

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Online Auction : Bidding Commences, 10th June 2025

Auction Ends : Thursday, 12th June 2025

ADDITIONS, AMENDMENTS AND ANNOUNCEMENTS TO BE READ IN CONJUNCTION WITH THE SALES DETAILS; COMMON AUCTION CONDITIONS; SPECIAL CONDITIONS OF SALE AND ALL LEGAL DOCUMENTATION

All Lots are offered subject to the Common Auction Conditions and any individual Special Conditions of Sale, or Revised Special Conditions of Sale (as applicable), which will be attached to the Memorandum of Sale and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the bid price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the details or 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 £29,999 = £750	£30,000 to £99,999 = £1,250	£100,000 - £249,999 = £1,750
£250,000 to £499,999 = £2,250	£500,000 to £749,999 = £3,500	£750,000 and above = £5,000

THE FOLLOWING LOTS WILL NOT BE OFFERED FOR SALE

- Lot 10 - Ground Rents, Flats A-D, 444 Havering Road, Romford, Essex - Sold Prior
- Lot 26 - Former Moose Hall Jolliffe Road, Poole, Dorset - Postponed
- Lot 30 - Walter House, Fishmongers Lane, 9 & 10 King St., and 3,4&5 Flying Horse Lane, Dover, Kent - Postponed
- Lot 53 - Land Caring Lane, Bearsted, Maidstone, Kent - Sold Prior
- Lot 60 - End Of 23 George Street, Hastings, East Sussex - Postponed
- Lot 62 - Rectangular Parcel Of Land in front Of, 9-31 Kingfisher Drive, Richmond, Surrey - Sold Prior
- Lot 63 - 175-177 King Street, Ramsgate, Kent - Postponed
- Lot 68 - Land Adj. 32 Frognaal Gardens, Teynham, Sittingbourne, Kent - Postponed
- Lot 72 - 39 High Street, Sittingbourne, Kent - Postponed
- Lot 81 - 29 Sedlescombe Road North, St. Leonards-on-Sea, East Sussex - Postponed
- Lot 82 - Mayfield House Hotel, 34 Kingswood Road, Gillingham, Kent - Postponed
- Lot 83 - Rectangular Parcel Of Land At Kingfisher Drive, Richmond, Surrey - Sold Prior
- Lot 84 - 110-112 Mortimer Street, Herne Bay, Kent - Sold Prior
- Lot 87 - 3 & 4 Market Place, Great Yarmouth, Norfolk - Postponed
- Lot 89 - Land on The Southwest Side Of Waltham Road, Boreham, Chelmsford, Essex - Postponed
- Lot 99 - 43 Edward Court, Capstone Road, Chatham, Kent - Sold Prior
- Lot 112 - Netley Hill Farm, St. Johns Road, Hedge End, Southampton - Postponed
- Lot 113 - 100 Regent Court, Bryant Street, Chatham, Kent - Sold Prior
- Lot 116 - 12 Barrington Road, Colchester, Essex - Sold Prior
- Lot 141 - Green Street Farm House, 72 London Road, Teynham, Sittingbourne, Kent - Postponed
- Lot 152 - 31 New Park Street, Colchester, Essex - Sold Prior
- Lot 163 - 9 Marsh Way, Brightlingsea, Colchester, Essex - Postponed

LOT 1 - ABBOTSFORD, 66 CARLTON HILL, HERNE BAY, KENT

The Top Floor Flat rental is £650 per calendar month and not as stated, therefore currently let at £7,800 per annum. Ground Floor Flat is now being sold with vacant possession and not as stated.

LOT 3 - LAND ADJ. CHANDIGRAH, SUMMERHOUSE LANE, HAREFIELD, UXBRIDGE, MIDDLESEX

Revised Special Conditions of Sale, dated 2nd June 2025, are available. To be sold in accordance with the TP1 plan, attached to the Special Conditions of Sale.

LOT 6 - 13 MENEAGE STREET, HELSTON, CORNWALL

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The Planning Permission is for conversion of redundant first floor commercial premises to form residential apartments and associated works, and not as stated.

