

Auction Addendum

Clive Emson 

Venue: Clive Emson Conference Centre, Kent Showground, Detling

LAND AND PROPERTY AUCTIONEERS

Date: Monday, 10th February 2020 - 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 £19,999 = £400 £20,000 to £49,999 = £600 £50,000 - £99,999 = £900
£100,000 to £299,999 = £1,200 £300,000 and above = £1,500**

ATTENDEES ARE ADVISED THAT 'HOMES UNDER THE HAMMER' WILL BE FILMING THE AUCTION TODAY

THE FOLLOWING LOTS WILL NOT BE OFFERED FOR SALE

- Lot 5 - 6 Templar Street, Dover, Kent - Sold Prior
- Lot 17 - 223 Minster Road, Minster-on-Sea, Sheerness, Kent - Sold Prior
- Lot 18 - Land Rear Of 59 & 61 Maison Dieu Road, Dover, Kent - Sold Prior
- Lot 22 - Land Rear Of Glenwood, Jail Lane, Biggin Hill, Westerham, Kent - Postponed
- Lot 33 - 14A Farmdale Avenue, Rochester, Kent - Postponed
- Lot 34 - 50 Bower Lane/2 Lower Fant Road, Maidstone, Kent - Postponed
- Lot 38 - 5 Chapman Way, Tunbridge Wells, Kent - Postponed
- Lot 68 - Plot Adj. 8 Warren Wood Road, Rochester, Kent - Withdrawn Prior
- Lot 69 - 11 Lennard Road, Folkestone, Kent - Sold Prior

LOT 2 - GARAGES ADJ. 3 VALLEY ROAD, GILLINGHAM, KENT

Garage 4 is also let at £40 per calendar month and not as stated.

LOT 6 - GARAGE 60, WESTERHAM DRIVE, SIDCUP, KENT

Revised Special Conditions of Sale, dated 5th February 2020, are available for inspection at the Legal Documentation Desk.

LOT 9 - GROUND RENTS, 272 LEAHURST ROAD, LEWISHAM, LONDON

The ground floor flat is sold on a 125 year lease, from 29th September 2007, at a current ground rental of £330 per annum and not as stated.

LOT 10 - GROUND RENTS, 179 MAIN ROAD, SUTTON-AT-HONE, KENT

Revised Special Conditions of Sale, dated 24th January 2020, are available for inspection at the Legal Documentation Desk. The ground floor flat is sold on a 99 year lease, from 4th January 1985 and not as stated.

LOT 11 - GROUND RENTS, KINGSNORTH COURT, SHORNCLIFFE ROAD, FOLKESTONE, KENT

A Statement received from the Managing Agent shows the ground rentals as equivalent to nine at £65; two at £66 per annum and one at £11 per annum (£728 per annum in total). This information differs from the Tenancy Statement attached to the Special Conditions of Sale and, therefore, interested applicants are deemed to have relied upon their own investigations to verify the current ground rentals.

LOT 21 - 95 BEACH STREET, DEAL, KENT CT14 6JE AND FLAT 1, 20 OAK STREET, DEAL, KENT

Flat 6 is vacant and Flat 2 is a studio, not a one-bedroom flat.

LOT 24 - 116 HIGH STREET, MARGATE, KENT

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

LOT 25 - GARAGES OFF LOWER HIGHAM ROAD, CHALK, GRAVESEND, KENT

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

LOT 26 - 2 PRINCES STREET, BEXLEYHEATH, KENT

It is understood that with regard to the Lease registered on the Freehold Title, that the Deed of Surrender has been agreed by the Administrators and the Pension Trustees. The property has been empty for a year with no rent having been paid. The Deed will be signed and dated prior to the sale completion date.

LOT 29 - 11 CASTLE BAY, SANDGATE, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 29th January 2020, are available for inspection at the Legal Documentation Desk.

