

Auction Addendum

Clive Emson 

Venue: The Hilton Brighton Metropole, Brighton

LAND AND PROPERTY AUCTIONEERS

Date: Wednesday, 12th February 2020 - 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 £19,999 = £400 £20,000 to £49,999 = £600 £50,000 - £99,999 = £900
£100,000 to £299,999 = £1,200 £300,000 and above = £1,500

LOT 115 - GROUND RENTS, 7 BEACONSFIELD ROAD, BRIGHTON

The tenure for the ground floor flat is 99 years, from 25th December 1999 and not as stated.

LOT 117 - 103 MIDDLE ROAD, HASTINGS, EAST SUSSEX

Further Revised Special Conditions of Sale, dated 31st January 2020, are available for inspection at the Clerks' Desk.

LOT 120 - GROUND RENTS, 21 SEDLESCOMBE ROAD SOUTH, ST LEONARDS-ON-SEA, EAST SUSSEX

Postponed.

LOT 121 - THE OLD BELL, HIGH STREET, HENFIELD, WEST SUSSEX

There is a small rectangular plot of land in the south west corner of the site which is being retained by the present owner. Further information is included in the legal pack which is available for inspection at the Clerks' Desk.

LOT 122 - 8-10 CLIFTON ROAD, HASTINGS, EAST SUSSEX

The Office Copy Entries state the address to be: 10 Clifton Road, 8 Clifton Road and 2 and 4 Church Street, Ore, Hastings.

LOT 125 - LAND OFF THE STREET, WEST HORSLEY, LEATHERHEAD, SURREY

To be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Clerks' Desk. A Statutory Declaration relating to access, dated 11th February 2020, is available for inspection at the Clerks' Desk.

LOT 127 - LAND WALES FARM LANE, PLUMPTON, LEWES, EAST SUSSEX

Withdrawn prior.

LOT 128 - LAND SOUTH OF 15-20 GRESLEY RD, LANCASTER RD, ST LEONARDS-ON-SEA, EAST SUSSEX

The guide price has been amended to £350,000 plus.

LOT 130 - 59, 61 & 63 DEVONSHIRE ROAD, BEXHILL-ON-SEA, EAST SUSSEX

There is also a ground and first floor flat (The Coach House) referred to on the title with a tenure of 189 years from 29th September 1988.

LOT 131 - 89 ASHBURNHAM ROAD, HASTINGS, EAST SUSSEX

Postponed.

LOT 132 - YOUNG FARMERS CLUB HUT, REIGATE ROAD, EPSOM, SURREY

The Office Copy Entries state the address as Land and Building lying to the North East of North Looe Farm, North Looe, Reigate Road and not as stated.

LOT 134 - 206 SOUTH COAST ROAD, PEACEHAVEN, EAST SUSSEX

Revised Special Conditions of Sale, dated 10th February 2020, are available for inspection at the Clerks' Desk. The property is currently let at £5,615 per annum (estimated rental of £9,409.92) and not as stated in the auction catalogue. The tenure for Flat 2 is a 99 year lease, from 27th February 2014; the East Suite Tenancy at Will is from 15th May 2013 and the ground rental in respect of Flat 1 is £50 per annum and not as stated.