

Auction Addendum

Clive Emson 

Clive Emson Online Auction
Wednesday, 29th July 2020

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 14 - Plot 1 To The South Of Starvenden Lane, Sissinghurst, Cranbrook, Kent - Sold Prior
- Lot 15 - Ground Rents, 21 Templar Street, Dover, Kent - Sold Prior to the Leaseholders
- Lot 76 - 24 Castle Road, Rowland's Castle, Hampshire - Sold Prior
- Lot 79 - 88-90 Shernhall Street, Walthamstow, London - Sold Prior
- Lot 86 - Land Adjacent Whitewoods, High Street, Nutley, Uckfield, East Sussex - Postponed
- Lot 102 - Land Rear Of 59 & 61 Maison Dieu Road, Dover, Kent - Sold Prior
- Lot 104 - 25 Bute Court, Wallington, Surrey - Postponed
- Lot 119 - Prince Of Wales, 94 High Street, Dilton Marsh, Westbury, Wiltshire - Postponed
- Lot 132 - Middle Cottage, High Road, North Stifford, Grays, Essex - Sold Prior

LOT 2 - LAND REAR OF 41 & 47 CONISTON ROAD, FLITWICK, BEDFORD, BEDFORDSHIRE

The land is not offered with vacant possession owing to the public footpath the runs across it.

LOT 3 - 50 HIGH STREET, ASHFORD, KENT

We understand the second floor is let under an informal agreement and not as stated.

LOT 5 - BARN REAR OF RIDES HOUSE, WARDEN ROAD, EASTCHURCH, SHEERNESS, KENT

Plan reference is 20/501903/RNQCLA and not as stated. To be sold in accordance with the Filed Plan.

LOT 7 - LAND, BUILDING & ROAD, MASONS ROAD, OFF COOMBE VALLEY ROAD, DOVER, KENT

Sold in accordance with the Transfer Plan, the access road does not form part of sale. The site is let to Bell Cablemedia (South East) Limited under the terms of a 25 year lease from 29 August 1997, and not as previously stated.

LOT 10 - 1, 2, 4, 5, 6, 7, 8 & 10 ZILLE ESTATE, EAST STREET, RYDE, ISLE OF WIGHT

The site is at present Let at £38,880 per annum and not as stated. Although the letting agreements indicate rent is due 4 weekly this is at present being collected per calendar month. Revised Special Conditions of Sale, dated 24th July, are available. To be sold in accordance with the Filed Plan.

LOT 12 - SOUTHVIEW COTTAGE, SOUTHVIEW ROAD, CROWBOROUGH, EAST SUSSEX

Revised Special Conditions of Sale, dated 21st July 2020, are available.

LOT 13 - 11A STANHOPE PLACE, ST LEONARDS-ON-SEA, EAST SUSSEX

The Lease terms is 999 years from 1st June 2018 and not as stated.

LOT 17 - GROUND RENTS, 17 LOWER PARK ROAD, HASTINGS, EAST SUSSEX

The current ground rental in respect of Flat 1 is £250 per annum and not as stated.

LOT 21 - GROUND RENTS, 170-171 EAST ROAD, TYLORSTOWN, FERNDALE, MID GLAMORGAN

Revised Special Conditions of Sale, dated 21st July 2020, are available.

LOT 23 - WESLEY MANSE, 71 WHITSTABLE ROAD, CANTERBURY, KENT

The property is currently let at £40,860 per annum plus 11 vacant rooms. Rooms 2, 6, 8, 10, 11, 12 and 17 are let and not as previously stated. Copies of their individual rental figures are as detailed in the tenancy agreements contained within the legal pack. Revised Special Conditions of Sale, dated 27th July 2020, are available.

LOT 26 - GROUND RENTS, HOUGHTON HOUSE, 16 RADNOR PARK ROAD, FOLKESTONE, KENT

Garage 7 is sold on a 99 year lease from 29 September 1976 and not as stated.

