

# Auction Addendum

Clive Emson Online Auction

Wednesday, 15th December 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 18 - 19 Rowlands Road, Worthing, West Sussex - Sold Prior
- Lot 20 - Winthorp, Old School House Lane, Old Romney, Romney Marsh, Kent - Postponed
- Lot 56 - Buckingham Road Car Park, Buckingham Road, Ryde, Isle Of Wight - Sold Prior
- Lot 66 - Garage In Block Rear Of Asquith Road, Wigmore, Gillingham, Kent - Postponed
- Lot 82 - 1B St. Georges Terrace, Herne Bay, Kent - Sold Prior
- Lot 87 - Flats 4A & 4B, 23 Burnt Ash Lane, Bromley - Postponed
- Lot 93 - Land, Rupert Street, Taunton, Somerset - Postponed
- Lot 95 - 66A Herne Bay Road, Whitstable, Kent - Postponed
- Lot 96 - 28 Kents Road, Torquay, Devon - Postponed
- Lot 100 - St Lukes, 17 New Road, Brixham, Devon - Sold Prior
- Lot 102 - Upper Maisonette, 30 Broadmead Road, Folkestone, Kent - Sold Prior
- Lot 103 - Ground Rents, 65 & 67 Wellesley Road, Walthamstow, London - Sold Prior
- Lot 122 - 191 Anns Hill Road, Gosport, Hampshire - Sold Prior

### LOT 2 - 2 TAMAR & ST. ANN'S COTTAGES, HONICOMBE PARK, CALLINGTON, CORNWALL

Revised Special Conditions of Sale, dated 9th December 2021, are available. Office Copy Entries refer to the postcode as PL17 8NG and not as stated. A service charge statement relating to the property for the time period 1st April 2021 to 31st March 2022 states the current ground rental to be £335.76 and not as stated in the auction particulars.

### LOT 4 - 1 & 2 ST. MARGARETS ROAD, ST. MARGARETS BAY, DOVER, KENT

Revised Special Conditions of Sale, dated 9th December 2021, are available. To be sold in accordance with the Office Copy Entries Filed Plans.

### LOT 5 - 9 STUART ROAD, GILLINGHAM, KENT

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

### LOT 7 - RIVERBANK HOUSE, ASH LANE, MINSTER-ON-SEA, SHEERNESS, KENT

The current rental for 5 Riverbank House (known as Ground Floor Flat) is now £675 per calendar month and the current rental for 2 Riverbank Cottages (known as First Floor Flat) is now £775 per calendar month and not as stated. Sold in accordance with the Transfer Plan and not as stated.

**LOT 8 - 54 LONDON ROAD, BEXHILL-ON-SEA, EAST SUSSEX**

The commercial unit at 54 & 54b London Road comprise two retail areas, two treatment rooms, kitchen, store room and W.C and not as stated.

**LOT 12 - FORMER LIFT, WESTERN UNDERCLIFF MILITARY ROAD, RAMSGATE, KENT**

The artwork is not included in the sale.

**LOT 13 - 2 COLLINGTON MANSIONS, COLLINGTON AVENUE, BEXHILL-ON-SEA, EAST SUSSEX**

The Office Copy Entries refer to the address as 2 and 2A Collington Mansions and not as stated.

**LOT 14 - 93 RENOWN STREET, PLYMOUTH, DEVON**

Revised Special Conditions of Sale, dated 10th December 2021 are available.

**LOT 19 - 2 MILL FARM COTTAGES, RATCLIFFE HIGHWAY, HOO, ROCHESTER, KENT**

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

**LOT 25 - HALF MOON HOUSE, SOUTH ROAD, STITHIANS, TRURO, CORNWALL**

The guide price has been revised to £400,000-£420,000.

**LOT 27 - FLAT G, 17-19 MARE STREET, HACKNEY, LONDON**

The current rental is £1,914.73 per calendar month and not as stated.

**LOT 40 - PLOTS 10, 11, 111, 112 PILGRIMS WAY, KEMSING, SEVENOAKS, KENT**

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

**LOT 41 - 12 TAUNTON CLOSE, SUTTON, SURREY**

Revised Special Conditions of Sale, dated 6th December 2021, are available. The guide price has been revised to £425,000-£450,000.

**LOT 42 - LAND & GARAGES, FALMOUTH PLACE, FIVE OAK GREEN, TONBRIDGE, KENT**

Revised Special Conditions of Sale, dated 30th November 2021, are available.

**LOT 43 - JALNA FARMHOUSE, WARDEN ROAD, WARDEN, SHEERNESS, KENT**

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

**LOT 45 - 1 EGERTON ROAD, BEXHILL-ON-SEA, EAST SUSSEX**

Currently let at £400 per annum and not as stated.

**LOT 47 - 56A SEASIDE ROAD, EASTBOURNE, EAST SUSSEX**

Revised Special Conditions of Sale, dated 1st December 2021, are available.

**LOT 49 - GARAGES & LAND SNIPE CLOSE, PEMBURY, TUNBRIDGE WELLS, KENT**

Revised Special Conditions of Sale, dated 13th December 2021, are available. A right of way on foot and with all vehicles at all times will be reserved over the land to be sold for the benefit of 6 Snipe Close to facilitate the existing access to 6 Snipe Close in its northern boundary fence, and also if required in the future, to an alternative position in the northern boundary fence of 6 Snipe Close so that the previous Planning Permission (ref 17/02474/FULL – now lapsed) may be implemented if regranted. The Sellers are also aware of a route through the site used by public to its northern boundary. They are unable to provide any further information with regard to this and the Buyer will be deemed to purchase with full knowledge thereof.

