

Auction Addendum

Clive Emson 

Venue: Clive Emson Conference Centre, Kent Showground, Detling

LAND AND PROPERTY AUCTIONEERS

Date: Tuesday, 29th October 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' MAY BE FILMING THE AUCTION TODAY

THE FOLLOWING LOTS WILL NOT BE OFFERED FOR SALE

Lot 21 - 2 Court Cottages, Ramsgate Road, Sarre, Birchington, Kent - Sold Prior

Lot 23 - Fairview Farm, Westmarsh, Canterbury, Kent - Sold Prior

Lot 36 - 5 Chapman Way, Tunbridge Wells, Kent - Postponed

Lot 42 - Land Rear Of 68 Sutton Road, Maidstone, Kent - Withdrawn Prior

Lot 44 - 72 Clarendon Place, Dover, Kent - Withdrawn

Lot 57 - 61-63 Central Parade, Herne Bay, Kent - Sold Prior

Lot 67 - 83 Wordsworth Way, Dartford, Kent - Sold Prior

LOT 17 - BASEMENT, THE HOYSTINGS, 56 OLD DOVER ROAD, CANTERBURY, KENT

The floor/lease plan is attached to the lease, which is for a term of 125 years, from 24th July 2019, not on completion, as previously stated.

LOT 18 - 1 & 2 OAKLANDS COTTAGES, MAISON DIEU PLACE, DOVER, KENT

Revised Special Conditions of Sale, dated 23rd October 2019, are available for inspection at the Legal Documentation Desk.

LOT 25 - 8 HANWAY, GILLINGHAM, KENT

The current rental is £620 per calendar month and not as stated.

LOT 26 - 85 PINE LODGE, TONBRIDGE ROAD, MAIDSTONE, KENT

The tenure is the remainder of a 99 year lease, from 25th March 1968, and not as stated. The garden area is communal, to the rear of the flat, and a parking space is not included within the lease.

LOT 32 - 31 CHELFORD ROAD, BROMLEY, KENT

Revised Special Conditions of Sale, dated 25th October 2019, are available for inspection at the Legal Documentation Desk.

LOT 35 - 11 ALMA ROAD, SHEERNESS, KENT

We are advised that the Seller has started the process of evicting the tenant in Room 5.

LOT 38 - 11 SAVOY ROAD, DARTFORD, KENT

Revised Special Conditions of Sale, dated 28th October 2019, are available for inspection at the Legal Documentation Desk.

LOT 46 - 122 HAWLEY ROAD, DARTFORD, KENT

Completion will be six weeks from the date of the auction and not as stated in the Special Conditions of Sale.

LOT 52 - THE CHERRY PATCH, LINTON HILL, LINTON, MAIDSTONE, KENT

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated.

LOT 53 - 195 PARROCK STREET, GRAVESEND, KENT

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The seller's solicitor has advised that the licence to access the rear of the property has lapsed and interested parties must rely on their own enquiries.

LOT 63 - 172A PALMERSTON ROAD, CHATHAM, KENT

An addendum note in respect of the CPSE 1 Replies to Enquiries is available for inspection at the Legal Documentation Desk.

LOT 69 - FORMER CUSTOMS OFFICE PREMISES & LAND, SHEERNESS DOCKS, SHEERNESS, KENT

Revised Special Conditions of Sale, dated 25th October 2019, are available for inspection at the Legal Documentation Desk. Interested applicants attention is drawn to the addendum notes (received 25th October 2019 and 28th October 2019) to the CPSE 1 Replies to Enquiries, available for inspection at the Legal Documentation Desk.

LOT 70 - 78/79 BIGGIN STREET, DOVER, KENT

The maisonette has been sold on a 125 year lease, from 11th January 2018, and not as stated.

LOT 71 - 3 MATTHEWS COURT, BERESFORD ROAD, GILLINGHAM, KENT

This is a Court of Protection sale, not offered on behalf of the Executors as stated.

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

Auction entries are now invited

Closing date Monday 11th November