

Auction Addendum

Clive Emson Online Auction

Wednesday, 1st April 2020 - 12 noon

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

THE FOLLOWING LOTS WILL NOT BE OFFERED FOR SALE

- Lot 99 - 32 Castle Hill, Newport, Isle of Wight - Sold Prior
- Lot 101 - 1-7 Ropeworks Court, 6 Mill Hill Road, Cowes, Isle of Wight - Postponed
- Lot 102 - 11, 11a, 11b, 11c & 11d St James Street, Newport, Isle of Wight - Postponed
- Lot 103 - 71 Manor Road, Bournemouth, Dorset - Postponed
- Lot 107 - The Hop Poles, Mount Pleasant Road, Alton, Hampshire - Postponed
- Lot 108 - Egan House, Madeira Road, Totland Bay, Isle of Wight - Postponed
- Lot 109 - 1, 2, 4, 5, 6, 7, 8 & 10 Zille Estate, East Street, Ryde, Isle of Wight - Postponed
- Lot 110 - Land Ashley Park, Ashley Road, Ryde, Isle of Wight - Postponed
- Lot 118 - Postponed
- Lot 119 - Land Lying East of Windsor Road, Pilton, Barnstaple, Devon - Postponed
- Lot 120 - 18 East Park Road, Whiddon Valley, Barnstaple, Devon - Postponed
- Lot 124 - 5 St Day Road, Redruth, Cornwall - Postponed
- Lot 125 - Land & Buildings, Rear of 5 St Day Road, Redruth, Cornwall - Postponed
- Lot 128 - 69 Fore Street, Torpoint, Cornwall - Postponed
- Lot 131 - 76 Albany Road, Redruth, Cornwall - Sold Prior
- Lot 134 - 49 Carisbrooke Road, St Leonards-on-Sea, East Sussex - Postponed
- Lot 136 - 2 Wheatsheaf Cottages, Park Road, Stanwell, Staines-upon-Thames, Middlesex - Sold Prior
- Lot 137 - 4 Willingdon Road, Eastbourne, East Sussex - Sold Prior
- Lot 140 - Land West of Badgerwood (formerly Tregennys), Spinney Lane, West Chiltington - Sold Prior
- Lot 141 - Flat 1, 60 Grove Road, Eastbourne, East Sussex - Postponed
- Lot 142 - 89 Ashburnham Road, Hastings, East Sussex - Postponed
- Lot 150 - 229 Mount Pleasant Road, Hastings, East Sussex - Postponed
- Lot 154 - 63 & 63a High Street, Battle, East Sussex - Sold Prior
- Lot 158 - Essenden Road Surgery, 49 Essenden Road, St Leonards-on-Sea, East Sussex - Postponed

LOT 100 - 152 FAWCETT ROAD, SOUTHSEA, HAMPSHIRE

Room 3 is let at £300 per calendar month and Room 4 is let at £350 per calendar month and not as stated.

LOT 112 - 1 HEATH HOUSE, WICKHAM COMMON, FAREHAM, HAMPSHIRE

To be sold in accordance with the Office Copy Entries filed plan.

LOT 113 - 1, 3 & 103 HIGH STREET, WESTBURY, WILTSHIRE

As stated in the legal documentation the property is offered with part freehold and part leasehold title and not as stated.

LOT 115 - 21 WELL STREET, PAIGNTON, DEVON

As Searches have not been supplied within the Legal Documentation the payment of £70 mentioned in the Special Conditions of Sale will not be required.

LOT 121 - 3 CLINTON CLOSE, REDRUTH, CORNWALL

The property is link-detached and not as stated.

LOT 129 - LAND CENTRAL WAY, CLEVEDON, SOMERSET

Revised Special Conditions of Sale, dated 17th March 2020, are available.

LOT 139 - LAND HORSESHOE TERRACE, BRIGHTON ROAD, KINGSWOOD, TADWORTH, SURREY

Revised Special Conditions of Sale, dated 30th March 2020, are available. To be sold in accordance with the plan attached to the Special Conditions of Sale.

LOT 144 - 49 THE BROADWAY, CHEAM, SUTTON, SURREY

Office Copy Entries refer to address of property as 43, 45 and 49 The Broadway, Cheam and not as stated.

LOT 145 - 74 BOHEMIA ROAD, ST LEONARDS-ON-SEA, EAST SUSSEX

To be sold in accordance with the Office Copy Entries filed plan. The garage/workshop is currently let at £80 per four weekly and not as stated.

LOT 148 - THE WHITE CHAPEL, WOODMANS GREEN ROAD, WHATLINGTON, BATTLE, EAST SUSSEX

To be sold in accordance with the plan attached to the TP1.

LOT 152 - POST OFFICE COTTAGE, NORTHIAM ROAD, STAPLECROSS, EAST SUSSEX

Revised Special Conditions of Sale, dated 26th March 2020, are available.

LOT 155 - LAND OPPOSITE SHERBOURNE PLACE, NORTHIAM, RYE, EAST SUSSEX

Revised Special Conditions of Sale, dated 30th March 2020, are available. Office Copy Entries state address as Land at Hastings Road, TN31 6HY and not as stated.

These are unprecedented times for us all and we would like to thank all of our Sellers, Buyers, Joint Agents and Solicitors for their understanding, patience and support.

Our upcoming Auction

Entries are now invited for our upcoming May auction. The May auction will take place online on Wednesday, 6th May and will cover Kent & South East London, Essex and North & East London, Sussex & Surrey, Hampshire & Isle of Wight and the West Country. Please do not hesitate to contact us to discuss on 01622 608400 or at auctions@cliveemson.co.uk to discuss your land or property.