

Auction Addendum

Clive Emson 

Clive Emson Conference Centre, Kent Showground, Detling
Monday 6 February 2017

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' WILL BE FILMING THE AUCTION TODAY

THE FOLLOWING LOTS WILL NOT BE OFFERED FOR SALE

- Lot 5 - 4 Coastguard Cottages, Victoria Parade, Ramsgate, Kent - Postponed
- Lot 11 - Ground Floor Flat, 2 Buckhurst Avenue, Sevenoaks, Kent - Sold Prior
- Lot 24 - 102 Dumpton Park Drive, Broadstairs, Kent - Sold Prior
- Lot 36 - Thanet Enterprise Centre, Dane Valley Road, St Peters, Broadstairs, Kent - Postponed
- Lot 48 - 188 Parrock Street, Gravesend, Kent - Sold Prior
- Lot 50 - Land Clifton Street, Margate, Kent - Postponed
- Lot 52 - 33 Hedley Street, Maidstone, Kent - Withdrawn Prior

LOT 3 - 18 PROSPECT PLACE, DOVER, KENT

The house does not have a boiler/gas heating system. There is a basement floor.

LOT 8 - GROUND RENTS, 30, 32 & 34 ARTHUR ROAD, MARGATE, KENT

The Auctioneers have been informed by the Seller's Solicitor that the ground rent per flat in respect of Flats 1-10 is £720 per annum and the ground rent per flat for Flats 11-15 is £675 per annum. In relation to this matter prospective bidders are deemed to have seen an email from the Seller's Solicitor, dated 2nd February 2017, which is available for inspection at the Legal Documentation Desk. Flat 10 has been sold on a 198 year lease from 24th December 1980 and not as stated.

LOT 9 - FLAT 1, 20 CASTLE HILL AVENUE, FOLKESTONE, KENT

The lease and freehold title states that the lease term is 999 years, from 29th September 1981, however the leasehold title shows a term of 999 years from 29th September 1991. Prospective bidders will be deemed to have satisfied themselves as to the correct tenure.

LOT 12 - 5 ST. GEORGES PLACE, REACH ROAD, ST. MARGARETS-AT-CLIFFE, DOVER, KENT

Revised Special Conditions of Sale, dated 23rd January 2017, are available for inspection at the Legal Documentation Desk.

LOT 13 - 11-11A CHURCH STREET, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 30th January 2017, are available for inspection at the Legal Documentation Desk.

LOT 14 - 14 MILL ROAD, GILLINGHAM, KENT

The property has two bedrooms (one on the first floor and another on the second floor), and not as stated in the catalogue.

LOT 17 - LAND PEENE DOWNS, PEENE, FOLKESTONE, KENT

The guide price has been revised to £24-25,000.

LOT 21 - FLAT 1, OVERTON HOUSE, 46 BROADWAY, SHEERNESS, KENT

A new 99 year lease will be granted on completion. The auction catalogue incorrectly states that the flat is held on the remainder of a 99 year lease from 1st January 2016.

LOT 22 - FLAT 7, HINDE HOUSE, 60 HIGH STREET, MILTON REGIS, SITTINGBOURNE, KENT

The tenancy is periodic at a current rental of £183.58 per week and not as stated.

LOT 25 - GARDEN FLAT, 66A DOVER ROAD, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 31st January 2017, are available for inspection at the Legal Documentation Desk.

LOT 27 - 268 STATION ROAD, RAINHAM, GILLINGHAM, KENT

The property is let on an Assured Tenancy at a current rental of £500 per calendar month and not as stated. The correct postcode is ME8 7PT and not as stated.

LOT 29 - FORMER CLUB PREMISES, NEWGATE GAP, MARGATE, KENT

Revised Special Conditions of Sale, dated 1st February 2017, are available for inspection at the Legal Documentation Desk.

LOT 33 - GARAGE & LAND, ST. NICHOLAS ROAD, LITTLESTONE, NEW ROMNEY, KENT

Further Revised Special Conditions of Sale, dated 2nd February 2017, are available for inspection at the Legal Documentation Desk.

LOT 34 - CLEVER CLOGGS NURSERY, BERWICK ROAD, WELLING, KENT

The 99 year reversionary lease is from 15th December 2006 to 14th December 2105 and not as stated. There is a right to park five motor-vehicles on week days only and not as stated.

LOT 35 - TOP FLOOR FLAT, 2 THE PARADE OFF THE BAYLE, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 19th January 2017, are available for inspection at the Legal Documentation Desk.

LOT 40 - THE BARN, ADJOINING 92A THE STREET, ASH, CANTERBURY, KENT

Prospective bidders' attention is drawn to an email received from Dover District Council stating that *"Further to the above site and DOV/13/00327 - I am happy to advise that following a discussion with one of our legal team that it is OK, the application was submitted and validated while the permission was extant. I hope this reassures you."*

The Seller's Planning Adviser (not the Dover District Council, as stated in the auction particulars) has stated in his email that: *"...This confirms that the planning is in place and that the project has started."*

Copies of the aforementioned emails are available for inspection at the Legal Documentation Desk.

LOT 41 - 74 MARTIN SQUARE, LARKFIELD, AYLESFORD, KENT

The correct postcode is ME20 6QN and not as stated.

LOT 43 - 78-79 BIGGIN STREET, DOVER, KENT

The Auctioneers have not been provided with a copy of the Lease in respect of the maisonette.

LOT 44 - 29 KING STREET, RAMSGATE, KENT

The property is subject to a Tenancy at Will, dated 1st June 2014 and not as stated. In addition to the Planning Permission stated in the auction catalogue, a further Planning Consent has been granted by the Thanet District Council, under reference F/TH/14/1044, dated 6th January 2015. A copy of the Tenancy at Will and the additional Planning Permission are available for inspection at the Legal Documentation Desk.

LOT 45 - 6 SHEERSTONE, IWADE, SITTINGBOURNE, KENT

The store room stated in the ground floor accommodation of 6 Sheerstone is located outside and not as stated.

LOT 46 - THE OLD BOATHOUSE, SEAWALL, DYMCHURCH, ROMNEY MARSH, KENT

Revised Special Conditions of Sale, dated 2nd February 2017, are available for inspection at the Legal Documentation Desk.

LOT 49 - WELLINGTON MEWS REAR OF 135 VICTORIA WAY, CHARLTON, LONDON

Electricity is provided via a generator and there is no drainage on the site. The property may not have been 'cleared' by the tenant.

LOT 54 - NUMBER 69 & LAND BETWEEN 67/69 AND REAR 25-81 HILLSIDE ROAD, DOVER, KENT

Revised Special Conditions of Sale, dated 3rd February 2017, are available for inspection at the Legal Documentation Desk.

LOT 55 - 37 LONDON ROAD, NORTHFLEET, GRAVESEND, KENT

The current ground rental is £50 per annum and not as stated.