LOT 31 - THE TURNERS INN, THE STREET, WOODNESBOROUGH, KENT

Revised Special Conditions of Sale, dated 4th February 2020, are available for inspection at the Legal Documentation Desk.

LOT 35 - 205 GREGGS WOOD ROAD, TUNBRIDGE WELLS, KENT

The accommodation on the ground floor includes an entrance hall and dining room. The ground floor shower room includes a W.C. and the bathroom on the first floor has a separate W.C., not combined bathroom/W.C. as stated.

LOT 50 - 15 DARNLEY ROAD, GRAVESEND, KENT

Interested parties are deemed to have satisfied themselves as to the lawfulness of the current configuration and use of the building. The Planning Permission (ref: GR/88/982) is available for inspection at the Legal Documentation Desk.

LOT 54 - FLAT 4, GARFIELD HOUSE, 19 TRINITY GARDENS, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 5th February 2020, are available for inspection at the Legal Documentation Desk.

LOT 55 - FLAT 34, MERRYFIELD COURT, WATERLOO ROAD, TONBRIDGE, KENT

The current ground rental is £570.13 per annum and not as stated.

LOT 57 - GROUND RENTS, 62 CAVENDISH ROAD, HERNE BAY, KENT

The current ground rental in respect of the first floor flat is £52 per annum and not as stated.

LOT 58 - GROUND RENTS, 23 MILLFIELD, FOLKESTONE, KENT

The lease for 23A (Flat 1) shows reviews at 33 year intervals, not 2020/2021. Flats 2 & 4 have reviews at 33 years and Flat 3 has a current ground rental of £50 per annum, thus a total currently let at figure of £200 per annum, and not as previously stated.

LOT 59 - GROUND RENTS, 1 GRIMSTON AVENUE, FOLKESTONE, KENT

All six flats are sold on a 125 year lease, from 1st January 2006, at a current ground rental of £175 per annum and not as stated.

LOT 63 - GARAGES, CECIL ROAD, ROCHESTER, KENT

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

LOT 74 - 54A & 54B WHITMORE STREET, MAIDSTONE, KENT

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

LOT 75 - 3 THE BIRCHES, CANTERBURY ROAD, HERNE COMMON, KENT

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

LOT 76 - OFFICE BLOCK, FINBERRY VILLAGE CENTRE, FINBERRY, ASHFORD, KENT

The accommodation referred to in the auction catalogue is the proposed accommodation, not the existing.

LOT 77 - FLAT 5, MOORE HOUSE, ARMITAGE ROAD, GREENWICH, LONDON

The property has a gas heating system, not electric heating, as stated.

LOT 82 - FLAT 12, WESTBURY HEIGHTS, WESTBURY ROAD, DOVER, KENT

Revised Special Conditions of Sale, dated 22nd January 2020, are available for inspection at the Legal Documentation Desk.

LOT 83 - 325-327 DOVER ROAD, WALMER, DEAL, KENT

The rental in respect of 327(d) is £550 per calendar month, therefore the entire is let at £33,640 per annum and not as stated.

LOT 86 - LAND ADJ. 8 GLADSTONE ROAD, WILLESBOROUGH, ASHFORD, KENT

The deposit shall be 10% of the purchase price or £5,000 whichever the higher.

LOT 88 - WESLEY MANSE, 71 WHITSTABLE ROAD, CANTERBURY, KENT

The property is currently let as detailed in the Tenancy Schedule, plus four vacant units and not as stated. The Tenancy Schedule is included in the legal pack which is available for inspection at the Clerks' Desk.

LOT 96 - LAND ADJ. BOROUGH GREEN MEDICAL PRACTICE, QUARRY HILL RD, BOROUGH GREEN, KENT

The Local Planning Authority is the Tonbridge & Malling District Council, and not as stated. To be sold in accordance with the Special Conditions of Sale and TP1 available for inspection at the Legal Documentation Desk.

LOT 97 - 43 BIGGIN STREET, DOVER, KENT

The postcode is CT16 1DB and not as stated.