

austin  
gray  
auction  
93

monday  
11th may  
2009

1pm

banqueting  
suite

hove town hall

hove

bn3 4ah

# buying a property at auction

## the procedure explained

We have listed some of the regularly asked questions raised by prospective purchasers prior to bidding for a property at auction.

### what does the auction brochure tell me?

The auction catalogue provides a photograph and a brief description of the property together with clear and concise details of any matters relevant to the property.

### do I need any further information?

It is essential that you view the property and obtain a legal pack prior to the auction. This will contain all the necessary documentation pertaining to the property which has been prepared by the vendors solicitors. This pack can be sent out at a cost of £10 or emailed free of charge.

It is important to read and understand the conditions of sale and possibly notify your solicitor of your intention to bid.

### how do I view the properties?

During the three to four week marketing period, we set viewing times for all auction properties. These are generally twice weekly and we are normally at the property for twenty minutes at a time. Contact Austin Gray for viewing information.

### do I need to arrange a mortgage prior to the auction?

If your purchase is to be supported by mortgage finance then YES you need to have a firm offer of mortgage prior to attending the auction.

### do I need a building society valuation?

If you apply for a mortgage to support your purchase then the building society will instruct their own valuer/surveyor.

### should I have an independent survey carried out?

It is recommended that you have an independent survey carried out. Your surveyor should arrange access with the auctioneers and the survey should be carried out well in advance of the auction day.

### what is the difference between a guide price and a reserve price?

The guide price is published to give you an indication of the reserve price. This is the lowest price that the vendor will accept and will not be set above the top end of the estimate.

Unless otherwise stated all properties will have a reserve price.

### what do I need on the auction day?

To be in receipt of any mortgage offer, the ability to pay a 10% deposit, and two forms of identification (passport or driving licence, and a utility bill showing your current address).

### do I need a solicitor in attendance?

Not unless you wish to do so. It is wise to notify your solicitor of the auction and show him the auction brochure along with any other information about the property you are interested in, including a copy of the legal pack.

### do I need to register to be able to bid at auction?

Yes you do. Bidders are required to register at our auctions. If you do not have a registration form please contact the Auction Department as soon as possible. Two forms of identification are needed.

### how do I bid?

Make sure you signal your bid clearly by raising your bidding paddle. The auctioneer will then acknowledge your bid. The final bidding price will be repeated three times before the fall of the gavel.

### what happens if I am successful?

If you are the highest bidder at the fall of the gavel, you are the successful purchaser and are contractually bound to complete on the purchase.

At the end of the auction you will have to pay a 10% deposit and sign the necessary papers. All documentation will then be forwarded to your solicitor. You cannot take possession of the property until completion.

### how do I pay the 10% deposit?

This can be paid by personal cheque or by bankers draft. We do not accept credit or debit cards. The balance will have to be paid upon completion, which is usually 28 days after the auction date.

### do I have to insure the property?

Yes, you must make sure that the property is covered from the date of the auction.

### is there anything else to pay?

Yes, there is a documentation fee of £300 + VAT payable under a separate cheque to Austin Gray.

residential  
investments  
vacant flats  
& houses  
commercial  
buildings  
development  
opportunities

\_\_\_\_\_ auction  
93

9 lots to be sold  
by public auction

Unless sold prior

monday  
11th may  
2009  
1.00pm

to be held in the  
banqueting suite  
hove town hall  
norton road  
hove bn3 4ah

austin  
gray

37 vernon terrace, brighton bn1 3jh

tel. 01273 20 19 80 (option 1, Monday - Friday)  
fax. 01273 72 76 89

[www.austingray.co.uk](http://www.austingray.co.uk)



# lease extension

(a good idea which ever way you look at it)



## how short is your lease?

Flat owners do not realise that short leases often cause problems when they come to sell. If you do not address this problem prior to placing your flat in the market you will incur costly delays.

Short leases are a common problem and you should check your lease today to ensure you are not affected. If your lease is approaching 80 years or lower we can offer you expert advice and assistance with extending your lease. The cost of extending will increase as your lease term reduces; checking the length of your lease will give you the peace of mind that your property investment is secure for the future.

If you do not have access to your lease we can check its length online and, if necessary, offer you advice on exercising your right to extend. This service and any other leasehold matters can be discussed at our free drop in Clinic.

free advice clinic every wednesday 2pm - 3.30pm  
at 37 Vernon Terrace, Brighton BN1 3JH

# 01273 20 19 84

or visit our website

[www.austingray.co.uk](http://www.austingray.co.uk)

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the  
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team

expert  
auction  
advice &  
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trish mahony  
tel. 01273 20 19 81  
email. trishmahony@austingray.co.uk

nick muston FRICS  
tel. 01273 20 19 82  
email. nickmuston@austingray.co.uk

fax. 01273 72 76 89  
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## viewing times

Lot 1	Rear basement flat, 24 Sussex Square, Brighton	2.00	Tuesdays 21, 28 April & 5 May Thursdays 16,23,30 April
Lot 2	56 Queens Road, Brighton	10.30	Tuesday 21 April Thursday 16,23,30 April & 7 May
Lot 3	49 Bath Road, Worthing		By appointment
Lot 4	159 B & C Lewes Road, Brighton		By appointment
Lot 5	35 Caves Road, St Leonards on Sea		By appointment
Lot 6	First floor flat, 116 Portland Road, Hove	11.30	Tuesdays 21,28 April & 5 May Thursdays 16,23,30 April
Lot 7	110-116 Portland Road, Hove		No viewings
Lot 8	Garage 5, Norton Close, Hove		Open site
Lot 9	25 Surrey Street, Brighton	10.00	Tuesdays 21,28 April and 5 May Thursdays 16,23,30 April

Please arrive at the property five minutes prior to the viewing start time to ensure a full inspection. We regret we are unable to allow more than 20 minutes per lot. If you do not arrive at the allotted time we will leave after 10 minutes if nobody shows up. If you require a property survey please contact the office to make a separate appointment.

# important notice - please read and reply

Our mailing list is now being revised. If you would like to continue to receive catalogues then please complete the details below and return to us.

## mailing revision \_\_\_\_\_ get ahead of the game

Our catalogues are available online to download in PDF format one week before the publication of the printed version. Or if you would prefer we can email you a copy.

Title.

Initials.

Surname.

Company name.

Address.

Postcode.

Telephone number(s).

Mobile.

Fax number.