LOT 8 - WILDWINDS FARMHOUSE, LONDON ROAD, NORTON, SITTINGBOURNE, KENT

There is also a W.C on the ground floor.

LOT 9 - LAND CUDDRA ROAD, ST. AUSTELL, CORNWALL

To be sold in accordance with the TP1 Plan attached to the Special Conditions, and not as stated.

LOT 11 - 317 & 319 HIGH STREET, ROCHESTER, KENT

EPC Rating D (96). Total Floor Area 303 sq.m.

LOT 17 - GARAGES, 45-55 MARTIN WAY, MORDEN, SURREY

The Office Copy Entries state the address as Land on the North Side Of Martin Way and not as stated.

LOT 18 - 168 NORTHDOWN ROAD, CLIFTONVILLE, MARGATE, KENT

Commercial EPC Rating C (51). Total Floor Area 79 sq.m. Updated Residential EPC Rating E. We have been informed by the seller the works for the new Solar panels and electric heating system have not been carried out and not as stated.

LOT 20 - 53-55 ST. CATHERINE STREET, VENTNOR, ISLE OF WIGHT

The property is leasehold, the remainder of a 999-year lease, from 25th December 1910, and not as stated.

LOT 21 - GROUND RENTS, FLATS, 27-29 BEAMWAY, DAGENHAM, ESSEX

The solicitors have advised no service charge has been charged by our mutual client and that pursuant to the terms of the leases the leaseholders are responsible for buildings insurance and not as stated.

LOT 22 - WOODSIDE (FORMERLY LLOYDS BANK) & BANK HOUSE, HIGH ST., CRANBROOK, KENT

Bank House is let at a current rental of £1,650 per calendar month, and not as stated. The property is therefore currently let at £19,800 per annum and not as stated.

LOT 24 - GRASS VERGE WATERMILL CLOSE/BROUGHTON AVENUE, RICHMOND, SURREY

Revised Special Conditions of Sale, dated 10th June 2025, are available.

LOT 25 - GROUND RENTS, FLATS, 43-49 WYBURNS AVENUE, RAYLEIGH, ESSEX

Flat 45 is sold on a 125-year lease, from 25th March 1969, as per the information provided within the legal pack and the buyers are to make their own enquiries in regards to the discrepancies within the titles. The current ground rent is £12.60 per annum, however this has not been collected in recent years. Flat 47 has the remainder of a 99-year lease, from 12th March 2021 and Flat 49 has the remainder of 99-year lease, from 12th July 2019, and not as stated.

LOT 27 - FORMER BT HUT, CROFORD, WIVELISCOMBE, TAUNTON, SOMERSET

The Office Copy Entries state the address as Land Lying to the North West Of Slapemoor Bridge, and not as stated. There are no public sewers or water mains within the red line boundary of the development site.

LOT 28 - LAND REAR OF 33-47 WATERGATE ROAD, NEWPORT, ISLE OF WIGHT

For clarification the garages ARE NOT included in the sale.

LOT 31 - 12 SHAKESPEARE ROAD, GILLINGHAM, KENT

EPC Rating D.

LOT 35 - LAND BARTLETTS CLOSE, MINSTER-ON-SEA, SHEERNESS, KENT

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The Office Copy Entries state the address as Land on the South East Side Of Bartletts Close, and not as stated.

LOT 36 - 60-78 HOLLAND ROAD, CHATHAM, KENT

Revised Special Conditions of Sale, dated 9th June 2025, are available. 78 Holland Road rental is £955 per calendar month and not as stated. 68-70 Holland Road EPC Rating C (59). Total Floor Area 138 sq.m. 62 Holland Road EPC Rating D (93). Total Floor Area 58 sq.m. The Office Copy Entries state the address as Land and Buildings at the Junction Of Watson Avenue and Holland Road, New Horsted and not as stated. The ground rent in respect of 76 Holland Road is £30 per annum, and not as stated.

