

# Auction Addendum **Clive Emson**

Venue: The Clive Emson Conference Centre, Detling

Date: Tuesday, 11th December 2018 - Commencing 11am

**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 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 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 TODAY**

### **THE FOLLOWING LOTS WILL NOT BE OFFERED FOR SALE**

- Lot 9 - Flat 5, Rhodaus House, Rhodaus Close, Canterbury, Kent - Postponed
- Lot 11 - 20 Setterfield Road, Margate, Kent - Postponed
- Lot 17 - Ronald Dene, Ellens Road, Deal, Kent - Postponed
- Lot 22 - 11A Leysdown Road, Leysdown-on-Sea, Sheerness, Kent - Postponed
- Lot 23 - Basement Flat, 17 Park Road, Tunbridge Wells, Kent - Withdrawn Prior
- Lot 37 - Land & Woodland, New Years Lane, Knockholt, Sevenoaks, Kent - Sold Prior
- Lot 39 - Satis House, 11 Elms Avenue, Ramsgate, Kent - Postponed
- Lot 53 - 37, 39 & 39A King Street, Sandwich, Kent - Sold Prior
- Lot 54 - 114 Island Road, Sturry, Canterbury, Kent - Sold Prior
- Lot 57 - Ground Floor Shops, 33-35 & 37 Harbour Street, Ramsgate, Kent - Sold Prior
- Lot 61 - Charhurst, 5 Crayburne, Betsham, Southfleet, Gravesend, Kent - Withdrawn Prior

#### **LOT 21 - SEA VIEW, CRETE ROAD EAST, FOLKESTONE, KENT**

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

#### **LOT 26 - FORMER POLICE HOUSE 133 MAIN ROAD, SUTTON AT HONE, DARTFORD, KENT**

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

#### **LOT 30 - 129 MAGPIE HALL ROAD, CHATHAM, KENT**

The tenants have issued a notice to vacate on or before completion - a copy email received from the seller's solicitor, dated 30th November 2018, has been added to the legal pack and is available for inspection at the Legal Documentation Desk.

#### **LOT 32 - 156B RICHMOND ROAD, GILLINGHAM, KENT**

Revised Special Conditions of Sale, dated 21st November 2018, are available for inspection at the Legal Documentation Desk. The Office Copy Entries show a start date of the lease as 1989, however the lease shows 1980 - it is believed that the 'nine' has been omitted (or inadvertently covered) when it was originally scanned and then when the Land Registry had it scanned.

#### **LOT 33 - 17 HAMPSHIRE DRIVE, MAIDSTONE, KENT**

To be sold in accordance with the plan attached to the Transfer, dated 30th October 2000, available for inspection at the Legal Documentation Desk.

**LOT 36 - 102 UNION STREET, MAIDSTONE, KENT**

The Planning Permission reference is 18/503936/FULL and not as stated.

**LOT 38 - THE TELEGRAPH INN, 1 HAMILTON ROAD, DEAL, KENT**

The postcode is CT14 9DE, as shown on the Office Copy Entries, and not as stated.

**LOT 45 - 128 CRABBLE HILL, DOVER, KENT**

There is also a basement.

**LOT 48 - BARROW HILL HOUSE & THE OFFICES, MAIDSTONE ROAD, ASHFORD, KENT**

The middle flat also has a living room. The postcode is TN24 8RL, as shown on the Office Copy Entries, and not as stated.

**LOT 56 - LAND PILGRIMS WAY, DETLING, MAIDSTONE, KENT**

A copy of the 1979 Tree Preservation Order is available for inspection at the Legal Documentation Desk.

**LOT 59 - 61 CROSS LANE EAST, GRAVESEND, KENT**

Revised Special Conditions of Sale, dated 26th November 2018, are available for inspection at the Legal Documentation Desk.

**LOT 62 - FLAT 2, 10 HIGH STREET, HERNE BAY, KENT**

Previously let at £725 per calendar month (£8,700 per annum) and not as stated. On completion the Seller will transfer to the buyer 2 ordinary £1 shares in the company 10 High Street Herne Bay Limited.

**LOT 64 - 174 FAIRVIEW AVENUE, WIGMORE, GILLINGHAM, KENT**

The tenant has now vacated the property. In accordance with the Special Conditions of Sale, completion will be 20 business days after the contract date.

**LOT 66 - 1A ABBEY ROAD, BELVEDERE, KENT**

The ground rental is £75 per annum and not as stated. There is an allocated parking space to the rear.

**LOT 67 - WILDWINDS BARN, LONDON ROAD, TEYNHAM, SITTINGBOURNE, KENT**

The property is currently occupied. The Seller has confirmed to the Auctioneers that vacant possession will be granted on completion.

**LOT 69 - 60 LEA VALE, CRAYFORD, DARTFORD, KENT**

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

**LOT 73 - LAND ELLISON CLOSE, CHESTFIELD, WHITSTABLE, KENT**

The postcode quoted in the catalogue is for a nearby property.

**LOT 74 - THE HOYSTINGS, 56 OLD DOVER ROAD, CANTERBURY, KENT**

The property is subject to a 99 year lease, (electricity sub-station), from 21st June 1965. The property also has a basement.

**LOT 75 - 9-11 HIGH STREET, CRANBROOK, KENT**

The entire property is let under a Tenancy at Will, dated 4th April 2018, at a current rental of £900 per calendar month (£10,800 per annum) and not as stated. The property is freehold and not part vacant possession, as previously stated.

**Thank you for attending today's auction** If you intend to bid on any of the Lots to be offered in our Sussex, West Country or Hampshire auctions, the Addendum will be available to download/view on our website the evening before the auction.

## Our Next Five Day Auction

Day 1	Monday, 4th February	Essex and North & East London
Day 2	Tuesday, 5th February	Kent & South East London
Day 3	Wednesday, 6th February	Sussex & Surrey
Day 4	Thursday, 7th February	West Country
Day 5	Friday, 8th February	Hampshire & Isle of Wight

**Auction entries are now invited**

**Closing date Monday, 7th January**