E-mail address.  
(block letters)

Continue to send catalogues by post

Email PDF of the catalogue

Send your completed form to:

Auction Department, Austin Gray, 37 Vernon Terrace, Brighton BN1 3JH

Tel: 01273 20 19 80 (option 1)

Fax: 01273 72 76 89

Email: trishmahony@austingray.co.uk

# auCTION 93 \_\_\_\_\_ the lots

lot no.	property	guide price	description
lot 1	Rear Basement Flat, 24 Sussex Square, Kemp Town, Brighton BN1 6DF	£120,000 - £130,000	Leasehold flat requiring completion with share of freehold
lot 2	56 Queens Road, Brighton BN1 3XD	£200,000 - £225,000	Freehold commercial investment shop with upper parts let at £16,000pa
lot 3	49 Bath Road, Worthing BN11 3PQ	£380,000 - £400,000	A detached house arranged as 2 x 2 bedroom flats with a very large garden which has full planning consent for a 2 bedroom single storey property
lot 4	159 B & C Lewes Road, Brighton BN2 3LF	£120,000 - 130,000	Freehold development opportunity with Planning Permission for 2 x 1 bedroom flats and 2 studio flats
lot 5	35 Caves Road, St Leonard son Sea TN38 0BY	£180,000 - 200,000	Large freehold yard with 2 warehouses and 8 large garage units, total area approximately 0.25 acres
lot 6	First floor flat, 116 Portland Road, Hove BN3 5DN	£140,000 - 160,000	Large 2 bedroom leasehold maisonette let on AST producing £9880pa
lot 7	110-116 Portland Road, Hove BN3 5DN	£4,000 - £5,000	A ground rent investment
lot 8	Garage 5 Norton Close, Hove	£15,000 - £18,000	A single garage
lot 9	25 Surrey Street, Brighton BN1 3PA	£130,000 - 140,000	Freehold 2/3 bedroom Victorian house requiring refurbishment

purchasers  
please  
note

contract  
documentation  
fee

A contract documentation fee of £300.00 plus VAT per property is payable by the purchasers.

This fee will be payable when contracts are exchanged and at the same time as the contractual deposit monies are paid.

Purchasers will be provided with a VAT receipt upon request.

next  
auction July 2009

Our next auction will be held in July and we are now inviting entries. To arrange an auction valuation of your site or building without any obligation, please contact from monday to friday

Nick Muston FRICS on 01273 20 19 82 or e-mail [nickmuston@austingray.co.uk](mailto:nickmuston@austingray.co.uk)

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**info@adl-uk.com www.adl-uk.com**

# lot 1 \_\_\_\_\_ rear basement flat, 24 sussex square, kemp town, brighton, east sussex bn2 5ab

Conversion requiring completion to form a spacious flat with patio, share of the freehold and use of one car-parking space

## situation

Sussex Square forms part of the Grade I Listed estate laid out by Thomas Read Kemp to the designs of Busby and Wilds. The residents have the right to use (subject to certain conditions) the four acres of private gardens which rundown to the seafront.

**This flat is situated to the rear of the building, with the entrance at 20 Bristol Gardens.**

## description

The flat was previously bought in one of our auctions in July 2002, when it was the derelict boiler rooms for the main house. Planning approval for conversion into a flat was obtained BH2003/00348/FP and 00350/LB. An enormous amount of work has

already been undertaken but the flat still requires bathrooms, kitchen, flooring and decorating to complete the project.

## accommodation

Wooden stairway down to a large patio area with French doors into: Room 1: 14'4 x 10'8 (4.37m x 3.25m) which has a corridor area for storage 12'10 x 3'2 (3.91m x 0.97m) and a partitioned room possibly for a shower room 8'3 x 3'11 (2.51m x 1.19m)

Room 2: Large open plan dual aspect room very high multi-paned sash window. This room could be partitioned off at one end to form a bedroom

Room 3: 21'10 x 8'2 (6.65m x 2.49m) Multi-paned sash window



overlooking an internal patio lightwell. Original Regency cast iron oven.

Lobby area with door onto internal patio which has planning consent to install a staircase to provide access to the parking area.

Room 4: 10'4 x 9'3 (3.15m x 2.82m). Curved vaulted ceilings. This room has been tanked and pipework laid on for a bathroom.

## guide price

£120,000 - £130,000

joint auctioneers Jonathan Rolls



## useful information

Local authority – Brighton and Hove City Council. Visit [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)

Various council tax bands. Visit the Council Tax Valuation List at [www.voa.gov.uk](http://www.voa.gov.uk) for further information

Location map – visit [multimap.co.uk](http://multimap.co.uk) or [streetmap.co.uk](http://streetmap.co.uk)

## lot 2 \_\_\_\_\_ 56 queens road, brighton, east sussex bn1 3xd

Freehold commercial investment of shop with upper parts

### situation

The shop which is currently trading as a café called TFI Lunch, is located on the very busy thoroughfare just down from Brighton railway station on the western side of Queens Road.

### description

A Victorian 3-storey terraced building with shop on the ground floor and non self-contained flat above.

### accommodation

#### Shop

11'3 x 28'6 (3.43m x 8.69m) Currently arranged as a café with counter, seating area, tiled floor and exposed brickwork. To the rear are French doors leading onto an attractive courtyard. A central staircase leads to the flat.

### Flat

#### First floor

Living room 12'10 x 10'7 (3.91m x 3.23m) Bay fronted with balustraded balcony.

Bathroom: 8' x 4'7 (2.44m x 1.40m).

Kitchen: Galley style.

#### Second floor

Bedroom 1: 11' x 10'6 (3.35m x 3.20m)

WC with wash basin.

Bedroom 2: 11'5 x 10'3 (3.48m x 3.12m)

### lease

16 years from 25 May 2004 on a F.R.I lease at £16,000pa. There is an outstanding rent review



## guide price

£200,000 - £225,000

## useful information

Local authority – Brighton and Hove City Council.  
Visit [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
Various council tax bands. Visit the Council Tax Valuation List at [www.voa.gov.uk](http://www.voa.gov.uk) for further information  
Location map – visit [multimap.co.uk](http://multimap.co.uk) or [streetmap.co.uk](http://streetmap.co.uk)

## lot 3 \_\_\_\_\_ 49 bath road, worthing, west sussex bn11 3pq

A detached house arranged as 2 x 2 two bedroom flats with a very large garden which has full planning consent for the construction of a 2 bedroom single storey cottage

### situation

The house is situated in a particularly sought after location in West Worthing being only a few hundred metres from the beach. The seafront provides easy bus links to the town centre, and West Worthing mainline railway station is close by.

### description

The exterior of the house would benefit from redecoration and the 2 x 2 bed flats have not been inspected. There is ample space in the roof to create another flat (STNC).

To the side of the property is a single garage and this would be removed to provide access to the very large rear garden, which has planning consent for the construction of a 2 bedroom single storey cottage (O8/1057/FULL).