LOT 38 - LAND ADJ. 128 RYLANDS ROAD, KENNINGTON, ASHFORD, KENT

The Office Copy Entries state the address as Land on the West Side Of Rylands Road and not as stated.

LOT 39 - 45 HYDE ROAD, PAIGNTON, DEVON

Revised Special Conditions of Sale, dated 4th June 2025, are available. Flat 45B is the remainder of a 125-year lease, from 24th June 2023, and not as previously stated. EPC Ratings E and C (53). Total Floor Area 28 sq.m.

LOT 41 - LAND NE SIDE OF THE OAST GROVE GREEN, WEAVERING, MAIDSTONE, KENT

The Office Copy Entries refers to the postcode as ME14 5PX and not as stated.

LOT 44 - LAND RIVERSIDE DRIVE, RICHMOND, SURREY

Revised Special Conditions of Sale, dated 10th June 2025, are available.

LOT 48 - HARROW LODGE HOTEL, 31 PALMERSTON ROAD, SHANKLIN, ISLE OF WIGHT

The Office Copy Entries state the address as Harrow Lodge Hotel, Eastcliff Promenade and not as stated.

LOT 51 - 327 BOXLEY ROAD, PENENDEN HEATH, MAIDSTONE, KENT

There is also a garden and garage included in the sale, and not as stated.

LOT 54 - 49A HIGH STREET, BRADING, SANDOWN, ISLE OF WIGHT

EPC Rating D (76). Total Floor Area 19 sq.m. The Office Copy Entries state the address as 49 High Street and not as stated.

LOT 55 - FLAT A, 63 HIGH STREET, RYDE, ISLE OF WIGHT

The EPC Rating is F, and not as previously stated.

LOT 56 - GRASS VERGE IN FRONT OF 51-55 WATERMILL CLOSE, RICHMOND, SURREY

Revised Special Conditions of Sale, dated 10th June 2025, are available.

LOT 57 - ST ALBANS GARAGE, ST ALBANS ROAD, DARTFORD, KENT

The Seller has confirmed that the property is now vacant.

LOT 59 - LAND ADJOINING 60 & 61 ST MARYS ROAD, HASTINGS, EAST SUSSEX

To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated.

LOT 65 - GRASS VERGE HARDWICK ROAD, RICHMOND, SURREY

Revised Special Conditions of Sale, dated 10th June 2025, are available.

LOT 67 - APARTMENT 14, QUEENS QUAY, 3 VICTORIA PARADE, TORQUAY, DEVON

Remainder of a lease, from and including 1st January 2010 up to and including 31st December 2259, and not as stated. The wording 'with vacant possession' has been removed from the auction details as this is a Receivers sale.

LOT 70 - 2 THE ARMOURY, GLASTONBURY, SOMERSET

EPC Rating G.

LOT 71 - LAND GORE FARM, UPCHURCH, SITTINGBOURNE, KENT

The Office Copy Entries state the address as Land Lying to the North-West of Gore Farm, and not as stated.

LOT 73 - LOT 73 - HERON LODGE, SMALLFIELD ROAD, HORNE, HORLEY, SURREY

To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated. The Office Copy Entries state the address as Land on the North and West Side Of Smallfield Road and not as stated.

LOT 74 - 381A OLD LONDON ROAD, HASTINGS, EAST SUSSEX

The Property is known as 383-389 Old London Road. To be sold in accordance with the TP1 Plan, attached to the Special Conditions of Sale, and not as stated.

LOT 76 - 7 CELIA CRESCENT, EXETER, DEVON

The Office Copy Entries state the address as 7 Celia Crescent, Whipton, and not as stated.

LOT 77 - GRASS VERGE IN FRONT OF 2-12 WATERMILL CLOSE, RICHMOND, SURREY

Revised Special Conditions of Sale, dated 10th June 2025, are available.

LOT 80 - LAND BREWER STREET, LAMBERHURST, TUNBRIDGE WELLS, KENT

The Office Copy Entries state the address as Land Lying to the South-West Of Heathertye and not as stated.

