

Auction Addendum

Clive Emson 

Online Auction : Bidding Commences, Monday 9 February 2026

LAND AND PROPERTY AUCTIONEERS

Auction Ends : Wednesday 11 February 2026

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 19 - Land Adjacent To Parc An Dix Lane, Phillack, Hayle, Cornwall - Postponed
- Lot 32 - Ramsgate Youth Centre, High Street, St. Lawrence, Ramsgate, Kent - Sold Prior
- Lot 33 - Land Adjacent To Glebe Row, Phillack, Hayle, Cornwall - Postponed
- Lot 36 - Land Off Porthkidney Beach, Access Via St. Michaels Way, Lelant, St. Ives, Cornwall - Postponed
- Lot 58 - Whitehouse, Mackenders Lane, Eccles, Aylesford, Kent - Sold Prior
- Lot 60 - Land Alongside Hayle Terrace, Hayle, Cornwall - Postponed
- Lot 68 - Flat 3, 18 High Street, Gravesend, Kent - Postponed
- Lot 75 - Site 126-150 Chatham Hill, Chatham, Kent - Postponed
- Lot 80 - Flat 1, Kingswood House, 10 Lewes Road, Eastbourne, East Sussex - Sold Prior
- Lot 87 - 31 Charltons Way, Tunbridge Wells, Kent - Postponed
- Lot 88 - 61 High Street, Fareham, Hampshire - Sold Prior
- Lot 90 - Land To The Rear Of 74 Treloar Warren Street, Camborne, Cornwall - Postponed
- Lot 102 - Pond Field, Sandhurst Lane, Bexhill-on-Sea, East Sussex - Sold Prior
- Lot 112 - 62A & 64A Sayes Court Road, Orpington, Kent - Postponed
- Lot 113 - 12 Speke Road, Broadstairs, Kent - Postponed
- Lot 126 - Cosy Nook, 238 Eastwood Old Road, Leigh-on-Sea, Essex - Sold Prior
- Lot 127 - Flat 10, Tamar House, Kennington Lane, Lambeth, London - Sold Prior
- Lot 138 - 12 Dundonald Road, Broadstairs, Kent - Postponed
- Lot 142 - Bridge House, Basted, Borough Green, Sevenoaks, Kent - Sold Prior
- Lot 152 - 21 Union Crescent, Margate, Kent - Postponed
- Lot 155 - Flat 3, 133 High Street, Crediton, Devon - Sold Prior
- Lot 167 - 16 Dundonald Road, Broadstairs, Kent - Postponed

LOT 1 - 12 CONNAUGHT HOUSE, CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX

Remainder of a 137-year lease, from and including 1st August 2013 to and including 24th December 2150, and not as previously stated.

LOT 3 - 57 & 59 DANBROOK ROAD, STREATHAM, LONDON

A statutory Section 42 Notice has been served in respect of Flat 59; a copy of the Notice is included in the legal pack and the freehold is sold subject to and with the benefit of that Notice. Application for the Register is dated 30th November 2023 and not as stated.

LOT 6 - 1423 WESTBEACH HOLIDAY RESORT, BATH HOTEL ROAD, WESTWARD HO!, BIDEFORD, DEVON

The property is located on the third floor.

LOT 13 - LAND ADJACENT TO GURNICK ESTATE, NEWLYN, PENZANCE, CORNWALL

The Office Copy Entries state the address as Land At Gernick Estate and not as stated.

LOT 14 - GROUND RENTS, GOWER COURT, WILFRED ROAD, RAMSGATE, KENT

The Freehold Office Copy Entries state the address as Land on the North West Corner Of Wilfred Road and High Street, St Lawrence, Ramsgate, and not as stated.

LOT 16 - 40B BELLE HILL, BEXHILL-ON-SEA, EAST SUSSEX

EPC Rating D (95). Total Floor Area 12 sq.m.

LOT 20 - THE SITE OF THE FORMER UPPER BELL INN CAR PARK, CHATHAM ROAD, CHATHAM, KENT

Revised Special Conditions of Sale, dated 26th January 2026, are available. Planning Permission is for erection of three, four-bedroom detached houses with associated access, parking, landscaping, bicycle and refuse storage, and not as stated. There is a Freehold for the Tunnel (excluded from the sale) which is subject to the Leasehold interest referred to in the sales details.

