

Auction Addendum **Clive Emson**

Clive Emson Online Auction
Wednesday, 24th March 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 9 - Former Age Concern Premises, 130 Brompton Lane, Strood, Rochester Kent - Postponed

Lot 11 - 8 Clifton Road, Sidcup, Kent - Postponed

Lot 15 - Land, Brambletorre Farm, Dittisham, Dartmouth, Devon - Withdrawn Prior

Lot 16 - Land South Side of 33 Townend, Caterham, Surrey - Sold Prior

Lot 24 - Land, Dene Road, Cotford St Luke, Taunton, Somerset - Sold Prior

Lot 33 - Land, Yarmley Lane, Winterslow, Salisbury, Wiltshire - Sold Prior

Lot 34 - 6 Church Street, Bexhill-on-Sea, East Sussex - Postponed

Lot 46 - 124 Wood Street, Chelmsford, Essex - Sold Prior

Lot 49 - Walmer Court Farmhouse, Dover Road, Walmer, Deal, Kent - Withdrawn Prior

Lot 75 - Ground Rents, 3 Station Parade, Eastbourne, East Sussex - Postponed

Lot 85 - 24 Cranberry Walk, Coombe Dingle, Bristol - Postponed

Lot 86 - 2 Sea Road, Bexhill-on-Sea, East Sussex - Sold Prior

LOT 3 - 122-124 SEASIDE ROAD, EASTBOURNE, EAST SUSSEX

Flat 1 is currently let at £461.53 four weekly and not as stated.

LOT 5 - WOODLAND, PENENDEN HEATH, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 18th March 2021, are available. The open land in front of the woodland at the Heath Wood Road side of the land to be sold is NOT included in the sale. Interested applicants are advised to check the Land Registry Filed Plan. Parking/visitor parking in Heath Wood Road is for residents only. The Sellers are aware that areas of the land have been used by the public for walking over several years. Interested bidders will be deemed to have satisfied themselves with regard to this prior to bidding.

LOT 10 - 52 WEST HILL ROAD, ST LEONARDS-ON-SEA, EAST SUSSEX

Revised Special Conditions of Sale, dated 18th March 2021, are available.

LOT 14 - BADGERS WALK, 217A PRIORY ROAD, HASTINGS, EAST SUSSEX

The Office Copy Entries state the address as Land at Back of 209, 211 and 213 Priory Road and not as stated.

LOT 17 - CHALET, K228, PARKDEAN RESORT, LYDD ROAD, RYE, CAMBER, EAST SUSSEX

The tenure of the chalet is 50 years from and including 20th December 2013 and not as stated.

LOT 29 - 56 GROVE ROAD, STROOD, ROCHESTER, KENT

The Upper Flat is currently let at £474.80 per calendar month and not as stated.

LOT 31 - 405 LUTON ROAD, CHATHAM, KENT

The property is tenanted and not sold with Vacant Possession.

LOT 32 - QUEEN'S ARCADE, QUEEN'S AVENUE, HASTINGS, EAST SUSSEX

Revised Special Conditions of Sale, dated 9th March 2021, are available. 1 Queen's Arcade is currently let at £1,700 per annum and not as stated. The lease term of 2 Queens Ave/7 Queen's Road is 8 years, 299 days and not as stated. 4 Queens Arcade (with room over 6 Queens Avenue) is current let at £5,500 per annum and not as stated. The lease term for 13 Queen's Arcade is 14 years from and including 25th March 1998 and not as stated. The status of the current occupancy of the Assembly Rooms/Dance Studio is subject to clarification.

LOT 36 - 10 MARINA ARCADE, BEXHILL-ON-SEA, EAST SUSSEX

Revised Special Conditions of Sale, dated 19th March 2021, are available.

LOT 39 - 1 ESSEX ROAD, BARKING, ESSEX

Revised Special Conditions of Sale, dated 19th March 2021, are available.

LOT 51 - 13 KNIGHTRIDER STREET, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 16th March 2021, are available. The Office Copy Entries state the postcode for the property is ME15 6LD and not as stated.

LOT 52 - LAND OFF RIDING LANE, HILDENBOROUGH, TONBRIDGE, KENT

Revised Special Conditions of Sale, dated 16th March 2021, are available.

LOT 53 - LAND SOUTH OF 10 REDEHALL ROAD, SMALLFIELD, HORLEY, SURREY

Revised Special Conditions of Sale, dated 18th March 2021, are available.

LOT 57 - APARTMENT 17, KENT HOUSE, BOUVERIE ROAD WEST, FOLKESTONE, KENT

The guide price has been revised to £87,000 Plus.

