

# Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Hilton Brighton Metropole, Brighton

Date: Wednesday 24 July 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 69 - BRICKMAKERS ARMS, NEW ROAD, RIDGEWOOD, UCKFIELD, EAST SUSSEX**

Revised Special Conditions of Sale, dated 19th July 2019 are available for inspection at the Clerks' Desk. The property is to sold in accordance with the Office Copy Entries Filed Plan. The property is sold subject to a tenant on a short term holding arrangement. Further information is detailed within the Revised Special Conditions of Sale.

### **LOT 71 - FLAT 17, CLIFTON HOUSE, 19 CAMPBELL ROAD, CROYDON, SURREY**

The Seller gives no warranties in relation to the Tenancy Agreement and service of any documents.

### **LOT 72 - 109 MALLING STREET, LEWES, EAST SUSSEX**

Revised Special Conditions of Sale, dated 17th July 2019, are available for inspection at the Clerks' Desk.

### **LOT 75 - 23 BEDFORD GROVE, EASTBOURNE, EAST SUSSEX**

Sold prior.

### **LOT 76 - 81-83 SOUTH COAST ROAD, PEACEHAVEN, EAST SUSSEX**

To be sold in accordance with the plan attached to the Special Conditions of Sale and TP1.

### **LOT 78 - FLAT 2, WILKINSON COURT, 50 STATION APPROACH, COULSDON, SURREY**

The Seller gives no warranties in relation to the Tenancy Agreement and service of any documents.

### **LOT 81 - 17 PARK LAWN, 210 PARCHMORE ROAD, THORNTON HEATH, SURREY**

The Seller gives no warranties in relation to the tenancy agreement and service of any documents.

### **LOT 82 - 114 CONSFIELD AVENUE, NEW MALDEN, SURREY**

The Local Authority is the Merton Council and not as stated.

### **LOT 84 - GROUND FLOOR FLAT, 2 PARSONS MEAD, CROYDON, SURREY**

The Office Copy Entries refer to the flat as Ground Floor and not as stated.

### **LOT 85 - PLOT 1, CORBET CLOSE, HACKBRIDGE, SUTTON, SURREY**

Revised Special Conditions of Sale, dated 12th July 2019, are available for inspection at the Clerks' Desk.

### **LOT 86 - PLOT 2, CORBET CLOSE, HACKBRIDGE, SUTTON, SURREY**

Revised Special Conditions of Sale, dated 12th July 2019, are available for inspection at the Clerks' Desk.

### **LOT 87 - FLAT 4, 31 CANNING ROAD, CROYDON, SURREY**

The Seller gives no warranties in relation to the tenancy agreement and service of any documents.

### **LOT 88 - 42 HILLCROFT COURT, CHALDON ROAD, CATERHAM, SURREY**

Sold prior.

### **LOT 90 - EARLS BAKERY, 21 NINFIELD ROAD, BEXHILL-ON-SEA, EAST SUSSEX**

The property is offered freehold with part vacant possession and not as stated. There are two garages let at £40 per month.

**Thank you for attending.** 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.