## guide price

£380,000 - £400,000

## useful information

Local authority – Worthing Borough Council.  
Visit [www.worthing.gov.uk](http://www.worthing.gov.uk)  
Various council tax bands. Visit the Council Tax Valuation List at [www.voa.gov.uk](http://www.voa.gov.uk) for further information  
Location map – visit [multimap.co.uk](http://multimap.co.uk) or [streetmap.co.uk](http://streetmap.co.uk)

# lot 4 \_\_\_\_\_ 159b & 159c lewes road, brighton, east sussex bn2 3lf

Freehold development opportunity – 2 x 1 bed flats and 2 studios

## situation

The property is located at the western end of Franklin Road close to its junction with Lewes Road. Brighton and Sussex Universities are both nearby to the property whilst the majority of bus routes running between the Universities and Brighton city centre pass the property on a frequent basis.

## description

A single storey building with further storage space at basement level. Planning Permission has recently been granted for a four storey building to create 2 one bedroom flats and 2 studio flats (BH2007/O3861).

## development

The mix of the proposed development comprises a 1 bedroom flat in the basement, a studio flat on the ground floor, a 1 bedroom flat on the first floor and a studio on the second floor.

The building is accessed via Franklin Road with a bridge over the basement patio at ground floor.

There will be an entrance lobby for each flat giving access to all living accommodation. Lounges will be open plan to incorporate kitchen and dining areas and the ground first and second floor flats will have balconies/terraces off the living rooms, whilst the basement will have a patio area.

The communal areas will provide bin/recycling and a cycle store.



## guide price

£120,000 - £130,000  
joint auctioneers Carr & Priddle



## useful information

Local authority – Brighton and Hove City Council.  
Visit [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
Various council tax bands. Visit the Council Tax Valuation List at [www.voa.gov.uk](http://www.voa.gov.uk) for further information  
Location map – visit [multimap.co.uk](http://multimap.co.uk) or [streetmap.co.uk](http://streetmap.co.uk)

# lot 5 \_\_\_\_\_ 35 caves road, st leonards on sea, east sussex tn38 Oby

Large freehold yard with 2 warehouses and 8 large garage units, total area approximately 0.25 acres

## situation

Caves Road is just off the coast road, a few hundred metres from the beach, and is within a conservation area.

## description

A driveway leads up the side of 34 Caves Road to the gated entrance of the cobbled and concreted courtyard. Around the perimeter are a series of buildings and to the north is a natural cliff face which has recently been reinforced with concrete and brick retaining walls. The cliff face is designated as a protected Site of Special Scientific Interest (SSSI). In total the site extends to approximately 0.25 acres.

## buildings

### Units 1 & 2

Brick built warehouse under a pitched slate roof, probably Victorian, approximately 2500 sq.ft. Two phase (2 x 80A) electricity supply.

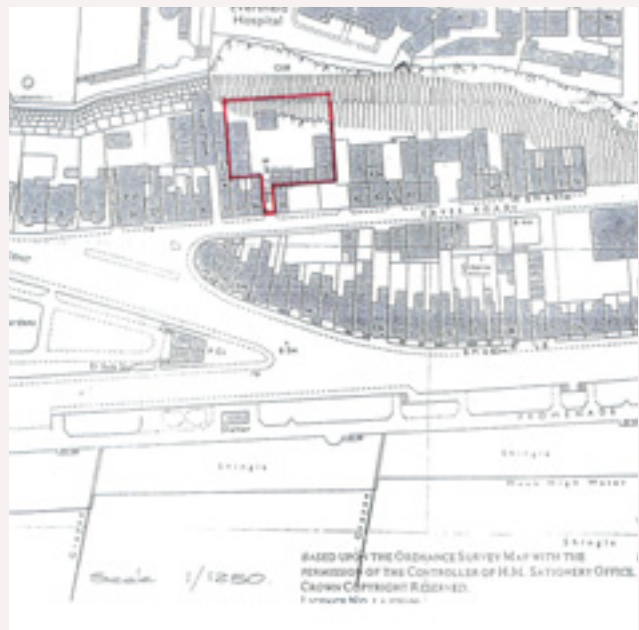
### Units 6 & 7

Brick built warehouse under a pitched slate roof, probably Victorian, approximately 1600 sq.ft. Two phase (2x80A) electricity supply.

### Units 3-5 & 8-12

Eight large garage units of about 200 sq.ft each with electricity supplies.

There is also a WC/washroom and a covered area next to Unit 1 & 2.



## guide price

£180,000 - £200,000

## useful information

Local authority – Hastings Borough Council.  
Visit [www.hastings.gov.uk](http://www.hastings.gov.uk)  
Various council tax bands. Visit the Council Tax Valuation List at [www.voa.gov.uk](http://www.voa.gov.uk) for further information  
Location map – visit [multimap.co.uk](http://multimap.co.uk) or [streetmap.co.uk](http://streetmap.co.uk)

# lot 6 \_\_\_\_\_ first floor flat, 116 portland road, hove, east sussex bn3 5dn

Large 2 bedroom leasehold maisonette let on an AST producing £9880pa

## situation

The flat is located above 'Image Fancy Dress' No. 116 Portland Road, Hove, and conveniently located for all the local shops. It is served by bus routes and Hove mainline railway station is within easy walking distance.

## description

The flat is accessed via it's own door at street level.

## accommodation

### First Floor

Living room: 28'4 x 17'3  
(8.64m x 5.26m)  
Bathroom  
Kitchen: 10'4 x 10'  
(3.30m x 3.05m)

### Second Floor

Bedroom 1: 16' x 11'  
(4.88m x 3.35m)  
Bedroom 2: 10'9 x 10'  
(3.28m x 3.05m)

The lease is 99 years from September 2007 with a ground rent of £100pa and is currently let on an Assured Shorthold Tenancy producing £9880pa



## guide price

£140,000 - £160,000

## useful information

Local authority – Brighton and Hove City Council.  
Visit [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
Various council tax bands. Visit the Council Tax Valuation List at [www.voa.gov.uk](http://www.voa.gov.uk) for further information  
Location map – visit [multimap.co.uk](http://multimap.co.uk) or [streetmap.co.uk](http://streetmap.co.uk)

## lot 7

110 – 116 portland road,  
hove, east sussex  
bn3 5dn

Freehold ground rent investment

### description

Four adjoining freeholds, with ground floor commercial and 5 residential units over. All sold off on long leases producing a present income of £230pa with 2 leases being 78 years remaining

### Note:

No Section 5 Notices under The Landlord and Tenant Act 1987 are required to be served as the commercial element exceeds 25% of the total floor area.



