

Auction Addendum

Clive Emson Online Auction

Wednesday, 3rd November 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 2 - 1 Ellisland Cottages, The Street, Bredgar, Sittingbourne, Kent - Sold Prior
- Lot 10 - Riverbank House, Ash Lane, Minster-on-Sea, Sheerness, Kent - Postponed
- Lot 28 - 64 Glimpsing Green, Erith - Postponed
- Lot 47 - 3 Sicily House, Fairfield Avenue, Fareham, Hampshire - Postponed
- Lot 52 - 9 Eastbrook Place, Maison Dieu Road, Dover, Kent - Sold Prior
- Lot 53 - Land South-East of 86 High Street, Ongar, Essex - Postponed
- Lot 58 - Land Adj. 5 Clifton Gardens, Margate, Kent - Postponed
- Lot 68 - Bella Vista, Church Road, Upper Farringdon, Alton, Hampshire - Sold Prior
- Lot 75 - Flat 42, Friars House, 6 Parkway, Chelmsford, Essex - Sold Prior
- Lot 101 - 1 The Orchard, Tredrea Lane, St. Erth, Hayle, Cornwall - Postponed

LOT 1 - 26 BRACKENDALE, HASTINGS, EAST SUSSEX

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

LOT 8 - 3A ST. PAULS ROAD, PAIGNTON, DEVON

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

LOT 12 - GROUND FLOOR FLAT, 71 MINSTER ROAD, WESTGATE-ON-SEA, KENT

To be sold on a new 125 year lease, from 1st September 2021, and not as stated.

LOT 13 - 13 MOUNT PLEASANT ROAD, HASTINGS, EAST SUSSEX

The Ground Floor Flat is let on an Assured Shorthold Tenancy from 13th December 2019 and the First Floor Flat is let on an Assured Shorthold Tenancy from 25th September 2018 and not as stated.

LOT 17 - 20A UPPER WICKHAM LANE, WELLING, KENT

The current rental is £250 per week, payable every four weeks and not as stated.

LOT 19 - 46-52A HYDE ROAD, PAIGNTON, DEVON

46 Hyde Road is let on a six year lease from 25th April 2018, 48 Hyde Road is let on a three year lease and 50 Hyde Road is let on a three year lease and not as stated. The dates of the Leases as shown on the Tenancy Schedule within the Special Conditions of Sale refer to the date of the leases and not the commencement dates.

LOT 20 - FREEHOLD GROUND RENTS, MAPLE COURT, ERITH, BEXLEY

The Office Copy Entries refer to the address as 30/34 The Nursery and Land on the North Side Of Peareswood Road and not as stated. Flat 5 has been sold on a 172 year lease, from 9th June 2021, at a peppercorn ground rent and not as stated.

LOT 23 - SMALLHOLDING, SMITHFIELD ROAD, ISLE OF GRAIN, ROCHESTER, KENT

To be sold in accordance with the Filed Plans and not as stated.

LOT 26 - PART SHEARNFOLD WOOD, KILNDOWN ROAD, FLIMWELL, WADHURST, KENT

Revised Special Conditions of Sale, dated 26th October 2021, are available.

LOT 27 - 18 CADNAM CLOSE, STROOD, ROCHESTER, KENT

The guide price has been revised to £350,000-£360,000.

LOT 29 - FLAT 2, 351A FORTON ROAD, GOSPORT, HAMPSHIRE

The property is to be offered freehold and not as stated. The legal documentation refers to the property as Flat D.

LOT 31 - 13 & 14 JUBILEE WAY, OFF WHITSTABLE ROAD, FAVERSHAM, KENT

Revised Special Conditions of Sale, dated 22nd October 2021, are available. The First Floor of Units 13 & 14 are let under the terms of a six year lease from 11th October 2021 and not as stated. The Ground Floor Unit 13 is sold on a 999 year lease from 29 October 2021, not from the date of completion as detailed on the Tenancy Schedule within the Special Conditions of Sale.

LOT 36 - LAND REAR OF 6 UPPER MAZE HILL, ST. LEONARDS-ON-SEA, EAST SUSSEX

To be sold in accordance with the Transfer Plan.

LOT 38 - 132 ST. GEORGES ROAD, HASTINGS, EAST SUSSEX

The property is currently let at £748 every four weeks therefore the total rental is £9,724 per annum and not as stated.

LOT 40 - CONNEXION HOUSE, NEW CONNEXION STREET, CAMBORNE, CORNWALL

The Office Copy Entries refer to the address as The Warehouse, New Connexion Street, Camborne, TR14 8AU and not as stated.

LOT 42 - 159-163 ASH ROAD, ALDERSHOT, HAMPSHIRE

163a Ash Road and the rear workshop and store are let under separate agreements and not as stated. 163a is let at £400 per calendar month and the rear workshop and store, which is known as 159b, is let at £700 per calendar month. The lease for 159 Ash Road ends in September 2022 and not as stated.

