

Auction Addendum

Clive Emson Online Auction
Wednesday, 23rd September 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 4 – March 2018 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. All Lots are sold subject to any unauthorised occupation or encroachment which may exist at the time of Completion.

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 34 - Stanford Village Hall, Stone Street, Stanford (North), Ashford, Kent - Postponed
- Lot 38 - Customs House, Clayton Street, Avonmouth, Bristol - Withdrawn Prior
- Lot 78 - 73-75 High Street, Braintree, Essex - Sold Prior
- Lot 84 - Margaret's Meadow, Mussenden Lane, Fawkham, Longfield, Kent - Postponed
- Lot 85 - Cray Paddock, Mussenden Lane, Fawkham, Longfield, Kent - Postponed
- Lot 86 - Land, Knatchbull Close, Romsey, Hampshire - Postponed
- Lot 92 - The Bulls Head & Adj Land, 1 Market Place, Margate, Kent - Sold Prior
- Lot 99 - 19 Cinder Footpath, Broadstairs, Kent - Sold Prior
- Lot 120 - 65-67 Folkestone Road, Dover, Kent - Sold Prior
- Lot 131 - Land Rear Of 14 Bridge Road, Romsey, Hampshire - Sold Prior

LOT 3 - PARCEL OF LAND BETWEEN WOODNUT CLOSE & LOVE LANE, BEMBRIDGE, ISLE OF WIGHT
To be sold in accordance with the Filed Plan and not as stated in the catalogue.

LOT 8 - BARN REAR OF RIDES HOUSE, WARDEN ROAD, EASTCHURCH, SHEERNESS, KENT
The Planning Permission reference is 20/501903/RNQCLA and not as stated. To be sold in accordance with the Filed Plan.

LOT 10 - LAND REAR OF 192-200 MERSEA ROAD, COLCHESTER, ESSEX
The guide price has been revised to £100,000 Plus. To be sold in accordance with the Filed Plan.

LOT 11 - 25 BUTE COURT, WALLINGTON, SURREY
The Lease refers to a communal garden not as stated. Revised Special Conditions of Sale, dated 16th September 2020, are available.

LOT 14 - FLATS, UNITS & LAND, KINNERTON COURT, KINNERTON WAY, EXWICK, EXETER
Revised Special Conditions of Sale, dated 16th September 2020, are available.

LOT 15 - 52 & 52A CHURCH ROAD, PORTSMOUTH, PO1 1QE

The property is currently let at £21,600 per annum and not as stated. Two rooms in 52 Church Road are let at £360 per room per calendar month with one room remaining vacant. 52a Church Road is let at £1,080 per calendar month. Revised Special Conditions of Sale, dated 15th September 2020, are available.

LOT 20 - 91-94 PYLE STREET, 1 CARISBROOKE ROAD & 1, 2 & 3 WADHAM PLACE, NEW STREET, NEWPORT, ISLE OF WIGHT

The property is currently let at £49,095 per annum. 94 Pyle Street is let under the terms of a commercial lease from 1st March 2019 until 29th February 2025, 1 Wadham Place lease term is 189 years from 25th March 1988, 2 Wadham Place lease term is 125 years from 19 December 2017 and 3 Wadham Place is currently let at £475 per calendar month, and not as stated.

LOT 22 - 8 HIGH STREET, BATTLE, EAST SUSSEX

The accommodation also includes a basement. The Office Copy Entries state the postcode is TN33 0AE and not as stated.

LOT 24 - 57 & 57A MENEAGE STREET, HELSTON, CORNWALL

Replies to Enquiries have been provided by the Executors to the best of their knowledge, but that knowledge may be limited, and the buyer should rely on their own investigations.

LOT 25 - PLOT 12, WOODBURY LANE, ROWLAND'S CASTLE, HAMPSHIRE

The Planning Permission reference is 57837 and not as stated.

LOT 28 - FLAT E, MEDINA VILLAS, 82-84 NEWLAND STREET, WITHAM, ESSEX

The Lease term is 125 years from 25th March 2002 and not as stated. The property is now offered with vacant possession on completion.

LOT 31 - LAND & BUILDINGS REAR OF 34 KEY STREET, SITTINGBOURNE, KENT

To be sold in accordance with the Transfer Plan attached to the Special Conditions of Sale. Revised Special Conditions of Sale, dated 21st September 2020, are available.

LOT 32 - FORMER METHODIST CHAPEL, HALSTOW LANE, UPCHURCH, KENT

To be sold in accordance with the Filed Plans.

LOT 35 - FIRST FLOOR, FOUNTAIN HOUSE, HIGH STREET, GOUDHURST, CRANBROOK, KENT

The Lease term is 999 years from 25th March 2006 and not as stated. To be offered with a share of the freehold.

LOT 40 - SNAGBROOK FARM, 115-117 EYHORNE STREET, HOLLINGBOURNE, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 15th September 2020, are available. To be sold in accordance with the Filed Plans.

LOT 43 - 54 TUGELA STREET, CATFORD, LONDON

To be sold on the remainder of a Lease commencing on 21st June 2004 and expiring on 20th June 2129, with a current ground rent payable of £10 per annum, and not as stated.

LOT 48 - LAND, HOOE COMMON, TOP ROAD, HOOE, BATTLE, EAST SUSSEX

To be sold in accordance with the Filed Plan.

LOT 49 - 10-11 HIGH STREET, COWES, ISLE OF WIGHT

The guide price has been revised to £220,000-£230,000.

