



Chartered Surveyors, 203 High Street, London W3 (DX 80266 Acton)  
E-Mail: mail@athawes.co.uk  
Web Site: www.athawes.co.uk  
(Telephone 020 8992 0056/0122)

**Amendments Sheet: Auction Sale – Monday 27th February 2017 at 1.00pm  
The Grand Connaught Rooms, 61-65 Great Queen Street, London WC2B 5DA**

THE SALE OF MOST LOTS IS SUBJECT TO FURTHER SPECIAL CONDITIONS OF SALE WHICH HAVE BEEN AVAILABLE PRIOR TO THE AUCTION.

**Each Successful Buyer will be required to pay to the Auctioneers, Messrs. Athawes, Son & Co., a non-refundable Buyer's Administration Fee of £300 (including VAT) (£500 if sale price is above £500,000), or for the purchase of Ground Rents, a Buyer's Administration Fee of £200 (including VAT).**

All Lots will be offered on the basis only of the Particulars, the Common Auction Conditions and the Extra Conditions to be found in the Auction Brochure, and where applicable subject to further Special Conditions of sale, referred to above and any revisions, the amendments on all pages of this sheet, and as announced by the Auctioneer in the saleroom. Any Guide Prices provided indicate only the previous price region of properties which may be similar; they are issued without responsibility and subject to revision at any time without notice. The Auctioneers have not tested any services or appliances in the above properties when preparing these particulars nor carried out any building or site survey, and are also unable to confirm that the land and premises and any substances in or materials used in construction, or fittings, furnishings and equipment therein are fit for the use described for each Lot, or that every part complies with the relevant Town & Country Planning and/or Building Regulations, Housing Acts or any other Statutory requirements, or any Lease provisions and Restrictive Covenants affecting the properties; or whether parties to a tenancy have complied with the terms of any tenancy. No warranty is given that the rents of properties let are those properly chargeable. Unless expressly stated, no rights are hereby conferred by the Contracts (Rights of Third Parties) Act 1999. Attendance at any property is entirely at the attendee's risk. Viewing of properties let has been by courtesy of the tenants and in some instances the Auctioneers have been unable to inspect; in these cases particulars have been based on details provided by the Seller or the Seller's Agents, or taken from the Rent Register or a Lease Plan, which the Auctioneers have been unable to verify. Please note that under clause A.3 of the Extra Conditions of Sale the Auctioneer has sole discretion to refuse any bid without giving reason. The successful bidder is under a Binding Contract immediately the Auctioneer's Hammer falls on his or her bid. The buyer is required to give to the Auctioneer's clerk his or her name, address and Solicitor's name and address and to sign the Memorandum of Contract and pay the specified deposit before leaving the saleroom.

**Notes**

**Lot A - 6 O'Day Court, Gunnersbury Lane, Acton W3 8HJ (page on separate sheet)**

This Lot is to be offered immediately after Lot 7. Please delete reference to double glazing and parking space, there is a communal parking area.

**Lot 4 - 51 Mill Hill Road, Acton W3 8JF (page 4-5)**

This Lot has been withdrawn, but legal pack is now available and sellers will consider offers.

**Lot 5 - 95 Goldhawk Road, Shepherds Bush W12 8EL (page 6-7)**

The main picture is an Artists Impression of the proposed development. Please delete reference to energy rating.

**Lot 6 - 298 Coldharbour Lane, Brixton SW9 8SE (page 8)**

Flat A is the lower flat and Flat B is the upper flat.

**Lot 7 - 438 Brighton Road, South Croydon, Surrey CR2 6AP (page 8)**

The property held on Lease for a term of 999 years from 25th March 1980. The deposit for this Lot is to be 15%, minimum £5,000.

**Lot 9 - 2-4 Providence Road, West Drayton, Middlesex UB7 8HJ (page 10-11)**

This Lot has been withdrawn, but the sellers will consider offers.

**Lot 10 - Land r/o 337 Staines Road West, Ashford, Middlesex TW15 1RP (page 12)**

The property is located at the junction with Chertsey Road. Access to the land is from Chertsey Road.

**Lot 12 - Land adj. Blue Cottage, New Road, Ringshall, Hertfordshire HP4 1ND (page 13)**

The deposit for this Lot is to be 15%, minimum £5,000.

**Lot 14 - Land r/o 72 Copthorne Road, Felbridge, West Sussex RH19 2NY (page 14)**

Please note that the plan in the catalogue does not show the full extent of the land, which includes an additional strip to the north. Sale will be subject to the Title plans, which have been available. The deposit for this Lot is to be 15%, minimum £5,000.

...continued

Issued 24.2.2017 (γ)

## **ATHAWES, SON & CO. Auction Sale 27th February 2017 AMENDMENTS SHEET**

**Lot 16 - Land at Nursery Lane, Fairwarp, East Sussex TN22 3DW (page 15)**

The deposit for this Lot is to be 15%, minimum £5,000.

**Lot 18 - Plot 44a Mill Corner, North Warnborough, Hook, Hampshire RG29 1HE (page 16)**

The deposit for this Lot is to be 15%, minimum £3,000.

**Lot B - Plot 2 Shooters Hill, Streatley, Berkshire RG8 9NA (page on separate sheet)**

This Lot is to be offered immediately after Lot 15. The deposit for this Lot is to be 15%, minimum £5,000.

**Lot C - Plot 43 Mill Corner, North Warnborough, Hook, Hampshire RG29 1HE (page on separate sheet)**

This Lot is to be offered immediately after Lot 18. The deposit for this Lot is to be 15%, minimum £3,000.

**The following Lots have been sold prior:**

Lot 13 - Plot 10 Broadmead Road, Send, Woking, Surrey GU23 7AD

Lot 15 - Plot 3a Shooters Hill, Streatley, Berkshire RG8 9NA

Lot 17 - Plot 44 Mill Corner, North Warnborough, Hook, Hampshire RG29 1HE

**The following Lot has been withdrawn:**

Lot 4 - 51 Mill Hill Road, Acton W3 8JF

Lot 9 - 2-4 Providence Road, West Drayton, Middlesex UB7 8HJ

**Bidders/Buyers are reminded that payment of the auction deposit to Athawes, Son & Co., shall be made by Banker's Draft or by Cheque drawn on a United Kingdom Clearing Bank; no cash will be accepted, and bidders/buyers will be asked to confirm identification in the auction saleroom by producing Evidence of Personal Identification and Evidence of Address as stated on page 17 of the Auction Brochure.**

Issued 24.2.2017 (γ)

---

**We are accepting properties for our  
NEXT AUCTION SALE: MAY 2017**



**Contact our Auction Division**

**Telephone: 020 8992 0056/0122      [auctions@athawes.co.uk](mailto:auctions@athawes.co.uk)**