

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Clive Emson Conference Centre, Detling

Date: Tuesday 23 July 2019 - Commencing 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 19 - 152 Blandford Road, Beckenham, Kent - Postponed

Lot 31 - 251 Saltings Road, Snodland, Kent - Postponed

Lot 61 - Broomwood Lodge, Maidstone Road, Borden, Sittingbourne, Kent - Postponed

LOT 12 - LAND ADJ. 1 ARCHWAY ROAD, RAMSGATE, KENT

The Planning Permission reference is F/TH/17/0127 and not as stated.

LOT 18 - GARAGES & PARKING, ADJ. THE HOYSTINGS, 56 OLD DOVER ROAD, CANTERBURY, KENT

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

LOT 20 - 4-6 HIGH STREET, ELHAM, CANTERBURY, KENT

The current Occupational Lease commences 3rd August 2018 and not as stated.

LOT 22 - LAND NORTH SIDE OF ST RICHARDS ROAD, DEAL, WALMER, KENT

The Planning Permission reference is DOV/17/01056 and not as stated.

LOT 25 - THE OLD BAKERY, THE STREET, MERSHAM, ASHFORD, KENT

The guide price has been amended to £100-105,000. To be sold in accordance with the TP1 attached to the Special Conditions of Sale, available for inspection at the Legal Documentation Desk.

LOT 28 - 21 LIFFLER ROAD, PLUMSTEAD, LONDON

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

LOT 29 - GARDEN LODGE, CASTLE BAY, SANDGATE, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 9th July 2019, are available for inspection at the Legal Documentation Desk.

LOT 30 - 14 AVENUE ROAD, HERNE BAY, KENT

The tenancies are periodic.

LOT 33 - 271 ELTHAM HIGH STREET, LONDON

The ground floor Lease is for a term of 15 years, from 25th June 2010 at a current rental of £10,000 per annum and not as stated. It is understood that the HMO License for the first floor accommodation (which is vacant) has lapsed and has not been renewed. A copy of the Tenancy Agreement for the second floor flat is not available.

LOT 34 - THE STONE COURT HOTEL, LOWER STONE STREET, MAIDSTONE, KENT

Prospective bidders attention is drawn to emails, dated 8th July 2019 and 18th July 2019, received from Maidstone Borough Council, available for inspection at the Legal Documentation Desk.

LOT 37 - THE FORMER CROWN & SCEPTRE, THE STREET, ACOL, BIRCHINGTON, KENT

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

LOT 39 - 76 CANTERBURY ROAD, FOLKESTONE, KENT

The property is currently let at £9,900 per annum; 76A is currently let at £375 per calendar month (S13 shows rent increased March 2013) and 76B is currently let at £450 per calendar month (S13 shows rent increased December 2012) and not as previously stated. We have been unable to verify the accommodation details for number 76A. The accommodation in respect of number 76B is as follows: two bedrooms and bathroom on the second floor and living room, dining room and kitchen on the first floor and not as stated.

LOT 43 - ST CHRISTOPHER'S SCHOOL, 48 NEW DOVER ROAD, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 19th July 2019, are available for inspection at Legal Documentation Desk. There is an additional room (former office) on the ground floor.

LOT 48 - EVERGREEN, SLIP LANE, ALKHAM, DOVER, KENT

The guide price has been revised to £260-270,000.

LOT 53 - LAND ADJ. GARDEN COTTAGE, NORTH ROAD, GOUDHURST, KENT

To be sold in accordance with the Office Copy Entries filed plan available for inspection at the Legal Documentation Desk. Prospective bidders attention is drawn to an email, dated 17th July 2019, which refers to a letter dated 9th March 2019, together with a further email, dated 18th July 2019, all available for inspection at the Legal Documentation Desk.

LOT 55 - SATIS HOUSE, 11 ELMS AVENUE, RAMSGATE, KENT

With regard to the extant Planning referred to in the catalogue entry, prospective bidders attention is drawn to the legal pack and a letter dated 14th November 2018 from John Elvidge Planning Consultancy. The legal pack is available for inspection at the Legal Documentation Desk.

LOT 60 - FOUR PARKING SPACES, FODBURY COURT, ETHELBERT SQUARE, WESTGATE-ON-SEA, KENT

The lease states that the current ground rentals, per parking space, is £20 per annum and not as stated.

LOT 63 - 23 MILTON STREET, MAIDSTONE, KENT

Room 2 is let on an Assured Shorthold Tenancy Agreement at a current rental of £415 per calendar month; Room 5 is let at £425 per calendar month and Rooms 1, 3, 4 and 6 are vacant and not as stated.

LOT 66 - OUR LADY OF THE HOLY APOSTLES, CHURCH HILL, EYTHORNE, DOVER, KENT

The property is offered on behalf of The Roman Catholic Archdiocese of Southwark and not Trustees as stated.

LOT 67 - 1 CROSS LANE, SITTINGBOURNE, KENT

Prospective bidders are deemed to have satisfied themselves as to the availability of access to the rear of the site over Oyster Close, to facilitate the proposed development.

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, 9th September	Essex and North & East London
Day 2	Tuesday, 10th September	Kent & South East London
Day 3	Wednesday, 11th September	Sussex & Surrey
Day 4	Thursday, 12th September	West Country
Day 5	Friday, 13th September	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday, 12th August