - THE GEORGE & DRAGON, HIGH STREET, PENSFORD, BRISTOL

Sold prior.

LOT 127 - 17 FORE STREET, CHARD, SOMERSET

Revised Special Conditions of Sale, dated 6th September 2019, are available for inspection at the Clerks' Desk.

LOT 132 - 43 PENNSYLVANIA ROAD, TORQUAY, DEVON

The guide price has been revised to £120,000 Plus. The combined rental income of Flats 1 and 3 is £13,260 per annum and not as stated in the catalogue.

LOT 133 - THE CORNWOOD INN, THE SQUARE, CORNWOOD, IVYBRIDGE, DEVON

Sold prior.

LOT 141 - RIVERDALE, ST GILES-ON-THE-HEATH, DEVON

Postponed.

LOT 142 - BROOKE COTTAGE, CLAPHAM, EXETER, DEVON

The Local Planning Authority is the Teignbridge District Council and not as stated in the catalogue.

Our Next Five Day Auction

Day 1	Monday, 28th October	Essex and North & East London
Day 2	Tuesday, 29th October	Kent & South East London
Day 3	Wednesday, 30th October	Sussex & Surrey
Day 4	Thursday, 31st October	West Country
Day 5	Friday, 1st November	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday, 30th September