### schedule

address	lease term	ground rent
Shop (110-114)	125 year lease from 12 April 2005	Peppercorn
Flat 1 (110-116)	189 years from 22 December 1988	Peppercorn
Flat 2 (110-116)	Ends 23/06/2087 78 years remaining	£40 doubling every 21 years
Flat 3 (110-116)	Ends 23/06/2087 78 Years remaining	£50 doubling every 21 years
Flat A (114)	Ends 2105 96 years remaining	£40 doubling every 21 years
Flat B (116)	99 years from Sept. 2007 97 years remaining	£100 pa fixed

## guide price

£4,000 - £5,000

## lot 8

garage 5, norton close,  
hove,  
east sussex

A single garage with up and over door – Land Registry Title ESX 123793

### situation

The garage is situated in Norton Close on the west side of Norton Road with the access road located opposite the Town Hall and to the north of the multi-storey car park.

### description

A single concrete garage with up and over door.



## guide price

£15,000 - £18,000

# lot 9 \_\_\_\_\_ 25 surrey street, brighton, east sussex bn1 3pa

Freehold 2/3 bedroom Victorian house requiring complete refurbishment

## situation

Surrey Street is a one-way street just a few metres from Brighton mainline railway station. The city centre is within easy walking distance.

## description

A freehold Victorian 2/3 bedroom bow fronted terrace house in need of complete refurbishment.

## accommodation

### Ground Floor

Living room/Dining room:  
21'8 x 10'1 narrowing to  
8'5 (6.60m x 3.07m x  
2.57m)

Kitchen: 7'4 x 6' (2.24m x  
1.83m)

Utility room: 6' x 6'3  
(1.83m x 1.91m)

WC

Courtyard

### First floor

Room 1: 13'8 x 11'6 into  
bay (4.17m x 3.51m)

Room 2: 8'7 x 10' with  
bath only (2.62m x  
3.05m)

Room 3: 14'3 x 6' (4.34m  
x 1.83m)



## guide price

£130,000 - £140,000

## useful information

Local authority – Brighton and Hove City Council.  
Visit [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)

Various council tax bands. Visit the Council Tax Valuation List at [www.voa.gov.uk](http://www.voa.gov.uk) for further information

Location map – visit [multimap.co.uk](http://multimap.co.uk) or [streetmap.co.uk](http://streetmap.co.uk)

## for sale by private treaty

The following properties do not form part of the auction but are available to purchase on a regular agency basis. Offers are invited on a 'subject to contract' basis. Any interested parties can call the auction department on 01273 20 19 80 for further details, or to view.

### 25 harrington road, brighton, east sussex bn1 6rf

price  
£620,000 NO OFFERS

Substantial freehold investment - detached Edwardian villa comprising four self contained flats

Joint agents Parsons Son & Basley. To view this property contact 01273 201980

**description** A very substantial detached red brick building with bay fronted elevations beneath a tiled roof, and arranged as four self-contained flats all let on Assured Shorthold Tenancies. The ground floor unit forms the whole of the floor and is very spacious. The flats have been improved with individual gas fired central heating.

The current gross rental income produces a total of £35,064



### 134 grand drive, herne bay, kent cr6 8hu

A substantial Edwardian detached property with planning consent to convert into 7 flats (CA/08/01099/HBA)

price  
£350,000 FREEHOLD

#### description

A very large Edwardian double bay fronted detached house with cupola, garage and good size garden located on a corner plot, in a good residential area within a stones throw of a sandy beach.

parking space and some with outside space or balcony.

**Second floor:**  
1 x 2 bed flat

#### proposed accommodation

##### Ground floor:

1 x 2 bed flat with small garden  
1 x 1 bed flat with garden  
1 x 1 bed flat with garden

##### First floor:

1 x 1 bed flat with balcony  
1 x 1 bed flat  
1 x 2 bed maisonette



#### planning

With the benefit of a rear extension the house now has planning consent to convert into 7 flats each with one allocated

### 195 the ridge, hastings, east sussex tn34 2ae

price  
£900,000 FREEHOLD

Former nursing home with outline planning permission for 14 flats with parking and a current application under consideration for 11 houses

#### description

Outline planning permission (HS/OA/08/00096) has been approved for the demolition of the existing building and the erection of a block of flats comprising 12 two bedroom flats (760 sq.ft) and 2 large two bedroom penthouses (1400 sq.ft) with roof terraces. Parking is provided and there is no requirement for social housing. The suggested s.106 contribution is £14,000



# Ground rent investments sold by Austin Gray

Austin Gray specialise in the sale of ground rent investments and can advise you on Section 5a notices we can also assist you should you wish to negotiate lease extensions prior to sale.

## 78 marine parade, brighton

7 flats

122 years remaining

Ground rent income  
£1,150pa fixed

**Sold**



## bloomsbury place, brighton

6 flats

5 with 78 years remaining  
one 99 years remaining

Ground rent income  
£350pa

**Sold**



## havelock road, brighton

2 flats

1 flat 63 years remaining  
1 flat 97 years remaining

Ground rent income  
£175pa

**Sold**



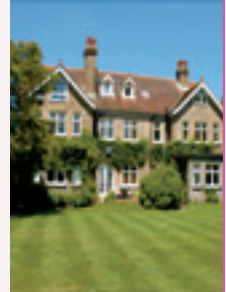
## tollgates, battle

6 flats

3 flats 97 years remaining  
1 flat 67 years remaining

Ground rent income  
£660pa

**Sold**



## eaton road, hove

9 flats

Varying lease terms

Ground rent income  
£540pa

**Sold**



## goldstone road, hove

2 flats

1 flat 66 years remaining  
1 flat 172 years remaining

Ground rent £200pa

**Sold**



# lettings



With two centrally located offices dedicated to letting your properties we are finding ourselves busier than ever. If you have a property and would like a letting valuation or indeed have any questions we might be able to help you with, please do not hesitate to call our seven dials office on 01273 232232 or our Kemp town office on 01273 819438.

- Regulated by the Royal Institution of Chartered Surveyors
- Two offices centrally located dedicated to letting your properties
- Over 20 years of experience in lettings in Brighton & Hove
- All properties advertised locally and nationally until let

## selection of properties currently available

**middle street brighton**  
a selection of non self contained studio rooms in city centre  
location ranging from £299 - £365 per calendar month



**eastern road brighton**  
a newly refurbished four double bedroom terraced house close to  
sussex county hospital. £1550 per calendar month

## selection of properties recently let

**sweda court chesham street**  
a good size purpose built studio flat in popular kemp town  
location. £450 per calendar month



**clinton court seafood**  
a two bedroom flat in art deco  
conversion renovated to a very high standard.  
£750 per calendar month

Please call us with any lettings queries you may have, or indeed any properties you might wish to have our help in securing tenants for. Telephone Seven Dials office 01273 232 232 (option 2) Kemp Town office 01273 819 438



## austin gray

### general auction conditions of sale

#### introduction

The common auction conditions have three main sections:

#### 1. glossary

This gives special meanings to some words used in the rest of the conditions.

