

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The St Mellion International Resort, Saltash

Date: Thursday, 31st October 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 94 - FLAT 6, 20 REGENT STREET, DAWLISH, DEVON

The sale includes a share of the freehold management company.

LOT 97 - LAND CENTRAL WAY, CLEVEDON, SOMERSET

Revised Special Conditions of Sale, dated 17th October 2019, are available for inspection at the Clerks' Desk. The sale of the lot includes a number of adopted elements. Refer to the Local Authority Search which is available for inspection at the Clerks' Desk.

LOT 101 - LITTLE UPTON FARM, UPTON CROSS, LISKEARD, CORNWALL

Postponed.

LOT 102 - 55 & 55B WEST END, REDRUTH, CORNWALL

The sale includes the freehold to the entire property and the 999 year leasehold interest from 1st November 2002 of the maisonette and not as stated.

LOT 104 - LAND REAR OF GRASMERE, KING STREET, COMBE MARTIN, ILFRACOMBE, DEVON

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

LOT 105 - LAND PENWERRIS FARM, DRACAENA VIEW, FALMOUTH, CORNWALL

Due to site constraints the planning application referred to in the catalogue entry has been superseded by approved Application Ref: PA19/00113 dated 25th March 2019, subject to conditions, again for a two bedroom bungalow but of a slightly different format. A copy is available for inspection at the Clerks' Desk.

LOT 107 - FIRST FLOOR FLAT, 63 PALMERSTON STREET, STOKE, PLYMOUTH, DEVON

The tenure is a 199 year lease from 1st July 1989, and not as stated.

LOT 111 - FLAT 3, GROVE HOUSE, HIGH STREET, COMBE MARTIN, ILFRACOMBE, DEVON

Revised Special Conditions, dated 14th October 2019, are available for inspection at the Clerks' Desk.

LOT 112 - TREWINT FARM, TREWINT, LAUNCESTON, CORNWALL

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

Thank you for attending today's auction 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.