

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Hilton Brighton Metropole, Brighton

Date: Wednesday, 6th February 2019

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 68 - LAND PORTFOLIO, GREATER LONDON & SURREY

Revised Special Conditions of Sale, dated 5th February 2019, are available for inspection at the Clerks' Desk. The parcel of land listed as Land Adjoining 1 Nutwood, Frith Hill Road, Godalming has been sold prior to auction and will not be included within the portfolio. Lot 68 will now comprise 27 parcels of land.

LOT 69 - GROUND RENTS, 39-43 WEST HILL ROAD, ST LEONARDS-ON-SEA, EAST SUSSEX

Further Revised Special Conditions of Sale, dated 5th February 2019, are available for inspection at the Clerks' Desk.

LOT 70 - FLAT 1, 35 COMBERMERE ROAD, ST LEONARDS-ON-SEA, EAST SUSSEX

Revised Special Conditions of Sale, dated 25th January 2019, are available for inspection at the Clerks' Desk.

LOT 73 - 61 RYE ROAD, HASTINGS, EAST SUSSEX

Revised Special Conditions of Sale, dated 1st February 2019, are available for inspection at the Clerks' Desk.

LOT 74 - 161 PORTLAND ROAD, HOVE, EAST SUSSEX

The maisonette comprises: First Floor - living room, kitchen and bedroom. Second Floor - two bedrooms and bathroom with W.C. and not as stated.

LOT 75 - FLAT 3, 33 HIGH STREET, HASTINGS, EAST SUSSEX

The lease is for a term of 99 years, from 24th June 1969, at a current ground rental of £18 per annum and not as stated.

LOT 77 - 46 HYTHE ROAD, BRIGHTON

The postcode is BN1 6JS and not as stated.

LOT 78 - 111B LEWES ROAD, BRIGHTON

The flat is leasehold with vacant possession and not as stated.

LOTS 79, 80, 81 82 & 83 - THE ENGLISH WINE CENTRE AND CUCKMERE BARNES, ALFRISTON ROAD, BERWICK, POLEGATE, EAST SUSSEX

Sold prior.

Thank you for attending today's auction If you intend to bid on any of the Lots to be offered in our West Country or Hampshire auctions, the Addendum will be available to download/view on our website the evening before the auction.