

Auction Addendum **Clive Emson**

Clive Emson Online Auction
Wednesday, 5th May 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 5 - Land Off Spellbrook Lane West, Spellbrook, Bishop's Stortford, Hertfordshire - Sold Prior
- Lot 9 - Garage/Store, Rear Of 2 Testwood Road, Southampton - Sold Prior
- Lot 18 - Marpen, Freathy, Millbrook, Torpoint, Cornwall - Sold Prior
- Lot 20 - Track Off Boyneswood Road, Medstead, Alton, Hampshire - Postponed
- Lot 24 - 3 Green Cloth Mews, Off Brymore Close, Canterbury, Kent - Postponed
- Lot 39 - Land, West Side Shelvin Lane, Wootton, Canterbury, Kent - Sold Prior
- Lot 47 - The Key, Market Place, Ilminster, Somerset - Postponed
- Lot 51 - 125A High Street, Gosport, Hampshire - Sold Prior
- Lot 53 - 30 Albert Street, Ventnor, Isle of Wight - Postponed
- Lot 56 - Former United Reform Church, High Street, Dover, Kent - Postponed
- Lot 81 - Land North Side Of Heathfield Road, Burwash Common, Etchingham, East Sussex - Sold Prior
- Lot 89 - Units 8 & 9 Higher Bochym Workshops, Cury Cross Lanes, Helston, Cornwall - Sold Prior
- Lot 92 - 1 & 2 Digges Cottages and Land, Out Elmstead Lane, Barham, Canterbury, Kent - Postponed
- Lot 98 - Church & Land, Alfane Lane, Off Birchwood Road, Dartford, Kent - Postponed
- Lot 103 - Myrtle Cottage, 35 Church Road, Steep, Petersfield, Hampshire - Sold Prior
- Lot 104 - 75 High Street & 22-24 Mortimer Street, Herne Bay, Kent - Sold Prior

LOT 6 - 67-69 BODMIN ROAD, ST AUSTELL, CORNWALL

Guide price amended to £75,000-£80,000.

LOT 13 - 68 MARINE COURT, ST LEONARDS-ON-SEA, EAST SUSSEX

Sold on the remainder of a lease from 10 December 1985 to 24 March 2971 and not as stated.

LOT 16 - 11A COOLINGE ROAD, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 20th April 2021, are available. Sold on the remainder of a 125 year lease, from 2nd June 2015, and not as stated.

LOT 17 - GARAGE 1, REAR OF 19 NORTON ROAD, DAGENHAM, ESSEX

Revised Special Conditions of Sale, dated 21st April 2021, are available. The garage is being sold with vacant possession and not as stated.

LOT 21 - 342 SEASIDE, EASTBOURNE, EAST SUSSEX

Flat 1 is holding over on an Assured Shorthold Tenancy Agreement at £475 per calendar month and not as stated.

LOT 22 - LAND & STABLES, JACKSONS LITTLE HAWKLAND, REAR OF SUTTON COTTAGES, CLEMENT STREET, SWANLEY, KENT

The Office Copy Entries refer to the address as Little Hawklands, Clement Street, Dartford, and not as stated. Sold in accordance with the Filed Plan.

LOT 28 - MAGDALEN COTTAGE, MAIN ROAD, WORMINGFORD, COLCHESTER, ESSEX

Sold in accordance with the Plan to the Conveyance dated 15th July 1972.

LOT 30 - ROSEBAY & MEADOW VIEW, GARDENERS LANE, EAST WELLOW, ROMSEY, HAMPSHIRE

Sold in accordance with the Filed Plans.

LOT 32 - FLAT 3, 39 RISEBOROUGH LANE, FOLEKSTONE, KENT

Sold on the remainder of a 125 year lease from 1st January 2016 and not as stated.

LOT 35 - GARAGES 25-32 OFF AVENUE ROAD, ERITH, KENT

Guide price amended to £90,000-£95,000.

LOT 38 - 67 QUEENSGATE CENTRE, ORSETT ROAD, GRAYS, ESSEX

The annual service charge up to 31st December 2021 is £2,038.79 and not as stated.

LOT 41 - 1 CHURCH SQUARE, BROADSTAIRS, KENT

Guide price amended to £175,000 Plus.

