

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Clive Emson Conference Centre, Detling

Date: Tuesday, 19th March 2019 - 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 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' WILL BE FILMING THE AUCTION TODAY

THE FOLLOWING LOTS WILL NOT BE OFFERED FOR SALE

Lot 32 - 22 St Mildreds Road, Ramsgate, Kent - Sold Prior

Lot 62 - 53 & 55 Ordnance Street, Chatham, Kent - Postponed

Lot 86 - Flat 1, The Lodge, Salts Drive, Broadstairs, Kent - Withdrawn Prior

LOT 15 - 85 MARLBOROUGH ROAD, GILLINGHAM, KENT

The property has a cellar.

LOT 17 - LAND FRONTING EDITH ROAD & REAR OF 20-21 ROXBURGH ROAD, WESTGATE-ON-SEA, KENT

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

LOT 18 - LAND ADJ. 20 EAST KENT AVENUE, NORTHFLEET, GRAVESEND, KENT

The guide price has been revised to £60,000-65,000. The Planning Permission consent is dated 9th February 2017 and not as stated.

LOT 19 - HARLEND HOUSE, HIGH STREET, EYNSFORD, DARTFORD, KENT

The guide price has been revised to £170,000-175,000.

LOT 22 - PLANTIN HOUSE, WELLESLEY ROAD, ASHFORD, KENT

Revised Special Conditions of Sale, dated 15th March 2019, are available for inspection at the Legal Documentation Desk. Flat 2 is now vacant. The current rental for the commercial part is £10,000 per annum. The property is, therefore, let at £18,700 per annum and not as stated.

LOT 29 - FLAT 1, THE HOYSTINGS, 56 OLD DOVER ROAD, CANTERBURY, KENT

The sale also includes a garden area in accordance with the Revised Special Conditions of Sale, dated 15th March 2019, available for inspection at the Legal Documentation Desk.

LOT 30 - 2 & 4 STAR MILL LANE & GARAGES REAR OF 2 & 4 STAR MILL LANE, CHATHAM, KENT

To be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Legal Documentation Desk. A schedule of arrears for the garages is available for inspection at the Legal Documentation Desk.

LOT 31 - THE OLD HOUSE COTTAGE, CHURCH ROAD, KENNINGTON, ASHFORD, KENT

The property is known as The Old House Cottage and not Old Church Cottage as stated.

LOT 33 - 34 DOVE CLOSE, KINGSNORTH, ASHFORD, KENT

The property also has a ground floor cloakroom/W.C. The tenant has now vacated.

LOT 36 - LAND ADJ 74 MARTIN SQUARE, LARKFIELD, AYLESFORD, KENT

According to the Office Copy Entries the postcode of the land is ME20 6QN and not as stated.

LOT 38 - FLAT 1, 2 DENMARK ROAD, RAMSGATE, KENT

The tenure will be 138 year lease and not as stated.

LOT 47 - 10 APOLLO HOUSE, ILLUSTRIOUS CLOSE, WALDESLADE, CHATHAM, KENT

Revised Special Conditions of Sale, dated 15th March 2019, are available for inspection at the Legal Documentation Desk. The flat is let at £525 per calendar month and not as stated. The flat also has a parking space.

LOT 52 - 12 WOODHALL TERRACE, HIGH STREET, QUEENBOROUGH, KENT

The property is let at £111.50 per week and not as stated.

LOT 53 - 45 FRIDAY ROAD, ERITH, KENT

The guide price has been revised to £265,000 Plus.

LOT 57 - FLAT 5, RHODAS HOUSE, RHODAS CLOSE, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 13th March 2019, are available for inspection at the Legal Documentation Desk.

LOT 63 - FLAT 1A, 48 YESTER ROAD, CHISLEHURST, KENT

The guide price has been revised to £425,000 Plus.

LOT 67 - 4 ARKLOW SQUARE, RAMSGATE, KENT

Revised Special Conditions of Sale, dated 15th March 2019, are available for inspection at the Legal Documentation Desk. Prospective bidders attention is drawn to the 'Additional Information' sheet included with the Special Conditions of Sale available for inspection at the Clerks' Desk. The accommodation for the lower ground floor maisonette is on the lower ground floor and upper ground floor, not first floor as stated. Prospective bidders are deemed to have made their own investigations regarding existing and future use of the property with the Local Planning Authority; Thanet District Council.

LOT 71 - 5 WINDMILL ROAD, GILLINGHAM, KENT

The Seller is unable to supply a copy of the original Assured Shorthold Tenancy Agreement which is believed to have commenced 28th October 2010.

LOT 73 - LAND LEAVES GREEN ROAD, KESTON, KENT

The Office Copy Entries state the address of the land as Land on the East Side of Ashmore Lane, Keston. The land is to be sold in accordance with the Office Copy Entries Filed Plan available for inspection at the Legal Documentation Desk.

LOT 74 - LOWER DANE FARMHOUSE, OFF STONE STREET, PETHAM, CANTERBURY, KENT

The site of the former farmhouse is located in Petham, not Petsham, as stated.

LOT 78 - LEA FARM BUILDING, FAVERSHAM ROAD, LENHAM, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 13th March 2019, are available for inspection at the Legal Documentation Desk. The Planning Reference is 18/501016/FULL, dated 1st June 2018, and is for conversion to holiday let accommodation only (not commercial use).

LOT 79 - LAND 6A ST MICHAELS CLOSE, SITTINGBOURNE, KENT

The elevations provided in the auction catalogue are a variation of the plans approved under the Planning Consent. Interested applicants are advised to inspect the approved drawing number 7-800-PL-02 REV A for correct approved elevation and layout design. The plan, together with other legal documentation will be available for inspection at the Legal Documentation Desk.

LOT 82 - GROUND & FIRST FLOOR FLATS, 26 MALVERN ROAD, GILLINGHAM, KENT

With regard to the first floor flat the Seller is unable to supply a copy of the original Assured Shorthold Tenancy which is believed to have commenced 1st May 2013.

LOT 85 - 27 FROG LANE, WEST MALLING, KENT

The property will only have two bedrooms, if the partition between the living room and former front bedroom is reinstated.

LOT 91 - SECOND FLOOR, 235 HIGH STREET, ORPINGTON, KENT

Revised Special Conditions of Sale, dated 7th March 2019, are available for inspection at the Legal Documentation Desk.

LOT 93 - 19/19A BROADMEAD ROAD, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 12th March 2019, are available for inspection at the Legal Documentation Desk.