

# Auction Addendum **Clive Emson**

Venue: The Hilton Brighton Metropole, Brighton

Date: Wednesday, 11th December 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 70 - 22 WHITE ROCK, HASTINGS, EAST SUSSEX**

Sold prior.

### **LOT 71 - 24 & 24A STONECOT HILL, SUTTON, SURREY**

The first floor (24A) is let at £500 per calendar month, therefore the property is let at £15,000 per annum and not as stated.

### **LOT 72 - THE AVONDALE HOTEL, 4 & 5 AVONDALE ROAD, SEAFORD, EAST SUSSEX**

Revised Special Conditions of Sale, dated 25th November 2019, are available for inspection at the Clerks' Desk. The Office Copy Entries refer to the address as Avondale Hotel, 4 & 5 Avondale Road.

### **LOT 75 - THE COACH HOUSE, GOOSE RYE ROAD, WORPLESDON, GUILDFORD, SURREY**

The Planning Permission reference is 17/P/00159, dated 14th August 2017, and not as stated. To be sold in accordance with the Office Copy Entries filed plan available for inspection at the Clerks' Desk. The land measures 0.42 hectares (1.05 acres) and not as stated.

### **LOT 78 - 299 CONNAUGHT ROAD, BROOKWOOD, WOKING, SURREY**

Sold prior.

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

**Auction entries are now invited**

**Closing date Monday 13th January**