

# Auction Addendum

Clive Emson Online Auction

Thursday, 16th June 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 7 - The Former United Reform Church, Church Green, Terling, Chelmsford, Essex - Sold Prior
- Lot 8 - Bugsell Business Centre, Haremere Hill, Etchingam, East Sussex - Postponed
- Lot 14 - Land, Knights Farm, Grove Road, Grove, Canterbury, Kent - Withdrawn Prior
- Lot 15 - Second & Third Floor Premises, 1 Bank Buildings, Havelock Road, Hastings - Sold Prior
- Lot 20 - Land & Garages Adj. 8 Tanyard Estate, Sandhurst, Cranbrook, Kent - Postponed
- Lot 23 - Ground Floor Flat, 8 Rowsley Avenue, London - Postponed
- Lot 27 - Land, Higher East Yeomadon, Pyworthy, Holsworthy, Devon - Withdrawn Prior
- Lot 49 - The Laurels, The Drove, Manor Road, Durley, Southampton - Sold Prior
- Lot 50 - Shant Cottage, Grain Road, Lower Stoke, Rochester, Kent - Sold Prior
- Lot 63 - Land & Garages Adj. 32 Tanyard Estate, Sandhurst, Cranbrook, Kent - Postponed
- Lot 66 - 61 Ockley Road & 1D Linden Road, Bognor Regis, West Sussex - Sold Prior
- Lot 67 - 6 Polhearne Lane, Brixham, Devon - Sold Prior
- Lot 91 - 202 Brockhurst Road, Gosport, Hampshire - Withdrawn Prior
- Lot 94 - Garage, Headley Close, Lee-on-the-Solent, Hampshire - Postponed
- Lot 106 - Land, Westhumble Street, Westhumble, Dorking, Surrey - Sold Prior
- Lot 116 - Flat 2, 17 St. Nicholas Street, Bristol - Postponed

### LOT 4 - WOODEN TOP FARM, WEST COKER HILL, WEST COKER, YEOVIL, SOMERSET

The Sale is on the instructions of the Receivers who are unable to confirm that the sale will be with Vacant possession and all interested parties will be deemed to have read the legal pack including the Special Conditions of Sale.

### LOT 5 - THE OLD METHODIST CHAPEL, HALSTOW LANE, UPCHURCH, SITTINGBOURNE, KENT

Sold in accordance with the Transfer Plan and not as stated.

### LOT 10 - DRIVEWAY OFF FERMOR ROAD, CROWBOROUGH, EAST SUSSEX

Revised Special Conditions of Sale, dated 6th June 2022, are available. Sold in accordance with the Office Copy Entries Filed Plan and not as stated.

### LOT 11 - VERDON HOUSE, KENT AVENUE, EAST COWES, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 14th June 2022, are available.

**LOT 13 - LAND REAR OF FORMER DOG & GUN PUBLIC HOUSE, BOXLEY ROAD, MAIDSTONE, KENT**

The Office Copy Entries refer to the address as Land at 213 Boxley Road, Maidstone and not as stated.

**LOT 17 - TRECARREL, DRUMP ROAD, REDRUTH, CORNWALL**

The lease relating to Penhaligon's Friends states the lease period to commence on 24th June 2018 and expiring on 24th March 2023 and not as stated.

**LOT 18 - GARAGES, PLEASANT ROAD, SOUTHSEA, HAMPSHIRE**

The Office Copy Entries refer to the address as Garages on the West Side of Pleasant Road and not as stated.

**LOT 25 - 3 PROVIDENCE COTTAGES, WHITEHILL ROAD, CROWBOROUGH, EAST SUSSEX**

Revised Special Conditions of Sale, dated 6th June 2022, are available.

**LOT 26 - 22 WESTERN ROAD, SOUTHBOROUGH, TUNBRIDGE WELLS, KENT**

The guide price has been revised to £230,000 Plus.

**LOT 28 - FLAT 10, 8 HIGH STREET, WORTHING, WEST SUSSEX**

Sold on the remainder of a 125 year lease, from and including 1st January 2016, and not as stated.

**LOT 29 - 14-14A ELM GROVE, BRIGHTON**

Prospective purchasers are deemed to have read through the legal pack and Special Conditions of Sale in relation to the tenancies.

**LOT 32 - 36 SOUTH EASTERN ROAD, STROOD, ROCHESTER, KENT**

The Office Copy Entries refer to the address as South Eastern Hotel, 51 Station Road, Strood and not as stated.

**LOT 33 - 50-54 GROVE ROAD, EASTBOURNE, EAST SUSSEX**

50 Grove Road lease is unsigned and rental states £10,000 per annum, however the seller has confirmed that during the pandemic the rental was reduced to £6,000 per annum and remains at £6,000 per annum. The residential element at 54 Grove Road is known as 54A Grove Road and the current ground rental is £75 per annum and not as stated. The current ground rental for the commercial element of 54 Grove Road is £75 per annum and not as stated.

