

Auction Addendum

Clive Emson 

Clive Emson Online Auction

LAND AND PROPERTY AUCTIONEERS

Wednesday, 22nd September 2021

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 8 - Land Adj 41 Cromwell Park Place, Folkestone, Kent - Postponed
- Lot 14 - Polhawn Studio, Polhawn, Torpoint, Cornwall - Postponed
- Lot 17 - Garages 8 & 10, Off Sunnyfields Close, Rainham, Gillingham, Kent - Withdrawn Prior
- Lot 19 - 5 High Street, Fareham, Hampshire - Sold Prior
- Lot 28 - Flat 3, 14 East Street, Faversham, Kent - Sold Prior
- Lot 45 - Upper Quay Marina, Upper Quay, Fareham, Hampshire - Withdrawn Prior
- Lot 46 - Treetops, Higher Furzeham Road, Brixham, Devon - Postponed
- Lot 49 - Ground Rents, 15 High Street, Ventnor, Isle Of Wight - Withdrawn Prior
- Lot 57 - 12 St James Street, Newport, Isle Of Wight - Withdrawn Prior
- Lot 58 - Ground Rents, 55 Manor Road, London - Postponed
- Lot 65 - 238 Union Street, Torquay, Devon - Postponed
- Lot 67 - Wye Methodist Church, Bridge Street, Wye, Ashford, Kent - Withdrawn Prior
- Lot 73 - Land West Of A21, Boarzell/Swiftsden London Road, Hurst Green, Etchingham - Sold Prior
- Lot 83 - 94-94A High Street And 2 Victoria Street, Ventnor, Isle Of Wight - Withdrawn Prior
- Lot 86 - Headcorn Methodist Church, 2 High Street, Headcorn, Ashford, Kent - Withdrawn Prior
- Lot 93 - Penthouse Flat, 50 Kingmere, South Terrace, Littlehampton, West Sussex - Postponed
- Lot 100 - Flat A, 129B Milton Road, Gravesend, Kent - Postponed
- Lot 117 - 33 East Street, Sittingbourne, Kent - Sold Prior
- Lot 121 - 23 George Street, Hastings, East Sussex - Sold Prior
- Lot 134 - The New House, The Broadway, Totland Bay, Isle Of Wight - Sold Prior
- Lot 154 - 1 Chart View, Chart Hill Road, Chart Sutton, Maidstone, Kent - Postponed
- Lot 159 - 104 & 105 St James Square, Newport, Isle Of Wight - Sold Prior
- Lot 161 - 79 High Street, Chatham, Kent - Postponed

LOT 5 - WOODLAND ADJ WOLVERTON COTTAGES, WOLVERTON, ALKHAM VALLEY ROAD, ALKHAM, DOVER, KENT

The Office Copy Entries refer to the land as Land on the South Side of Alkham Valley Road and not as stated.

LOT 9 - 6B WOODLANDS PARADE, WOODLANDS ROAD, DITTON, AYLESFORD, KENT

The current ground rental is £150 per annum and not as stated.

LOT 10 - GROUND RENTS, 1 MARINA GROVE PO3 6HD AND 2 JENKINS GROVE, PORTSMOUTH

Section 5(b) Notices under the Landlord & Tenant Act 1987 (as amended) have been served and the leaseholders have reserved their rights under the legislation and not as stated.

LOT 12 - 104 HIGH STREET, MILTON REGIS, SITTINGBOURNE, KENT

The property is sold with vacant possession and not as stated.

LOT 13 - LAND WEST OF LONDON ROAD, MOUNTFIELD, ROBERTSBRIDGE, EAST SUSSEX

To be sold in accordance with the Filed Plans.

LOT 20 - LAND, LITTLE CRABDEN WOOD & HORSEMANS WOOD, JOHNS CROSS, MOUNTFIELD, ROBERTSBRIDGE, EAST SUSSEX

To be sold in accordance with the Filed Plans

LOT 23 - 64 MISKIN ROAD, DARTFORD

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

LOT 26 - FLAT 6, HEBERDEN COURT, WINGROVE DRIVE, PURFLEET-ON-THAMES, ESSEX

Sold on the remainder of a 99 year lease, from 1st January 1994, and not as stated.

LOT 27 - 21B CAVES ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

The Office Copy Entries refer to the postcode as TN38 0BT and not as stated.

LOT 37 - 1 HOWFIELD FARM COTTAGES, HOWFIELD LANE, CHARTHAM, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 10th September 2021, are available. The Revised Special Conditions of Sale refer to the address as 1 Howfield Cottages, and not as stated.