LOT 24 - 49 SEASIDE, EASTBOURNE, EAST SUSSEX

Revised Special Conditions of Sale, dated 27th January 2026, are available. EPC Rating D (88). Total Floor Area 581 sq.m.

LOT 28 - ST JOHN AMBULANCE BUILDING, GUILDHALL ROAD, PENZANCE, CORNWALL

The Office Copy Entries state the address as St John's Hall and Penalverne Car Park, Alverton Street, Penzance and not as stated.

LOT 31 - 25 HAVELOCK ROAD, HASTINGS, EAST SUSSEX

EPC Rating E (104). Total Floor Area 196 sq.m.

LOT 35 - 8 BEAUFORT WALK, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 29th January 2026, are available.

LOT 37 - 10, 14 & 14A TOWER ROAD WEST, ST. LEONARDS-ON-SEA, EAST SUSSEX

To the rear of 10-14 Tower Road West there is a further store room/workshop that has been added to the auction particulars since commencement of marketing.

LOT 40 - 40 MOLESWORTH ROAD, STOKE, PLYMOUTH, DEVON

To be sold on a new 999-year lease and not as stated.

LOT 50 - 58 NOTTAGE CRESCENT, BRAINTREE, ESSEX

The Lease states minimum age for a single person is 60 years or over, or in the case of a married couple or partners one must be over the age of 55 years and not as stated.

LOT 51 - PLOT G, ROSERROW FARM, ST. MINVER, WADEBRIDGE, CORNWALL

The photographs on the marketing/auction particulars have been updated since commencement of marketing.

LOT 52 - LAND ACKHOLT ROAD, AYLESHAM, CANTERBURY, KENT

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

LOT 53 - 11 MAPLE AVENUE, GILLINGHAM, KENT

Ground Floor Flat EPC Rating is D, and not as previously stated. The property is being sold by private individuals and not as stated.

LOT 59 - FLAT 1, IVANHOE, 47 SECOND AVENUE, FRINTON-ON-SEA, ESSEX

Please refer to the legal pack regarding the service charge amount as it is more than we have quoted within the auction particulars.

LOT 62 - ROSEMEAD, HARBOUR VIEW ROAD, NEWHAVEN, EAST SUSSEX

To be sold in accordance with the Office Copy Entries Filed Plans. The Planning Permission is dated 1st May 2025 and not as stated.

LOT 63 - LAND OFF LONGACRE ROAD, SINGLETON, ASHFORD, KENT

The Lot is sold subject to an Overage Clause. To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated.

LOT 64 - BLACKBURN LODGE, BROADWAY, SHEERNESS, KENT

The Office Copy Entries state the postcode as ME12 1RA and not as stated.

LOT 66 - FORMER COACH HOUSE, REAR OF 5 THE PARADE, MINEHEAD, SOMERSET

Revised Special Conditions of Sale, dated 6th February 2026, are available. The Office Copy Entries state the postcode as TA24 5NL and not as stated.

LOT 73 - FIRST & SECOND FLOORS, 26 HIGH STREET, KING'S LYNN, NORFOLK

Revised Special Conditions of Sale, dated 28th January 2026, are available.

LOT 76 - COMMUNICATION CENTRE, PAR MOOR ROAD, PAR, CORNWALL

Revised Special Conditions of Sale, dated 30th January 2026, are available. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated.

LOT 79 - THE OLD BANK, BEACON ROAD, CROWBOROUGH, EAST SUSSEX

The Office Copy Entries state the postcode as TN6 1AJ, and not as stated.

LOT 81 - HAYESDEN HERB & HONEY FARM, UPPER HAYESDEN LANE, TONBRIDGE, KENT

Added What3Words - wanted.ducks.towers since marketing commenced. An Auctioneer's Note has been added since commencement of marketing to read: The Lot will be subject to an Overage Clause. Further information will be included within the legal documentation, available to download from the Clive Emson website.

LOT 85 - 75 STOKE ROAD, GOSPORT, HAMPSHIRE

The Office Copy Entries state the address as 75 and 75A Stoke Road, and not as stated. The residential tenancy is from 2006, and not as stated.

