

Auction Addendum

Clive Emson Online Auction

Thursday, 28th July 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 20 - 31 Vespasian Road, Southampton - Sold Prior

Lot 31 - 8-12 High Street, Street - Sold Prior

Lot 40 - 93-95 Terminus Road, Eastbourne, East Sussex - Sold Prior

Lot 57 - 22 Brunswick Square, Herne Bay, Kent - Sold Prior

Lot 71 - Land Purfleet Industrial Estate, South Ockenden, Essex - Postponed

Lot 107 - Land Rear Of 31 Stone Street, Cranbrook, Kent - Sold Prior

Lot 112 - Land Adj 24 Longbridge Road, Bramley, Tadley, Hampshire - Sold Prior

LOT 1 - 28 ZEALAND ROAD, CANTERBURY, KENT

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

LOT 3 - 34 SOUTHALL COURT, LADY MARGARET ROAD, SOUTHALL, MIDDLESEX

A ground floor flat sold on the remainder of a 189 year lease beginning on and including the 24th June 1986, and not as stated.

LOT 4 - GARAGES & LAND LADYS GIFT ROAD, TUNBRIDGE WELLS, KENT

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

LOT 12 - FLAT 4, THE RESIDENCES, CAVES COURT, WORTHINGTON STREET, DOVER, KENT

The property is offered with a share of the head leasehold title.

LOT 13 - GROUND RENTS, TALDUA PLACE, 17 ELLASDALE ROAD, BOGNOR REGIS, WEST SUSSEX

The current ground rental for Flat 11 is £100 per annum and not as stated.

LOT 18 - THE BARN, STANDFORD LANE, HEADLEY, BORDON, HAMPSHIRE

The Office Copy Entries refer to the postcode as GU35 8RJ and not as stated.

LOT 22 - 65 ARCTIC ROAD, COWES, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 25th July 2022, are available.

LOT 23 - LAND & DISUSED QUARRY, TRENANCE DOWNS, ST. AUSTELL

The Office Copy Entries refer to the address as Land at Biscovellett, St Austell and not as stated.

LOT 25 - LAND CHADWELL CLINIC, RIVER VIEW, CHADWELL ST. MARY, ESSEX

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

LOT 26 - 70-70A CAVENDISH PLACE, EASTBOURNE, EAST SUSSEX

Flat 2 is sold on a 99 year lease from and including 1st January 2012 and not as stated. Flat 1, 70 Cavendish Place is sold with the benefit of an unregistered lease dated 14th June 2012 which runs for 125 years from 1st January 2010.

LOT 27 - 439 CANTERBURY STREET, GILLINGHAM, KENT

The scaffolding and associated equipment at the property is excluded from the sale.

LOT 29 - 14-16 SOUTH UNDERCLIFF, RYE, EAST SUSSEX

Sold in accordance with the Office Copy Entries Filed Plans.

LOT 33 - 1 FREIGHT COTTAGES, FREIGHT LANE, CRANBROOK, KENT

The property is let under the terms of an Assured Periodic protected tenancy and not as stated.

LOT 36 - LAND & BUILDINGS OPPOSITE WARREN WOOD COTTAGE, HOSPITAL ROAD, HOLLINGBOURNE, MAIDSTONE

Sold in accordance with the Transfer Plan attached to the Special Conditions of Sale.

LOT 37 - 64 GLIMPSING GREEN, ERITH

Revised Special Conditions of Sale, dated 25th July 2022, are available.

LOT 39 - CHAPEL COTTAGE, BIDDENDEN ROAD, FRITTENDEN, CRANBROOK, KENT

The sale is subject to the replacement photograph added to the Auctioneers website on 11th July. Any photographs previously shown (including those as shown in the eBook) shall be deemed deleted. The Rent Register shows the effective dated as 2nd February 2020 and not as stated. Sold in accordance with the Filed Plan.

LOT 41 - GROUND RENTS, 1-18, PORTEUS COURT, ELM ROAD, DARTFORD

The six flats (numbered 7-12 inclusive) which are sold off on one 999 year lease pay a service charge of £1,300 per annum, being £325 per quarter, and not as stated.

LOT 44 - LAND SECOND AVENUE, GILLINGHAM, KENT

Sold in accordance with the TR5 plan attached to the Special Conditions of Sale.

LOT 48 - LAND SOUTH SIDE OF BRIDGEWATER CLOSE, SALISBURY, WILTSHIRE

We have been advised by the Seller that the proceeds of the sale will be donated to charity, Noah's Ark Children's Hospice.

LOT 50 - FLAT 5, THE RESIDENCES, CAVES COURT, WORTHINGTON STREET, DOVER, KENT

The property is now sold with vacant possession, not as stated, and with a share of the head leasehold title.

LOT 54 - LAND TANK HILL ROAD, PURFLEET-ON-THAMES, ESSEX

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

LOT 58 - BUGSELL BUSINESS CENTRE, HAREMERE HILL, ETCHINGHAM, EAST SUSSEX

Units 4, 5 and 6 are currently let at £850 per calendar month and Unit 8 is currently let at £475 per calendar month, and not as stated. The Office Copy Entries refer to the address as Land Adjoining Home Farm and not as stated.

LOT 61 - GROUND RENTS, PARK HOUSE, 129 CHERITON ROAD, FOLKESTONE, KENT

The guide price has been revised to £5,000-£6,000.

LOT 62 - MAY TREE PADDOCKS, HAWTHORN CORNER, HERNE BAY, KENT

The Office Copy Entries refer to the address as Land Adjoining The Brambles and not as stated.

