

# Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Hilton Brighton Metropole, Brighton

Date: Wednesday, 20th March 2019 - 11am

## 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 94 - GROUND RENTS, 21 LINTON ROAD, HASTINGS, EAST SUSSEX

We understand the owner of Flat 6 has agreed, in principle, to amend the lease, the final terms of which are yet to be agreed. The current ground rent in respect of Flat 2 is £100 per annum and Flat 6 is £50 per annum, and not as stated.

### LOT 95 - 6 WESTGARTH MANSIONS, 145-146 MARINA, ST LEONARDS-ON-SEA, EAST SUSSEX

Sold prior.

### LOT 96 - THE HORNS LODGE PUBLIC HOUSE, SOUTH STREET, SOUTH CHAILEY, LEWES, EAST SUSSEX

To be sold in accordance with the Office Copy Entries Filed Plan, which is available for inspection at the Clerks' Desk.

### LOT 98 - SECOND & THIRD FLOORS, 24 HAVELOCK ROAD, HASTINGS, EAST SUSSEX

The guide price has been amended to £250,000 Plus.

### LOT 101 - 35 THE ALEXANDRA, EVERSFIELD PLACE, ST LEONARDS-ON-SEA, EAST SUSSEX

The current ground rental is £50 per annum and not as stated. The guide price has been revised to £50,000-£55,000.

### LOT 102 - 14A CHURCH PLACE, BRIGHTON

The Office Copy Entries refer to the property address as 14 Church Place, Kemp Town, Brighton. The parking of vehicles to the front of the property is prohibited, in accordance with Planning Ref: BH2012/00903 Paragraph 11. A copy of the Planning Consent is available for inspection at the Clerks' Desk.

### LOT 104 - 46 HYTHE ROAD, BRIGHTON

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.

## Our Next Five Day Auction

Day 1	Monday, 29th April	Essex and North & East London
Day 2	Tuesday, 30th April	Kent & South East London
Day 3	Wednesday, 1st May	Sussex & Surrey
Day 4	Thursday, 2nd May	West Country
Day 5	Friday, 3rd May	Hampshire & Isle of Wight

**Auction entries are now invited**

**Closing date Monday, 1st April.**