

Auction Addendum **Clive Emson**

Clive Emson Online Auction
Wednesday, 6th May 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 Edition 3 – August 2009 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 details or 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.

If successful, the Holding Deposit is taken immediately from the card details you registered with as a guarantee that the Buyer will complete the purchase of the Property. This Holding Deposit shall form part payment of the Deposit. Following the successful purchase the Buyer will be contacted by us in order for the balance of the 10% deposit plus any administration fee to be transferred directly into our Client Account within 24 hours.

The total 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- Lot 2 - 89 Ashburnham Road, Hastings, East Sussex - Withdrawn Prior
- Lot 5 - Land at Birchmore Lane, Blackwater, Newport, Isle Of Wight - Postponed
- Lot 8 - The Old Church, The Street, Houghton, Arundel, West Sussex - June Auction
- Lot 29 - Land Adjoining Holly Hill, Compton Abdale, Cheltenham, Gloucestershire - Postponed
- Lot 36 - 7 Jubilee Terrace, Gillingham, Kent - Sold Prior
- Lot 50 - Land at Kings Hedges Road, Cambridge, Cambridgeshire - Postponed
- Lot 62 - Land Adj. 16 Havengore Avenue, Gravesend, Kent - Withdrawn Prior

LOT 4 - 58 MUTLEY PLAIN, PLYMOUTH, DEVON

Revised Special Conditions of Sale, dated 4th May 2020, are available.

LOT 10 - 13 STOKE ROAD, GOSPORT, HAMPSHIRE

Ground Floor studio current rental is £450 per calendar month and not as stated.

LOT 16 - 244C WICKHAM LANE, PLUMSTEAD, LONDON

To be sold in accordance with the Filed Plan.

LOT 17 - GROUND RENTS, INGLESIDE, 23 SHORNCLIFFE ROAD, FOLKESTONE, KENT

Section 5(b) Notices under the Landlord & Tenant Act 1987 (as amended) have been served and the leaseholders have reserved their rights under the legislation.

LOT 20 - FLAT 2, 26 CHAPEL PARK ROAD, ST LEONARDS-ON-SEA, EAST SUSSEX

Ground rental is £300 per annum and not as stated.

LOT 21 - GROUND RENTS, 138 SANDGATE HIGH STREET, SANDGATE, FOLKESTONE, KENT

Section 5(b) Notices under the Landlord & Tenant Act 1987 (as amended) have been served and the leaseholders have reserved their rights under the legislation.

LOT 25 - LAND AT FAIRHILL, CHARTERHOUSE ROAD, GODALMING, SURREY

To be sold in accordance with the Filed Plan.

LOT 26 - 72 CHINCHILLA ROAD, SOUTHEND-ON-SEA, ESSEX

The guide price has been revised to £190,000 Plus.

LOT 31 - LAND REAR OF 177 COLLEGE ROAD, MARGATE, KENT

The photo shows the view from the site. The field with the horses is NOT included in the sale.

LOT 35 - EGAN HOUSE, MADEIRA ROAD, TOTLAND BAY, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 1st May 2020, are available. Apartment 1 is let at £495 per calendar month, Apartment 2 is let at £575 per calendar month and Apartment 4 is let at £495 per calendar month and not as stated. The property is, therefore, currently let at £29,480 per annum and not as stated.

LOT 39 - 55B ASHBURNHAM ROAD, HASTINGS, EAST SUSSEX

We have been advised that the wood burner in the living room is not functional due to the chimney.

LOT 41 - GROUND RENTS, 8 SEGRAVE ROAD, FOLKESTONE, KENT

Flat B is sold on a 189 year lease, from 25th March 1983, and not as stated.

LOT 42 - 4 ARKLOW SQUARE, RAMSGATE, KENT

The guide price has been revised to £195,000 Plus.

LOT 43 - LAND WEST OF CORNISH ARMS, DUKE STREET, ST BLAZEY, CORNWALL

The proposed accommodation stated within the catalogue for the lower ground floor is for the ground floor and vice versa and not as stated.

LOT 44 - 4 LOPPERS ASH, ELSTED ROAD, SOUTH HARTING, PETERSFIELD, HAMPSHIRE

The internal accommodation remains flexible with scope for two bedrooms and a bathroom on the first floor or three first floor bedrooms and a bathroom on the ground floor, if preferred.

LOT 47 - GROUND RENTS, 72 BOUVERIE ROAD WEST, FOLKESTONE, KENT

The guide price has been revised to £6,300-£7,000.

LOT 56 - FLAT 1, 107 TANKERTON ROAD, WHITSTABLE, KENT

The ground floor entrance hall with stairs to first floor is a communal area.

LOT 59 - GROUND RENTS, 47 COOLINGE ROAD, FOLKESTONE, KENT

The Office Copy Entries show Flat 2 (Ground Floor Flat) as being sold on a 99 year lease, however the flat has been sold on a 999 year lease, as detailed in the Lease. The Basement Flat has a current ground rental of £100 per annum and not as stated, therefore the entire property is currently let at £550 per annum.

LOT 60 - LAND & BUILDING, PENNYPOT INDUSTRIAL ESTATE, PENNYPOT, HYTHE, KENT

The sale is subject to entry C1 of the Charges Register to Title K234202 which refers to a notice of intended deposit of Land Certificate with National Westminster Bank plc (C) of South East Securities Centre. The seller is not aware of any current borrowing or indebtedness to National Westminster Bank and sent a letter on 24 April 2020 requesting they remove the notice at the Land Registry. No requisition shall be raised in relation to this entry and completion shall take place subject to that entry.

LOT 61 - THE OLD BAKERY, PIGMEADOW LANE, LISKEARD, CORNWALL

The ground floor shop is let on a five year lease from 2nd March 2020 and not as stated.

LOT 64 - NESTLEDOWN, LODGE DROVE, WOODFALLS, SALISBURY, WILTSHIRE

The Local Planning Authority for the property is the New Forest National Park and not as stated.

These are unprecedented times for us all and we would like to thank all of our Sellers, Buyers, Joint Agents and Solicitors for their understanding, patience and support.

Our upcoming Auction

Entries are now invited for our upcoming June auction. The June auction will take place online on Wednesday, 17th June and will cover Kent & South East London, Essex and North & East London, Sussex & Surrey, Hampshire & Isle of Wight and the West Country. Please do not hesitate to contact us to discuss on 01622 608400 or at auctions@cliveemson.co.uk to discuss your land or property.