

# Auction Addendum

Venue: The Clive Emson Conference Centre, Detling

Date: Wednesday, 12th June 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 'HOMES UNDER THE HAMMER' WILL BE FILMING THE AUCTION TODAY

## THE FOLLOWING LOT WILL NOT BE OFFERED FOR SALE

Lot 67 - 5 High Street, Garlinge, Kent - Sold Prior

Lot 80 - The Turners Inn, The Street, Woodnesborough, Near Sandwich, Kent - Withdrawn Prior

Lot 94 - 29 Wellington Crescent, Ramsgate, Kent - Postponed

### LOT 33 - THE OLD FORGE, RYE ROAD, SANDHURST, CRANBROOK, KENT

The Planning Permission reference is 18/03189/FULL and not as stated.

### LOT 37 - 82-84 HIGH STREET, HERNE BAY, KENT

Further Revised Special Conditions of Sale, dated 11th June 2019, confirming that there are no tenancies in place, are available for inspection at the Clerks' Desk. The current owner occupies but is not producing an income. Vacant possession will not be granted on completion.

### LOT 38 - 4 & 6 UNION STREET, ROCHESTER, KENT

Further Revised Special Conditions of Sale, dated 10th June 2019, are available for inspection at the Legal Documentation Desk. Flat 3, 4 Union Street is currently let at £460 per calendar month; Flat 4, 4 Union Street is let at £560 per calendar month and Ground Floor Flat 6 Union Street is let at £750 per calendar month and not as stated. Flat 3, 6 Union Street is now vacant. The water supply to Flat 1 and Basement Flat, 6 Union Street is common, and the landlord pays water rates from rent.

### LOT 49 - SITE KNOWN AS ROSE COTTAGE, CROYDON ROAD, KESTON, KENT

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

### LOT 50 - SNODHURST WOOD, WALDESLADE ROAD, CHATHAM, KENT

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

### LOT 53 - BUILDING ADJACENT PEBBLE COURT FARM, DANAWAY, SITTINGBOURNE, KENT

Revised Special Conditions of Sale, dated 7th June 2019, are available for inspection at the Clerks' Desk. To be sold in accordance with the Transfer Plan attached to the Special Conditions of Sale, which are available for inspection at the Legal Documentation Desk. Copies of the documentation relating to the Planning Application are available for inspection at the Legal Documentation Desk.

### LOT 56 - 12 & 13 MARINE GARDENS, MARGATE, KENT

There is also a lease in respect of an advertising hoarding, details of which are contained within the legal pack, available for inspection at the Legal Documentation Desk.

### LOT 57 - RYDER HOUSE, 115-116 LONDON ROAD, DOVER, KENT

Further Revised Special Conditions of Sale, dated 11th June 2019, are available for inspection at the Legal Documentation Desk.

**LOT 58 - 5 COOMBE ROAD, MAIDSTONE, KENT**

The property is semi-detached and not as stated.

**LOT 60 - FLAT 5, WESTBOURNE LODGE, 146 SANDGATE ROAD, FOLKESTONE, KENT**

To be offered with vacant possession and not as stated. The tenure is the remainder of a 99 year lease, from 9th September 2016, and not as stated.

**LOT 69 - 3 MINNIS TERRACE, CRABBLE AVENUE, DOVER, KENT**

The property is offered on behalf of the Power of Attorney, and not as stated.

**LOT 70 - GARAGE, COOKHAM WOOD ROAD, ROCHESTER, KENT**

The photograph and the location plan shown in the catalogue is incorrect, therefore the garage is to be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Legal Documentation Desk. The Office Copy Entries refer to the address as Garage 108, Associated with 4 Barnwood Close, Rochester, Kent.

**LOT 71 - THE DOG & GUN, 213 BOXLEY ROAD, MAIDSTONE, KENT**

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

**LOT 73 - BEAN FARM, ROGERS ROUGH ROAD, KILNDOWN, 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 75 - 304-306 ST MARGARETS BANKS, HIGH STREET, ROCHESTER, KENT**

The guide price has been revised to £250,000-260,000. Revised Special Conditions of Sale, dated 24th May 2019, are available for inspection at the Legal Documentation Desk.

**LOT 76 - 151 LINKSFIELD ROAD, WESTGATE-ON-SEA, KENT**

The postcode is CT8 8HJ and not as stated.

**LOT 77 - 53 LITTLESTONE ROAD, LITTLESTONE, KENT**

Revised Special Conditions of Sale, dated 3rd June 2019, are available for inspection at the Legal Documentation Desk.

**LOT 81 - 49/51 HIGH STREET, BOROUGH GREEN, SEVENOAKS, KENT**

Revised Special Conditions of Sale, dated 7th June 2019, are available for inspection at the Legal Documentation Desk. The ground floor lease is for a term of five years, from 5th April 2019, and not as stated. Each flat has a ground rental of £100 per annum.

**LOT 82 - BARN & LAND, EAST STREET, ASH, CANTERBURY, KENT**

Revised Special Conditions of Sale, dated 30th May 2019, are available for inspection at the Legal Documentation Desk. The sale also includes further agricultural land to the rear which is in addition to the curtilage shown in Planning Permission ref: 18/01062.

**LOT 83 - 82-92 STATION ROAD, BIRCHINGTON, KENT**

Revised Special Conditions of Sale, dated 3rd June 2019, are available for inspection at the Legal Documentation Desk. 84 Station Road is now let at £695 per calendar month, therefore, the whole property is let at at £42,440 per annum and not as stated.

**LOT 86 - FORMER LACTON BOOSTER STATION, CANTERBURY ROAD, WILLESBOROUGH, ASHFORD, KENT**

The property is offered freehold with part vacant possession, and not as stated.

**LOT 93 - 29 STRANGERS LANE, CANTERBURY, KENT**

The flat has a bathroom and separate W.C., (not combined) as previously stated.

**LOT 95 - LAND REAR OF 59 & 61 MAISON DIEU ROAD, DOVER, KENT**

Revised Special Conditions of Sale, dated 3rd June 2019, are available for inspection at the Legal Documentation Desk. The guide price has been revised to £100,000 Plus. The land is to be sold in accordance with the Office Copy Entries Filed Plan, available for inspection at the Legal Documentation Desk.

**LOT 98 - THE CIDER WORKS, SANDWICH ROAD, WALDERSHARE, DOVER, KENT**

Revised Special Conditions of Sale, dated 3rd June 2019, are available for inspection at the Legal Documentation Desk.

**LOT 99 - LAND REAR OF TOCHIM HOUSE, WEST STREET, FAVERSHAM, KENT**

The Office Copy Entries state the postcode as ME13 7LR.

**LOT 101 - 96 WINDMILL ROAD, GILLINGHAM, KENT**

Flat 2 is now vacant.

**LOT 102 - FLAT 6, 1 GRIMSTON GARDENS, FOLKESTONE, KENT**

Prospective bidders attention is drawn to the Additional Information sheet, dated 10th June 2019, included within the legal pack, which is available for inspection at the Legal Documentation Desk.