#### 2. the conduct of the auction

These conditions regulate the conduct of the auction. If you read our catalogue or attend the auction you do so on the basis that you accept them.

#### 3. conditions of sale

If you buy a lot you will sign a sale memorandum under which you agree to be bound by the conditions of sale that apply to that lot. These conditions are:

- General conditions that apply to all lots
- Any extra general conditions in the catalogue or an addendum
- Special conditions that only apply to the lot you are buying (and which may vary the general conditions).

The conditions are legally binding.

#### important notice

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant
- Read the conditions
- Inspect the lot
- Carry out usual searches and make usual enquiries
- Check the content of all available leases and other documents relating to the lot
- Check that what is said about the lot in the catalogue is accurate
- Have finance available for the deposit and purchase price
- Check whether VAT registration and election is advisable.

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

#### 1. glossary

In the conditions wherever it makes sense:

- Singular words can be read as plurals, and plurals as singular words
- A 'person' includes a corporate body
- Words of one gender include the other genders

#### actual completion date

The date when completion takes place or is treated as taking place for the purposes of apportionment and calculating interest.

#### addendum

An amendment or addition to the conditions whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

#### agreed completion date

- (a) the date specified in the special conditions, or  
(b) if no date is specified, 28 days after the contract date  
but if that date is not a business day the first subsequent business day.

#### arrears

Arrears of rent and other sums due under the tenancies but unpaid on the actual completion date.

#### auction

The auction advertised in the catalogue.

#### auctioneers

The auctioneers at the auction.

#### business day

Any day except (a) a Saturday or a Sunday (b) a bank holiday in England and Wales or (c) Good Friday or Christmas Day.

## buyer

The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer all obligations can be enforced against them jointly or against each of them separately.

## catalogue

The catalogue to which the conditions refer including any supplement to it.

## completion

Completion of the sale of the lot.

## conditions

This glossary, the conditions for the conduct of the auction, the general conditions, any extra conditions and the special conditions.

## contract

The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

## contract date

The date of the auction or, if the lot is not sold at the auction:

- (a) the date of the sale memorandum signed by both the seller and buyer or  
(b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

## documents

Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the special conditions relating to the lot.

## extra conditions

Any additions to or variations of the conditions that are of general application to all lots.

## general conditions

The conditions so headed.

## interest rate

If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank Plc.

## lot

Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy.

## old arrears

Arrears due under any of the tenancies that are not 'new tenancies' as defined by the Landlord and Tenant (Covenants) Act 1995.

## particulars

The section of the catalogue that contains descriptions of each lot.

## practitioner

A receiver, administrative receiver or liquidator or a trustee in bankruptcy.

## price

The price that the buyer agrees to pay for the lot.

## ready to complete

Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete.

## sale memorandum

The form so headed set out in the catalogue in which the terms of the contract for the sale of the lot are recorded.

## seller

The person selling the lot.

## special conditions

The conditions so headed that relate to the lot.

## tenancies

Tenancies, leases, licenses to occupy and agreements for lease, and any documents varying or supplemental to them.

## transfer

Includes a conveyance or assignment (and to transfer includes to convey or to assign).

## TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 1981 as modified or re-enacted from time to time.

## VAT

Value Added Tax or other tax of a similar nature.

## VAT election

An election to waive exemption from VAT in respect of the lot.

## we (and us and our)

The auctioneers.

## you (and your)

Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

## 2. the conduct of the auction

The catalogue is issued only on the basis that you accept these conditions relating to the conduct of the auction. They override all other conditions and can only be varied if we agree.

### our role

As agents for each seller we have authority to:

- Prepare the catalogue from information supplied by or on behalf of each seller
- Offer each lot for sale
- Sell each lot
- Receive and hold deposits
- Sign each sale memorandum
- Treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by the conditions.

Our decision on the conduct of the auction is final. We may cancel the auction, withdraw lots from sale, or alter the order in which lots are offered for sale. We may also combine or divide lots. You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

### bidding and reserve prices

We may refuse to accept a bid. We do not have to explain why. If there is a dispute over bidding we are entitled to resolve it, and our decision is final. Unless stated otherwise each lot is subject to a reserve price. If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.

The seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price.

### the particulars and other information

We have taken reasonable care to prepare particulars that correctly describe each lot. However the particulars are based on information supplied by or on behalf of the seller and we are not responsible for errors.

The particulars are for your information but you must not rely on them. They do not form part of any contract between the seller and the buyer. If we provide any information or a copy of any document we do so only on the basis that we are not responsible for its accuracy.

## the contract

A successful bid is one we accept as such. If you make a successful bid for a lot you are obliged to buy that lot on the terms of the sale memorandum. The price will be the amount you bid plus VAT (if applicable). You must before leaving the auction:

- Provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity that complies with money laundering regulations)
- Sign the completed sale memorandum and
- Pay the deposit

and if you do not we may either:

- As agent for the seller treat that failure as your repudiation of the contract and offer the lot for sale again: the seller may then have a claim against you for breach of contract; or
- Sign the sale memorandum on your behalf.

Deposits must be paid by cheque or by bankers' draft drawn in our favour on a UK clearing bank or building society. The catalogue states whether we also accept cash, or debit or credit cards. We may retain the sale memorandum signed by or on behalf of the seller until we receive the deposit in cleared funds.

If you make a successful bid for a lot:

- You are personally liable to buy it even if you are acting as an agent. It is your responsibility to obtain an indemnity from the person for whom you are the agent
- Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot
- If the buyer does not comply with its obligations under the contract you are personally liable to buy the lot and must indemnify the seller in respect of any loss the seller incurs as a result of the Buyer's default.

## 3. general conditions

The general conditions apply except to the extent that they are varied by extra conditions, the special conditions or by an addendum.

### 1. the lot

- 1.1 The lot, including any rights granted and reserved, is described in the special conditions.
- 1.2 The lot is sold subject to all subsisting tenancies, but otherwise with vacant possession on completion.
- 1.3 The lot is sold subject to all matters contained or referred to in the documents (except financial charges: these the seller must discharge on or before completion) and to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents:
  - (a) matters registered or capable of registration as local land charges
  - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute
  - (c) notices, orders, demands, proposals and requirements of any competent authority
  - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and county planning, highways or public health
  - (e) rights, easements, quasi-easements, and wayleaves
  - (f) outgoing and other liabilities
  - (g) any interest which overrides, within the meaning of the Land Registration Act 2002
  - (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them
  - (i) anything the seller does not and could not reasonably know about

and where any such matter would expose the seller to liability the buyer is to comply with it and indemnify the seller against liability.

