

Auction Addendum **Clive Emson**

Clive Emson Auction Broadcast
Tuesday, 24th March, 2020 - 12 noon

LAND AND PROPERTY AUCTIONEERS

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

THE FOLLOWING LOTS WILL NOT BE OFFERED FOR SALE

Lot 32 - Woodland, Gore Court Road, (Buffkyn Way), Maidstone, Kent - Postponed

Lot 36 - Land & Building South Side Crockham Lane, Hernhill, Faversham, Kent - Sold Prior

Lot 46 - 2 Woolwich Road, Belvedere, Kent - Sold Prior

Lot 51 - 43c Earls Avenue, Folkestone, Kent - Postponed

Lot 60 - Cemetery Lodge, Sutton Road, Maidstone, Kent - Sold Prior

Lot 69 - 22 Trinity Square, Margate, Kent - Postponed

Lot 77 - Flat 7, Fodbury Court, Ethelbert Square, Westgate-on-Sea, Kent - Sold Prior

Lot 79 - 6 Hollybush Cottages, Hollybush Lane, Chelsfield, Orpington, Kent - Sold Prior

Lot 92 - Conway, Sea View Gardens, Warden, Sheerness, Kent - Postponed

Lot 97 - 6 Connaught Road, Folkestone, Kent - Postponed

LOT 23 - FLAT B, PERCY ROAD, CLIFTONVILLE, MARGATE, KENT

Revised Special Conditions of Sale, dated 23rd March 2020, are available.

LOT 27 - GROUND RENTS, 11/11A COOLINGE ROAD, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 19th March 2020, are available.

LOT 34 - 38 HIGH STREET, RAMSGATE, KENT

The maisonette is let at £875 per calendar month, therefore the entire is let at £30,500 per annum and not as stated.

LOT 37 - DETACHED BARN, HOPE FARM, ASHFORD ROAD, NEW ROMNEY, KENT

The sale will be in accordance with the Transfer plans attached to the Special Conditions of Sale. The land shaded blue (the Paddock Land) in the marketing material is smaller on the Transfer Plan and the measurements quoted will be deemed deleted.

LOT 39 - 4/4A THE PARADE, VALLEY DRIVE, GRAVESEND, KENT

Revised Special Conditions of Sale, dated 13th March 2020, are available.

LOT 40 - TUBSLAKE, WATER LANE, HAWKHURST, CRANBROOK, KENT

To be sold in accordance with the Office Copy Entries filed plan. The land extends to about 0.60 hectares (1.49 acres) and not as stated.

LOT 44 - BUSH FARM HOUSE, HIGH HALDEN ROAD, HIGH HALDEN, ASHFORD, KENT

Revised Special Conditions of Sale, dated 12th March 2020, are available.

LOT 45 - LAND FRONTING MAIDSTONE ROAD, NETTLESTEAD, KENT

No warranty is given as to the size, extent and condition of the concrete base referred to in the sales details.

LOT 59 - LAND KNOWN AS PLOT 2 PETT LANE, STOCKBURY, SITTINGBOURNE, KENT

To be sold in accordance with the Office Copy Entries filed plan. An Article 4 Direction was issued by Maidstone Borough Council, dated 26th March 2002 on the land and surrounding plots.

LOT 64 - GROUND RENTS, 8-30 TIMBER BANK, CHATHAM, KENT

Revised Special Conditions of Sale, dated 16th March 2020, are available. The additional lease is for a term of 126 years, from 24th June 1990 and not as stated in the sales details.

LOT 72 - 5 PARKER CLOSE, RAINHAM, KENT

The last rent increase was 11th October 2009 and not as stated in the auction catalogue.

LOT 73 - GARAGES REAR OF MONTROSE AVENUE, CHATHAM, KENT

The guide price has been revised to £125,000-130,000.

LOT 74 - 5 APOLLO HOUSE, ILLUSTRIOUS CLOSE, WALDESLADE, CHATHAM, KENT

The flat is located on the first floor and not ground floor as stated. The Office Copy Entries refer to Parking Space 12 being included.

LOT 75 - GROUND FLOOR, 57 MOUNT EPHRAIM, TUNBRIDGE WELLS, KENT

Revised Special Conditions of Sale, dated 17th March 2020, are available.

LOT 76 - 50 BOWER LANE/2 LOWER FANT ROAD, MAIDSTONE, KENT

The guide price has been amended to £225,000-235,000. Revised Special Conditions of Sale, dated 18th March 2020, are available.

LOT 78 - 1-6 MILESTONE BUILDINGS, HIGH STREET, STAPLEHURST, KENT

Revised Special Conditions of Sale, dated 16th March 2020, are available.

LOT 80 - LAND SOUTH OF HERON HILL LANE, MEOPHAM, GRAVESEND, KENT

Revised Special Conditions of Sale, dated 20th March 2020, are available.

LOT 82 - THE BARN OWL, SHARNAL STREET, HIGH HALSTOW, ROCHESTER, KENT

To be sold in accordance with the Office Copy Entries filed plan.

LOT 85 - 22/24 OLD DOVER ROAD, CANTERBURY, KENT

The accommodation in respect of 24 Old Dover Road is Upper Ground Floor level - entrance hall and W.C. (no fittings), lobby with bathroom/W.C. First unit comprises bed/living room and kitchen/dining room. Unit 2 comprises open plan bed/living/kitchen and not as previously stated.

The accommodation in respect of 22 Old Dover Road is Basement Level - Entrance to side leading to entrance hallway. Unit 1 comprising open plan living room/bedroom, kitchen and shower room/W.C. Second unit comprising open plan living room/bedroom with twin arches to kitchen, further room and bathroom/W.C. and not as previously stated.

LOT 87 - 82/82A BANK STREET, MAIDSTONE, KENT

The ground floor is sold subject to a commercial lease for 15 years, from 1st February 2017, at a rent of £10,750 per annum.

LOT 89 - 1 SELLENS COTTAGES, RICHMOND STREET, SHEERNESS, KENT

The postcode is ME12 2PZ and not as stated.

LOT 94 - 1 TOWER ESTATE, DYMCHURCH, KENT

The Planning Permission reference is Y19/0346/FH and not as stated.

LOT 95 - THE MERRY BOYS PUBLIC HOUSE, 2 POUND ROAD, EAST PECKHAM, KENT

The Defibrillator sited on the front of the property is not included in the sale and we understand may be re-sited.

If you intend to bid on any of the Lots to be offered in our Hampshire, West Country or Sussex & Surrey 'live stream' auctions, the Addendum will be available to download/view on our website the evening before the auction.