

Auction Addendum **Clive Emson**

Venue: The Solent Hotel & Spa, Whiteley

LAND AND PROPERTY AUCTIONEERS

Date: Friday, 1st November 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 115 - LAND BEVOIS MANSIONS, BEVOIS HILL, SOUTHAMPTON, HAMPSHIRE

Revised Special Conditions of Sale and TP1 plan, dated 31st October 2019, are available for inspection at the Clerks' Desk. In the draft TP1 supplied, in Clauses 4 and 5 of panel 12, the word "Property" in the 6th line and 3rd line respectively shall be substituted with the words "Retained Land". In addition to the Seller's costs being reimbursed by the purchaser under the Special Conditions of Sale, on completion the buyer will make an additional contribution to the Seller's expenses of £99.60.

LOT 116 - 1A HARTLANDS ROAD, FAREHAM, HAMPSHIRE

Revised Special Conditions of Sale, dated 16th October 2019, are available for inspection at the Clerks' Desk. There is no written Agreement/Licence, as stated in the General Tenancy Enquiries.

LOT 117 - LAND WEST SIDE OF QUEENS ROAD, FRESHWATER, ISLE OF WIGHT

To be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Clerks' Desk.

LOT 118 - 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 120 - PLIMOTH, N3 WEST BAY CLUB, NORTON, YARMOUTH, ISLE OF WIGHT

Sold prior.

LOT 123 - THE GEORGE INN, HIGH STREET, CODFORD, WARMINSTER, WILTSHIRE

Revised Special Conditions of Sale, dated 30th October 2019, are available for inspection at the Clerks' Desk. To be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Clerks' Desk.

LOT 124 - LAND ADJ HILL FARM, HILL TOP, NEWCHURCH, SANDOWN, ISLE OF WIGHT

Sold prior.

LOT 125 - LAND FRONTING SKINNERS LANE, NEWCHURCH, ISLE OF WIGHT

Sold prior.

LOT 126 - HORSE SAND FORT, THE SOLENT, HAMPSHIRE

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

LOT 128 - THE GLASSWORKS, MADEIRA LANE, FRESHWATER, ISLE OF WIGHT

Sold prior.

LOT 129 - 10 WEST STREET, VENTNOR, ISLE OF WIGHT

The property is not detached - it is joined to a single storey building (bungalow) to the rear.