

Auction Addendum

Clive Emson Online Auction

Wednesday, 16th June 2021

Clive Emson 

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), 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 6 - Former Public Conveniences, Nr Trevowhan, Morvah, Pendeen, Penzance, Cornwall - Postponed
- Lot 16 - Land, Mill View Road, Beverley, East Riding of Yorkshire - Postponed
- Lot 19 - 35 Hereson Road, Ramsgate, Kent - Withdrawn Prior
- Lot 34 - 159 High Street, Ryde, Isle of Wight - Postponed
- Lot 40 - Ground Rents, 45 & 45A Tudor Drive, Romford, Essex - Withdrawn Prior
- Lot 44 - 1A Warwick Crescent, Borstal, Rochester, Kent - Withdrawn Prior
- Lot 45 - Land, 64-82 Argent Street, Grays, Essex - Sold Prior
- Lot 47 - 108 North End Avenue, Portsmouth - Sold Prior
- Lot 54 - Ground Floor Unit 14, Jubilee Way, Whitstable Road, Faversham, Kent - Sold Prior
- Lot 59 - Land, Buttercombe Lane, Braunton, Devon - Postponed
- Lot 71 - 7 Sheppey Beach Villas, Manor Way, Leysdown-on-Sea, Sheerness, Kent - Postponed
- Lot 92 - 16 Edgar Road, Hastings, East Sussex - Sold Prior
- Lot 93 - 153 Canterbury Road, Sittingbourne, Kent - Sold Prior
- Lot 101 - Ground Rents, 1-11 The Havens, Main Road, Havenstreet, Ryde, Isle Of Wight - Withdrawn Prior

LOT 3 - LAND OFF RIDING LANE, HILDENBOROUGH, TONBRIDGE, KENT

Revised Special Conditions of Sale, dated 11th June 2021, are available. The land is to be sold in accordance with the Transfer Plan attached to the Special Conditions of Sale.

LOT 4 - 12 ST JAMES STREET, NEWPORT, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 9th June 2021, are available. The tenancy details in respect of Flats 1, 3 and 4 are as per the Special Conditions of Sale. The commercial area is let on a Commercial Lease, until 31st October 2022, at an annual rental of £12,750. The Office Copy Entries refer to the address as 12 Lower St James Street, Newport, and not as stated.

LOT 5 - GARAGES, 68-70 CAVELL SQUARE, DEAL, KENT

There are no Tenancy Agreements in place but vacant possession can be obtained by giving one month's notice. There is an additional License for a small parcel of land which is outside number 54 Cavell Square's boundary, at £5 per annum.

LOT 8 - 65 CALDER VALE, BLETCHLEY, MILTON KEYNES

The current contractual rental is £203.03 per week (£10,557.56 per annum) and not as stated.

LOT 11 - 25-39 & 20-42 MAYTREE CLOSE AND LAND R/O 13-21 MAYTREE CLOSE, RAINHAM, ESSEX

The tenure in relation to 34 Maytree Close is from 29th September 1976 (ending and including 29th September 2165) and not as stated. The tenure in respect of Flats 31, 35, 37 & 38 Maytree is 125 years, from 21st September 2009, at a rental of £150 per annum, and not as stated.

LOT 12 - 55 ST LEONARDS ROAD, BEXHILL-ON-SEA, EAST SUSSEX

The Commercial Lease includes the garden, and not as stated.

LOT 13 - 1 OSWALD PLACE, DOVER, KENT

The ground floor accommodation comprises: Living room/dining room and kitchen to rear, and not as stated.

LOT 14 - LAND EAST OF WELL LANE, COMFORT WARTHA, CONSTANTINE, FALMOUTH, CORNWALL

The Planning Permission was granted under Appeal Ref: APP/D0840/W/20/3249081, dated 17th November 2020. Interested parties should refer to the Legal Documentation for the Section 52 Agreement.

LOT 15 - LAND REAR OF 13 UNION STREET, RYDE, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 11th June 2021, are available. To be sold in accordance with the Office Copy Entries Filed Plans.

LOT 17 - FLAT 5, PEMBROKE HOUSE, GRAND PARADE, LITTLESTONE, NEW ROMNEY, KENT

Revised Special Conditions of Sale, dated 11th June 2021 are available. The tenant has now vacated the premises.

LOT 22 - 43 GODDINGTON ROAD, STROOD, ROCHESTER, KENT

A complete new set of Energy Performance Certificates (EPCs), are available.

LOT 23 - HILL VIEW, SEVEN HILLS ROAD, WALTON-ON-THAMES, SURREY

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

LOT 31 - 187 LIVINGSTONE ROAD, THORNTON HEATH, SURREY

The guide price has been revised to £240,000 Plus.

LOT 32 - 183 LEWISHAM WAY, NEW CROSS, LONDON

The guide price has been revised to £360,000 Plus.

LOT 33 - 415 MEADGATE AVENUE, CHELMSFORD, ESSEX

The sale is to include a garage, and the current rental is £872 per calendar month, not as stated.