LOT 85 - APARTMENT 15, QUEENS QUAY, 3 VICTORIA PARADE, TORQUAY, DEVON

Remainder of a lease, from and including 1st January 2010 up to and including 31st December 2259, and not as stated. The wording 'with vacant possession' has been removed from the auction details as this is a Receivers sale.

LOT 88 - 74 GROVE ROAD, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 2nd June 2025, are available.

LOT 90 - 61-63 LONGROW, CAMPBELTOWN, ARGYLL & BUTE, SCOTLAND

Under Section 21 of the Estate Agents Act 1979 we advise that one of the sellers of the property is an employee of Brighton & Beck (our Joint Auctioneer).

LOT 93 - 13 HIGH STREET, WELLINGTON, SOMERSET

The tenant's only break is the fifth-year anniversary of Contractual term, and not as stated. The Office Copy Entries state the address as 13 & 13A High Street and not as stated.

LOT 94 - 1 MARMION WAY, ASHFORD, KENT

The property is let at a current rental of £1,175 per calendar month, therefore currently at £14,100 per annum and not as previously stated.

LOT 100 - BALI HAI, CRAYS HILL, BILLERICAY, ESSEX

Revised Special Conditions of Sale, dated 6th June 2025, are available.

LOT 101 - 34 FANT LANE, MAIDSTONE, KENT

EPC Rating D. Viewing information - Interested applicants are advised the property is in a poor state internally and view at their own risk - This information has been added to the sales details since marketing commenced.

LOT 105 - 9 DELLANDS, OVERTON, BASINGSTOKE, HAMPSHIRE

To be sold subject to an Overage Clause.

LOT 111 - 33, 34 & 35 SANDGATE ESPLANADE, SANDGATE, FOLKESTONE, KENT

Flat 5 (33-34 Sandgate Esplanade) is tenanted and not as stated. Flat 1, 33-34 let on Tenancy Agreement at a current rental of £ 950 per calendar month and not as stated. The Auctioneers have not gained access to Flats 4, 5 & 6 33/34 Sandgate Esplanade and Flat 1, 35 Sandgate Esplanade. Interested parties should rely on their own investigations to verify the information provided.

The accommodation for Flats 1-3 inc., 33/34 Sandgate Esplanade are as follows and not as stated:

Flat 1: Entrance hall, living room with french doors to front, kitchen, bedroom 1 with en-suite, bedroom 2 and bathroom/W.C. Sold subject to the terms of an Assured Shorthold Tenancy.

Flat 2: Entrance hall, living room with french doors to front, kitchen, bedroom 1 with en-suite, bedroom 2 and bathroom/W.C.

Flat 3: Entrance hall, living room, kitchen, bedroom 1 with en-suite, bedroom 2 and bathroom/W.C.

The accommodation details for Flats 1-5 inc., 35 Sandgate Esplanade, are as follows and not as stated:

Flat 1: Not inspected. Sold subject to any unknown rights of occupation - See Special Conditions of Sale.

Flat 2: Entrance hall, kitchen/breakfast room, living room, three bedrooms, shower room/W.C. and bathroom/W.C.

Flat 3: Entrance hall, kitchen/living room, bedroom 1 with en-suite shower/WC, bedroom 2 and bathroom/W.C.

Flat 4: Entrance hall, living room, kitchen, two bedrooms and bathroom/W.C.

Flat 5: Entrance hall with utility, kitchen/living room, two bedrooms and bathroom/W.C. The borrower is currently in occupation - please see Special Conditions of Sale for further details.

LOT 115 - FLATS 1-6 KINGSWOOD, CORONATION ROAD, COWES, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 9th June 2025, are available. The Office Copy Entries state the address as Kingswood, Coronation Road, Cowes and not as stated.

LOT 123 - 32 FREDERICK ROAD, GILLINGHAM, KENT

EPC Rating D.

LOT 125 - SEA HOUSE, EAST END, TURNPIKE ROAD, MARAZION, CORNWALL

On the instructions of the Executors has been added to the details since marketing commenced. The Office Copy Entries state the address as Land on the East Side Of East Cliff Lane and not as stated.

