

Auction Addendum **Clive Emson**

Venue: The Hilton Brighton Metropole, Brighton

Date: Wednesday, 25th July - Commencing 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 their 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 97 - GROUND RENTS, RINGWOOD COURT, SEASIDE, EASTBOURNE, EAST SUSSEX

Flat 12 has been sold on a 99 year lease, from 25th December 1960, and not as stated.

LOT 98 - LAND NORTH OF 361 DITCHLING ROAD, BRIGHTON

Sold prior.

LOT 101 - AREA 1, CROWBOROUGH WARREN ESTATE, WARREN ROAD, CROWBOROUGH, EAST SUSSEX

Revised Special Conditions of Sale, dated 24th July 2018, are available for inspection at the Clerks' Desk. The lot is to be sold in accordance with the plan attached to the Revised Special Conditions of Sale.

LOT 102 - AREA 2, CROWBOROUGH WARREN ESTATE, WARREN ROAD, CROWBOROUGH, EAST SUSSEX

Revised Special Conditions of Sale, dated 24th July 2018, are available for inspection at the Clerks' Desk. The lot is to be sold in accordance with the plan attached to the Revised Special Conditions of Sale.

LOT 103 - AREA 3, CROWBOROUGH WARREN ESTATE, WARREN ROAD, CROWBOROUGH, EAST SUSSEX

Revised Special Conditions of Sale, dated 24th July 2018, are available for inspection at the Clerks' Desk. The lot is to be sold in accordance with the plan attached to the Revised Special Conditions of Sale.

LOT 104 - 15A LYME REGIS ROAD, BANSTEAD, SURREY

A lease extension has been granted from and including 25th March 2018 and not as stated.

LOT 105 - 27-29 SACKVILLE ROAD, BEXHILL-ON-SEA, EAST SUSSEX

The guide price has been revised to £170,000-180,000.

LOT 110 - WHITEWOOD, HIGH STREET, NUTLEY, UCKFIELD, EAST SUSSEX

The shop does not have a lower ground storage area.

LOT 111 - 46 BOHEMIA ROAD, ST LEONARDS-ON-SEA, EAST SUSSEX

The Commercial Unit (Rear) is let at £4,160 per annum and not as stated. The accommodation details in the auction catalogue are incorrect - the accommodation for Flat 46A is as per Flat 46B and vice versa.

LOT 112 - ROEBUCK HOUSE, 26-27 HIGH STREET & 24A HIGH STREET, HASTINGS, EAST SUSSEX

Further Revised Special Conditions of Sale, dated 13th July 2018, are available for inspection at the Clerks' Desk. To be sold in accordance with the Office Copy Entries Filed Plan which is available for inspection at the Clerks' Desk.

LOT 114 - 395A PORTLAND ROAD, HOVE, EAST SUSSEX

Sold prior.