**LOT 34 - 42 BOWBRIDGE ROAD, NEWARK, NOTTINGHAMSHIRE**

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

**LOT 36 - 15 NEW STREET AND 16 & 16A KING STREET, SANDWICH, KENT**

15 New Street is sold on a new 500 year lease, 16 New Street is let under the terms of a new six year lease from and including 29th September 2018 and 16a King Street is let under the terms of a new six year lease from and including 29th September 2018 at a current rental of £8,000 per annum, and not as stated. The total current rental is therefore £16,200 per annum and not as stated.

**LOT 37 - 93-95 TERMINUS ROAD, EASTBOURNE, EAST SUSSEX**

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

**LOT 38 - THE SITE OF THE FORMER UPPER BELL INN, CHATHAM ROAD, CHATHAM, KENT**

Sold in accordance with the Transfer Plan attached to the Special Conditions of Sale and not as stated.

**LOT 43 - GARAGES ADJ 54 DR HOPES ROAD, CRANBROOK, KENT**

The Office Copy Entries refer to the address as Garages lying to the East of Dr Hopes Road.

**LOT 45 - GROUND FLOOR FLAT, 18 MARKHAM ROAD, BOURNEMOUTH**

The Office Copy Entries refer to the address as 18 Markham Road, Winton and not as stated.

**LOT 46 - LAND ADJ BELLEVUE, OTTERPOOL LANE, LYMPNE, HYTHE**

Revised Special Conditions of Sale, dated 13th June 2022, are available. The lease referred to in the auction particulars is not registered at HM Land Registry. Although it refers to a right of way, there is no right of access to/from the land.

**LOT 47 - LAND, EAST STREET, ASH, CANTERBURY, KENT**

Revised Special Conditions of Sale, dated 6th June 2022, are available. Sold in accordance with the Transfer Plan attached to the Special Conditions of Sale.

**LOT 51 - WAYSIDE COTTAGE, 301 COURT ROAD, ORPINGTON, KENT**

The Office Copy Entries refer to the address as The Lodge, 301 Court Road and not as stated.

**LOT 56 - GROUND RENTS, FLATS 1-5, 2 HIGH STREET, WYKE REGIS, WEYMOUTH, DORSET**

Further Revised Special Conditions of Sale, dated 13th June 2022, are available. The Office Copy Entries refer to the postcode as DT4 9NZ and not as stated.

**LOT 59 - GARAGE, WATERSEDGE ROAD, PORTSMOUTH**

The Office Copy Entries refer to the address as Double Garage at the back of, 82 Southampton Road, PO6 4RZ and not as stated.

**LOT 60 - 70 LAVENDER RISE, WEST DRAYTON, MIDDLESEX**

The guide price has been revised to £280,000 Plus.

**LOT 61 - FLAT 8, 8 HIGH STREET, WORTHING, WEST SUSSEX**

Sold on the remainder of a 125 year lease from and including 1st January 2016 and not as stated.

**LOT 68 - 52-54 MORTIMER STREET, HERNE BAY, KENT**

The Ground Floor Commercial unit at 52-54 Mortimer Street is currently let at £13,000 per annum and not as stated. The total current rental is therefore £57,100 per annum and not as stated.

**LOT 70 - LAND ADJ. VILLAGE HALL, WARDEN ROAD, EASTCHURCH, SHEERNESS, KENT**

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

**LOT 71 - 9-11 RISBOROUGH LANE, CHERITON, FOLKESTONE, KENT**

The guide price has been revised to £665,000. There are two store areas and a further bin store on the lower ground floor and not as stated. The flats on the second floor are Flats 3 and 4 and not as stated.

**LOT 75 - FLAT 2, 122 ST. JAMES STREET, NEWPORT, ISLE OF WIGHT**

The Assured Shorthold Tenancy Agreement states the current rental is £500 per calendar month and not as stated.

**LOT 78 - 1 FORE STREET & 2 SALTASH ROAD, CALLINGTON, CORNWALL**

The Office Copy Entries refer to the property address as 2 Saltash Road, Callington, PL17 7BA and not as stated. The Lease referred to in the details as 1 Fore Street is known as 2 Saltash Road and not as stated.

**LOT 79 - LUCERNE LODGE, REAR OF 81 WALDEGRAVE ROAD, BRIGHTON**

Planning Permission has been granted under reference BH2021/02829 and not as stated. The Office Copy Entries refer to the address as Land and Buildings on the South Side of Lucerne Road and not as stated.

**LOT 81 - 11-15 (ODDS) ASHFORD ROAD, TENTERDEN, KENT**

11 Ashford Road is let under the terms of a 15 year lease from 25th December 2010, 13 Ashford Road is let under the terms of a 5 year lease from 1st June 2022, 15 Ashford Road is let under the terms of a five year lease from 1st June 2022 and the First Floor Flat is sold on a 999 year lease from 13th June 2014, and not as stated.

