

Auction Addendum

Clive Emson 

Venue: The Clive Emson Conference Centre, Detling

LAND AND PROPERTY AUCTIONEERS

Date: Tuesday 10th September 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 25 - Ground Rents, 16 London Road, Maidstone, Kent - Postponed

Lot 36 - 327 Dover Road, Walmer, Kent - Postponed

Lot 37 - 325 Dover Road, Walmer, Kent - Postponed

Lot 62 - 19 Ruskin Grove, Dartford, Kent - Postponed

Lot 70 - 125, 125A & 125B Northdown Road, Cliftonville, Margate, Kent - Sold Prior

Lot 78 - Flat 4, Garfield House, 19 Trinity Gardens, Folkestone, Kent - Postponed

LOT 24 - THE FORMER METHODIST CHAPEL, SHIP LANE, SUTTON AT HONE, KENT

Revised Special Conditions of Sale, dated 5th September 2019, together with Revised CPSE1 Enquiries are available for inspection at the Legal Documentation Desk.

LOT 30 - BLEAN TAVERN, (FORMERLY THE HARE & HOUNDS), BLEAN HILL, BLEAN, CANTERBURY, KENT

The property has a cellar and not a 'rear cellar' as stated.

LOT 35 - 38 GUILDHALL STREET, FOLKESTONE, KENT

The lease for the cafe is for a term of seven years (less one day) and not as stated.

LOT 38 - 18A FALCONWOOD PARADE, WELLING, KENT

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

LOT 49 - BARN, GOOSE FARM, CHITTENDENS LANE, ST MARY IN THE MARSH, ROMNEY MARSH, KENT

The barn listed as 'Barn 1' in the auction catalogue measures approx. 18.5 metres and not as stated.

LOT 50 - LAND FRONTING STOCK LANE, WILMINGTON, DARTFORD, KENT

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

LOT 52 - BASEMENT/GROUND FLOOR FLAT, 10 BOUNDARY ROAD, RAMSGATE, KENT

The guide price has been amended to £110,000-£120,000. Revised Special Conditions of Sale, dated 22nd August 2019, are available for inspection at the Legal Documentation Desk. The flat is to be sold under the terms of a 138 year lease, from 24th April 2006, and not as stated. The flat is subject to an Assured Shorthold Tenancy at a current rental of £630 per calendar month and not as stated.

LOT 60 - 64 MIDDLETUNE AVENUE, SITTINGBOURNE, KENT

Interested parties are deemed to have satisfied themselves with regard to the availability of access to the store/garage at the rear.

LOT 66 - GARAGES REAR OF JAGGARD WAY, STAPLEHURST, KENT

Interested parties' attention is drawn to a letter, dated 19th August 2019, from Mr H S A Cannam which is available for inspection at the Legal Documentation Desk. To be sold in accordance with the Office Copy Entries Filed Plan, also available for inspection at the Legal Documentation Desk.

LOT 69 - FAIRVIEW FARM, WESTMARSH, CANTERBURY, KENT

The property has a bathroom and separate W.C. and not as stated. The stable building is part brick.

LOT 73 - 11 ATHOL TERRACE, DOVER, KENT

There is a first floor shower room, not a bathroom as stated.

LOT 74 - 2 POUND COTTAGES, GOUDHURST ROAD, CRANBROOK, KENT

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

LOT 84 - 25 CASTLE ROAD, CHATHAM, KENT

The rental in respect of Flat B/C is £485 per calendar month and the agreed rental for Flat A is £280 per calendar month and not as stated in the Tenancy Agreement. The property is currently let at £14,820 per annum and not as stated.

LOT 87 - 99 CHERITON ROAD, FOLKESTONE, KENT

Flat A is referred to as Flat C in all legal documentation and the rental in respect of Room 9 (bedsit) is £281 per calendar month and Room 4 is now vacant, therefore the entire building is currently let at £39,672 per annum and not as stated.

LOT 91 - BARN OPPOSITE COURT FARM, PADBROOK LANE, PRESTON, CANTERBURY, KENT

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.

LOT 94 - THE SWAN, 2 COUNTY ROAD & 18 WOOLLETT STREET, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 29th August 2019, are available for inspection at the Legal Documentation Desk. A Notice to Quit has been issued by the tenant.

LOT 101 - FORMER TOILETS & LAND, BERESFORD GAP, OFF DALLINGER ROAD, BIRCHINGTON, KENT

Revised Special Conditions of Sale, dated 6th September 2019, are available for inspection at the Legal Documentation Desk.

LOT 102 - MINNIS FARMHOUSE, GREENWICH LANE, EWELL MINNIS, DOVER, KENT

To be sold in accordance with the Office Copy Entries Filed Plan, which is available for inspection at the Legal Documentation Desk. The site extends to 0.16 hectares (0.4 acres) and not as stated. Since date of publication of the catalogue the property has suffered fire damage.

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, 28th October	Essex and North & East London
Day 2	Tuesday, 29th October	Kent & South East London
Day 3	Wednesday, 30th October	Sussex & Surrey
Day 4	Thursday, 31st October	West Country
Day 5	Friday, 1st November	Hampshire & Isle of Wight
Auction entries are now invited		Closing date Monday, 30th September