LOT 126 - DUKE OF WELLINGTON, 28-29 HIGH STREET, HASTINGS, EAST SUSSEX

The Office Copy Entries state the address as The Duke of Wellington, 29 High Street and not as stated.

LOT 127 - 4 NEWQUAY ROAD, TRURO, CORNWALL

Sold in accordance with the TR5 Plan, attached to the Special Conditions of Sale, and not as stated. A location plan has been added since marketing commenced.

LOT 129 - 3 ELLENSLEA ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

EPC Rating G. To be offered Freehold with Part Vacant Possession, and not as previously stated.

LOT 130 - 7 PALMERSTON ROAD, SHANKLIN, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 5th June 2025, are available. Remainder of 836-year lease, from and including 1st January 2020, at a peppercorn ground rent and not as previously stated.

The Buyer is put on notice that there is a discrepancy between the description of the property within the registered lease dated 7th April 2021 which refers to the property as 7b Palmerston Road and the Title Register which refers to the property as 7 Palmerston Road. The Seller has confirmed that the property is known as 7 Palmerston Road and that this is correctly reflected on the Title Register. The Buyer buys in full knowledge of the same and no objection, enquiries or requisitions are to be raised in relation to the same.

LOT 134 - PARIS HOUSE, FRIDD LANE, BETHERSDEN, ASHFORD, KENT

EPC rating G.

LOT 135 - 20 MEAD WAY, CANTERBURY, KENT

The property is currently let at £2,705 per calendar month (£32,460 per annum) and not as stated. We have been advised the property is of steel framed non-traditional construction.

LOT 138 - 1 MONTAGUE RISE, HORSEGUARDS, EXETER, DEVON

Interested parties are advised to look at the Freehold Management Pack regarding the current charge amount and not as stated.

LOT 139 - FLAT 3, 6 ALBERT ROAD, BOURNEMOUTH

The solicitors are seeking confirmation from the Managing Agents regarding the discrepancy in the Leasehold Property Enquiries in connection with the ground rent. The flat is on the third floor. Remainder of a 189-year lease, from and including 29th September 1998 and ending on and including 28th September 2187, and not as previously stated.

LOT 140 - 11 VULCAN CLOSE, WHITSTABLE, KENT

EPC Rating C.

LOT 143 - 2 NEWQUAY ROAD, TRURO, CORNWALL

To be sold in accordance with the TR5 Plan attached to the Special Conditions of Sale, and not as stated. A location plan has been added since commencement of marketing.

LOT 144 - FLAT 10, THE PANORAMA, PARK STREET, ASHFORD, KENT

The completion date is 20 business days and not as previously stated. The property can also come with a parking space permit available from the Managing Agents.

LOT 146 - 20 PANWELL ROAD, SOUTHAMPTON

Since commencement of marketing we have been advised that the property has undergone some remedial works, to deal with an event of slight damage caused by minor foundation movement. Further details including the Certificate of Structural Adequacy are available within the legal pack.

LOT 156 - FLAT 5 & FLAT 7, WYDFORD HOUSE, 23 BELLEVUE ROAD, RYDE, ISLE OF WIGHT

The Office Copy Entries state the address as Flat 5/7 Wydford House and not as stated.

LOT 157 - GUADALUPE, 10 SPARRY LANE, CARHARRACK, REDRUTH, CORNWALL

Revised Special Conditions of Sale, dated 3rd June 2025, are available.

LOT 158 - 24 FREDERICK ROAD, GILLINGHAM, KENT

EPC Rating D.

LOT 159 - 24-26 CREEK ROAD, HAYLING ISLAND, HAMPSHIRE

Revised Special Conditions of Sale, dated 4th June 2025, are available. Flats 1-4 ground rentals are £100 per annum each, therefore the property is currently let at £28,600 per annum and not as stated. Flat D is from 16th July 2024 and not as stated. Flat A has an EPC Rating C.

LOT 160 - FLAT 3, 43 HARMER STREET, GRAVESEND, KENT

The Service Charge is in the region of £1,500 and not as stated.