Auction Addendum

Venue: The Hilton Brighton Metropole, Brighton
Date: Wednesday, 30th October 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 76 - GROUND RENTS, 29 OSBORNE ROAD, LONDON
The tenure in respect of Flat 29A is a 99 year lease, from 25th March 1988 at a current ground rental of £50 per annum and the tenure for Flat 29B is a 99 year lease, from 25th March 1988, at a current ground rental of £50 per annum - therefore the current ground rental is £100 per annum and not as stated.

LOT 77 - 22 WHITE ROCK, HASTINGS, EAST SUSSEX
Postponed due to delay in legal documentation. To be offered in December sale.

LOT 78 - UNITS 1-15 NORFOLK STREET, WORTHING, WEST SUSSEX
Sold prior.

LOT 82 - LAND ADJ. 24 ASHURST CLOSE, BOGNOR REGIS, WEST SUSSEX
To be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Clerks' Desk.

LOT 87 - 110 MARINE COURT, ST LEONARDS-ON-SEA, EAST SUSSEX
A share of the freehold is not included. While the lease, dated 6th August 2006, shows a peppercorn ground rent, the Management Accounts show a figure of £5 being received annually.

LOT 92 - WESTHOLME NURSERIES & ANGGERIK, TODDINGTON LANE, WICK, LITTLEHAMPTON, WEST SUSSEX
Withdrawn prior.

LOT 93 - CLOCK COTTAGE, LAKE FARM, PENDELL ROAD, BLETCHINGLEY, REDHILL, SURREY
We have been informed that treatment for Japanese Knotweed was undertaken at the property and we are unable to ascertain if it has been treated in accordance with the guidelines. Please refer to the disclosed receipt for this treatment administered on the 9th August 2017, available for inspection at the Clerks' Desk.

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, 9th December	Essex and North & East London
Day 2	Tuesday, 10th December	Kent & South East London
Day 3	Wednesday, 11th December	Sussex & Surrey
Day 4	Thursday, 12th December	West Country
Day 5	Friday, 13th December	Hampshire & Isle of Wight

Auction entries are now invited **Closing date Monday 11th November**