- 1.4 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified.
- 1.5 The lot does not include any tenant's or trade fixtures or fittings.

- 1.6 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.
- 1.7 The buyer buys with full knowledge of:
  - (a) the documents whether or not the buyer has read them
  - (b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.
- 1.8 The buyer is not relying on the information contained in the particulars or in any replies to preliminary enquiries but on the buyer's own verification of that information. If any information is not correct any liability of the seller and any remedy of the buyer are excluded to the extent permitted by law.

## 2. deposit

- 2.1 The amount of the deposit is the greater of:
  - (a) any minimum deposit stated in the catalogue (or the total price, if this is less than that minimum) and
  - (b) 10% of the price exclusive of VAT.
- 2.2 The deposit:
  - (a) must be paid to the auctioneers by cheque or banker's draft drawn on a UK clearing bank or building society (or any such other means of payment as they accept)
  - (b) IS TO BE HELD AS AGENT FOR THE SELLER UNLESS THE SPECIAL CONDITIONS PROVIDE THAT IT IS TO BE HELD AS STAKEHOLDER.
- 2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it and any interest on it to the seller on completion or, if completion does not take place, to the person entitled to it under the conditions.
- 2.4 If a cheque for the deposit is not cleared on first presentation the seller is entitled to treat the contract as at an end and bring a claim against the buyer for breach of contract.
- 2.5 Interest earned on the deposit belongs to the seller unless the conditions provide otherwise.

## 3. transfer of risk and insurance

- 3.1 From the contract date the seller is under no obligation to insure the lot and the buyer bears all risk of loss or damage unless:
  - (a) the lot is sold subject to a tenancy that requires the seller to insure the lot or
  - (b) the special conditions require the seller to insure the lot.
- 3.2 If the seller is to insure the lot then the seller:
  - (a) must produce to the buyer on request relevant insurance details
  - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due
  - (c) gives no warranty as to the adequacy of the insurance
  - (d) must, at the request of the buyer, use reasonable endeavours to have the buyer's interest noted on any insurance policy that does not cover a contracting purchaser
  - (e) must, unless otherwise agreed, cancel the insurance at completion
  - (f) is to hold in trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date

and the buyer must on completion reimburse to the seller the cost of insurance (to the extent it is not paid by a tenant or other third party) from and including the contract date.
- 3.3 If under a tenancy the seller insures the lot then unless otherwise agreed with the buyer the seller is to pay any refund of premium
  - (a) to the buyer or
  - (b) if the special conditions so state, to each tenant in the proportion that the tenant pays premiums under its tenancy, first deducting any arrears of premium due from that tenant.
- 3.4 Section 47 of the Law of Property Act 1925 does not apply.
- 3.5 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

## 4. title

- 4.1 Unless general condition 4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter following the contract date.
- 4.2 The buyer may raise no requisition or objection to any documents made available before the auction but in relation to any of the documents that is not available before the auction the following provisions apply:

- (a) if the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and of all documents noted on the register that affect the lot
  - (b) if the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than 15 years old) and must produce to the buyer the original or an examined copy of every relevant document
  - (c) the buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.
- 4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that:
    - (a) all matters recorded in registers open to public inspection are to be treated as within the actual knowledge of the buyer and
    - (b) any implied covenant as to compliance with tenant's obligations under leases does not extend to the state or condition of the lot where the lot is leasehold property.
  - 4.4 If title is in the course of registration title is to consist of certified copies of:
    - (a) the documents sent to the land registry
    - (b) the application to the land registry

and a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.
  - 4.5 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.
  - 4.6 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.

## 5. transfer

- 5.1 Unless a form of transfer is set out in the special conditions:
  - (a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition 5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller and
  - (b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.
- 5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.
- 5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.

## 6. completion

- 6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700. COMPLETION IS 28 DAYS FROM THE DATE OF THE AUCTION UNLESS VARIED.
- 6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.
- 6.3 Payment is to be made in pounds sterling and only by:
  - (a) direct transfer to the seller's conveyancer's client account and
  - (b) the release of any deposit held by a stakeholder.
- 6.4 Unless the seller and the buyer otherwise agree completion takes place when both have complied with their obligations under the contract and the total payment is unconditionally received in the seller's conveyancer's client account.
- 6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.

6.6 Where applicable the contract remains in force following completion.

## 7. notice to complete

- 7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within 10 business days (excluding the date on which the notice is given) making time of the essence.
- 7.2 The person giving the notice must be ready to complete.
- 7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has,
- rescind the contract
  - claim the deposit and any interest on it if held by a stakeholder
  - forfeit the deposit and any interest on it
  - re-sell the lot and
  - claim damages from the buyer.
- 7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:
- rescind the contract and
  - recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.

## 8. if the contract is brought to an end

- 8.1 If the contract is rescinded or otherwise brought to an end:
- the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract
  - the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under general condition 7.3.

## 9. landlord's licence

- 9.1 Where the lot is leasehold land and licence to assign is required this condition applies.
- 9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord can lawfully require.
- 9.3 The agreed completion date is to be not earlier than the date five business days after the seller has given notice to the buyer that the licence has been obtained.
- 9.4 The seller must:
- use all reasonable endeavours to obtain the licence at the seller's expense and
  - enter into any authorised guarantee agreement properly required.
- 9.5 The buyer must:
- promptly provide references and other relevant information, and
  - comply with the landlord's lawful requirements.
- 9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition) by notice to the other rescind the contract at any time before licence is obtained. Rescission is without prejudice to the claims of either seller or buyer for breach of this condition 9.

## 10. interest and apportionments

- 10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.
- 10.2 The seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.
- 10.3 Income and outgoings are to be apportioned at actual completion date unless:
- the buyer is liable to pay interest and
  - the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable.
- 10.4 Apportionments are to be calculated on the basis that
- the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made

- annual income and expenditure accrues at an equal daily rate assuming 365 days in a year and income and expenditure relating to a period of less than a year accrues at an equal daily rate during the period to which it relates
- where the amount to be apportioned is not known at completion apportionment is to be made by reference to the best estimate then available and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known
- rent payable in arrears for a period that includes the day of apportionment is to be apportioned for that period as if paid in advance.

