

# Auction Addendum **Clive Emson**

Clive Emson Online Auction  
Wednesday, 10th February 2021

**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 19 - 16 The Vineyards, Great Baddow, Chelmsford, Essex - Sold Prior**

**Lot 21 - 51 St Barts Road, Sandwich, Kent - Sold Prior**

**Lot 30 - The Cedars, 70 Maidstone Road, Rochester, Kent - Postponed**

**Lot 45 - School House, Burnham Road, Chelmsford, Essex - Postponed**

**Lot 69 - The Former Rainbow Fun House, Torwood Gardens Road, Torquay, Devon - Sold Prior**

**Lot 70 - Town House, High Street, Queenborough, Kent - Postponed**

**Lot 80 - 360 Ditchling Road, Brighton - Postponed**

**Lot 85 - Little Mullbrooks, Summerhill, Polegate, East Sussex - Postponed**

**Lot 102 - Flat 1, 22 Carlisle Road, Eastbourne, East Sussex - Sold Prior**

### **LOT 8 - 66 GLENCOE ROAD, CHATHAM, KENT**

Revised Special Conditions of Sale, dated 3rd February 2021, are available.

### **LOT 15 - FLAT 2, 4 VICTORIA PLACE, ST AUSTELL, CORNWALL**

To be offered with a new 99 year lease and not as stated. The accommodation includes a shower room with W.C. and not a bathroom with W.C.

### **LOT 20 - 16 ELAINE AVENUE, STROOD, ROCHESTER, KENT**

Revised Special Conditions of Sale, dated 4th February 2021, are available. Room 1 has become vacant. The room may be re-let prior to Completion. Notwithstanding this, the property was let at £30,700 when fully let and not as stated in the sales particulars.

### **LOT 31 - FLAT 5, 2-4 BUCKINGHAM PLACE, BRIGHTON**

The Office Cope Entries state the address as Flat 2, 104 Dyke Road, Brighton, BN1 3JD and not as stated. The property does however also go by the address Flat 5, 2-4 Buckingham Place.

### **LOT 32 - THE RAILWAY TAVERN, STATION STREET, CINDERFORD, GLOUCESTERSHIRE**

The Planning Permission is dated 13th July 2006 and not as stated.

### **LOT 37 - THE OLD TELEPHONE EXCHANGE, NEWMARKET ROAD, GREAT CHESTERFORD**

The village name should read Great Chesterford in the catalogue description and not as stated.

**LOT 44 - 9 CASTLE STREET, LUDGERSHALL, ANDOVER**

Let under the terms of a life tenancy and not as stated.

**LOT 46 - UNIT 14 HIGHPOINT BUSINESS VILLAGE, HENWOOD, ASHFORD, KENT**

Revised Special Conditions of Sale, dated 5th February 2021, are available. The Tenancy Schedule shows the ground floor tenancy lease is from 2 May 2017 and the first floor tenancy lease is from 1 December 2019 and not as stated. To be sold in accordance with the Filed Plans.

**LOT 47 - SITE OF THE FORMER MYSTERY PUBLIC HOUSE, 1/3 WARWICK CRESCENT, SOUTHSEA**

We are advised that the reports and drawings referred to in the Auctioneer's Note 2 largely relate to the Student Cluster Apartments Scheme.

**LOT 48 - GROUND FLOOR FLAT, 90 COVAL LANE, CHELMSFORD, ESSEX**

Revised Special Conditions of Sale, dated 3rd February 2021, are available. The guide price has been revised to £135,000 Plus.

**LOT 60 - 1 THE VILLA, ARCADE ROAD, ILFRACOMBE, DEVON**

To be sold on the remainder of a 999 year lease dated 25th May 1988 and not as stated.

**LOT 62 - GROUND RENTS, 4 & 4B WEST HAYE ROAD, HAYLING ISLAND, HAMPSHIRE**

Also included in the sale is the freehold interest in the garage belonging to 4B West Haye Road which is held under the terms of a lease from 15th October 1996 to 24th December 2088 at a peppercorn ground rental.

**LOT 74 - LAND SOUTH SIDE OF NORTH MILITARY ROAD, DOVER, KENT**

To be sold in accordance with the Filed Plan.

**LOT 75 - MILLHAM, MOUNTFIELD, ROBERTSBRIDGE, EAST SUSSEX**

To be sold in accordance with the Filed Plan.

**LOT 81 - 2 JULIENNE HOUSE, MAIN ROAD, ST PAULS CRAY, ORPINGTON, KENT**

The property is offered leasehold with vacant possession and not as stated.

**LOT 84 - 6 HIGH STREET, CHATHAM, KENT**

The property also has a cellar which is included in the sale which was not included in the catalogue details.

**LOT 86 + LOT 87 - LONGSHAW STABLES AND LAND, HAZELWOOD LANE, CHIPSTEAD, COULSDON**

These Lots are now to be offered as one Lot (lot 86) and not as previously stated.

**LOT 92 - 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 93 - THE RAINBOW CENTRE, ROSE STREET, NORTHFLEET, GRAVESEND, KENT**

Further Revised Special Conditions of Sale, dated 8th February 2021, are available.

**LOT 94 - 29 LOWTHERVILLE ROAD, VENTNOR, ISLE OF WIGHT**

Revised Special Conditions of Sale, dated 8th February 2021, are available advising that completion will take place on 17th March or sooner by agreement. The property is offered leasehold with vacant possession and not as stated. Sold on the remainder of a 999 year lease from 24th June 1876 at a current ground rental of £4 and 1 shilling per annum, if demanded.

**LOT 97 - 294 ST MARGARETS BANKS, HIGH STREET, ROCHESTER, KENT**

The Planning Consent reference is MC/20/2870 and not as stated.

**LOT 99 - 23 CANTERBURY ROAD, WORTHING, WEST SUSSEX**

The First Floor Flat is currently let at £675 per calendar month therefore the total current rental is £8,100 per annum and not as stated.

**LOT 103 - FLAT, 67 CHURCH STREET, BIGGLESWADE, BEDFORDSHIRE**

Revised Special Conditions of Sale, dated 2nd February 2021, are available. The Office Copy Entries state the postcode is SG18 0JH and not as stated. The Lot is described as a two bedroom maisonette on two floors and not as stated.

**LOT 104 - 86 KENILWORTH ROAD, ST LEONARDS-ON-SEA, EAST SUSSEX**

The Assured Shorthold Tenancy for the Ground Floor Flat is not yet contracted and therefore not supplied. Further information available within the legal pack.

## Our Next Online Auction

Wednesday, 24th March 2021

**Auction entries are now invited**

**Closing date Tuesday 2nd March**