LOT 44 - HEAD LEASEHOLD INTEREST, FAIRLANDS COURT & NEWLANDS COURT, 28-34 FOOTSCRAY ROAD, LONDON

Revised Special Conditions of Sale, dated 25th October 2021, are available. The Lot is sold leasehold for a term of 98 years (less 10 days) from 5th July 1962 and not as stated.

LOT 46 - 26 KITCHENER AVENUE, GRAVESEND, KENT

The car parking space referred to in the Lease has not been made available to use by the Freeholder to the Seller/ Leaseholder for many years and the purchaser will be deemed to purchase with full knowledge thereof.

LOT 48 - LAND REAR OF 12 TIVOLI ROAD, MARGATE, KENT

The guide price has been revised to £30,000-£35,000. To be sold in accordance with the Filed Plan.

LOT 50 - LAND, GAPEMOUTH CORNER, ROMAN ROAD, KILMINGTON, AXMINSTER, DEVON

The Office Copy Entries refer to the address as Land on the North side of Shute Road, Kilmington and not as stated.

LOT 57 - LAND ADJ GOVER GREEN SPACE, GOVER ROAD, ST. AUSTELL, CORNWALL

Information provided by the Seller and included in the legal documentation states the management plan for Japanese Knotweed began on the 8th January 2019.

LOT 59 - 1 RAINBOW PARADE FLATS, BROAD OAK, HEATHFIELD, EAST SUSSEX

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

LOT 60 - PLOT 65, WARRENGATE FARM, ARCHERS GREEN LANE, TEWIN, WELWYN, HERTFORDSHIRE

To be sold in accordance with the Filed Plan.

LOT 63 - 49-55 CANTERBURY ROAD, WHITSTABLE, KENT

55a Canterbury Road is let at a rental of £750 per calendar month and not as stated. Planning Permission has now been granted (dated 29th October 2021), subject to conditions, and is available in the legal pack.

LOT 65 - LAND, 2A MOUNT GOULD AVENUE, PLYMOUTH, DEVON

To be sold in accordance with the Transfer Plan.

LOT 67 - 238 UNION STREET, TORQUAY, DEVON

The guide price has been revised to £125,000 Plus.

LOT 70 - 33 PURLEY DOWNS ROAD, PURLEY, CROYDON

The completion date will be 3rd February 2022 or earlier by mutual agreement as referred to in the Special Conditions of Sale.

LOT 73 - 2 HOWFIELD COTTAGES, HOWFIELD LANE, CHARTHAM, CANTERBURY, KENT

The Office Copy Entries refer to the postcode as CT4 7HG and not as stated.

LOT 74 - 179 & 181 MAIDSTONE ROAD, ROCHESTER, KENT

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

LOT 78 - BUCKINGHAM ROAD CAR PARK, BUCKINGHAM ROAD, RYDE, ISLE OF WIGHT

The guide price has been revised to £175,000-£185,000. The Office Copy Entries refer to the address as Land on the North Side of Ryde Court, St. Thomas Street, PO33 2PB and not as stated.

LOT 87 - LAND WEST SIDE OF CRANBROOK ROAD, GILLS GREEN, CRANBROOK, KENT

Revised Special Conditions of Sale, dated 26th October 2021, are available. To be sold in accordance with the Filed Plan.

LOT 89 - LAND REAR OF GROVEHURST SURGERY/KEMSLEY PHARMACY, GROVEHURST ROAD, KEMSLEY, SITTINGBOURNE, KENT

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

LOT 92 - 1 GLOUCESTER MEWS, WEYMOUTH, DORSET

To be sold under the terms of a 250 year lease from and including 25th December 2004 and not as stated. The property has an EPC rating of C (52) and not as stated.

LOT 94 - LAND & FORMER DRILL HALL, REAR OF 53 ST JOHNS WOOD RD, RYDE, ISLE OF WIGHT

The freehold and leasehold titles are included in the sale and the property is to be sold in accordance with the Office Copy Entries Filed Plans and not as stated.

LOT 96 - 49-51 REGENT STREET, SWINDON, WILTSHIRE

The property is sold as a majority freehold with the rear courtyard being subject to a 999 year lease from 25th March 1899 and not as stated. The ground floor accommodation includes an additional storage room with no windows accessed through a small door.

LOT 99 - MMG HOUSE, CROWBOROUGH HILL, CROWBOROUGH, EAST SUSSEX

The Office Copy Entries refer to the address as Conners House, Crowborough Hill and not as stated.

LOT 102 - 134 HIGH STREET, HYTHE, KENT

The Royal Mail refers to the postcode as CT21 5LB and not as stated.

LOT 104 - FLAT 40, OSBORNE COURT, THE PARADE, COWES, ISLE OF WIGHT

Held under the terms of a 99 year lease, from 25th December 1974, and not as stated.

Our Next Online Auction

Wednesday, 15th December 2021

Auction entries are now invited - Closing date: Monday 22nd November