

Auction Addendum **Clive Emson**

Venue: The St Mellion International Resort, Saltash

Date: Thursday, 12th 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 80 - THE FORMER NATWEST BANK, TREHAWKE HOUSE, DEAN STREET, LISKEARD, CORNWALL

Sold prior.

LOT 85 - TREWINT FARM, TREWINT, LAUNCESTON, CORNWALL

Sold prior.

LOT 88 - UNIT 4, LITTLE UPTON FARM, UPTON CROSS, LISKEARD, CORNWALL

Revised Special Conditions of Sale, dated 6th December 2019, are available for inspection at the Clerks' Desk. The estate road is included within the sale. The elevation shown in the catalogue is the proposed south-east elevation and not as stated.

LOT 91 - THE CRANNY, 5 CORNWALL STREET, BERE ALSTON, YELVERTON, DEVON

Revised Special Conditions of Sale, dated 11th December 2019, are available for inspection at the Clerks' Desk. The completion date shall be no later than 3rd January 2020 or earlier by arrangement between the parties.

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.

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