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Auction Addendum

25 October 2022 - 4PM

Our auctions are currently online – www.seelandco.com/auctions

In addition to the purchase price, buyers will be required to pay a buyer's premium as **stated in the Additional Fees for each lot**. All plans showing areas of land in the catalogue are for identification purposes only and are not to scale.

Lot 2 Plot A, Land surrounding Ffos Las Racecourse, Carmarthenshire – PLEASE NOTE: VAT is payable in addition to the purchase price

Lot 3 52 Pontardulais Road, Tycroes – WITHDRAWN PRIOR

Lot 5 7 Aurora Court, Lower Holmes Street, Barry – PLEASE NOTE: the guide price has reduced to £49,000+

Lot 6 Head Lease Investment on 1-6 Arbor Vale - Please note that the Guide Price of this Lot is "£15,000-£20,000+". Some portals do not allow this range to be advertised. The reserve is to be agreed prior to the sale but will be in the usual tolerances of this range.

Lot 7 Plot C, Land surrounding Ffos Las Racecourse, Carmarthenshire – PLEASE NOTE: VAT is payable in addition to the purchase price

Lot 8 6 Heol Pymmer, Tonyrefail – PLEASE NOTE: We have been advised that the rent being paid is £500 pcm and not £550 pcm as previously stated. Please refer to the legal pack for further information

Lot 10 4 Catalina, Cei Dafydd, Barry – PLEASE NOTE: We have been advised that the details of the lease are different to that originally stated: term: 999 years from April 2003. Service charge is currently £1,357.81 per annum and not £100 per month as previously stated. The ground rent is currently £46 per annum. Please refer to the lease within the legal pack for further information - **the guide price has reduced to £95,000+**

Cont/...

OUR AUCTIONS ARE NOW BEING HELD ON LINE AT www.seelandco.com

We are now inviting entries for our 6 December 2022 auction
Closing date for entries is 11 November 2022

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Lot 11	Upper floors 26-27 St Mary Street – Please not that VAT is payable in addition to the purchase price
Lot 13	Plot D, Land surrounding Ffos Las Racecourse, Carmarthenshire – PLEASE NOTE: VAT is payable in addition to the purchase price
Lot 20	Plot F, Land surrounding Ffos Las Racecourse, Carmarthenshire – PLEASE NOTE: VAT is payable in addition to the purchase price
Lot 25	Land adjacent to 231 Cyncoed Road, Cyncoed, Cardiff – WITHDRAWN PRIOR
Lot 27	Plot E, Land surrounding Ffos Las Racecourse, Carmarthenshire – PLEASE NOTE: VAT is payable in addition to the purchase price
Lot 34	Plot G, Land surrounding Ffos Las Racecourse, Carmarthenshire – PLEASE NOTE: VAT is payable in addition to the purchase price
Lot 35	Head Lease Investment on 7-24 Arbor Vale, Dinas Powys – POSTPONED

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