LOT 42 - 52, 54 & 56 FITZROY STREET, AND 66 & 68 STATION AVENUE, SANDOWN, ISLE OF WIGHT

Sold on the remainder of 990 year lease from 11th November 1904 and not as stated. Guide price amended to £250,000 Plus.

LOT 45 - 28 MARINE COURT, ST LEONARDS-ON-SEA, EAST SUSSEX

Tenure is from 17th September to 24th March 2971 and not as stated.

LOT 57 - 18 SPRINGWELL AVENUE, MILL END, RICKMANSWORTH, HERTFORDSHIRE

The current rental is £245.46 per week (£12,763.92 per annum) and not as stated.

LOT 64 - 23 BROOK ROAD, ILFORD, ESSEX

The current rental is £293.92 per week (£15,283.84 per annum) and not as stated.

LOT 65 - GARAGES & PARKING SITE, STOCKLAND GREEN ROAD, TUNBRIDGE WELLS, KENT

Sold in accordance with the Filed Plan.

LOT 75 - LAND NORTH WEST SIDE OF BULL LANE, BOUGHTON-UNDER-BLEAN, FAVERSHAM, KENT

Revised Special Conditions of Sale, dated 22nd April 2021, are available.

LOT 76 - 59, 59A & 63 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 79 - 67 EVERSFIELD PLACE, ST LEONARDS-ON-SEA, EAST SUSSEX

The ground floor commercial premises is let under the terms of a lease from 8th November 2019 to 31st January 2023 and not as stated.

LOT 84 - OAK TREE PLACE, MAIDSTONE ROAD, CROSS AT HAND, STAPLEHURST, TONBRIDGE, KENT

We are advised that a copy of the covenant referred to in Entry B2 of the Proprietorship Register on the Office Copy Entries is not available from the Land Registry. The Purchaser is deemed to purchase with full knowledge of the fact that a copy of the covenant cannot be produced

LOT 86 - LAND OFF SEA VIEW TERRACE, REDRUTH, CORNWALL

Revised Special Conditions of Sale, dated 27th April 2021, are available.

LOT 93 - LAND, LIME KILN LANE, BOSSINGHAM, CANTERBURY, KENT

Sold in accordance with the Filed Plan.

LOT 95 - 51 CHURCH ROAD, ST LEONARDS-ON-SEA, EAST SUSSEX

The ground floor flat is currently let at £438.48 paid every four weeks on housing benefit and not as stated. The Office Copy Entries refer to the postcode as TN37 6HB and not as stated.

LOT 110 - 11 HOMESTEAD WAY, LUTON, BEDFORDSHIRE

Currently let at £209.13 per week (£10,874.76 per annum) and not as stated.

LOT 113 - WALMER COURT FARMHOUSE, DOVER ROAD, WALMER, DEAL, KENT

Prospective Purchasers attention is drawn to a letter from Mowll & Mowll dated 29th April 2021 regarding an agricultural restriction together with the Planning Permissions referred to therein.

LOT 114 - 2 EDWARD STREET, OFF GUN LANE, STROOD, ROCHESTER, KENT

The Office Copy Entries state the postcode is ME2 4UG and not as stated.

LOT 115 - GARAGES & LAND OFF HEATON ROAD, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 29th April 2021, are available.

LOT 116 - MAYFIELD, THE LEAS, CHESTFIELD, WHITSTABLE, KENT

A Statement of Truth will be provided by the Family of the Seller with regard to the area of land which falls outside the Title but forms part of the garden. Sold in accordance with the Filed Plan.

LOT 123 - FLAT 6, 20 GRAND PARADE, BRIGHTON

The ground rental is £100 per annum and not as stated. The Office Copy Entries state the address is Flat 6, 20-21 Grand Parade and not as stated.

LOT 126 - FLAT 3, 91 PAYNE AVENUE, HOVE, EAST SUSSEX

The Office Copy Entries state the flat is on the Second Floor and not as stated.

LOT 130 - LAND REAR OF GROVE HOUSE, 14 WIGMORE LANE, EYTHORNE, DOVER, KENT

Revised Special Conditions of Sale, dated 29th April 2021, are available.

Our Next Online Auction

Wednesday, 16th June 2021

Auction entries are now invited

Closing date: Tuesday 25th May