

Auction Addendum

Venue: The Clive Emson Conference Centre, Detling

Date: Tuesday 24th July 2018 - Commencing 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' MAY BE FILMING THE AUCTION

THE FOLLOWING LOTS WILL NOT BE OFFERED FOR SALE

Lot 43 - 145 Snargate Street, Dover, Kent - Sold Prior

Lot 51 - Land Adj. 26 Nash Court Gardens, Margate, Kent - Sold Prior

Lot 58 - Land Black Robin Lane, Kingston, Canterbury, Kent - Withdrawn Prior

Lot 66 - Pampa House, Station Road, Rainham, Gillingham, Kent - Withdrawn Prior

Lot 72 - 1 Hartley Road, Welling, Kent - Sold Prior

Lot 77 - Flat 5, 56 High Street, Newington, Sittingbourne, Kent - Postponed

LOT 23 - LAND OPPOSITE 5-9 POUNSLEY ROAD, DUNTON GREEN, SEVENOAKS, KENT

The guide price has been revised to £70,000-£75,000.

LOT 26 - 13 CASTLE AVENUE, ROCHESTER, KENT

Prospective bidders attention is drawn to two emails, both dated 9th May 2018 in respect of the eradication of Japanese Knotweed. A copy of the emails are available for inspection at the Legal Documentation Desk. There is also a 10 year Guarantee for an ongoing programme for the eradication of Japanese Knotweed in the rear garden.

LOT 27 - OAK TREE BUSINESS PARK, THE COURTYARD, ORBITAL PARK, SEVINGTON, ASHFORD, KENT

Revised Special Conditions of Sale, dated 20th July 2018, are available for inspection at the Legal Documentation Desk. There is a right of way over the access leading to units 18 & 19, these are not within the sellers freehold title, but are located to the rear of the site. Units 18 & 19 pay service charges.

LOT 28 - GROUND RENTS, OLD JOHNSONS 202/204 STATION ROAD, RAINHAM, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 20th July 2018, are available for inspection at the Legal Documentation Desk.

LOT 29 - GROUND RENTS, 12 YORK ROAD, TUNBRIDGE WELLS, KENT

Flat 1 is sold on a 99 year lease, from 4th January 2016, and not as stated.

LOT 32 - FLAT 4, SPEMBLEY WORKS, 13 NEW ROAD AVENUE, CHATHAM, KENT

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

LOT 34 - 16 & 16A BANK STREET, ASHFORD, KENT

Revised Special Conditions of Sale, dated 19th July 2018, are available for inspection at the Legal Documentation Desk.

LOT 36 - BRENCHLEY HOUSE, 75-77 HIGH STREET, SITTINGBOURNE, KENT

The Statement of Accounts included in the legal pack shows the current rental being paid by the tenant of Room 7 to be £200 per calendar month.

LOT 37 - 27 GRANVILLE DRIVE, HERNE BAY, KENT

Revised Special Conditions of Sale, dated 9th July 2018, are available for inspection at the Legal Documentation Desk.

LOT 39 - 332 CHERITON ROAD, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 18th July 2018, are available for inspection at the Legal Documentation Desk.

LOT 41 - 65B ETHELBERT ROAD, MARGATE, KENT

The lease is for a term of 125 years, less one day, from 24th March 2018 and not as stated.

LOT 42 - NORFOLK HOUSE, 125 ISLAND ROAD, UPSTREET, CANTERBURY, KENT

To be offered freehold with vacant possession and not as stated.

LOT 46 - FLAT 1, 16 CALDER ROAD, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 20th July 2018, are available for inspection at the Legal Documentation Desk. The current rental is £145 per week and not as stated. A Deed of Variation included within the legal pack states that the lease will be 189 years from 24th June 1988 and not as stated.

LOT 47 - FLAT 4, 16 CALDER ROAD, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 20th July 2018, are available for inspection at the Legal Documentation Desk. The flat is let on an Assured Shorthold Tenancy Agreement at a current rental of £128 per week and not as stated. A Deed of Variation included within the legal pack states that the lease will be 189 years from 24th June 1988 and not as stated.