## 11. arrears

- 11.1 The seller retains the right to receive and recover old arrears.
- 11.2 While any arrears due to the seller remain unpaid the buyer must:
- try to collect them in the ordinary course of management but need not take legal proceedings, distress or forfeit the tenancy
  - pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment)
  - on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require
  - if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order
  - not release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
  - if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to this condition 11.
- 11.3 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

## 12. management

- 12.1 This condition applies where the lot is sold subject to tenancies.
- 12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.
- 12.3 Unless set out in the special conditions the seller must consult the buyer on all management issues that would affect the buyer after completion, such as an application for licence or a rent review under a tenancy, a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy, or a new tenancy or agreement to grant a new tenancy and:
- the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability
  - if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends and
  - the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

## 13. rent deposits

- 13.1 This condition applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition 'rent deposit deed' means the deed or other document under which the rent deposit is held.
- 13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.
- 13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

- (a) observe and perform the seller's covenants and conditions in the rent deed and indemnify the seller in respect of any breach
- (b) give notice of assignment to the tenant and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

#### 14. VAT

- 14.1 Where the conditions require money to be paid the payer must also pay any VAT that is chargeable on that money, but only if given a valid VAT invoice.
- 14.2 Where the special conditions state that no VAT election has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.

#### 15. transfer as a going concern

- 15.1 Where the special conditions so state the seller and the buyer intend the sale to be treated as a transfer of a going concern and this condition applies.
- 15.2 The seller confirms that the seller or a company in the same VAT group:
  - (a) is registered for VAT and
  - (b) has, where necessary, made in relation to the lot, a VAT election that remains valid.
- 15.3 The buyer:
  - (a) is registered for VAT, either in the buyer's name or as a member of a VAT group
  - (b) has made, or will make before completion, a VAT election in relation to the lot
  - (c) is to give to the seller as early as possible before the agreed completion date evidence of the VAT registration and that a VAT election has been made and notified in writing to HM Revenue and Customs.
  - (d) must not revoke the VAT election.
 and if it does not produce the relevant evidence at least two business days before the agreed completion date, general condition 14.1 applies at completion.
- 15.4 The buyer confirms that after completion the buyer intends to:
  - (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies, and
  - (b) collect the rents payable under the tenancies and charge VAT on them.
- 15.5 Unless the seller obtains agreement to the contrary from HM Revenue & Customs:
  - (a) the seller must on or as soon as reasonably practicable after completion transfer to the buyer all VAT records for the lot and
  - (b) the buyer must keep those records available for inspection by the seller at all reasonable times.
- 15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:
  - (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot and
  - (b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due and
  - (c) if VAT is payable because the buyer has not complied with this condition 15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.

#### 16. capital allowances

- 16.1 This condition applies where the special conditions state that there are capital allowances available in respect of the lot.
- 16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.
- 16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.
- 16.4 The seller and buyer agree:
  - (a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition, and

- (b) to submit the value specified in the special conditions to HM Revenue & Customs for the purposes of their respective capital allowance computations.

#### 17. maintenance agreements

- 17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.
- 17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.

#### 18. landlord and Tenant Act 1987

- 18.1 This condition applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- 18.2 Unless the special conditions state otherwise the seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

#### 19. sale by practitioner

- 19.1 This condition applies where the sale is by a practitioner as agent of the seller.
- 19.2 The practitioner has been duly appointed and is empowered to sell the lot.
- 19.3 The practitioner and the practitioner's partners and staff have no personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding the personal liability of the practitioner and of the practitioner's partners and staff.
- 19.4 The lot is sold:
  - (a) in its condition at completion
  - (b) whether or not vacant possession is provided
  - (c) for such title as the seller may have and
  - (d) with no title guarantee
 and the buyer has no right to rescind the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.
- 19.5 Where relevant:
  - (a) the documents must include certified copies of the charge under which the practitioner is appointed, the document of appointment by the lender and the practitioner's acceptance of appointment, and
  - (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.
- 19.6 The buyer understands this condition 19 and agrees that it is fair in the circumstances of a sale by a practitioner.

#### 20. TUPE

- 20.1 Unless the special conditions state that TUPE applies then the seller warrants that there are no employees whose contracts of employment will transfer to the buyer on completion.
- 20.2 If the special conditions state that TUPE applies then:
  - (a) the seller has informed the buyer of those employees whose contracts of employment will transfer to the buyer on completion
  - (b) not less than five business days before the agreed completion date the buyer must confirm to the seller that the buyer has offered to employ those employees on the same terms as, or better terms than, their existing contracts of employment
  - (c) the buyer is to keep the seller indemnified against all liability for those employees after completion.

#### 21. environmental

- 21.1 This condition only applies where the special conditions so provide.
- 21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.
- 21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

## 22. service charge

- 22.1 This condition applies where the lot is sold subject to tenancies that include service charge provisions.
- 22.2 No apportionment is to be made at completion in respect of service charges.
- 22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:
- (a) service charge expenditure attributable to each tenancy
  - (b) payments on account of service charge received from each tenant
  - (c) any amounts due from a tenant that have not been received
  - (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.
- 22.4 In respect of each tenancy, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account
  - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds.
- and in respect of payments on account that are still due from a tenant condition 11 (arrear) applies.
- 22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay any incurred in respect of the period before actual completion date and the buyer must pay any incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.
- 22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure:
- (a) the seller must assign it (including any interest earned on it) to the buyer on completion and
  - (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

## 23. rent reviews

- 23.1 This condition applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.
- 23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.
- 23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld.
- 23.4 The seller must:
- (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers, and
  - (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.
- 23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- 23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant which relates to the seller's period of ownership within five business days of receipt of cleared funds.
- 23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.
- 23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

## 24. tenancy renewals

- 24.1 This condition applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- 24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- 24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.
- 24.4 Following completion the buyer must:
- (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings
  - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable.
  - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.
- 24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

## 25. warranties

- 25.1 Available warranties are listed in the special conditions.
- 25.2 Where a warranty is assignable the seller must:
- (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty
  - (b) apply for, and the seller and the buyer must use all reasonable endeavours to obtain, any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.
- 25.3 If a warranty is not assignable the seller must on completion:
- (a) hold the warranty on trust for the buyer
  - (b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

## 26. no assignment

The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.

## 27. notices and other communications

- 27.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.
- 27.2 If a communication is delivered by hand or is otherwise proved to have been received then it is given when delivered or received. If delivered or received after 1700 hours on a business day it is to be treated as received on the next business day.
- 27.3 If a communication is to be relied on that is not delivered by hand or otherwise proved to have been received it must be sent by first-class registered or recorded delivery post to the address of the person to whom it is to be given as specified in the sale memorandum. Such a communication will be treated as received on the second business day after it has been posted.

