

Auction Addendum

Clive Emson 

Venue: The Hilton Brighton Metropole, Brighton

Date: Tuesday, 11th June 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 13 - GROUND RENTS, 17 LOWER PARK ROAD, HASTINGS, EAST SUSSEX

The ground rental in respect of the ground floor flat is £250 per annum and not as stated.

LOT 14 - GROUND RENTS, NORTHDOWN COURT, OXTED RD & SPACE ADJ. 1 HIGH ST, GODSTONE, SURREY

Copies of the Ground Leases for Flats 4, 5, 6, 7, 8, 9 and 10 and the additional car space adjoining Garage 1 are available for inspection at the Clerks' Desk, together with the associated Deeds of Variation and supplemental documentation. The leases in respect of Flat 4 and Flat 6 expire 25th March 2190 and Flat 8 expires 25th March 2150 and not as stated.

LOT 15 - 5 BLACKNESS ROAD, CROWBOROUGH, EAST SUSSEX

Sold prior.

LOT 17 - GROUND RENTS, FALCON HOUSE, 96 SOUTH COAST ROAD, PEACEHAVEN, EAST SUSSEX

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

LOT 20 - THE KIOSK, 238A COAST ROAD, PEVENSEY BAY, EAST SUSSEX

The property is let on a lease for a term of 12 and a half years, from 10th May 2010, and not as stated.

LOT 21 - FLAT 15, DOLPHIN COURT, CLIFF ROAD, EASTBOURNE, EAST SUSSEX

There is no caretaker service.

LOT 22 - 30 GLAMIS STREET, BOGNOR REGIS, WEST SUSSEX

The second floor has a living room and landing with two bedrooms. The third floor has one bedroom.

LOT 23 - 28 WILLOW CLOSE, BEARE GREEN, DORKING, SURREY

The current ground rental is £40 per annum and not as stated.

LOT 24 - LUXOR BUILDINGS, 9-11 STATION PARADE, SOUTH STREET, LANCING, WEST SUSSEX

The start date of the lease in respect of 11A Station Parade is 24th June 2019 and not as stated. Unit 10 is let for a period of 12 years, from 1st October 2018, and the current rental is £10,000 per annum, rising to £11,500 on 1st October 2019 and not as stated.

LOT 25 - FLAT 2, 74 WICKHAM AVENUE, BEXHILL-ON-SEA, EAST SUSSEX

Sold prior.

LOT 26 - 1 VALE CLOSE, SEAFORD, EAST SUSSEX

Revised Special Conditions of Sale, dated 10th June 2019, are available for inspection at the Clerks' Desk. The ground floor includes a shower room with W.C.

LOT 27 - THE HORNS LODGE PUBLIC HOUSE, SOUTH STREET, SOUTH CHAILEY, LEWES, EAST SUSSEX

Sold prior.

LOT 28 - FORMER PUMPING STATION, REAR OF 20 MEADOW LANE, BURGESS HILL, WEST SUSSEX

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

LOT 29 - THE BUILDER'S YARD, THREE LEG CROSS, TICEHURST, WADHURST, EAST SUSSEX

Revised Special Conditions of Sale, dated 28th May 2019, are available for inspection at the Clerks' Desk. To be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Clerks' Desk. The small parcel of land in the western corner housing the storage container (referenced in the Special Conditions) is, we believe, unregistered.