LOT 38 - 2 HOWFIELD FARM COTTAGES, HOWFIELD LANE, CHARTHAM, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 10th September 2021, are available. The Revised Special Conditions of Sale and Transfer of Part refer to the address as 2 Howfield Cottages, and not as stated. The Office Copy Entries refer to the postcode as CT4 7HG, and not as stated. To be sold in accordance with the Transfer Plan.

LOT 39 - 3 HOWFIELD FARM COTTAGES, HOWFIELD LANE, CHARTHAM, CANTERBURY, KENT

The Special Conditions of Sale refer to the address as 3 Howfield Cottages, and not as stated.

LOT 40 - 4 HOWFIELD FARM COTTAGES, HOWFIELD LANE, CHARTHAM, CANTERBURY, KENT

The Special Conditions of Sale refer to the address as 4 Howfield Cottages, and not as stated. To be sold in accordance with the Filed Plan.

LOT 47 - NEWLANDS FARM, STATION ROAD, WHITE NOTLEY, WITHAM, ESSEX

The Office Copy Entries refer to the address as Land on the East Side of Station Road, and not as stated. The Planning Permission reference is 20/00562/FUL, and not as stated.

LOT 55 - LAND REAR OF 11 ARDNAVE CRESCENT, SOUTHAMPTON

To be sold in accordance with the Transfer of Part Plan and not as stated.

LOT 59 - LAND NORTH OF BATTERY HILL, FAIRLIGHT, HASTINGS, EAST SUSSEX

To be sold in accordance with the Filed Plan.

LOT 62 - GLADSTONES, 171 LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT

The rental for Studio 6 is currently £470 per calendar month, £30 utilities and £10 internet and not as stated. The rental for Studio 9 is £560 per calendar month and £30 utilities and not as stated.

LOT 75 - LAND REAR OF 89-91 FOLKESTONE ROAD, DOVER, KENT

The Planning Permission has been granted partly on land not in the Sellers ownership.

LOT 80 - GRANVILLE, STONE STREET, WESTENHANGER, HYTHE, KENT

Revised Special Conditions of Sale, dated 9th September 2021, are available.

LOT 85 - LAND NORTH OF 2 STONEROCK COTTAGES, HOATH ROAD, STURRY, CANTERBURY, KENT

The guide price has been revised to £150,000 Plus. The Office Copy Entries refer to the land as Land on the East Side of Hoath Road, and not as stated. To be sold in accordance with the Filed Plan, and not as stated.

LOT 87 - IMBER COURT, HIGH STREET, CRANBROOK, KENT

The Flat Imber Court is sold on a 99 year lease from 29th September 1986, and not as stated.

LOT 95 - LAND ST. MICHAEL'S STREET/TONTINE STREET, FOLKESTONE, KENT

The guide price has been revised to £800,000 Plus. To be sold in accordance with the Filed Plans.

LOT 96 - THE FACTORY & THE WORKS, BOSWORTH HOUSE, HIGH STREET, THORPE-LE-SOKEN, CLACTON-ON-SEA, EAST SUSSEX

The current rental is £66,794.30 per annum as per the Tenancy Schedule provided by the Seller. The Special Conditions of Sale/Leases state the current rental is £70,863.60 per annum (as some are liable for VAT) and not as stated. The Factory totals we believe to be £33,912 per annum and the Works total, we believe to be, £36,951.60 per annum, and not as stated.

LOT 102 - LAND ADJ 5 UPPER LUTON ROAD, CHATHAM, KENT

The Office Copy Entries refer to the address as Land on the North East Side of Upper Luton Road, and not as stated.

LOT 104 - CRAY PADDOCK, MUSSENDEN LANE, FAWKHAM, LONGFIELD, KENT

The land is to be offered freehold with vacant possession. To be sold in accordance with the Transfer Plan, and not as stated.

LOT 105 - MARGARET'S MEADOW, MUSSENDEN LANE, FAWKHAM, LONGFIELD, KENT

To be sold in accordance with the Transfer Plan, and not as stated.

LOT 107 - 44 THE CURVE, HAMMERSMITH, LONDON

The current rental is £345.45 per week (£17,963.40 per annum), and not as stated.

LOT 108 - WEAVERS, EXTED, ELHAM, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 15th September 2021, are available. Part of the right hand side boundary fence (with Greenacres) from approximately the telegraph pole to the rear boundary has now been moved.

