

Auction Addendum **Clive Emson**

Clive Emson Online Auction

Wednesday, 17th June 2020 - 12noon

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 31 - 5 Alton Place, Plymouth, Devon - Sold Prior

Lot 35 - Ground Rents, 9 Thirsk Road, Clapham, London - Sold Prior

Lot 43 - 4-5 St Thomas' Square, Newport, Isle Of Wight - Sold Prior

Lot 48 - 4 Edgar Road, Dover, Kent - Sold Prior

Lot 59 - Pipistrelle House (Barn 6), Little Grigg Farm Barns, Grigg Lane, Headcorn, Kent - Sold Prior

Lot 66 - 6 Bolton Street, Brixham, Devon - Sold Prior

Lot 68 - 12 Highfield Road, Petersfield, Hampshire - Sold Prior

Lot 70 - 25-27 Roots Hall Avenue, Southend-on-Sea, Essex - Withdrawn Prior

LOT 1 - 549 TONBRIDGE ROAD, MAIDSTONE, KENT

The property is currently let at £700 per calendar month, thus £8,400 per annum and not a stated.

LOT 3 - LAND AT MENADEWS, WORKHOUSE LANE, WESTFIELD, HASTINGS, EAST SUSSEX

To be sold in accordance with the Filed Plan.

LOT 4 - GARAGES OFF BEECH GARDENS, HAMBLE, SOUTHAMPTON, HAMPSHIRE

To be sold in accordance with the Tenancy Schedule and not as stated.

LOT 6 - THE OLD CHURCH, THE STREET, HOUGHTON, ARUNDEL, WEST SUSSEX

Revised Special Conditions of Sale, dated 11th June 2020, are available. To be sold in accordance with the Filed Plan.

LOT 7 - 180 SOUTH PARK ROAD, MAIDSTONE, KENT

To be sold in accordance with the plan attached to the Special Conditions of Sale.

LOT 9 - 18 PARTLANDS AVENUE, RYDE, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 9th June 2020, are available.

LOT 13 - THE WHITE CHAPEL, WOODMANS GREEN ROAD, WHATLINGTON, EAST SUSSEX

To be sold in accordance with the Plan attached to the TP1.

LOT 16 - BELLE VUE, WEST STREET, AXMINSTER, DEVON

The rent review date in respect of the ground rent for each of the seven flats is due 15th March 2023.

LOT 17 - GARAGES OFF MONKS ROAD, NETLEY ABBEY, SOUTHAMPTON, HAMPSHIRE

To be sold in accordance with the Tenancy Schedule and not as stated. Office Copy Entries and Special Conditions of Sale state postcode is SO31 5DX.

LOT 19 - 3 SWINGATE AVENUE, CLIFFE, ROCHESTER, KENT

The guide price has been revised to £300,000-£310,000.

LOT 22 - PLOT G, LAND OFF HEVER ROAD, EDENBRIDGE, KENT

The guide price has been revised to £12,000-£15,000.

LOT 23 - FLAT 15, GREEBA COURT, MARINA, ST LEONARDS-ON-SEA, EAST SUSSEX

Revised Special Conditions of Sale, dated 8th June 2020, are available. The current ground rental is £60 per annum and not as stated.

LOT 24 - GROUND RENTS, 1-11 THE HAVENS, MAIN ROAD, HAVENSTREET, RYDE, ISLE OF WIGHT

Flat 9 is sold under the terms of a new 125 years lease attached to the Special Conditions of Sale at a Ground Rent of £250 per annum. Accordingly there are seven flats paying a ground rent of £250 per annum and four flats paying £200 per annum, giving a total of £2,550 per annum and not as stated.

LOT 25 - CHAPEL, OLD SMITHY & LAND, EAST ROAD, MENHENIOT, LISKEARD, CORNWALL

Office Copy Entries for the Old Chapel states the postcode to be PL14 3QY. The Replies to Enquiries within the Legal Documentation have been provided by the Seller's Attorney and are to the best of their knowledge.

LOT 39 - GROUND RENTS, FLATS 1-7, HYGROVE COURT, 32A CAMILLA ROAD, BERMONDSEY, LONDON

Revised Special Conditions of Sale, dated 15th June 2020, are available.

LOT 42 - 74 ROCHESTER AVENUE, ROCHESTER, KENT

The guide price has been revised to £170,000-£180,000.

LOT 46 - FLAT 4, PROSPECT COTTAGE, 107 BODMIN ROAD, TRURO

The Conveyance dated 8th October 1971 refers to a parking area and not an allocated parking space as stated in the catalogue details.

LOT 47 - THE DAIRY, NORTH COURT FARM, NORTH COURT LANE, TILMANSTONE, DEAL, KENT

To be sold in accordance with the plans attached to the Transfer.

LOT 49 - FLAT 4, 163 UNION STREET, MAIDSTONE, KENT

Accommodation should read entrance hall, living/bedroom area, kitchen area and bathroom/W.C and not as stated.

LOT 54 - FORMER ST PAUL'S CHURCH, CLARENCE STREET, PENZANCE, CORNWALL

To be sold in accordance with the Filed Plan. The site extends to approximately 0.04 hectares (0.10 acres) and not as stated.

LOT 56 - GARAGES OFF GRANTHAM AVENUE, HAMBLE, SOUTHAMPTON, HAMPSHIRE

To be sold in accordance with the Tenancy Schedule.

LOT 57 - 366 UNION STREET, PLYMOUTH, DEVON

Lease term should read 26 January 2004 to 22 October 2114 and not as stated.

LOT 58 - BARN 5, LITTLE GRIGG FARM BARN, GRIGG LANE, HEADCORN, ASHFORD, KENT

Revised Special Conditions of Sale, dated 12th June 2020, are available. To be sold in accordance with the Transfer Plan.

LOT 69 - 10B QUEENS ROAD, TUNBRIDGE WELLS, KENT

The Plan attached to the Land Registry Documents does not show the correct extent of the flat. Please refer to the Lease and Lease Plan which is included in the Legal Documentation.

LOT 74 - LAND HUNNY HILL FARM, HUNNY HILL, BRIGHSTONE, NEWPORT, ISLE OF WIGHT

The Planning reference is P.01204/17 and not as stated. To be sold in accordance with the Transfer Plan and not as stated.

LOT 75 - 77 LYMINGTON ROAD, TORQUAY, DEVON

Revised Special Conditions of Sale, dated 10th June 2020, are available.

LOT 81 - 49 THE BROADWAY, CHEAM, SUTTON, SURREY

Office Copy Entries refer to address as 43, 45 and 49 The Broadway, Cheam.

LOT 82 - 38 HIGH STREET, RAMSGATE, KENT

The maisonette is accessed off Cavendish Street Way and has a kitchen/dining room and separate living room, not as previously stated.