LOT 58 - 3 PLAINS OF WATERLOO, RAMSGATE, KENT

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

LOT 61 - 14 TULIP WALK, COLCHESTER, ESSEX

The contractual rental is currently £202.25 per week and not as stated, increasing to £209.13 per week from 1st April 2021.

LOT 62 - GRIMSTON COTTAGE, 10A GRIMSTONE AVENUE, FOLKESTONE, KENT

The Landlord has issued the tenant with a notice to vacate. The property is to be sold on a new 125 year lease from 31st March 2021 and not as stated.

LOT 63 - LAND OFF SPELLBROOK LANE WEST, SPELLBROOK, BISHOP'S STORTFORD, HERTFORDSHIRE

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

LOT 64 - 76 ESPLANADE, FOWEY, CORNWALL

The guide price has been revised to £450,000-£460,000.

LOT 65 - 20A & 20B OXFORD STREET, WHITSTABLE, KENT

The Land Registry Office Copy Entries name the entire freehold as 20a Oxford Street however the Sellers have confirmed that the postal addresses are 20a Oxford Street for the Ground Floor is and 20b Oxford Street for the Flat.

LOT 67 - WOODLAND, RUSS HILL, CHARLWOOD, HORLEY, SURREY

To be sold in accordance with the Filed Plan.

LOT 73 - FORMER FIRE STATION, HORTON ROAD, SOUTH DARENTH, DARTFORD, KENT

The Planning reference is 19/02065 and not 19/020654 and not as stated.

LOT 83 - FLAT 1, HAIG HOUSE APARTMENTS, DEVONSHIRE ROAD, HASTINGS, EAST SUSSEX

The guide price has been revised to £80,000-£90,000.

LOT 90 - THE CEDARS, 70 MAIDSTONE ROAD, ROCHESTER, KENT

A copy of the Tree Preservation Order is available in the Legal Pack. It is understood that several of the trees referred to, were removed in 2006. The Sellers are unaware if the Local Authority were advised of the removal of the trees and the Buyer will be deemed to have satisfied themselves with regard to this and indemnify the Sellers from any future liability or costs relating thereto.

LOT 91 - 121 TIDESWELL ROAD, EASTBOURNE, EAST SUSSEX

Flat 2 is currently let at £466.12 per calendar month and not as stated.

LOT 92 - 9 INGLEWOOD PARK, ST LAWRENCE, VENTNOR, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 15th March 2021, are available.

LOT 95 - 183 LEWISHAM WAY, NEW CROSS, LONDON

The guide price has been revised to £430,000 Plus.

LOT 97 - THE SWAN INN, THE ENDWAY, GREAT EASTON, ESSEX

Revised Special Conditions of Sale, dated 12th March 2021, are available.

LOT 98 - 33 RADNOR PARK CRESCENT, FOLKESTONE, KENT

The tenancy of the maisonette commenced on 2nd March 2007 at a current rental of £380 per calendar month and not as stated.

LOT 99 - EASTWOOD HOUSE, EASTWOOD ROAD, ULCOMBE, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 17th March 2021, are available. To be sold in accordance with the Filed Plans.

LOT 100 - 3 STONE ROW COTTAGES, GROOMBRIDGE HILL, GROOMBRIDGE, TUNBRIDGE WELLS

To be sold in accordance with the Filed Plan.

LOT 103 - 23 CANTERBURY ROAD, WORTHING, WEST SUSSEX

Revised Special Conditions of Sale, dated 11th March 2021, are available. The Tenant has served a Notice to Quit and will be vacating the property on 11th April 2021.

LOT 105 - 14 COLNE MEAD, MILL END, RICKMANSWORTH, HERTFORDSHIRE

The property will be sold as seen and the clearing of the contents, including the garage, will be the responsibility of the successful buyer.

LOT 106 - FLAT 4A, 32 OVERCLIFFE, GRAVESEND, KENT

The current ground rental is £50 per annum and not as stated.

LOT 108 - GROUND RENTS, 29 GODWIN ROAD, CLIFTONVILLE, MARGATE, KENT

We understand the freeholder is responsible for the maintenance, management and insurance of the building, recovering the costs from the leaseholders by way of a service charge.

LOT 109 - THE OLD WOODYARD, MOAT LANE, FORDWICH, CANTERBURY, KENT

To be sold in accordance with the Filed Plan.

Our Next Online Auction

Wednesday, 5th May 2021

Auction entries are now invited

Closing date: Tuesday 13th April