LOT 111 - 7 & 7B HIGH STREET, WHITSTABLE, KENT

Let under the terms of a 15 year lease from 24th March 2012, and not as stated.

LOT 114 - FLAT 6, 59 WEST STREET, TAVISTOCK, DEVON

Sold on the remainder of a 999 year lease less one day from 1st July 1987, and not as stated.

LOT 115 - 74-76 DURSLEY ROAD, EASTBOURNE, EAST SUSSEX

Revised Special Conditions of Sale, dated 13th September 2021, are available.

LOT 116 - 27 OLD PERRY STREET, NORTHFLEET, GRAVESEND, KENT

The guide price has been revised to £360,000-£365,000.

LOT 118 - GROUND RENTS, 12 CROSLEY ROAD, GILLINGHAM, KENT

The upper flat is sold on a 189 year lease from 24th June 1986 and the current ground rental for the ground floor flat is £50 per annum, and not as stated.

LOT 119 - THE STAG PUBLIC HOUSE, 45 SANDOWN ROAD, LAKE, ISLE OF WIGHT

The Office Copy Entries refer to the postcode as PO36 9JL, and not as stated.

LOT 123 - LAND REAR OF 16 PENWITHICK ROAD, PENWITHICK, ST. AUSTELL, CORNWALL

The Lot is sold subject to a Licence dated 3rd July 2006 and is therefore not being sold with vacant possession as previously stated. A copy of the Licence is included within the legal documentation.

LOT 124 - 2 BRIDLINGTON CLOSE, BIGGIN HILL, WESTERHAM, KENT

Sold on the remainder of a 99 year lease from 25th March 1971, and not as stated.

LOT 125 - STENNACK CLUBHOUSE, OFF PARK AVENUE, ST. IVES, CORNWALL

The accommodation on the first floor comprises large landing, office and shower room with WC, and not as stated.

LOT 126 - LAND ON THE SOUTH WEST SIDE OF COOMBES ROAD, COOMBES, LANCING, WEST SUSSEX

To be sold in accordance with the Filed Plan.

LOT 128 - HEAD LEASEHOLD GROUND RENTS, 1A CASTLE STREET, TONBRIDGE, KENT

The Head Leasehold Office Copy Entries refer to the address as 130 High Street, Tonbridge, TN9 1DE and not as stated.

LOT 131 - LAND WEST OF MAIDSTONE ROAD, BELTRING, KENT

The Office Copy Entries refer to the address as Land on the East Side of Whetsted Road, Five Oak Green, Tonbridge, and not as stated.

LOT 133 - GARAGE & LAND ADJ. 27 GRANARY, PADDOCK WOOD, TONBRIDGE, KENT

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

LOT 135 - LAND, SOUTH EAST SIDE OF MAYPOLE ROAD, MAYPOLE, HOATH, CANTERBURY, KENT

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

LOT 136 - 5 EVERGREEN APARTMENTS, 253-269 HIGH ROAD, WOODFORD GREEN, ESSEX

Currently let at £1,600 per calendar month (£19,200 per annum), and not as stated. Sold on the remainder of a 124 year lease from 1st January 2008, and not as stated.

LOT 138 - GARAGES & LAND REAR OF 32 ORCHARD CRESCENT, HORSMONDEN, TONBRIDGE, KENT

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

LOT 144 - BARN NEWSOLE FARM, SINGLEEDGE LANE, WHITFIELD, DOVER, KENT

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

LOT 146 - DANCE EASY STUDIO, 19 THE BAYLE, FOLKESTONE, KENT

The Office Copy Entries refer to the address as 19 and 21 The Bayle, and not as stated.

LOT 153 - LAND & STABLES WARREN LANE, HARTLIP, SITTINGBOURNE, KENT

To be sold in accordance with the Filed Plan.

LOT 155 - LAND, 40 PARKDALE ROAD, PLUMSTEAD, LONDON

The Office Copy entries refer to the address as Land Adjoining 42 Parkdale Road, and not as stated.

LOT 158 - LAND, FARRINGDON, EXETER, DEVON

The Office Copy Entries refer to the address as Land lying to the West of a road leading Clyst Honiton to Woodbury, and not as stated.

LOT 160 - LAND ADJACENT TO 24 SOUTHER CROSS, GOOD EASTER, CHELMSFORD, ESSEX

The Office Copy Entries refer to the address as Land on the West Side of Farmbridge End Road, and not as stated.

Our Next Online Auction

Wednesday, 3rd November 2021

Auction entries are now invited - Closing date: Monday 11th October