

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Clive Emson Conference Centre, Detling

Date: Tuesday, 30th April 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 23 - Half Crown Barn, Tenterden Road, Rolvenden, Cranbrook, Kent - Sold Prior
- Lot 34 - 152 Blandford Road, Beckenham, Kent - Postponed
- Lot 37 - 11A Leysdown Road, Leysdown-on-Sea, Sheerness, Kent - Sold Prior
- Lot 40 - Garage Rear Of 381 Walderslade Road, Walderslade, Chatham, Kent - Sold Prior
- Lot 44 - Golden Wood Farm, Brisley Lane, Ruckinge, Ashford, Kent - Withdrawn Prior
- Lot 54 - 21 Barden Road, Speldhurst, Tunbridge Wells, Kent - Postponed
- Lot 63 - 107 & 123 Enbrook Valley, Folkestone, Kent - Sold Prior

LOT 14 - 19/19A GRACE HILL, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 24th April 2019, are available for inspection at the Legal Documentation Desk.

LOT 15 - FLAT 3, THE HOYSTINGS, 56 OLD DOVER ROAD, CANTERBURY, KENT

The garden area is communal.

LOT 17 - GROUND RENTS, 19 PRIORY HILL, DARTFORD, KENT

Revised Special Conditions of Sale, dated 29th April 2019, are available for inspection at the Legal Documentation Desk.

LOT 20 - 61A MILTON STREET, SWANSCOMBE, KENT

The current ground rental is £100 per annum and not as stated.

LOT 22 - 40-42 LONDON ROAD, NEWINGTON, SITTINGBOURNE, KENT

Revised Special Conditions of Sale, dated 18th April 2019, are available for inspection at the Legal Documentation Desk.

LOT 27 - 34 HIGH STREET, GILLINGHAM, KENT

The lease in respect of the ground floor/basement is for a term of seven years, from 4th March 2019, and not as stated.

LOT 28 - 33 MANOR ROAD, LYDD, ROMNEY MARSH, KENT

Revised Special Conditions of Sale, dated 26th April 2019, are available for inspection at the Legal Documentation Desk.

LOT 30 - 18 HYTHE STREET, DARTFORD, KENT

The flat is accessed from the side and the accommodation is living room/kitchen, bedroom and shower room with W.C. and not as stated.

LOT 31 - 9 EAST STREET, CHATHAM, KENT

The accommodation on the ground floor comprises a living room, kitchen, bathroom with W.C. and not as stated.

LOT 36 - 29B HIGH STREET, GILLINGHAM, KENT

Further Revised Special Conditions of Sale, dated 26th April 2019, are available for inspection at the Legal Documentation Desk.

LOT 41 - 29, 29A, 29B & 33 STATION ROAD, BIRCHINGTON, KENT

The Assured Shorthold Tenancy in respect of 29A Station Road is from 26th November 2012 and not as stated.

LOT 45 - 97 GRANGE ROAD, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 29th April 2019, are available for inspection at the Legal Documentation Desk.

LOT 50 - LAND & ROADWAYS, WESTERHAM DRIVE, SIDCUP, KENT

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

LOT 51 - 82-92 STATION ROAD, BIRCHINGTON, KENT

86 Station Road is let under the terms of a nine year lease, from 21st April 2013, and not as stated.

LOT 53 - GROUND FLOOR FLAT, 99 GORDON ROAD, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 15th April 2019, are available for inspection at the Legal Documentation Desk.

LOT 55 - 38 HIGH STREET, RAMSGATE, KENT

The guide price has been revised to £295,000 Plus.

LOT 60 - 238-240 BEXLEY ROAD, NORTHUMBERLAND HEATH, ERITH, KENT

The tenure is:- 240 Bexley Road - Freehold, as described; 238 Bexley Road - Both the ground floor retail unit and the flat on the ground and first floor are owned leasehold with the remainder of long ground leases for terms of 999 years, from 23rd January 1986, and 23rd January 1985, respectively.

LOT 61 - FLAT 1, 58 SEA STREET, HERNE BAY, KENT

The lease states the current ground rental to be £75 per annum and not as stated. The lot is known as Flat 1, 58 Sea Street, Herne Bay but is registered at HM Land Registry as Flat 3, 58 Sea Street, Herne Bay.

LOT 70 - 20 REGINALD ROAD, MAIDSTONE, KENT

The tenant in Room 2 has advised she wishes to stay.

LOT 73 - 103 & 103A THE BROADWAY, HERNE BAY, KENT

Revised Special Conditions of Sale, dated 29th April 2019, are available for inspection at the Legal Documentation Desk.

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

June 2019

Day 1	Monday, 10th June	Essex and North & East London
Day 2	Tuesday, 11th June	Sussex & Surrey
Day 3	Wednesday, 12th June	Kent & South East London
Day 4	Thursday, 13th June	West Country
Day 5	Friday, 14th June	Hampshire & Isle of Wight

Auction entries are now invited - Closing date Monday, 13th May