

Auction Addendum

Clive Emson 

Venue: The Clive Emson Conference Centre, Detling

LAND AND PROPERTY AUCTIONEERS

Date: Monday, 10th September 2018 - Commencing 11am

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 6 - Ground Rents, 18 Guildford Road, Tunbridge Wells, Kent - Sold Prior
- Lot 17 - 285-287 Dover Road, Walmer, Deal, Kent - Sold Prior
- Lot 18 - 11A Doggett Road, Catford, London - Sold Prior
- Lot 32 - The Qube, Rowlands Building, St Radigunds Road, Dover, Kent - Sold Prior
- Lot 38 - Land Robin Close, Sittingbourne, Kent - Postponed
- Lot 39 - Land Middletune Avenue, Sittingbourne, Kent - Postponed
- Lot 61 - 4 Old Mill Lane, Off Pratling Street, Aylesford, Maidstone, Kent - Withdrawn Prior
- Lot 71 - Former Premises Of J G Burgess & Co, Ufton Lane, Sittingbourne, Kent - Sold Prior
- Lot 79 - Land Adj. Bramblewood, Stone Street, Petham, Canterbury, Kent - Withdrawn Prior
- Lot 83 - The Oaks, Radfall Road, Whitstable, Kent - Sold Prior

LOT 5 - 10 LAURESTON PLACE, DOVER, KENT

Flat 1 is let at £300 per calendar month and Flat 2 is let at £325 per calendar month and not as stated. The property is, therefore, currently let at £19,800 per annum and not as stated.

LOT 7 - GROUND RENTS, FOX COURT, LONDON ROAD, TEYNHAM, SITTINGBOURNE, KENT

Flat 1 is sold on a 125 year lease from 1st January 2017; Flat 2 is sold on a 125 year lease from 1st December 2016 and Flat 4 is sold on a 125 year lease from 1st December 2016 and not as stated.

LOT 9 - GARAGES REAR OF 33 & 35 THAMES AVENUE, SHEERNESS, KENT

Prospective bidders are deemed to have made their own enquiries regarding rental amounts, tenancy types and the number of vacant garages. Individuals should not rely on the catalogue details in respect of these matters.

LOT 23 - 12 TIVOLI ROAD, MARGATE, KENT

The property has a cellar.

LOT 30 - 21 LOOSE ROAD, MAIDSTONE, KENT

The bathroom and separate W.C. are on the ground floor and not as stated.

LOT 33 - 289 CHERITON ROAD, FOLKESTONE, KENT

The guide price has been revised to £250,000-260,000. The hallway window is not double glazed and the kitchen/dining room is not separate as stated.

LOT 34 - 8 HARBOUR STREET, RAMSGATE, KENT

Revised Special Conditions of Sale, dated 6th September 2018, are available for inspection at the Legal Documentation Desk.

LOT 35 - 5 GORDON ROAD, CLIFTONVILLE, MARGATE, KENT

Revised Special Conditions of Sale, dated 31st August 2018, are available for inspection at the Legal Documentation Desk.

LOT 37 - 59 & 59A CANTERBURY ROAD, WHITSTABLE, KENT

The current rental in respect of 59 Canterbury Road is £5,500 per annum and not as stated. The cloakroom with W.C. on the ground floor is accessed from the outside.

LOT 41 - THE OAK, 5 HIGH STREET, CHARING, ASHFORD, KENT

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

LOT 42 - 124 GROSVENOR PLACE, MARGATE, KENT

Revised Special Conditions of Sale, dated 31st August 2018, are available for inspection at the Legal Documentation Desk. The Office Copy Entries state the postcode to be CT9 1UY and not as stated.

LOT 48 - THE PUMP HOUSE, DEAN STREET, EAST FARLEIGH, MAIDSTONE, KENT

To be sold in accordance with the Office Copy Entries Filed Plan available for inspection at the Legal Documentation Desk.

LOT 55 - 6 HANOVER STREET, HERNE BAY, KENT

Revised Special Conditions of Sale, dated 3rd September 2018, are available for inspection at the Legal Documentation Desk. The current rental came into effect on 14th October 2016 and not as stated.

LOT 56 - GARDEN FLAT, 71 ST JOHNS ROAD, SEVENOAKS, KENT

Revised Special conditions of Sale, dated 3rd September 2018, are available for inspection at the Legal Documentation Desk.

LOT 57 - 44 MANSEL DRIVE, BORSTAL, ROCHESTER, KENT

If before the due completion date, the purchaser's solicitors wish to serve a Notice on the freeholders to extend the Ground Lease on behalf of the purchaser, the seller's solicitors have confirmed that they will arrange for the seller to sign the Notice which will have been prepared by the purchaser's solicitors at the purchaser's cost.

LOT 58 - 43/45 LUTON HIGH STREET, CHATHAM, KENT

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

LOT 64 - 60C PICARDY ROAD, UPPER BELVEDERE, KENT

Revised Special Conditions of Sale, dated 29th August 2018, are available for inspection at the Legal Documentation Desk.

LOT 72 - 47 PRIMROSE ROAD, DOVER, KENT

The lot is to be offered with vacant possession upon completion and not as stated.

LOT 74 - 43 BIGGIN STREET, DOVER, KENT

The postcode is CT16 1DB and not as stated.

LOT 75 - FLAT 2, 1 MURSTON ROAD, SITTINGBOURNE, KENT

The current ground rental is £28 per annum and not as stated.

LOT 76 - 18 GRANGE ROAD, RAMSGATE, KENT

Flat 18A Grange Road is let at £685 per calendar month and not as stated. The property is, therefore, currently let at £16,620 per annum and not as stated.

LOT 80 - 226 TANKERTON ROAD, WHITSTABLE, KENT

Revised Special Conditions of Sale, dated 7th September 2018, are available for inspection at the Legal Documentation Desk. Room 4 is currently let at £433.33 per calendar month and not as stated. The property is currently arranged as three self-contained flats on the ground floor and four rooms with communal kitchen and bathroom facilities on the first floor.

LOT 85 - 14A TRINITY GROVE, GREENWICH, LONDON

The Auctioneers have been informed, via the Loss Adjuster, that there is a structural issue with this property and prospective bidders are advised to inspect the Summary Report, dated 20th July 2018, which is available for inspection at the Legal Documentation Desk.