## 28. contracts (rights of third parties) act 1999

The contract is enforceable only by the seller and the buyer and (if applicable) their successors in title and, to the extent permitted by the conditions, by the auctioneers.

sale  
memorandum

Date.
The lot.

vendor

Name.
Address.

vendors  
solicitor

Company.
Contact.
Address.

purchaser

Name.
Address.

purchasers  
solicitor

Company.
Contact.
Address.

The price (excl. any VAT) £
Deposit paid £
Balance due on completion £

The vendor agrees to sell and the purchaser agrees to buy the lot for the price. This agreement is subject to the conditions so far as they apply to the lot. We acknowledge receipt of the deposit.

Signed by the purchaser.
Signed by Austin Gray on behalf of the vendor.

The completion date will be 28 days after exchange of contracts unless otherwise stated in the Special Conditions of Sale.

auction  
bidders  
registration  
form \_\_\_\_\_

It is now necessary for purchasers to register in order to bid at our auctions.  
Please complete the following form and either:

**a) Visit the offices of Austin Gray at 37 Vernon Terrace, Brighton prior to the auction**

**or**

**b) Attend the auction room one hour before the auction**

You will need to bring the completed form and **TWO FORMS OF IDENTIFICATION**, which will be copied and kept on file. Acceptable forms of identification are (a) valid driving licence or valid passport (proof of identity) and (b) a utility bill/bank/building society statement/mortgage statement.

bidders name/s			
address			
email			
tel home	work	mobile	
solicitors			
signature			
Date			
I.D. provided			

notes

### notice to all bidders

1. The attention of prospective purchasers is drawn to the General and Special Conditions of Sale relating to the properties. Special Conditions are available on request.
2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and bodies.
3. The successful bidder is under a binding contract as soon as the auctioneer's hammer falls on his/her bid. Immediately thereafter the purchaser is required to hand to the auctioneer's clerk a note of his/her name and address and that of his/her solicitors and to sign a memorandum of contract and to pay the required deposit before leaving the auction room.
4. If a person attending the sale intends to bid on behalf of another person or company, he/she shall, before the sale commences, hand to the auctioneer a note of the name and address of that person or company, failing which the auctioneer shall be entitled, at any time prior to the completion, to take the bidder as the contractual purchaser whether or not the auction contract was signed for or on behalf of some other person or company.
5. The auctioneers reserve the right to hold the memorandum of contract by them on behalf of the vendor until a purchasers cheque for the deposit has been cleared.
6. Any amendments to the details within the catalogue will be shown on an addendum sheet prior to the auction.
7. The particulars are intended to give outline descriptions of the properties and their accuracy is not guaranteed. Neither the auctioneers nor their employees either seek to give any warranties as to condition or size or any other matter or have any authority to give such warranties on behalf of the vendors.
8. Purchasers must satisfy themselves on all matters by their own inspections.
9. Services and appliances have not been tested by Austin Gray (or any joint agent), and therefore prospective bidders should obtain their own verification as to condition / working order.
10. There is an administration fee applicable of £150 + VAT per lot and this must be paid separately to the 10% deposit at the time of signing the contract.
11. Each lot is sold subject to the Common Auction Conditions drawn up by the Royal Institution of Chartered Surveyors (Edition 2 - October 2005), shown at the back of this catalogue.
12. Bidders are also required to register. Registration commences one hour prior to the start of the sale. If you do not have a registration form, please contact the auction department as soon as possible.

### money laundering regulations

1. We must take and keep for our records, a photocopy of two approved forms of identification for each bidder and buyer. A valid passport or valid photo driving licence and a utility bill showing your current address, comply with requirements. Failure to provide satisfactory identification could delay your purchase.

### deposit

1. The minimum deposit to pay for an auction lot is £1250.
2. Please note that cash will only be accepted up to a maximum figure of £2000 (two thousand pounds) against any lot.
3. We do not accept credit cards.

### legal documentation

1. The legal documentation has been supplied by the vendors solicitors, or the vendor. If the package received is incomplete it will mean that any outstanding paperwork will be sent on as soon as it is received by this office. Any enquiries should be directed to the auctioneers office in the first instance.
2. Photocopies of documents are provided and therefore if any part of it is unclear then please advise accordingly immediately.
3. Photocopies of plans and drawings may well have been reduced in size and therefore if you wish to see the original documents it is advisable to make an appointment to come to the auctioneers office.
4. All legal documentation we have received to date will be enclosed in your legal pack, however supplementary information and documentation may well be forthcoming between now and the date of the auction. It is your responsibility to ensure that you have made full legal enquiries and taken your solicitors advice on all matters prior to bidding.
5. The legal documents may be subject to changes and if this should occur these will be announced on the auction day on our addendum sheet. Please take care to read this on the day as this may affect your bidding on a particular property. The addendum sheet will form part of the contract.
6. A copying charge of £10.00 inclusive of VAT will be payable for each set of legal paperwork.

### telephone bidding

1. We strongly advise you to attend the auction if possible. Telephone lines are limited and we use a first come, first served basis. If you cannot attend the auction but would like to bid please contact our offices as soon as possible.
2. We must have cleared funds in place prior to auction and will not accept bids if funds are not in place. We require either a personal cheque, building society cheque or a bankers draft.
3. One of our staff will then telephone you as the specific lot is offered in 'the room'. In the event that telephone contact is not established or breaks down Austin Gray cannot be held responsible.
4. If a telephone bidder is successful, the auctioneer will sign the contract on the purchaser's behalf. A binding contract will be made upon the fall of the gavel.
5. It should be noted that unlike some auctioneers, Austin Gray will not bid on a purchasers behalf up to a given limit. The only way that we will accept bids from interested parties who cannot attend 'the room' is on the above telephone bidding basis.

### viewings

1. We have arranged block viewings for each of the lots. We are in attendance at each property for 20 minutes, so please be prompt. All viewings are to be strictly accompanied by a representative of Austin Gray at the set times as stated in our viewing sheet.
2. Please contact our offices for details of viewing times. Please note that the auction department is open for enquiries between 9.00am and 6.00pm, Monday to Friday. We regret that enquiries cannot be answered at weekends.

### pre-auction offers

1. Offers will only be considered if the lot has been viewed and the legal pack has been inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the vendor, with the buyer providing a full 10% deposit and payment of the administration fee. Our clients have agreed that only pre-auction offers above the top guide price will be considered.
2. Please check the availability of a lot to avoid wasted time and expense.

austin  
gray  
eat  
sleep  
live  
breathe  
know  
property



austin  
gray

37 vernon terrace, brighton bn1 3jh  
01273 20 19 80  
[www.austingray.co.uk](http://www.austingray.co.uk)