LOT 86 - 50 RINGSTONE, WEST HUNTSPILL, HIGHBRIDGE, SOMERSET

An Auctioneer's Note has been added to state we have been informed by the Executor that they believe the property to be non-standard construction.

LOT 94 - 37 PRESTON STREET, FAVERSHAM, KENT

During the marketing campaign a leak has been identified in the communal parts. The Office Copy Entries state the address as 37 Preston Street and parking space to the rear of 36 Preston Street, and not as stated. Flat A accommodation details have been amended since commencement of marketing to read: Living room, kitchen, two bedrooms and bathroom with W.C.

LOT 96 - LAND AT BURY ROAD, LAWSHALL, BURY ST. EDMUNDS, SUFFOLK

The Office Copy Entries state the address as Land at Willows Residential Home, Bury Road and not as stated.

LOT 98 - THE VAULT, REAR OF 5A THE PARADE, MINEHEAD, SOMERSET

Revised Special Conditions of Sale, dated 6th February 2026, are available. The Office Copy Entries state the postcode as TA24 5NL, and not as stated. The auction particulars have been amended since commencement of marketing to read: Remainder of a 125-year lease, further information will be available within the legal pack from the Clive Emson website.

LOT 100 - LAND ON THE WEST SIDE OF MOUNT ROAD, PAR, CORNWALL

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

LOT 104 - 33 CHAPEL CRESCENT, SOUTHAMPTON

The Office Copy Entries state the address as 33 Chapel Crescent, Sholing, Southampton, and not as stated.

LOT 107 - GROUND FLOOR GARDEN FLAT, 67 WEAR BAY CRESCENT, FOLKESTONE, KENT

The Office Copy Entries state the address as Ground Floor Flat C, 67 Wear Bay Crescent, and not as stated.

LOT 119 - FLAT 7, 39 SPENCER SQUARE, RAMSGATE, KENT

The Office Copy Entries state the address as 39 Spencer Square, Ramsgate, and not as stated.

LOT 121 - 18 ORCHARD CRESCENT, HORSMONDEN, TONBRIDGE, KENT

EPC Rating F.

LOT 124 - COURT FARM BUNGALOW, BUTLEIGH, GLASTONBURY, SOMERSET

EPC Rating D.

LOT 130 - KILMORIE, PERRANWELL ROAD, GOONHAVERN, TRURO, CORNWALL

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

LOT 134 - FLAT 3B, 3 PIKE STREET, LISKEARD, CORNWALL

The flat is located on the First Floor.

LOT 140 - FLAT 5, HOGARTH HOUSE, 22 HIGH STREET, QUEENBOROUGH, KENT

Remainder of a 99-year lease, from 31st December 1987, and not as stated. The Office Copy Entries state the address as Flat 5, Hogarth House, 20-22 High Street and not as stated.

LOT 144 - 15 PERRY STREET, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 29th January 2026, are available.

LOT 156 - 53 KIMBERLEY CLOSE, DOVER, KENT

The seller believes the property is of steel and timber frame construction with brick outer skin.

LOT 159 - 97 WILSON AVENUE, DEAL, KENT

Double glazed windows were installed in 2022, and not as stated.

LOT 161 - 38 ST. PETERS PLACE, CANTERBURY, KENT

A revised video of the property was updated on 2nd February 2026.

LOT 162 - HILDEN HOUSE, 22 ALBERT ROAD, TONBRIDGE, KENT

The guide price has been increased to £380,000 Plus.

LOT 168 - 63 PEMDEVON ROAD, CROYDON

EPC Rating E.

LOT 170 - 53 CEDAR CLOSE, CLIFTONVILLE, MARGATE, KENT

EPC Rating G.

LOT 174 - MENETH GWYNS, CONSOLS, ST. IVES, CORNWALL

The property is of mixed-use and not as previously stated. EPC Rating D.

LOT 177 - 83-85 CITADEL ROAD, PLYMOUTH, DEVON

The auction particulars originally stated seven flats, however, we have now been informed, there are only six flats, and not as previously stated. EPC Ratings C and D.