LOT 49 - 113-119 (ODDS) MORTIMER STREET, HERNE BAY, KENT

The lease in respect of 115a Mortimer Street is for a term of three years, from 14th May 2018, and not as stated. The Office Copy Entries state the postcode to be CT6 5EX.

LOT 50 - 418 CANTERBURY STREET, GILLINGHAM, KENT

To be sold in accordance with the Office Copy Entry Filed Plans (K67574 and K359850), subject to the transfer of a part of Title K67574, dated 23rd October 2017, available for inspection at the Legal Documentation Desk.

LOT 52 - THE ALMA, ALMA PLACE, STROOD, ROCHESTER, KENT

Further Revised Special Conditions of Sale, dated 20th July 2018, are available for inspection at the Legal Documentation Desk. The flats located on the Upper Parts are sold on 125 year leases and not as stated.

LOT 54 - 2 THE GREEN, SCHOOL LANE, WEST KINGSDOWN, SEVENOAKS, KENT

Revised Special Conditions of Sale, dated 12th July 2018, are available for inspection at the Legal Documentation Desk.

LOT 59 - LAND FRONTING HIGH STREET, ROCHESTER, KENT

Revised Special Conditions of Sale, dated 20th July 2018, are available for inspection at the Legal Documentation Desk.

LOT 60 - 79 HIGH STREET, RAMSGATE, KENT

The proposed plans state that Unit 2 will be located on the first floor and Unit 3 will be located on the second and third floors.

LOT 62 - 10-14 KESTREL ROAD, LORDSWOOD, CHATHAM, KENT

The tenure is leasehold for a term of 125 years, from 1st October 1986, and not as stated.

LOT 64 - 12A NEW STREET, SHEERNESS, KENT

There is a kitchen/dining room (not separate rooms as stated). The Rent Register states the effective date as 29th November 2017, and not as stated.

LOT 68 - 13 HIGH STREET, ASHFORD, KENT

The property does not have a return frontage but does back onto St Johns Lane.

LOT 74 - 20 LAKESIDE CLOSE, SIDCUP, KENT

There is a kitchen/dining room (not separate rooms as stated).

LOT 78 - FORMER PREMISES OF J G BURGESS & CO, UFTON LANE, SITTINGBOURNE, KENT

The lot is semi-detached and not as stated. The building located in the car park and currently accessible from the lot is not part of the sale. The sale show room referred to in the catalogue has more recently been used as a customer/office space.

LOT 80 - 81-85 HIGH STREET, RAMSGATE, 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. The site measurements referred to in the catalogue entry are incorrect.

LOT 82 - GROUND FLOOR SHOPS AT 33-35 & 37 HARBOUR STREET, RAMSGATE, KENT

The Office Copy Entries refer to the property as Ground Floor and Basement, 33, 35 and 27 Harbour Street. The lot is held under a 999 year lease and not as stated.

LOT 84 - FORMER SEABROOK TROUT FARM, HORN STREET, HYTHE, KENT

Revised Special Conditions of Sale, dated 23rd July 2018, are available for inspection at the Legal Documentation Desk.

LOT 85 - 117C LONDON ROAD, NORTHFLEET, GRAVESEND, KENT

To be sold with the remainder of a 120 year lease, from 12th May 2006, at a current ground rental of £75 per annum and not as stated.

LOT 88 - 99 MARLBOROUGH ROAD, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 7th July 2018, are available for inspection at the Legal Documentation Desk.

LOT 90 - PART OF PREMISES AT 20 WEST STREET, FAVERSHAM, 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 92 - LAND GRAVELLY WAYS, LADDINGFORD, PADDOCK WOOD, MAIDSTONE, KENT

Prospective bidders attention is drawn to an email received from Yalding Parish Council, together with a reply from DGB Solicitors, dated 18th July 2018. In addition a previous Soil Survey (2005), Wildlife Site Designation, Public Footpath Plan and Notice of Drainage Rates are available for inspection at the Legal Documentation Desk.