

# Auction Addendum

Venue: The Clive Emson Conference Centre, Detling

Date: Tuesday, 5th February 2019 - 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 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 A TV CREW WILL BE FILMING AT TODAY'S AUCTION

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

Lot 46 - Swanton House, Elwick Road, Ashford, Kent - Sold Prior

Lot 47 - Conyers, Church Road, Ashford, Kent - Sold Prior

Lot 61 - 23/25 St Johns Road, Gillingham, Kent - Sold Prior

Lot 62 - Oak Tree Place, Maidstone Road, Cross at Hand, Staplehurst, Tonbridge, Kent - Postponed

#### LOT 21 - WOODLAND & LAND, DENTON WOOD, SHELVIN LANE, WOOTTON, CANTERBURY, KENT

To be sold in accordance with the Special Conditions of Sale and the TP1, available for inspection at the Legal Documentation Desk.

#### LOT 22 - 156A RICHMOND ROAD, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 28th January 2019, are available for inspection at the Legal Documentation Desk.

#### LOT 28 - 26 BISHOPSWOOD, KINGSNORTH, ASHFORD, KENT

There is parking and not a garage as stated on the Office Copy Entries.

#### LOT 29 - ORCHARD COTTAGE, FAVERSHAM ROAD, KENNINGTON, ASHFORD, KENT

Revised Special Conditions of Sale, dated 4th February 2019, are available for inspection at the Legal Documentation Desk.

#### LOT 30 - GRANVILLE BARS, VICTORIA PARADE, RAMSGATE, KENT

The tenure is a 999 year lease, from 25th December 2012, and not as stated.

#### LOT 32 - FLAT 4, THE HOYSTINGS, 56 OLD DOVER ROAD, CANTERBURY, KENT

The current ground rental is £250 per annum and not as stated. The flat is located on the first floor and not as stated.

#### LOT 34 - SUNLEY HOUSE, 14-19 MIDDLE ROW, MAIDSTONE, KENT

The guide price has been revised to £430-440,000.

#### LOT 43 - 43 FAIRFIELD ROAD, RAMSGATE, KENT

We understand the tenant has now vacated the property.

#### LOT 44 - FLAT 2, THE HOYSTINGS, 56 OLD DOVER ROAD, CANTERBURY, KENT

The current ground rental is £250 per annum and not as stated.

#### LOT 46 - SWANTON HOUSE, ELWICK ROAD, ASHFORD, KENT

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

#### LOT 54 - LAND & WOODLAND, NEW YEARS LANE, KNOCKHOLT, SEVENOAKS, KENT

The second photograph shown in the auction catalogue is a view to the front of the Bridle Way at New Years Lane. It is not an access gate onto the land.

#### LOT 63 - ETCHINGHILL CRICKET PITCH, CANTERBURY ROAD, ETCHINGHILL, FOLKESTONE, KENT

The property is to be sold freehold and subject to the Revised Special Conditions of Sale, dated 31st January 2019.

#### LOT 65 - 19 COOKHAM HILL, ROCHESTER, KENT

The car/vehicle located on the premises is excluded from the sale.