

Auction Addendum **Clive Emson**

Clive Emson Online Auction
Wednesday, 16th December 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 36 - Parkwood Cottage, Station Road, Smeeth, Ashford, Kent - Sold Prior
- Lot 62 - Ground Rents, 37 Kingsnorth Gardens, Folkestone, Kent - Withdrawn Prior
- Lot 77 - 11 Victory Street, Sheerness, Kent - Sold Prior
- Lot 93 - 53-55 Fore Street, Brixham, Devon - Sold Prior
- Lot 101 - Garages & Parking Site, Stockland Green Road, Tunbridge Wells, Kent - Postponed
- Lot 115 - Lee Farm, Horseman Side, Navestock, Brentwood, Essex - Postponed
- Lot 117 - 17 Junction Road, Totton, Southampton, Hampshire - Sold Prior
- Lot 122 - 35 Port Hall Street, Brighton - Sold Prior

LOT 4 - 67 EVERSFIELD PLACE, ST LEONARDS-ON-SEA, EAST SUSSEX

The Ground Floor Commercial Premises is let on a Lease from 8th November 2019 until 31st January 2023 and not as stated. Flat 3 is sold on a 99 year lease from 11th September 1989 and not as stated.

LOT 14 - BEAN COTTAGE, SHELLBANK LANE, BEAN, DARTFORD, KENT

To be sold in accordance with the Office Copy Entries Filed Plan.

LOT 21 - LAND ADJACENT STEYNE COURT, PELHAM ROAD, SEAFORD, EAST SUSSEX

To be sold in accordance with the Office Copy Entries Filed Plan.

LOT 24 - FLAT 2, IVANHOE, 47 SECOND AVENUE, FRINTON-ON-SEA, ESSEX

Revised Special Conditions of Sale, dated 10th December 2020, are available. Sold on the remainder of a 92 year lease from 29th September 1972. The new lease has not been granted. However, please refer to Clause 9 of the revised Extra Special Conditions regarding potentially extending the current lease. The Freehold title has not been registered at Land Registry although we understand that Mr H M Kendrick (now deceased) was a Director of Ivanhoe Associates Limited (the Landlord), and not as stated. Interested parties must rely upon their own enquiries.

LOT 25 - 2 BATH HOUSE HOTEL APARTMENTS, RUNNACLEAVE ROAD, ILFRACOMBE, DEVON

The property is sold on the remainder of a 999 year lease from 23rd November 2007 and not as stated. The Seller will assist the Buyer in the Transfer of the Sellers interest in the Freehold Title.

LOT 26 - GROUND RENTS, 77 WIDMORE ROAD, BROMLEY, KENT

Revised Special Conditions of Sale, dated 10th December 2020, are available. The current ground rental for Flat A is £25 per annum and not as stated.

LOT 27 - PLOT 41 ASHFORD ROAD, HIGH HALDEN; PLOT 29 SHIRE LANE, KESTON & PLOT 1B CANTERBURY ROAD, LYMINGE

To be sold in accordance with the Office Copy Entries Filed Plans.

LOT 28 - 1 PICKWICK COTTAGES, ST ANNS CHAPEL, KINGSBRIDGE, DEVON

The Office Copy Entries state the address to be The Cottage, St Anns Chapel, Kingsbridge and not as stated.

LOT 41 - GROUND RENTS, 5-11 SOUTHVIEW GARDENS, WORTHING, WEST SUSSEX

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

LOT 45 - GROUND RENTS, 15-21 SOUTHVIEW GARDENS, WORTHING, WEST SUSSEX

Revised Special Conditions of Sale, dated 10th December 2020, are available. The guide price has been revised to £500 Plus. Flat 15, Flat 19, Flat 21 and Garage 7 are each sold on 215 year leases from 25th December 1974 at peppercorn ground rentals, and not as stated.

LOT 47 - 8 PRIORY COURT, GRAVEL WALK, ROCHESTER, KENT

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

LOT 48 - GROUND RENTS, 23-29 SOUTHVIEW GARDENS, WORTHING, WEST SUSSEX

Revised Special Conditions of Sale, dated 10th December 2020, are available. The guide price has been revised to £1,000 Plus. Flat 23 is sold on a 215 year lease from 25th December 1974 and Flat 29 is sold on a 215 year lease from 25th December 1974 at a peppercorn ground rental, and not as stated.

LOT 50 - GROUND RENTS, 31-37 SOUTHVIEW GARDENS, WORTHING, WEST SUSSEX

Revised Special Conditions of Sale, dated 10th December 2020, are available. Flat 33 is sold on a 215 year lease from 24th December 1974 and not as stated. Flat 35 is let on a Regulated Tenancy at a registered rental of £1,480.50 per quarter and not as stated.

LOT 52 - FLAT 5, 2-4 BUCKINGHAM PLACE, BRIGHTON

The Office Copy Entries state the address as Flat 2, 104 Dyke Road, Brighton, BN1 3JD and not as stated.

LOT 53 - GROUND RENTS, 39-45 SOUTHVIEW GARDENS, WORTHING, WEST SUSSEX

Revised Special Conditions of Sale, dated 10th December 2020, are available. The guide price has been revised to £4,000 Plus. The current ground rental for Flat 39 is a peppercorn and not as stated. Flat 45 has a current ground rental of £250 and not as stated.