LOT 28 - 75 KENT CLOSE, PADDOCK WOOD, TONBRIDGE, KENT

The accommodation currently comprises an open plan living room/bedroom and not a separate bedroom.

LOT 29 - 112 & 112A WEST STREET, FAVERSHAM, KENT

112 West Street (commercial lease) is let at a current rental of £8,400 per annum and not as stated, therefore the total rental is now £18,600 per annum.

LOT 37 - 3 BAMPTON STREET, TIVERTON, DEVON

There is also a basement included within the property in addition to the stated accommodation.

LOT 40 - PART COCKNEYS WOOD, NOAHS ARK, KEMSING, SEVENOAKS, KENT

The site extends to 10.55 acres and not as stated in the catalogue heading. The Special Conditions of Sale state the postcode is TN15 6PF and not as stated.

LOT 41 - GROUND RENTS, 6 CHRIST CHURCH ROAD, FOLKESTONE, KENT

The Ground Floor Flat is sold on a 125 year lease commencing on and including 18 June 2018 and not as stated.

LOT 42 - 10-11 MARKET STREET, FAVERSHAM, KENT

The Ground and First Floor is let under the terms of a 15 year lease from and including 26 June 2009 up to and including 23 June 2024 and not as stated. Revised Specials Conditions of Sale, dated 17th July 2020, are available. To be sold in accordance with the Filed Plans.

LOT 44 - 152 HIGH STREET, ILFRACOMBE, DEVON

The property was previously let at circa £23,000 per annum and not as stated.

LOT 51 - PENANDREA BUNGALOW, RAYMOND ROAD, REDRUTH, CORNWALL

In particular relation to the wooden gates in the western boundary the sale includes such rights of way on vehicle and foot over the passageway as the vendors are able to convey.

LOT 52 - BLOCK OF FOURTEEN GARAGES, THE OLD TRAM WAY, RAYMOND RD, REDRUTH, CORNWALL

The property is freehold as stated in the details of the lot but is to be sold subject to such occupancies as may exist in respect of some or all of the garages and not with vacant possession as stated in the details. The guide price has been revised to £25,000 Plus.

LOT 53 - 18 SELWYN COURT, 62 ST. PETERS ROAD, BROADSTAIRS, KENT

The current ground rental is £150 per annum and not as stated. A parking space for the property is included within the Office Copy Entries.

LOT 56 - LAND ADJOINING HOLLY HILL, COMPTON ABDALE, CHELTENHAM, GLOUCESTERSHIRE

One building remains on site (second has been demolished with only rubble remaining) and not as stated.

LOT 59 - LAND & BUILDINGS, REAR OF 5 ST DAY ROAD, REDRUTH, CORNWALL

To be sold in accordance with the Filed Plan. A copy of the Mining documentation is available to download from the Clive Emson website.

LOT 62 - LAND AT THE CHASE & COURSE PARK CRESCENT, FAREHAM, HAMPSHIRE

The guide price has been revised to £5,000 Plus.

LOT 63 - 2 FRANCIS COTTAGES, LONDON ROAD, HILDENBOROUGH, TONBRIDGE, KENT

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

LOT 66 - DETACHED BARN, HOPE FARM, ASHFORD ROAD, NEW ROMNEY, KENT

Revised Special Conditions of Sale, dated 14th July 2020, are available.

LOT 68 - 99 SOMERSET ROAD, CHERITON, FOLKESTONE, KENT

The property is currently let at £750 per calendar month (£9,000 per annum) and not as previously stated.

LOT 70 - OSWALD BOATYARD, BRIDGE ROAD, LOWESTOFT, SUFFOLK

To be sold in accordance with the Filed Plan.

LOT 71 - 25 BROOMFIELD ROAD, CHERITON, FOLKESTONE, KENT

The accommodation on the ground floor also includes a dining room. The property is let at £750 per calendar month, (£9,000 per annum) and not as previously stated.

