

# Auction Addendum

Clive Emson Online Auction  
Wednesday, 4th November 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- Lot 10 - 2 East View, Newport, Isle Of Wight - Withdrawn Prior
- Lot 11 - 50-52 East Street, Sittingbourne, Kent - Sold Prior
- Lot 21 - 21 London Road, Cowplain, Waterlooville, Hampshire - Sold Prior
- Lot 25 - 10B Willow Bay, Whitstone, Holsworthy, Devon - Sold Prior
- Lot 26 - 30 St Thomas Street, Weymouth, Dorset - Postponed
- Lot 71 - Little Brook Cottage, Bones Lane, Newchapel, Lingfield, Surrey - Sold Prior
- Lot 74 - 14 Shirley High Street, Southampton - Sold Prior
- Lot 75 - 8 Cavendish Road, Rochester, Kent - Postponed
- Lot 105 - Land Adj. 2 Northdown Road, Margate, Kent - Postponed
- Lot 115 - 19 Winchs Garth, Staplehurst, Tonbridge, Kent - Postponed

### LOT 5 - 134-136 CLARENCE ROAD, GRAYS, ESSEX

The guide price has been revised to £495,000 Plus.

### LOT 9 - 84, 85 & 86 LONDON ROAD, DOVER, KENT

Flat 2 has a shower room and Flat 3 has a bathroom and shower and not as stated. The information regarding the rental increases has been provided by the Seller. The guide price has been revised to £325,000 Plus. The Office Copy Entries state the postcode is CT17 0SH and not as stated.

### LOT 19 - 9 BAMPFYLDE ROAD, TORQUAY, DEVON

There is currently internal access from the ground floor accommodation to the basement flat.

### LOT 27 - LAND ADJ MOTE COTTAGE, MOTE PARK, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 30th October 2020, are available. An initial email dated 19th October has been received from Maidstone Borough Council and is available in the Legal pack. The plan included in the sales details is intended to show a route to the site on foot through Mote Park during the times which the park is open and it is not to be construed that there is therefore a formal right of way to the land. The Seller has received a further email from Maidstone Borough Council dated 29th October 2020 which is available in the Legal Pack. The Seller will, prior to Completion, procure and plant a single suitable replacement Cherry tree. To be sold in accordance with the Filed Plan.

**LOT 29 - COMMERCIAL UNIT & FLAT, CORINTHIAN COURT, CROSS STREET, SHANKLIN, ISLE OF WIGHT**

The Office Copy Entries state the postcode is PO37 6BY and not as stated.

**LOT 30 - LAND, ALL SAINTS ROAD, HAWKHURST, CRANBROOK, KENT**

The guide price has been revised to £25,000-£28,000.

**LOT 35 - 5 NEW ROAD AVENUE, CHATHAM, KENT**

Revised Special Conditions of Sale, dated 30th October 2020, are available.

**LOT 37 - DOLLY'S COTTAGE, CHURCH LANE, CHOLDERTON, SALISBURY**

The Planning Permission states the roof height is to be raised by 1.20m and not 1.25m as stated.

**LOT 39 - 22 ASHDOWN WALK, ROMFORD, ESSEX**

The guide price has been revised to £150,000 Plus. The property is sold on the remainder of a 99 year lease from 1st December 1961 at a current ground rental of £10 per annum and not as stated.

**LOT 40 - GROUND RENTS, 9 & 9A TUSCAN ROAD, PLUMSTEAD, LONDON**

Revised Special Conditions of Sale, dated 29th October 2020, are available. The Ground Rent for the First Floor Flat is £75 per annum and not as stated.

**LOT 43 - GROUND RENTS, 49 & 49A GARLAND ROAD, POOLE, DORSET**

The current ground rental for each flat is £200 per annum and not as stated,

**LOT 44 - 45 MADELEINE CLOSE, CHADWELL HEATH, ROMFORD, ESSEX**

Revised Special Conditions of Sale, dated 19th October 2020, are available. The guide price has been revised to £240,000 Plus.

**LOT 50 - 1 MALTRAVERS STREET, ARUNDEL, WEST SUSSEX**

The property is sold on the remainder of a 125 year lease from 29th September 1991 and not as stated.

**LOT 52 - GROUND RENTS, BEDFORD LODGE, 26 ST JOHNS ROAD, RYDE, ISLE OF WIGHT**

The unregistered Deed of Variation dated 12th August 2014 affecting the Lease of the Ground Floor Flat referred to in Extra Special Condition 6 has now been registered by the Lessees Conveyancers. Up to date Office Copy Entries of the Sellers Title noting this Deed have been included within the legal documents.

**LOT 53 - 37 CUXTON ROAD, STROOD, ROCHESTER, KENT**

The property is sold on the remainder of a 999 year lease from 17th March 2016 plus a 50% share of the freehold and not as stated.

**LOT 55 - 37 RUSHFIELD ROAD, LISS, HAMPSHIRE**

The Office Copy Entries state the postcode is GU33 7LW and not as stated.

**LOT 58 - 27F HOLYROOD STREET, NEWPORT, ISLE OF WIGHT**

The property is sold on the remainder of a 999 year lease from 4th September 2009 until 22nd August 2988 and not as stated.

**LOT 63 - FLAT 25, THE ALEXANDRA, EVERSFIELD PLACE, ST. LEONARDS-ON-SEA, EAST SUSSEX**

The property is sold on the remainder of a 99 year lease, from 25th March 1985, at a current ground rental of £100 per annum and not as stated. The block is not purpose built as previously stated.