**LOT 82 - GRANVILLE HOUSE, GRANVILLE ROAD, MAIDSTONE, KENT**

The tenancy for Unit 2 ends on 1st January 2023 and not as stated. The current rental for Unit 7a is £3,529.50 and not as stated.

**LOT 84 - 142 DAGENHAM ROAD, DAGENHAM**

Sold on the remainder of a 125 year lease from 25th December 1986 and not as stated.

**LOT 86 - 1-3 NEW ROAD & GOLDING FLATS, CALLINGTON, CORNWALL**

3 New Road is subject to a five year lease from 6th May 2022 at a current rental of £6,000 per annum. The building is therefore currently let at £68,400 per annum and not as stated. The lease relating to Bradleys Estate Agents does have a break clause provision and not as stated.

**LOT 89 - LAND REAR OF ABOUKIR, MAYPOLE ROAD, TIPTREE, COLCHESTER, ESSEX**

Sold in accordance with the TP1 Plan attached to the Special Conditions of Sale and not as stated.

**LOT 92 - 231 ALBERT ROAD, SOUTHSEA, HAMPSHIRE**

The ground floor retail space and basement are held under the terms of a commercial lease from 15th March 2022 and ending 14th March 2026 and not as stated.

**LOT 95 - 18 ILFRACOMBE ROAD, SOUTHEND-ON-SEA**

The guide price has been revised to £140,000 Plus.

**LOT 96 - FLAT 4, FLORENCE COURT, EASTERN ESPLANADE, CLIFTONVILLE, MARGATE, KENT**

Sold under the terms of a lease from 1st December 2015 to 24th March 2214 and not as stated.

**LOT 97 - 15 SILVERDALE COURT, HOLLAND ROAD, CLACTON-ON-SEA, ESSEX**

Sold on the remainder of a 999 year lease from 25th March 1961 at a current ground rental of £13 per annum and not as stated. The guide price has been revised to £120,000-£125,000.

**LOT 99 - FLAT 10A, 9-11 HIGH STREET, GOSPORT, HAMPSHIRE**

To be sold on a new 999 year lease and not as stated.

**LOT 101 - LAND, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT**

Revised Special Conditions of Sale, dated 6th June 2022, are available. The Overage Clause will last for a period of 30 years and not as stated. The Sellers have used their best effort to place posts on site to give an indication as to the location of the eastern boundary. No warranty can be given that these are in exactly the correct position and the purchaser must rely on their own investigations to satisfy themselves with regard to this.

**LOT 102 - GARAGES ADJ. 27 TANYARD ESTATE, SANDHURST, CRANBROOK, KENT**

Revised Special Conditions of Sale, dated 8th June 2022, are available.

**LOT 103 - 73 CLARENCE ROAD, CHATHAM, KENT**

Revised Special Conditions of Sale, dated 13th June 2022, are available. 73a Clarence Road is currently let at £120 per week and not as stated. The guide price has been revised to £175,000 Plus.

**LOT 104 - GROUND RENTS, 161-163 NORTH ROAD WEST, PLYMOUTH, DEVON**

Revised Special Conditions of Sale, dated 13th June 2022, are available. The building comprises twenty five residential units, however one of the units is still held under the original commercial lease.

**LOT 105 - FLAT 5, 8 HIGH STREET, WORTHING, WEST SUSSEX**

Sold on the remainder of a 125 year lease from and including 1st January 2016.

**LOT 110 - 16 TOWER STREET, WINCHESTER, HAMPSHIRE**

Revised Special Conditions of Sale, dated 30th May 2022, are available.

**LOT 112 - 22 BRUNSWICK SQUARE, HERNE BAY, KENT**

Revised Special Conditions of Sale, dated 13th June 2022, are available.

**LOT 113 - LAND SIDE OF 26 BRACKENDALE, HASTINGS, EAST SUSSEX**

The Office Copy Entries refer to the address as Land on the West Side of 26 Brackendale and not as stated. Sold in accordance with the Office Copy Entries Filed Plan and not as stated.

**LOT 114 - 1 PLIMSOLL AVENUE, FOLKESTONE, KENT**

The seller has advised his tenants are due to vacate on Saturday 18th June 2022, and will remove their utility units and decking (which are not included in the sale). Sold in accordance with the Office Copy Entries Filed Plan.

**LOT 119 - 103 BEAVER ROAD, ASHFORD, KENT**

Revised Special Conditions of Sale, dated 13th June 2022, are available. Sold in accordance with the Office Copy Entries Filed Plan and not as stated. The lease refers to the property as a flat, not a house.

**LOT 121 - FORMER PRIMARY SCHOOL, THE STREET, RODMELL, LEWES, EAST SUSSEX**

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

## Our Next Online Auction

Thursday, 28th July 2022

**Auction entries are now invited - Closing date: Tuesday, 5th July 2022**