LOT 72 - 13 CHART ROAD, CHERITON, FOLKESTONE, KENT

The Auctioneers have not recently inspected the property, the particulars have been prepared using site notes taken approx 4 years ago and the buyer/bidder buys subject to any changes that may have been made.

LOT 77 - 71 HIGH STREET, ROLVENDEN, CRANBROOK, KENT

Revised Special Conditions of Sale, dated 22nd July 2020, are available.

LOT 84 - 6 WIGMORE ROAD, WIGMORE, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 21st July 2020, are available. To be sold in accordance with the Filed Plans.

LOT 85 - 17 & 17A STATION STREET, SITTINGBOURNE, KENT

Planning Permission reference is 20/501348/OUT and not as stated.

LOT 87 - 80 ALL SAINTS ROAD, NORTHFLEET, GRAVESEND, KENT

The guide price has been revised to £175,000-£180,000.

LOT 94 - 4 WESTERN ROAD, BEXHILL-ON-SEA, EAST SUSSEX

The property is to be sold with Vacant Possession and not as stated.

LOT 99 - BIRKBECK CLINIC, 77 PICKFORD LANE, BEXLEYHEATH, KENT

The current use is D1 and not D2 as stated.

LOT 100 - 32 ST. MICHAELS STREET, FOLKESTONE, KENT

Flat 3 is let under the terms of an Assured Shorthold Tenancy Agreement at a current rent of £612.85 per calendar month (from 23 July 2020) and not £595 per calendar month as stated. Revised Special Conditions of Sale, dated 23rd July 2020, are available.

LOT 110 - LAND AT 47 FOXBURY ROAD, ST LEONARDS, RINGWOOD, HAMPSHIRE

Revised Special Conditions of Sale, dated 24th July 2020, are available.

LOT 111 - 21B CAVES ROAD, ST LEONARDS-ON-SEA, EAST SUSSEX

The Office Copy Entries state the postcode is TN38 0BT and not as stated.

LOT 114 - 19 CINDER FOOTPATH, BROADSTAIRS, KENT

The cottage is link-detached and not as stated.

LOT 115 - 54 TUGELA STREET, CATFORD, LONDON

To be sold on the remainder of a lease commencing on 21st June 2004 and expiring on 30th June 2129 with a current ground rental of £10 per annum and not as stated.

LOT 122 - 242 CHERITON HIGH STREET, FOLKESTONE, KENT

The accommodation on the ground floor also includes an entrance hall.

LOT 123 - 61-62 HIGH STREET, BATTLE, EAST SUSSEX

The guide price has been revised to £200,000 Plus.

LOT 126 - CHALET K227, PARKDEAN RESORT, LYDD, RYE, CAMBER, EAST SUSSEX

Sold on the remainder of a 50 year lease from 20th December 2013 and not as stated. The chalet has a bathroom and not a shower room as previously stated.

LOT 128 - LAND TO THE SOUTH SIDE OF KIRK OGDEN CLOSE, MARCH, CAMBRIDGESHIRE

The Planning Permission reference is F/YR17/0616/F and not as stated. To be sold in accordance with the Filed Plan.

LOT 131 - 99 LUDLOW ROAD, PORTSMOUTH

Revised Special Conditions of Sale, dated 21st July 2020, are available.

LOT 133 - 45 DONCASTER WAY, UPMINSTER, ESSEX

Revised Special Conditions of Sale, dated 27th July 2020, are available.

LOT 134 - PADDOCK 5, NORBRYGHT, TILBURSTOW HILL ROAD, SOUTH GODSTONE, SURREY

To be sold in accordance with the TP1 plan and not as stated.

LOT 135 - PADDOCK 6, NORBRYGHT, TILBURSTOW HILL ROAD, SOUTH GODSTONE, SURREY

To be sold in accordance with the TP1 plan and not as stated.