

Auction Addendum **Clive Emson**

Venue: The St Mellion Hotel & Resort, Saltash

Date: Thursday, 13th February 2020 - 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 £19,999 = £400 £20,000 to £49,999 = £600 £50,000 - £99,999 = £900

£100,000 to £299,999 = £1,200 £300,000 and above = £1,500

LOT 137 - 26 MILL STREET, OTTERY ST MARY, DEVON

The guide price has been amended to £120,000 Plus.

LOT 138 - 7 THE LAWN, ST BLAZEY, PAR, CORNWALL

Revised Special Conditions of Sale, dated 5th February 2020, are available for inspection at Clerks' Desk. The Lot is offered on behalf of the Executor and not as stated in the catalogue.

LOT 139 - THE FORMER NATWEST BANK, 5 FORE STREET, BODMIN, CORNWALL

Postponed.

LOT 143 - TREMETHICK HOUSE, TREMETHICK CROSS, PENZANCE, CORNWALL

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated.

LOT 147 - GREENBANK, LOWER TREMAR, LISKEARD, CORNWALL

Revised Special Conditions of Sale, dated 28th January 2020, are available for inspection at Clerks' Desk.

LOT 148 - WHEAL DAMSEL FARM, TREVETHAN, REDRUTH, CORNWALL

To be sold in accordance with the plan attached to the Special Conditions of Sale and Transfer Deed. The Lot is sold on behalf of personal Administrators and not as stated in the catalogue.

LOT 149 - 25 CHAMBERLAIN ROAD, EXETER, DEVON

The property has two bedrooms and not three as stated in the catalogue.

LOT 000 - OLD FARMHOUSE, TRETAWLE, LISKEARD, CORNWALL

Additional Lot to be offered after Lot 151. To be offered in accordance with the Office Copy Entries Filed Plan available for inspection at the Clerks' Desk. Revised Special Conditions of Sale, dated 12th February 2020, extending the completion period, are 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.

Our Next Five Day Auction

Day 1	Monday, 23rd March	Essex and North & East London
Day 2	Tuesday, 24th March	Kent & South East London
Day 3	Wednesday, 25th March	Hampshire & Isle of Wight
Day 4	Thursday, 26th March	West Country
Day 5	Friday, 27th March	Sussex & Surrey
Auction entries are now invited		Closing date 21 February