

Auction Addendum **Clive Emson**

Venue: The Solent Hotel & Spa, Whiteley

Date: Friday, 13th December 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 93 - GROUND RENTS, 22 FRANCIS AVENUE, SOUTHSEA, HAMPSHIRE

The Lease and Special Conditions of Sale state the current ground rental in respect of the upper flat (Flat 22) as £66 per annum and not as stated.

LOT 96 - 15 SWISS HOUSE, 9-11 ST GEORGES WALK, WATERLOOVILLE, HAMPSHIRE

Sold prior.

LOT 98 - ARC EN CIEL, MAPLES DRIVE, VENTNOR, ISLE OF WIGHT

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

LOT 103 - 21 CALEDONIAN COURT, 446 CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET

The tenure is a 99 year lease from 25th December 1987 (less 10 days), and not as stated.

Our Next Five Day Auction

Day 1	Monday, 10th February	Kent & South East London
Day 2	Tuesday, 11th February	Essex and North & East London
Day 3	Wednesday, 12th February	Sussex & Surrey
Day 4	Thursday, 13th February	West Country
Day 5	Friday, 14th February	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday 13th January