**LOT 50 - CHARD COURT, 1 JAMES STREET, GILLINGHAM, KENT**

1 James Street is let on a commercial lease for a term of 10 years from 21st June 2017 and not as stated.

**LOT 55 - 32B ALEXANDRA ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX**

To be sold on the remainder of a 999 year lease from 21st March 1980 and not as stated.

**LOT 58 - 30 MOTE ROAD, MAIDSTONE, KENT**

The Seller has confirmed that the Tenant of the Upper Maisonette pays £185 per week (as detailed on the Tenancy Schedule attached to the Special Conditions of Sale) and not per month as detailed in the auction particulars.

**LOT 60 - GARAGES & LAND SQUIRREL WAY, TUNBRIDGE WELLS, KENT**

The lapsed Planning Permission ref 17/01081/FULL was for a pair of semi-detached houses and not as stated.

**LOT 62 - 18 FORE STREET, ST. AUSTELL, CORNWALL**

Revised Special Conditions of Sale, dated 10th December 2021, are available.

**LOT 63 - 8 HIGH STREET, BATTLE, EAST SUSSEX**

Revised Special Conditions of Sale, dated 13th December 2021, are available. The Office Copy Entries refer to the postcode as TN33 0AE and not as stated.

**LOT 64 - PARKING SPACES, CATHEDRAL WALK, CHELMSFORD, ESSEX**

To be sold in accordance with the TR5 Plan attached to the Special Conditions of Sale. The Seller confirms that the gravel area is included within the sale and, while the Licence refers to five spaces, it was agreed that six cars can be parked in a tandem formation. The Licence fee was amended to the present figure.

**LOT 68 - 4 REGENCY MEWS, QUEEN ROAD, HAYWARDS HEATH, WEST SUSSEX**

The guide price has been revised to £210,000 Plus.

**LOT 69 - LAND, BETHERSDEN ROAD, BETHERSDEN, ASHFORD, KENT**

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale. The land extends to approximately one acre and not as stated on the auction particulars.

**LOT 71 - 1 LONDON ROAD, SITTINGBOURNE, KENT**

Revised Special Conditions of Sale, dated 7th December 2021, are available. The guide price has been revised to £295,000-£300,000.

**LOT 74 - LAND REAR OF TREMALL PARC, CRELOW HILL, STITHIANS, TRURO, CORNWALL**

The Office Copy Entries refer to the address as Land on the north west side of Half Moon House, South Road, Stithians, Truro, TR3 7AD and not as stated.

**LOT 81 - LAND, THAMES CLOSE, FERNDOWN, DORSET**

The Office Copy Entries refer to the address as Land on the north side of Ford Lane and not as stated.

**LOT 83 - 27 BOSCOBEL ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX**

The Office Copy Entries refer to the address as Ridge House, 27 Boscobel Road and not as stated.

**LOT 85 - 33 HERONS PARK, DENGEMARSH ROAD, LYDD, ROMNEY MARSH, KENT**

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

**LOT 88 - FLAT 2, 2 UNION STREET, ROCHESTER, KENT**

The guide price has been revised to £85,000-£90,000.

**LOT 90 - THE MUSHROOM STORE OFF FAIRBOURNE LANE, HARRIETSHAM, MAIDSTONE, KENT**

Bidders attention is drawn to the 'Note for Prospective Bidders dated 10th December 2021' and 'Statement of Truth' which have been added to the Legal Pack and will be deemed to purchase with full knowledge thereof. To be sold in accordance with the Filed Plans.

**LOT 91 - LAND ON THE NORTH & NORTH SIDE OF WATLING STREET ROAD, FULWOOD, PRESTON**

Revised Special Conditions of Sale, dated 10th December 2021, are available. The guide price has been revised to £100,000 Plus.

**LOT 101 - LAND & BUILDING, ASHFORD ROAD, HOLLINGBOURNE, MAIDSTONE, KENT**

The Office Copy Entries refer to the address as Hollingbourne Telephone Repeater station and not as stated. The Local Authority website is maidstone.gov.uk and not as stated.

**LOT 107 - 233 BATTLE ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX**

Revised Special Conditions of Sale, dated 3th December 2021, are available.

**LOT 109 - FORMER ADULT EDUCATION CENTRE, COLLEGE ROAD, SITTINGBOURNE, KENT**

We have been informed by the seller that the planning is expected to be granted between 15th-17th December. Full details of the planning and recommendation by the committee is available on the Swale Borough Council website.

**LOT 117 - 1, 2 & 3 FOREST FARM COTTAGES, LEWES ROAD, CHELWOOD GATE, HAYWARDS HEATH, WEST SUSSEX**

The Local Planning Authority is the Wealden District Council and not as stated.

**LOT 119 - LAND ADJ. 25 BLACK GRIFFIN LANE, CANTERBURY, KENT**

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale and not as stated. The site is oblong and not triangular as previously stated.

**LOT 127 - 85 DOVER ROAD, FOLKESTONE, KENT**

The Lower maisonette's accommodation is arranged over lower ground and ground floor, not lower ground and first floor as previously stated.

The Directors and Staff of Clive Emson Auctioneers bid you well and wish all of our clients, friends, buyers, professional introducers and fellow agents a very happy Christmas and a prosperous, healthy and peaceful New Year.

## Our Next Online Auction

Wednesday, 9th February 2022

**Auction entries are now invited - Closing date: Monday 17th January**