

ADDENDUM

Auction: Monday 19 February 2018

Hotel: Le Meridien, 21 Piccadilly, London W1J 0BH

Lots Sold Prior:	1, 13, 19
Lots Withdrawn:	4

Lot 7:	<p>Former advertising site between 113 and 117 New Row, Dunfermline</p> <p>Any prospective purchaser should be aware that the Japanese Knotweed Management Plan will not be completed by the Settlement Date (19 March 2018). To complete the treatment under the plan and to obtain the guarantee any purchaser will be required to pay a final instalment of £841.50 (exclusive of VAT) in January 2019 to Kleerkut Ltd and agree to a novation of the contract. The purchaser's details would be provided by the Seller to Kleerkut Ltd after the Settlement Date.</p>
Lot 12:	<p>84, 84A & 84B, High Street, Sheerness</p> <p>The shop tenant is Colin John Barrett</p> <p>The retail unit will shortly begin a re-fit to include a new Post Office, which is being moved to the premises. An article relating to this is included within the legal pack.</p> <p>The following Clause 2 in the original Special Conditions of Sale has been removed and will not apply - "If for whatever reason the Seller fails to complete then the Seller must return the deposit (without any accrued interest) to the Buyer but the Buyer agrees and acknowledges that it shall have no further claims, rights, remedies or actions whatsoever against the Seller. The General/Standard Conditions are varied accordingly". An amended set of Special Conditions of Sale has been added to the legal pack.</p>
Lot 18:	<p>Development Site, Broadway, Yaxley, Peterborough</p> <p>Title numbers CB418916 and CB415489 being the northern (front) two parcels of land shown in the sales particulars have been withdrawn from the auction. The plan in the catalogue is incorrect and we would advise interested parties to review the legal documentation. The site area for the remaining rear parcel of land being offered for sale is approximately 7.75 acres (3.136 hectares). The two insert photographs on the top right hand page of sales particulars in the auction catalogue should be disregarded as these depict buildings on the land that has been removed from the auction.</p> <p>Our client has exchanged contracts on title numbers CB418916 and CB415489 (that have been removed from the auction), on the basis of a deferred completion to take place later on this year. These sites may therefore still be available immediately by separate negotiation as per our original sales particulars, but on the basis of a deferred completion. Please contact Oliver Childs for further information.</p>
Lot 28:	<p>Units on Netherwood Road, Rotherwas Industrial Estate, Hereford</p> <p>Please see the correct sale plan in the legal pack.</p> <p>Please note that the tenant for Lot 28 is believed to be Deyn (Plastics) Limited.</p>
Lot 29:	<p>Units on Netherwood Road, Rotherwas Industrial Estate, Hereford</p> <p>Please see the correct sale plan in the legal pack.</p> <p>Please note that the tenant for Lot 29 is believed to be Pracctice Ltd.</p>
Lot 33:	<p>Unit 42, Chapel Road, Rotherwas Industrial Estate, Hereford</p> <p>Please note that the tenant for Lot 33 is William Powell and Sons (Builders) Limited.</p> <p>Please note that a revised form of transfer "Further Revised TP1 – V #3" together with an extra Title Plan have been uploaded to the website on 16/02/2018.</p>
Lot 38:	<p>Osier Way, Park Street Industrial Estate, Aylesbury</p> <p>The strip of land adjacent and running parallel to the north of the canal as well as the triangular plot to the west of the site (comprised within title number BM245 960) has been removed from the auction. The rectangular site let to Cemex UK Operations Ltd (partly comprised within title number BM245 960 and the remainder comprised within BM379718) is unaffected and will be offered for sale. The site area is 34,348 sq ft (3,191 sq m) and not as stated.</p>
Lot 39:	<p>Units on Netherwood Road, Rotherwas Industrial Estate, Hereford</p> <p>Please see the correct sale plan in the legal pack.</p> <p>Please note that the tenant for Lot 39 is believed to be Hereford Steels Ltd.</p>
Lot 40:	<p>Units on Netherwood Road, Rotherwas Industrial Estate, Hereford</p> <p>Please see the correct sale plan in the legal pack.</p> <p>Please note that the tenant for Lot 40 is believed to be Techtest Limited.</p>

ADDITIONAL FEES TO BE AWARE OF WHEN BIDDING FOR A PROPERTY AT AUCTION

Value Added Tax (VAT)

In the UK this is currently 20% and is charged on UK goods or services if they are eligible for VAT and if provided by an entity (person or company) that is registered (or should be registered) for VAT. For information regarding this clause, please refer to the special conditions of sale and addendum (if any), in the legal pack for the relevant Lot.

Administration Fee

This is a fixed amount the successful bidder will pay to the auctioneer. The current amount is £990 inclusive of VAT per Lot.

Buyer's Premium

The buyer's premium is a percentage additional charge on the hammer price (winning bid at auction) of the lot that must be paid by the purchaser. It is charged by the seller to cover administrative expenses. The buyer's premium typically goes directly to the seller and not to the auctioneer.

Stamp Duty Land Tax (SDLT)

You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England, Wales and Northern Ireland. This will be charged if applicable and at the current prevailing rate. VAT is dealt with by the solicitors after exchange of contracts, therefore no VAT will be paid to the Auctioneer and this will be dealt with by the solicitor's prior to completion of the sale. For information regarding this clause, please refer to the special conditions of sale and addendum (if any), in the legal pack for the relevant Lot.

Overage

This is the term normally used in the context of a property transaction to mean a sum which the vendor may be entitled to receive after completion if a specified condition is satisfied.

The condition may be:

The grant of a new planning permission;

or The grant of planning permission for a new (perhaps more valuable) use of the land;

or The construction of more than a specified number of houses, or a larger than specified commercial development on the land;

or The on-sale of the land in its present state, where the vendor fears that the purchaser may take advantage of a rapidly rising market to make a quick profit from the land. This will be particularly useful in the case of a vendor who is anxious not to be embarrassed by being seen to have sold at an undervalue, such as a local authority or charity.

Further information regarding this clause (if applicable), will be found in the legal pack for the relevant Lot.

Insurance

You may be liable to insure the property from the fall of the auctioneer's hammer upon exchange of contracts. Further information can be found in the legal pack for the relevant Lot.

Solicitor, Financial Advisor and other professional costs/fees

Any bidder may employ the services of another professional in order to advise them on the purchase of a property. The purchaser will require a solicitor and should set aside funds to pay for any of these additional costs/fees.