

# Auction Addendum

Clive Emson Online Auction

Thursday, 5th May 2022

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 - Flat 2, 40 Harold Road, Cliftonville, Margate, Kent - Sold Prior
- Lot 10 - Flat 16, Osborne Court, The Parade, Cowes, Isle Of Wight - Sold Prior
- Lot 13 - 53 Keycol Hill, Bobbing, Sittingbourne, Kent - Sold Prior
- Lot 25 - Land Rear Of 11-31 Paxton Road, Fareham, Hampshire - Postponed
- Lot 32 - 5 Claremont, Hastings, East Sussex - Sold Prior
- Lot 59 - 1 Sandgate High Street, Sandgate, Folkestone, Kent - Postponed
- Lot 66 - Land West Of Udimore Road, Rye, East Sussex - Sold Prior
- Lot 72 - The Laurels, The Drove, Manor Road, Durley, Southampton - Postponed
- Lot 80 - Flat 1, 40 Harold Road, Cliftonville, Margate, Kent - Sold Prior
- Lot 92 - 36 South Eastern Road, Strood, Rochester, Kent - Postponed
- Lot 102 - 53 London Road, Amesbury, Salisbury - Postponed
- Lot 106 - The Old House At Home, 158-162 High Street, Sheerness, Kent - Postponed
- Lot 111 - 15 New Street and 16 & 16A King Street, Sandwich, Kent - Postponed

### LOT 1 - 28 BROUGHAM STREET, GOSPORT, HAMPSHIRE

Let on an Assured Shorthold Tenancy Agreement for a term of 6 months from 14th February 2020 and not as stated.

### LOT 4 - FLATS 1-7, THE OLD BAKERY MEWS, BREAM, LYDNEY, GLOUCESTERSHIRE

Two of the flats which make up the Property are currently tenanted, Flat 3 at a current rental of £545 pcm and Flat 4 at a current rental of £725 pcm, therefore the property is currently let at £2,540 per annum and not as stated. Section 21 Notices have been served on each of the Tenants.

### LOT 6 - THE BARN, OFF OLD DOVER ROAD, TILMANSTONE, DEAL, KENT

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

### LOT 9 - GROUND RENTS, 11-30 SOMMERVILLE CLOSE, FAVERSHAM, KENT

Flat 21 is sold on a 189 year Lease from 1st January 1975 at a peppercorn ground rental.

**LOT 12 - FLAT 4, CASTLE KEEP, CASTLE DYKE, LAUNCESTON, CORNWALL**

Revised Special Conditions of Sale, dated 20th April 2022, are available.

**LOT 15 - FORGE HOUSE, HERNE STREET, HERNE BAY, KENT**

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

**LOT 20 - FLAT 3B, 15-17 HONEY STREET, BODMIN, CORNWALL**

The current ground rental is £10 per annum and not as stated.

**LOT 22 - 4 LASCOMBE LANE, PUTTENHAM, GUILDFORD, SURREY**

The Office Copy Entries refer to the address as 4 Lascombe Cottages, Lascombe Lane and not as stated.

**LOT 23 - 1 CHART VIEW, CHART HILL ROAD, CHART SUTTON, MAIDSTONE, KENT**

To be sold in accordance with the Office Copy Entries Filed Plan and Transfers dated 21st March 2022 and not as stated.

**LOT 24 - 14 BOOBERY, SAMPFORD PEVERELL, TIVERTON, DEVON**

The Office Copy Entries refer to the address as Sunny View, 14 Boobery and not as stated.

**LOT 28 - 2 WESLEY TERRACE, BUGLE, ST. AUSTELL, CORNWALL**

Revised Special Conditions of Sale, dated 20th April 2022, are available.

**LOT 33 - 1 ST. GEORGES PLACE, REACH ROAD, ST. MARGARETS-AT-CLIFFE, KENT**

There is also a garden to the rear of the property.

**LOT 34 - BERT'S FIELD, CHART ROAD, CHART SUTTON, MAIDSTONE, KENT**

Revised Special Conditions of Sale, dated 27th April 2022, are available. The land is sold subject to a Land Tenancy Agreement and not as stated. A copy of a signed document dated 31st January 2022 relating to this has been included in the Legal Pack and referred to in the Special Conditions of Sale. We cannot therefore say that the land is sold with Vacant Possession. Purchasers will be deemed to have satisfied themselves of the implications of the Land Tenancy Agreement. The Office Copy Entries refer to the address as Land on the South Side of Chart Road and not as stated.

**LOT 43 - 4 THE GREEN MARKET, PENZANCE, CORNWALL**

Let on a 20 year lease from 10th July 2009 as not as stated in the details.

**LOT 49 - 4 FORE STREET, CALLINGTON, CORNWALL**

Prospective bidders attention is drawn to the Revised Special Conditions of Sale dated 3rd May 2022 and Point 10 within the Extra Special Conditions Continuation Sheet referring to lease inconsistencies. The property has a store and not a store room and prospective bidders are deemed to have made their own enquiries regarding the area of hardstanding to the rear of the property and any potential parking arrangements for the Lot. Individuals should not rely on any statement within the catalogue details in this regard.

