

Auction Addendum **Clive Emson**

Venue: The Hilton Brighton Metropole, Brighton

Date: Wednesday, 1st May 2019 - 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 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 83 - 209A PRIORY ROAD, HASTINGS, EAST SUSSEX

The current ground rental is £50 per annum and not as stated.

LOT 85 - 5 BLACKNESS ROAD, CROWBOROUGH, EAST SUSSEX

There is a conservatory on the ground floor.

LOT 89 - 44 BEULAH ROAD, THORNTON HEATH, SURREY

The guide price has been revised to £780,000 Plus. To be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Clerks' Desk.

LOT 90 - LAND ON NORTH SIDE OF 1 ARROW DRIVE, HAILSHAM, EAST SUSSEX

To be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Clerks' Desk. The address is Land on North Side of 1 Arrow Drive, Hailsham, East Sussex, and not as stated.

LOT 92 - PINEHURST GRANGE, 29 EAST HILL, OXTED, SURREY

Revised Special Conditions of Sale, dated 26th April 2019, are available for inspection at the Clerks' Desk.

LOT 93 - ROSEHILL FARM, OKEWOOD HILL, DORKING, SURREY

The Planning Permission Reference is MO/2017/2227/PLA and not as stated.

LOT 95 - 27 FERNLANDS CLOSE, CHERTSEY, SURREY

The guide price has been revised to £200,000 Plus.

Our Next Five Day Auction

June 2019

Day 1	Monday, 10th June	Essex and North & East London
Day 2	Tuesday, 11th June	Sussex & Surrey
Day 3	Wednesday, 12th June	Kent & South East London
Day 4	Thursday, 13th June	West Country
Day 5	Friday, 14th June	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday, 13th May