LOT 64 - EAST FARM COTTAGES, KELD RUMMELS ROAD, SCALBY NABS, SCALBY, SCARBOROUGH

Revised Special Conditions of Sale, dated 25th July 2022, are available.

LOT 69 - 69 MARINE COURT, ST. LEONARDS-ON-SEA, EAST SUSSEX, TN38 0DW

Sold on the remainder of a 129 year lease from 12th April 1976 and not as stated.

LOT 70 - 11 RAMSGATE ROAD, BROADSTAIRS, KENT

Flat 3 is let on an Assured Shorthold Tenancy at a current rental of £379.80 per calendar month and, therefore, the total current rental is £18,297.60 per annum and not as stated.

LOT 72 - LAND TRENANCE DOWNS, ST. AUSTELL, CORNWALL

The Office Copy Entries refer to the address as Land at Biscovellett, St. Austell and not as stated.

LOT 74 - 162 HOLDENHURST ROAD, BOURNEMOUTH

We have been informed by the current tenant that the rent has been increased subsequently to £1,008 per month (£12,096 per annum), but we and the seller have not been able to verify this and no warranty or representation is given in this respect.

LOT 76 - LAND REAR OF 18-20 HARTNUP STREET, MAIDSTONE, KENT

Sold in accordance with the Office Copy Entries Filed Plans.

LOT 79 - LAND DESMOND CRESCENT, CANTERBURY ROAD, FAVERSHAM, KENT

Sold in accordance with the Transfer Plan attached to the Special Conditions of Sale.

LOT 81 - FLAT 3, THE RESIDENCES, CAVES COURT, WORTHINGTON STREET, DOVER, KENT

The property is offered with a share of the head leasehold title.

LOT 84 - LAND EAST OF 40 ALDER WAY, SWANLEY, KENT

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

LOT 86 - FLAT 2, 17 ST. NICHOLAS STREET, BRISTOL

The Office Copy Entries refer to the address as Flat 2, The Steps, 17 St. Nicholas Street and not as stated.

LOT 87 - LAND REAR OF 231 SELHURST ROAD, LONDON

The Office Copy Entries refer to the Land Lying to the North-West of 231 Selhurst Road and not as stated.

LOT 88 - FLAT 3, THE LODGE, SALTS DRIVE, BROADSTAIRS, KENT

The parking spaces referred to in the catalogue details should be kept as gardens only.

LOT 90 - 25-27 COINAGEHALL STREET, HELSTON, CORNWALL

The Office Copy Entries refer to the address as 25 Coinagehall Street and not as stated.

LOT 91 - SNAKESBURY COTTAGE, IWADE ROAD, NEWINGTON, SITTINGBOURNE, KENT

Revised Special Conditions of Sale, dated 12th July 2022, are available.

LOT 94 - LAND EDGAR ROAD, DOVER, KENT

The Office Copy Entries refer to the address as Land on the South West Side George Street and not as stated.

Sold in accordance with the Office Copy Entries Filed Plan.

LOT 98 - GARAGES 1-8 ADJACENT 40 ALEXANDRA ROAD, YEOVIL, SOMERSET

Revised Special Conditions of Sale, dated 25th July 2022, are available. Currently let at £5,164 per annum with a potential rental income of £8,000 per annum and not as stated.

LOT 99 - GROUND RENTS, 85 CANTERBURY ROAD, FOLKESTONE, KENT

Flat 2 has been sold on a 125 year lease from and including 24th June 2015 and not as stated.

LOT 101 - LAND ADJ. THE RECTORY, RECTORY LAND, LYMINGE, FOLKESTONE, KENT

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

LOT 105 - FORMER MIKE DEVERELL INSURANCE SERVICES LTD, BOW STREET, LANGPORT, SOMERSET

The Office Copy Entries refer to the address as Higos Insurance Ltd, Bow Street and not as stated.

LOT 106 - FLAT 6, THE RESIDENCES, CAVES COURT, WORTHINGTON STREET, DOVER, KENT

The property is offered with a share of the head leasehold title.

LOT 109 - SUNGLEN NATURIST CLUB, LAMBERDEN WOOD, WISSENDEN LANE, BETHERSDEN, ASHFORD, KENT

Sold in accordance with the Office Copy Entries Filed Plan and not as stated.

LOT 110 - LAND ROSS WAY, FOLKESTONE, KENT

The Planning Permission reference is Y19/0978/FH and not as stated. The Office Copy Entries and Legal Pack refer to the address as Land on the East Side of Ross House, Ross Way and not as stated.

LOT 115 GROUND FLOOR & BASEMENT, 128 KING STREET, RAMSGATE, KENT

Sold on the remainder of a 125 year lease from 9th May 2017 and not as stated. The property is sold leasehold with vacant possession and not as stated. Clause 9I within the Special Conditions of Sale states that the Seller has not been charged any ground rent.

LOT 117 - CHALET K238, PARKDEAN RESORT, NEW LYDD ROAD, CAMBER, RYE, EAST SUSSEX

The Office Copy Entries refer to the address as K238, Camber Sands Leisure Park and not as stated. Council Tax Bank A.

LOT 118 - GARAGES 3, 4, 5 & 6, NORTH SIDE OF (REAR OF 148-154) ELSON ROAD, ELSON, GOSPORT

Revised Special Conditions of Sale, dated 25th July 2022, are available.

Our Next Online Auction

Wednesday, 21st September 2022

Auction entries are now invited - Closing date: Tuesday, 30th August