**LOT 53 - 17 MAIN ROAD, HOO, ROCHESTER, KENT**

To be offered with a new 126 year lease from 1st January 2020 and not as stated.

**LOT 54 - FLAT 5, 21/23 GREEN LANE, REDRUTH, CORNWALL**

To be offered with a new 125 year lease from 1st January 2017 and not as stated.

**LOT 56 - 6D JENNER ROAD, ROCHESTER, KENT**

The current ground rental is £500.11 per annum and not as stated.

**LOT 62 - LAND REAR OF 105 CANTERBURY ROAD, FOLKESTONE, KENT**

Revised Special Conditions of Sale, dated 28th April 2022, are available.

**LOT 64 - LAND, MANOR DRIVE, HARTLEY, LONGFIELD, KENT**

To be sold in accordance with the Office Copy Entries Filed Plan. The Office Copy Entries refer to the address as Land Adjoining the Western boundary of Highfields, Manor Drive and not as stated.

**LOT 67 - 1 CULVERDEN SQUARE, TUNBRIDGE WELLS, KENT**

Revised Special Conditions of Sale, dated 29th April 2022, are available.

**LOT 69 - 102 HIGH STREET, NEWPORT, ISLE OF WIGHT**

The retail unit is let under the terms of a 10 year commercial lease from and including 12th October 2018 and not as stated.

**LOT 75 - LAND SOUTH EAST OF KING STREET, BRENZETT, ROMNEY MARSH, KENT**

Any structures on the land are not within the sellers ownership.

**LOT 78 - 16-18 & 20 WORTHINGTON STREET, DOVER, KENT**

Revised Special Conditions of Sale, dated 21st April 2022, are available. 20 Worthington Street is let under the terms of a 10 year lease from and including 4th March 2020 and not as stated. The current rental of 20a Worthington Street is £430 per calendar month therefore the total current rental is £16,210 and not as stated.

**LOT 79 - QUINNELL COURT, 2 KENT STREET, PORTSMOUTH**

The Assured Shorthold Tenancies for the property should read as follows and not as stated; Flat 1 is let on an Assured Shorthold Tenancy from 1st May 2022, Flat 2 is let for six months from 1st January 2022, Flat 4 is let from 1st May 2022, Flats 5 and 6 are let from 1st March 2022, Flat 7 is let for 12 months from 1st April 2022 and Flats 8 and 9 are let from 8th May 2022.

**LOT 82 - FLAT 6, 21/23 GREEN LANE, REDRUTH, CORNWALL**

To be offered with a new 125 year lease from 1st January 2017.

**LOT 89 - FLAT 2, 17 YARBOROUGH ROAD, SOUTHSEA, HAMPSHIRE**

The Office Copy Entries refer to the property as the Ground Floor flat and not as stated.

**LOT 93 - STONEWOOD HOUSE, SANDY LANE, BEAN, DARTFORD**

Flat 2 is let on an Assured Shorthold Tenancy Agreement from 9th April 2011 and not as stated. To be sold in accordance with the TP1 plans attached to the Special Conditions of Sale.

**LOT 94 - 342A TORQUAY ROAD, PAIGNTON, DEVON**

Let on an Assured Shorthold Tenancy Agreement from 14th October 2019 and not as stated.

**LOT 95 - 9, 11 & 13 DELAMARK ROAD, SHEERNESS, KENT**

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

**LOT 96 - UNIT 24, ALCHORNE PLACE, PORTSMOUTH**

The Office Copy Entries refer to the address as D24 Alchorne Place, Hilsea, Portsmouth and not as stated.

**LOT 97 - FLAT 3, CRAIGHTON HOUSE, CASTLE STREET, DOVER, KENT**

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

**LOT 99 - 98 LUTON ROAD, CHATHAM, KENT**

Let to a Protected Statutory tenant at a Regulated Rent of £118 per week from 28th July 2014 and not as stated.

**LOT 101 - 130 LONG LANE, GRAYS, THURROCK, ESSEX**

To be sold in accordance with the Filed Plan attached to the TP1.

**LOT 107 - 231 ALBERT ROAD, SOUTHSEA, HAMPSHIRE**

The Ground Floor Commercial Lease term is 4 years from 14th March 2022 and ending 14th March 2026 and not as stated.

**LOT 108 - LAND REAR OF 14 SEYMOUR PLACE, SOUTH NORWOOD, LONDON**

The Office Copy Entries refer to the address as Garage, 14 Seymour Place and not as stated.

**LOT 109 - 26A BOSTALL HILL, LONDON**

Revised Special Conditions of Sale, dated 26th April 2022, are available.

## Our Next Online Auction

Thursday, 16th June 2022

**Auction entries are now invited - Closing date: Tuesday, 24th May**