

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Clive Emson Conference Centre, Detling

Date: Tuesday, 10th December 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Lot 22 - Napier Public House, Alma Road, Sheerness, Kent - Withdrawn Prior

Lot 29 - Garages & Land Off Petheridge Lane, Matfield, Tonbridge, Kent - Withdrawn Prior

Lot 48 - 226 Broad Oak Road, Canterbury, Kent - Sold Prior

Lot 50 - Land Rear Of Innisfree, Glen Road, Kingsdown, Deal, Kent - Sold Prior

Lot 54 - 28 Mill Road, Deal, Kent - Sold Prior

Lot 61 - Land Rear Of 17 Tower Hamlets Road, Dover, Kent - Postponed

Lot 63 - Garages, Woolley Road, Tunbridge Wells, Kent - Postponed

LOT 9 - 25 RANDOLPH ROAD, GILLINGHAM, KENT

The accommodation on the ground floor is living room/diner, kitchen area and infilled rear yard, and not as stated.

LOT 12 - 7 CLARENDON STREET, HERNE BAY, KENT

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

LOT 14 - GROUND RENTS, FERNLEY COURT, 47/49 GUILDHALL STREET, FOLKESTONE, KENT

Seven flats are each sold on a 999 year lease, from 12th December 1958 (less one day) and three flats are each sold on a 999 year lease, from 1st November 2004 (less one day), and not as stated.

LOT 15 - GROUND RENTS, 36 CHERITON ROAD, FOLKESTONE, KENT

Flat C has a current ground rental of £100 per annum, therefore the property is let at £135 per annum and not as stated.

LOT 19 - 102C LUTON ROAD, CHATHAM, KENT

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

LOT 20 - GARDEN FLAT, 21 TEMPLAR STREET, DOVER, KENT

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

LOT 26 - 42 ERNEST ROAD, CHATHAM, KENT

The Seller has advised that the internal redecoration works were completed on Friday, 6th December.

LOT 30 - LAND LAUNDER WAY, TOVIL GREEN, MAIDSTONE, KENT

Prospective Bidders attention is drawn to an email from the Sellers Solicitors, dated 5th December 2019, together with accompanying Addendum, Plans and Applicant Payment.

LOT 31 - WHITFIELD UNITED REFORMED CHURCH, CHAPEL ROAD, WHITFIELD, DOVER, KENT

The Office Copy Entries refer to the address as United Reform Church, Forge Lane, Whitfield, Dover and not as stated.

LOT 32 - 13-17 CHURCH STREET, CHATHAM, KENT

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

LOT 35 - THE CAFÉ, 22 THE OAKS, INVICTA WAY, MANSTON PARK, RAMSGATE, KENT

The following statement '*We understand there is a covenant on The Oaks and Maple Leaf areas not to allow any other café within this modern complex of over 200 commercial units*' will be deemed removed from all marketing material.

LOT 39 - 3 HILLSIDE ROAD, CHATHAM, KENT

The Seller has advised that the internal redecoration works were completed on Friday, 6th December.

LOT 45 - GROUND RENTS, CRAIG HOUSE, 1A WILSON AVENUE, ROCHESTER, KENT

Flat 4 has been sold on a 988 year lease, from 14th September 2017, and not as stated.

LOT 52 - 160 HIGH STREET, ROCHESTER, KENT

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

LOT 57 - 17 WHITSTABLE ROAD, BLEAN, CANTERBURY, KENT

The postcode is CT2 9EA and not as stated.

LOT 59 - 99 HARBOUR WAY, FOLKESTONE, KENT

Flat 2 is let to a Statutory Tenant at a Registered Rent of £360 per calendar month, therefore the property is let at £10,320 per annum and not as stated.

LOT 62 - GROUND FLOOR FLAT, 107 MAISON DIEU ROAD, DOVER, KENT

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

LOT 68 - APARTMENT 8, GEORGE STONE HOUSE, TRAM ROAD, FOLKESTONE, KENT

The Seller has a share in the freehold through his membership of the Management Company and not as stated previously.

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

Auction entries are now invited

Closing date Monday 13th January