**LOT 69 - FORMER METHODIST CHAPEL, HALSTOW LANE, UPCHURCH, KENT**

To be sold in accordance with the Filed Plan.

**LOT 70 - BERNERS HILL HOUSE, BERNERS HILL, FLIMWELL, WADHURST, EAST SUSSEX**

The guide price has been revised to £370,000-£375,000.

**LOT 78 - GROUND RENTS, CROWBOROUGH CYCLES, THE BROADWAY (KNOWN AS CHAPEL PLACE), CROWBOROUGH, EAST SUSSEX**

Revised Special Conditions of Sale, dated 30th October 2020, are available.

**LOT 80 - LAND WEST SIDE OF LYTHER LANE, STROUD, PETERSFIELD, HAMPSHIRE**

To be sold in accordance with the Filed Plan.

**LOT 81 - GARAGES OFF EASTLANDS ROAD, TUNBRIDGE WELLS, KENT**

To be sold in accordance with the Filed Plan and not as stated in the catalogue.

**LOT 84 - 100 UNION STREET, MAIDSTONE, KENT**

The property is currently let at £17,100 per annum and not as stated. Room 1 is currently let at £475 per calendar month and Room 4 is currently let at £440 per calendar month and not as stated.

**LOT 88 - FLAT 1, 121 ROWLANDS ROAD, WORTHING, WEST SUSSEX**

The property is currently let on an Assured Shorthold Tenancy Agreement at a current rental of £595 per calendar month and not as stated.

**LOT 90 - STANFORD VILLAGE HALL, STONE STREET, STANFORD (NORTH), ASHFORD, KENT**

Revised Special Conditions of Sale, dated 30th October 2020, are available.

**LOT 91 - GARAGES, ST HELENS COURT, HASTINGS, EAST SUSSEX**

Relevant planning information is available within the legal pack and any prospective buyer is deemed to have read it and taken advice to form their own opinion on the current planning status.

**LOT 93 - 33 MALLING ROAD, SNODLAND, KENT**

The accommodation also includes a basement.

**LOT 94 - FLAT 3, 42 GEORGE STREET, RYDE, ISLE OF WIGHT**

The property is sold on the remainder of a 999 year lease (less 10 days) and not as stated.

**LOT 95 - PADDOCK 5, NORBRYGHT, TILBURSTOW HILL ROAD, SOUTH GODSTONE, GODSTONE, SURREY**

To be sold in accordance with the Transfer plan.

**LOT 96 - PADDOCK 6, NORBRYGHT, TILBURSTOW HILL ROAD, SOUTH GODSTONE, GODSTONE, SURREY**

To be sold in accordance with the Transfer plan.

**LOT 100 - 21 CASTLE ROAD, NEWPORT, ISLE OF WIGHT**

Planning Permission has been granted by Isle of Wight Council under Ref 19/01629/LBC, dated 21 September 2020, for *alterations* to outbuilding and chimney stack; proposed internal and external alterations including replacement windows, new timber cladding on 19th December 2020, subject to conditions, and not as stated.

**LOT 102 - 7 FURNESS ROAD, EASTBOURNE, EAST SUSSEX**

The current ground rental for the first floor flat is £50 per annum and not as stated.

**LOT 104 - FLAT E, TRINITY COURT, 1 HARMER STREET, GRAVESEND, KENT**

The guide price has been revised to £115,000-£120,000.

**LOT 106 - GROUNDS RENTS, BELLHAVEN, 1 ALEXANDRA ROAD, RYDE, ISLE OF WIGHT**

Flat 5 is sold on a long lease term of 125 years from 17th June 2016 and not as stated.

**LOT 107 - 294 ST MARGARETS BANKS, HIGH STREET, ROCHESTER, KENT**

The guide price has been revised to £190,000-£195,000.

**LOT 110 - PLOT 12, WOODBURY LANE, ROWLAND'S CASTLE, HAMPSHIRE**

The Planning reference is 57837 and not as stated.

**LOT 111 - STRAND MEWS, CUSTOMS HOUSE YARD, THE STRAND, BARNSTAPLE, DEVON**

The stated postcode on the Licence to Occupy is EX31 1DR. The property is currently part let at £4,999.92 per annum and not as stated.

**LOT 112 - 32 MAGENNIS CLOSE, GOSPORT, HAMPSHIRE**

The guide price has been revised to £65,000-£70,000.

**LOT 113 - 145 EDWARD ROAD, WALTHAMSTOW, LONDON**

Sold on the remainder of a 99 year lease from 29th September 1992, at a current ground rental of £120 rising by £60 every 25 years until 2067, then £240 for the remainder of the term and not as stated in the catalogue.

**LOT 121 - FLAT 4, SUTHERLAND HOUSE, 126 STADE STREET, HYTHE, KENT**

Revised Special Conditions of Sale, dated 21st October 2020, are available. The Buyer will become a shareholder in the Freehold Management Company.

**LOT 122 - 59 NORTHDOWN ROAD, MARGATE, KENT**

Let on a commercial lease for a term of six years, from 1st January 2019, at a current ground rental of £12,000 per annum. The current rental for each of the four flats is £150 per annum and not as stated. The accommodation also includes a back yard.

## Our Next Online Auction

Wednesday, 16th December

**Auction entries are now invited**

**Closing date Tuesday 24th November**

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.