LOT 55 - LAND SOUTH SIDE OF NORTH MILITARY ROAD, DOVER, KENT

To be sold in accordance with the Office Copy Entries Filed Plan.

LOT 60 - THE OLD WOODYARD, MOAT LANE, FORDWICH, CANTERBURY, KENT

To be sold in accordance with the Office Copy Entries Filed Plan.

LOT 61 - PLOT 21, HOME FARM, BRIGHTWELL CUM SOTWELL, OXON AND PLOT 26, YELLAND ROAD, FREMINGTON, DEVON

To be sold in accordance with the Office Copy Entries Filed Plans.

LOT 70 - 15 SQUIRRELS HEATH LANE, ROMFORD, ESSEX

Sold on the remainder of a 99 year sub lease (less 20 days) from 25th December 1937 and not as stated.

LOT 72 - GROUND RENTS, TERLINGHAM MANSIONS, 14 EARLS AVENUE, FOLKESTONE, KENT

The ground rentals are £25 per annum for Flat 3 and £120 per annum for Flat 5A, therefore the total ground rental is currently £515 per annum and not as stated.

LOT 81 - LAND REAR OF 117 HAREFIELD ROAD, UXBRIDGE, MIDDLESEX

To be sold in accordance with the Plan attached to the Special Conditions of Sale and TP1.

LOT 82 - 294 ST MARGARETS BANKS, HIGH STREET, ROCHESTER, KENT

Revised Special Conditions of Sale, dated 8th December 2020, are available.

LOT 85 - LAND REAR OF 31A ST GEORGES AVENUE, SHEERNESS, KENT

The Planning Permission is dated 21st March 2019 and not as stated.

LOT 87 - FLAT 1 (GARDEN FLAT), IVANHOE, 47 SECOND AVENUE, FRINTON-ON-SEA, ESSEX

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

LOT 89 - LAND OFF SPELLBROOK LANE WEST, SPELLBROOK, BISHOP'S STORTFORD, HERFORDSHIRE

To be sold in accordance with the Plan attached to the Transfer within the Special Conditions of Sale.

LOT 94 - 1 BEAN HILL COTTAGES, SOUTHFLEET ROAD, BEAN, DARTFORD, KENT

To be sold in accordance with the Office Copy Entries Filed Plan.

LOT 96 - FORMER TREGARNE CHAPEL & FORMER SUNDAY SCHOOL BUILDING, TREGARNE TERRACE, ST AUSTELL, CORNWALL

The guide price has been revised to £150,000-£160,000.

LOT 102 - SITE OF THE FORMER MYSTERY PUBLIC HOUSE, 1/3 WARWICK CRESCENT, SOUTHSEA

The Office Copy Entries state the postcode is PO5 4PB and not as stated. To be sold in accordance with the Office Copy Entries Filed Plan.

LOT 103 - FLAT 3, 42 GEORGE STREET, RYDE, ISLE OF WIGHT

Sold on the remainder of 999 year lease (less 10 days) and not as stated.

LOT 105 - 27F HOLYROOD STREET, NEWPORT, ISLE OF WIGHT

To be sold on the remainder of a lease from 4th September 2009 until 22nd August 2988 and not as stated.

LOT 107 - GROUND RENTS, 30-33 INCLUSIVE, 44 & 45 WOODFIELD CLOSE, TANGMERE, CHICHESTER

Flat 45 is sold on a 189 year lease from 29th March 1989 at a current ground rental of £120 per annum, therefore the total ground rent payable is £270 per annum and not as stated.

LOT 112 - UPPER FLAT, HEATHERFIELD, HAYWARDS HEATH ROAD, NORTH CHAILEY, LEWES

Sold on the remainder of a 99 year lease from 17th December 1982 and not as stated.

LOT 113 - GROUND RENTS, MOOSE HALL, LIND PLACE, RYDE, ISLE OF WIGHT

The freehold interest of a garage is also included in the sale.

LOT 121 - 1 MARCHWOOD TERRACE, MAIN ROAD, MARCHWOOD, SOUTHAMPTON

The Office Copy Entries state the address as Land adjoining 1 Marchwood Terrace and not as stated.

LOT 125 - LAND ADJACENT SANDY LANE, CHOLSEY, WALLINGFORD, OXFORDSHIRE

To be sold in accordance with the Plan attached to the Special Conditions of Sale and TP1.

LOT 126 - WESTFIELD PARADE, BYFLEET ROAD, NEW HAW, ADDLESTONE, SURREY

To be sold in accordance with the Office Copy Entries Filed Plans.

LOT 127 - THE CRAIGE, HIGH STREET, WADHURST, EAST SUSSEX

The property is named The Creig and not as stated.

LOT 131 - 26 LUPIN DRIVE, SPRINGFIELD, CHELMSFORD, ESSEX

The property is let on a Periodic Tenancy at a current rental of £795 per calendar month and not as stated.

The Directors and Staff of Clive Emson Auctioneers bid you well and wish all of our clients, friends, buyers, professional introducers and fellow agents a very happy Christmas and a prosperous, healthy and peaceful New Year.

Our Next Online Auction

Wednesday, 10th February 2021

Auction entries are now invited

Closing date Tuesday 19th January