LOT 39 - 1/1A LIVINGSTONE CIRCUS, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 11th June 2021, are available.

LOT 42 - THE WOOD YARD, NETHERGONG HILL, UPSTREET, CANTERBURY, KENT

The Freehold title refers to a 99 year lease, from 1st June 1936, regarding mines beds and seams under the land. A copy of the lease is contained within the legal documentation.

LOT 48 - GROUND RENTS, 7 & 7A MARSHALLS ROAD, ROMFORD

The guide price has been revised to £12,750 Plus. The current ground rental for Flat 7 is a peppercorn and not as stated.

LOT 50 - CRANGON COTTAGE, WEST END, HERSTMONCEUX, HAILSHAM, EAST SUSSEX

Revised Special Conditions of Sale, dated 11th June 2021, are available.

LOT 52 - 5 CHESTNUT DRIVE, BROADSTAIRS, KENT

The current rental is £800 per calendar month and not as stated.

LOT 63 - LAND BETWEEN 46-52 CLIFFE ROAD (REAR OF 43 GODDINGTON ROAD), STROOD, ROCHESTER, KENT

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

LOT 65 - 80-148 (EVEN) HENLEY DRIVE, FRIMLEY GREEN, CAMBERLEY, SURREY

The Office Copy Entries refer to the property as 78-148 (even) Henley Drive and not as stated and the postcode is GU16 6JT. There is a further Lease for the common parts, dated 9th February 1982, commencing 99 years from 1st October 1979.

LOT 66 - 89 LOWER FAIRMEAD ROAD, YEOVIL, SOMERSET

The current contractual rental is £223.12 per week (£11,602.24 per annum) and not as stated.

LOT 74 - FLAT 3, PROSPECT COTTAGE, 107 BODMIN ROAD, TRURO, CORNWALL

The flat has one bedroom and not two as stated.

LOT 77 - 14 SYCAMORE HILL, BARNET, LONDON

The current contractual rental is £275.71 per week, plus £1.61 service charge, totalling £277.32 per week (£14,420.64 per annum) and not as stated.

LOT 78 - 9 HAWKS LANE, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 7th June 2021, are available.

LOT 80 - GROUND RENTS, HAROLD MEWS, 39 HAROLD ROAD, CLIFTONVILLE, MARGATE, KENT

The guide price has been revised to £18,000-£22,000. Revised Special Conditions of Sale, dated 7th June 2021, are available. Flat 9 is a basement storage area and not a flat, as previously stated, but does have a ground rent of £250 per annum. The ground rental in respect of Flats 1, 3, 7 and 8 is £250.00 each, and not as stated; Flats 2 and 6 are each sold on a 99 year Lease with a current ground rent of £250.00 each and not as stated and Flat 5 ground rental is £250.00 and not as stated.

LOT 84 - GARAGES OFF CAUSTON ROAD, CRANBROOK, KENT

Revised Special Conditions of Sale, dated 11th June 2021, are available. To be offered Freehold with Part Vacant Possession as some car spaces are 'designated for use by the neighbouring properties and retained land'.

LOT 85 - GROUND RENTS, 18 RUMBRIDGE STREET, TOTTON, SOUTHAMPTON

The Lease in respect of the commercial unit is for a term of 999 years, from 17th November 2008, at a peppercorn ground rent and not as stated.

LOT 91 - UPPER PARTS, 38 HIGH STREET, WHITSTABLE, KENT

Revised Special Conditions of Sale, dated 11th June 2021, are available.

LOT 94 - 7 ALAN CLOSE, LEIGH-ON-SEA, ESSEX

The current contractual rental is £227.26 per week (£11,817.52 per annum) and not as stated.

LOT 95 - THE FORMER LION PUBLIC HOUSE, CHURCH STREET, MILTON REGIS, SITTINGBOURNE, KENT

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

LOT 97 - 2-48 (EVEN) & 1-23 (ODD) COURT GARDENS, CAMBERLEY, SURREY

The Lease in respect of the Common Parts is for a term of 150 years, from 25th July 2007; Flat 9 is 125 years from 12th December 2018 at a rental of £200 per annum and Flat 46 is 125 years, from 28th September 2018, and not as stated.

LOT 99 - BARN REAR OF RIDES HOUSE, WARDEN ROAD, EASTCHURCH, SHEERNESS, KENT

The Auctioneer has been informed that the asbestos cladding sheets seen in the photograph have now been removed.

LOT 102 - FORMER UNITED REFORM CHURCH, HIGH STREET, DOVER, KENT

The Office Copy Entries state the address as St Martin's Court, High Street, Dover, and not as stated.

LOT 112 - 8 GREEN LANE, COPNOR, PORTSMOUTH, HAMPSHIRE

The current contractual rental is £303.03 per week (£15,757.56 per annum) and not as stated.

Our Next Online Auction

Wednesday, 28th July 2021

Auction entries are now invited - Closing date: Monday 5th July