LOT 55 - LAND MENADEWS, WORKHOUSE LANE, WESTFIELD, HASTINGS, EAST SUSSEX

The Special Conditions of Sale state that the owners of Menadews will have the right to buy the land at the sale price within 28 days.

LOT 60 - 42 HIGH STREET, RAMSGATE, KENT

The current occupier has verbally intimated an intention to vacate the premises by 23rd September she has said she will leave but the seller has received no formal notice of that and the buyer will buy the Property subject to such rights of occupation (if any) as she may have. The Property is sold subject to the lease referred to in the Seller's title and the Tenancy Schedule and the Seller shall not be obliged to take any action to determine that lease or have the notice relating to it removed from the Seller's title nor to apply to the Land Registry to close the leasehold title relating to it. The Lease term is 10 years from 12th January 2016 and not as stated.

LOT 61 - 94, 96 & 98 PARSONAGE MANORWAY, BELVEDERE, KENT

Flat 98A is sold on the remainder of a 99 year Lease from 25th March 1990 and not as stated. To be sold in accordance with the Filed Plan.

LOT 66 - PICKERELLS FARM BARN, DUNMOW ROAD, FYFIELD, ONGAR, ESSEX

The guide price has been revised to £700,000 Plus.

LOT 68 - 13 CHART ROAD, CHERITON, FOLESTONE, KENT

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

LOT 69 - 80 & 82 NELSON ROAD, GILLINGHAM, KENT

The Planning Permission granted by Medway Council, under ref: MC/20/0515 is dated 30th April 2020 and not as stated.

LOT 72 - 42 THE CHURCHLANDS, NEW ROMNEY, KENT

Revised Special Conditions of Sale, dated 18th September 2020, are available.

LOT 79 - 261 FORTON ROAD, GOSPORT, HAMPSHIRE

The property is currently let at £23,940 per annum. Bedsit 2 is currently let at £310 per calendar month and not as stated.

LOT 80 - 3-5 HIGH STREET, ST MARGARETS-AT-CLIFFE, DOVER, KENT

Let for a term of 15 years from 1st March 2018 at a current rental of £6,500 per annum and not as stated. The Office Copy Entries state the postcode is CT15 6AT and not as stated.

LOT 82 - JOHN'S ACRES, MUSSENDEN LANE, FAWKHAM, LONGFIELD, KENT

The site extends to approximately 2.097 acres and not as stated. To be sold in accordance with the plan attached to the Special Conditions of Sale.

LOT 83 - VALE QUARTER, MUSSENDEN LANE, FAWKHAM, LONGFIELD, KENT

The site extends to approximately 2.92 acres and not as stated. To be sold in accordance with the plan attached to the Special Conditions of Sale.

LOT 87 - LAND, TROTTISCLIFFE ROAD, ADDINGTON, WEST MALLING, KENT

To be sold in accordance with the Filed Plan.

LOT 97 - 2 MEADOW FLATS, NEW ROAD, HYTHE, SOUTHAMPTON

The current ground rental is £150 per annum and not as stated.

LOT 109 - 32 CRAY VALLEY ROAD, ORPINGTON, KENT

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

LOT 112 - LAND REAR OF 26 SYCAMORE DRIVE, EAST GRINSTEAD, WEST SUSSEX

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

LOT 115 - BUILDING PLOT ADJACENT SHORTON MANOR & SHORTON MANOR COTTAGE, SHORTON ROAD, PRESTON, PAIGNTON, DEVON

Revised Special Conditions of Sale, dated 10th September 2020, are available. To be sold in accordance with the Filed Plan.

LOT 122 - LAND SOUTH SIDE OLD DOVER ROAD, CAPEL-LE-FERNE, FOLKESTONE, KENT

To be sold in accordance with the filed plan and public rights of way and not as stated. To be sold in accordance with the Filed Plan.

LOT 124 - LAND, ASHDALE, BISHOP'S STORTFORD, HERTFORDSHIRE

Planning Permission has been granted on appeal by East Herts District Council, under reference APP/J1915/W/20/3246979 and not as stated. Revised Special Conditions of Sale, dated 17th September 2020, are available.

LOT 126 - MIDDLE WAPSWORTHY, PETER TAVY, TAVISTOCK, DEVON

To be sold in accordance with the Filed Plan.

LOT 127 - 1 MALTRAVERS STREET, ARUNDEL, WEST SUSSEX

The Lease term is 125 years from 29th September 1991 and not as stated.

LOT 129 - FLAT 1A, REAR BASEMENT FLAT, 47 SEA FRONT, HAYLING ISLAND, HAMPSHIRE

To be offered with a share of the freehold.

LOT 133 - 134-136 CLARENCE ROAD, GRAYS, ESSEX

The guide price has been revised to £550,000 Plus. Revised Special Conditions of Sale, dated 16th September 2020, are available.

LOT 134 - 38 COOMBE VALLEY ROAD & 14-16 PRIMROSE ROAD, DOVER, KENT

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

LOT 136 - 43C EARLS AVENUE, FOLKESTONE, KENT

The Buyer will be required to pay to the Seller the sum of £35,619.04 in respect of the on account payment made by the Seller to the landlord for the anticipated major works for the building of which the lot forms part.

LOT 137 - LAND ADJACENT THE FIELDINGS, STONEHEAP ROAD, EAST STUDDAL, DOVER, KENT

The plot extends to approximately 0.13 hectares (0.32 acres) and not as stated. To be sold in accordance with the Filed Plan.

LOT 138 - 65 ST CATHERINES ROAD, WINCHESTER, HAMPSHIRE

The guide price has been revised to £380,000-£400,000.