

Auction Addendum

The Clive Emson Conference Centre, Detling, Kent

Monday 20th March 2017 - 11am

Clive Emson 

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 their 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

ATTENDEES ARE ADVISED THAT 'HOMES UNDER THE HAMMER' AND 'SLEEPING GIANT MEDIA' WILL BE FILMING THE AUCTION TODAY

THE FOLLOWING LOTS WILL NOT BE OFFERED FOR SALE

Lot 7 - Land 4-5 Brabazon Road, Eastchurch, Sheerness, Kent - Postponed
Lot 35 - Flat 1, 149 Station Road, Herne Bay, Kent - Sold Prior

LOT 3 - 2 SELSEA AVENUE, HERNE BAY, KENT

The property is registered with the HM Land Registry as Land on East Side of Selsea Avenue, Herne Bay and Land Adjoining 84 Sea Street, Herne Bay, and not as stated.

LOT 4 - WORKSHOP & STORE, GERALDINE RD, REAR OF 31 ST WINIFRED RD, CHERITON, FOLKESTONE, KENT
Any references to the 'outside courtyard area' are deemed removed from the auction particulars.

LOT 6 - FLAT 1, 81 NORTHDOWN ROAD, MARGATE, KENT

The flat is subject to a new Tenancy Agreement for a period of six months from 18th March 2017. A copy of the Tenancy Agreement is contained within the legal pack which is available for inspection at the Legal Documentation Desk.

LOT 10 - 2 BELLEVUE ROAD, RAMSGATE, KENT

The Tenancy Agreement states the postcode as CT11 8LB and not as stated. The Office Copy Entries list the address as The Iron Duke and 46 & 46a Plains of Waterloo, Ramsgate.

LOT 11 - 100 TONTINE STREET, FOLKESTONE, KENT

We have been advised that the tenant of Flat B is due to vacate the premises on 27th March, 2017.

LOT 17 - FLAT 11, TEVERRAS COURT, 30-32 BOUVERIE ROAD WEST, FOLKESTONE, KENT

The flat is to be offered with vacant possession and not as stated.

LOT 19 - LAND CHART ROAD, KINGSNORTH, ASHFORD, KENT

The Planning Consent is dated 9th February 2015 and not as stated.

LOT 26 - FLAT 1, 12 ETHELBERT ROAD, MARGATE, KENT

The flat has a kitchenette and not as stated. The garden referred to in the auction catalogue is communal.

LOT 27 - GROUND FLOOR & BASEMENT AT 128 KING STREET, RAMSGATE, KENT

Attention is drawn to two emails, dated 16th March 2017, from ABGM Solicitors, together with additional planning information and documentation, available for inspection at the Legal Documentation Desk. Prospective bidders are deemed to have made their own investigations into the matters raised within the emails.

LOT 28 - 1 SWEDISH HOUSES, LYNSTED LANE, LYNSTED, SITTINGBOURNE, KENT

Revised Special Conditions of Sale, dated 16th March 2017, are available for inspection at the Legal Documentation Desk.

LOT 29 - GARAGES 113-117 OFF SHIPWRIGHTS AVENUE, CHATHAM, KENT

The garages are let at a total current rental of £2,940 per annum and not as stated.

LOT 30 - FLAT 1A, SANDGATE ROAD, FOLKESTONE, KENT

Further revised Special Conditions of Sale, dated 16th March 2017, are available for inspection at the Legal Documentation Desk. There is only one kitchen and not as stated.

LOT 31 - FLAT 1B, SANDGATE ROAD, FOLKESTONE, KENT

Further revised Special Conditions of Sale, dated 16th March 2017, are available for inspection at the Legal Documentation Desk.

LOT 32 - LAND ADJ. 24 PLANTATION ROAD, FAVERSHAM, KENT

A copy of 'The Building Regulations 2010 Conditional Plans Approval' document, dated 14th October 2016, is available for inspection at the Legal Documentation Desk. Interested applicants should refer to this rather than the information provided in the catalogue with regard to Building Regulations approval.

LOT 38 - 8 JENNIFER GARDENS, MARGATE, KENT

Revised Special Conditions of Sale, dated 6th March 2017, are available for inspection at the Legal Documentation Desk.

LOT 39 - 8 CHARLTONS WAY, TUNBRIDGE WELLS, KENT

There is also a sun room/conservatory to the rear and the flat has some double glazed windows and a gas heating system via radiators.

LOT 40 - 105 SOUTH EASTERN ROAD, RAMSGATE, KENT

The property has predominantly double glazed windows and not as stated.

LOT 41 - NEW SOLE FARM BARN, SINGLEDEGE LANE, WHITFIELD, DOVER, KENT

To be sold in accordance with the Transfer Plan attached to the Special Conditions of Sale, which are available for inspection at the Legal Documentation Desk.

LOT 42 - BANK HOUSE, HIGH STREET, STAPLEHURST, TONBRIDGE, KENT

Revised Special Conditions of Sale, dated 16th March 2017, are available for inspection at the Legal Documentation Desk.

LOT 44 - 89 LONDON ROAD, TEYNHAM, SITTINGBOURNE, KENT

Revised Special Conditions of Sale, dated 17th March 2017, are available for inspection at the Legal Documentation Desk.

LOT 49 - 294 BLACKFEN ROAD, SIDCUP, KENT

The property has rear access and garage which provides off-road parking.

LOT 51 - RUPA HOUSE, 4-8 RISBOROUGH LANE, CHERITON, FOLKESTONE, KENT

The address is 4-8 Risborough Lane and not as stated. The property is currently let at £50,100 per annum, as Flat 6 is now vacant and not as stated.

LOT 52 - 29 KING STREET, RAMSGATE, KENT

The property is offered freehold with vacant possession, and not as stated. In addition to the Planning Permission stated in the auction catalogue a further Planning Consent has been granted by Thanet District Council, under ref: F/TH/14/1044, dated 6th January 2015. A copy of the Planning Consent is available for inspection at the Legal Documentation Desk.

LOT 55 - LAND JUBILEE WAY/HATHERLEY CRESCENT, SIDCUP, KENT

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, which are available for inspection at the Legal Documentation Desk.

LOT 59 - LAND FRONTING EDITH ROAD & REAR OF 20-21 ROXBURGH ROAD, WESTGATE-ON-SEA, KENT

The postcode stated in the auction catalogue is that of a nearby property.

LOT 61 - 27 UNITY STREET, SHEERNESS, KENT

The property does not have a cellar.

LOT 63 - 15 PEEL STREET, MAIDSTONE, KENT

The ground floor accommodation comprises an entrance hall, living room, dining room, kitchen, sun room, cellar, and not as stated.

LOT 70 - 1 LITTLE BARTON FARM COTTAGES, PILGRIMS WAY, CANTERBURY, KENT

The second floor has two attic rooms, each with a dormer window and not as stated.

LOT 71 - FLAT 6, 38-40 SURREY ROAD, CLIFTONVILLE, MARGATE, KENT

The Auctioneers have not been provided with a copy of the Tenancy Agreement for the flat and, therefore, cannot verify its type, existence or the rental amount quoted in the catalogue. Prospective bidders are deemed to have made their own enquiries in this respect.

LOT 72 - THANET ENTERPRISE CENTRE, DANE VALLEY ROAD, ST. PETERS, BROADSTAIRS, KENT

The site extends to 0.86 hectares (2.13 acres) and not as stated.

LOT 74 - 47 EAST CLIFF, DOVER, KENT

Revised Special Conditions of Sale, dated 13th March 2017, are available for inspection at the Legal Documentation Desk.