

# Auction Addendum

Venue: The Hilton Brighton Metropole, Brighton

Date: Wednesday, 11th September 2019 - 11am

# Clive Emson



**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 103 - GROUND RENTS, ASHLEY COURT, 1-3 TERRACE RD, ST LEONARDS-ON-SEA, EAST SUSSEX**

The flat referred to as 'Flat 13' in the catalogue description should read 'Flat 12'. In addition, the following should also be noted: Flat 3 is sold on a 189 year lease; Flats 4, 6, 7 and 8 are each sold on a 99 year lease, from 29th September, 1986; Flats 10, 11, 14, 16, 18, 19, 20, 24, 25 & 26 ground rentals are unknown; Flat 15 is sold on a 200 year lease from 25th September 1986 and Flat 27 is sold on a 198 year lease, from 25th September 1986 and not as stated.

### **LOT 104 - GROUND RENTS, 17-17A QUEEN MARY ROAD, LONDON**

The lease in respect of 17A Queen Mary Road is for a term of 99 years from 24th June 1974 and not as stated.

### **LOT 106 - 68 MARINE COURT, ST LEONARDS-ON-SEA, EAST SUSSEX**

The Deed of Variation states the current ground rental to be 'one peppercorn' and not as stated.

### **LOT 107 - THE BULLS HEAD, 39 LAUD STREET, CROYDON, SURREY**

Sold prior.

### **LOT 108 - BRICKMAKERS ARMS, NEW ROAD, RIDGEWOOD, UCKFIELD, EAST SUSSEX**

The property is subject to a Tenancy, details of which have not been provided and interested applicants should refer to the Special Conditions of Sale available for inspection at the Clerks' Desk.

### **LOT 109 - 31 ST GEORGES ROAD, EASTBOURNE, EAST SUSSEX**

There is no outside W.C.

### **LOT 110 - 5 CLIFTON COURT, WESTERN ROAD, HAILSHAM, EAST SUSSEX**

The tenure is a 99 year lease, from 10th December 2004, and not as stated.

### **LOT 113 - 15A NORTH STREET, EASTBOURNE, EAST SUSSEX**

Revised Special Conditions of Sale, dated 3rd September 2019, are available for inspection at the Clerks' Desk.

### **LOT 114 - 39B LONGRIDGE AVENUE, SALTDEAN, BRIGHTON**

To be sold on a new 125 year lease, and not as stated.

### **LOT 118 - 15 TRAFALGAR CLOSE, PEACEHAVEN, EAST SUSSEX**

Sold prior.

### **LOT 119 - CROWS NEST, DUDDLESWELL, UCKFIELD, EAST SUSSEX**

The courtyard forms part of The Columby, not Doocot, as stated in the auction catalogue. The tenant currently residing in The Bothy has served a Notice to Quit, vacating week commencing 20th September 2019 and the tenant of Doocot has served a Notice to Quit, vacating by 6th October 2019. Copies of the Notices to Quit are available for inspection at the Clerks' Desk.

### **LOT 123 - TIFTERS BARN, THE STREET, CHARLWOOD, HORLEY, SURREY**

To be offered in accordance with the Office Copy Entries Filed Plan available for inspection at the Clerks' Desk. The address is Tifters Barn, The Street, Charlwood and not as stated.

### **LOT 124 - 1 GLOSTER COTTAGES, ANCHOR HILL, KNAPHILL, WOKING, SURREY**

Withdrawn prior.

### **LOT 125 - SILVER SPRINGS, BEAUFORT ROAD, ST LEONARDS-ON-SEA, EAST SUSSEX**

Sold prior.