

# Auction Addendum

Clive Emson Online Auction

Wednesday, 21st September 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 6 - Land on the South Side Of Higher Stennack, St. Ives, Cornwall - Postponed

Lot 12 - Garages 7-11 Rear Of 42/46 Main Road, Longfield, Kent - Postponed

Lot 13 - 4 North Street, Ashford, Kent - Postponed

Lot 29 - 29 Vespasian Road, Bitterne, Southampton - Postponed

Lot 31 - Former DLO Store, Lansdowne Place, Penzance, Cornwall - Postponed

Lot 41 - Land North East Of Unicomes Lane, Maidstone, Kent - Postponed

Lot 51 - 11 Stanley Way, St. Mary Cray, Orpington, Kent - Sold Prior

Lot 57 - Flat 2, 105 Brading Road, Brighton - Sold Prior

Lot 62 - 175 Park Avenue, Widley, Waterlooville, Hampshire - Sold Prior

Lot 68 - Land West Of Warren Lane, Ewell Minnis, Dover, Kent - Withdrawn Prior

Lot 81 - 42 St. Marys Road, Tonbridge, Kent - Withdrawn Prior

Lot 85 - Plots E9 & E10 Hoads Wood, Off Bethersden Road, Great Chart, Ashford, Kent - Postponed

Lot 96 - 30 St. Ronans Road, Southsea, Hampshire - Postponed

Lot 128 - Ground Rents, Bridge Court, Bridge Road, Grays, Essex - Postponed

Lot 133 - Land South Side Of Willoughby Drive, Rainham, Essex - Postponed

Lot 158 - The School House, Down Barton Road, St. Nicholas At Wade, Birchington, Kent - Postponed

### LOT 2 - 26 ST. ANN ROAD, SOUTHSEA, HAMPSHIRE

We have been notified of the presence of Japanese Knotweed at the property, the knotweed is in the process of being treated. A copy of the management plan is available within the legal pack.

### LOT 4 - 27 CASTLE ROAD, CHATHAM, KENT

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

### LOT 5 - LAND & GARAGES NORTH OF (REAR 233-267) HAWTHORN CRESCENT, COSHAM, PORTSMOUTH

The Office Copy entries refer to the address as Land lying to the North Of Hawthorn Crescent and not as stated.

### LOT 8 - FLAT 10C, 9-11 HIGH STREET, GOSPORT, HAMPSHIRE

Revised Special Conditions of Sale, dated 16th September 2022, are available. Currently let at £700 per calendar month (£8,400 per annum) and not as stated.

**LOT 9 - FLAT D, 151 EMMANUEL ROAD, HASTINGS, EAST SUSSEX**

Revised Special Conditions of Sale, dated 8th September 2022, are available. The current ground rental is £75 per annum and not as stated.

**LOT 14 - LAND REAR LISMORE HOTEL, 5 TRINITY CRESCENT, FOLKESTONE, KENT**

The land is Freehold but subject to legal easements - please refer to the legal pack for further information. Sold in accordance with the TP1 plan attached to the Special Conditions of Sale.

**LOT 15 - GROUND FLOOR FLAT, 20 DARLINGHURST ROAD, FOLKESTONE, KENT**

The current ground rental is £30 per annum and not as stated. The Auctioneers have been unable to internally inspect the flat, but according to the lease plan the accommodation comprises entrance hall, living room, kitchen, bedroom and bathroom and not as stated.

**LOT 17 - SITE OF FORMER FIRE STATION, 477 MARGATE ROAD, BROADSTAIRS, KENT**

In addition to the annual rent of £1, the Licence Fee received for the year ending 31st May 2022 was £25,846.20.

**LOT 21 - GARAGE, HEADLEY CLOSE, LEE-ON-THE-SOLENT, HAMPSHIRE**

The Office Copy Entries refer to the postcode as PO13 8HU and not as stated.

**LOT 22 - THE OLD HOUSE AT HOME, 158-162 HIGH STREET, SHEERNESS, KENT**

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

**LOT 24 - STORE 1, MADFORD LANE, LAUNCESTON, CORNWALL**

The Buyer will be expected to take over the management company that owns the freehold title to the building as a whole. The Office Copy Entries refer to the address as Storage Area forming part of 5 Westgate Street, Launceston and not as stated.

**LOT 35 - THE GRAIN STORE, NORTH COURT FARM, NORTH COURT LANE, TILMANSTONE, DEAL, KENT**

Sold in accordance with the TP1 plan attached to the Special Conditions of Sale.

**LOT 38 - 23 MANSFIELD WALK, MAIDSTONE, KENT**

Revised Special Conditions of Sale, 8th September 2022, are available. The Office Copy Entries refer to the address as 23 Mansfield Walk, Mansfield Estate and not as stated.

**LOT 45 - 46A-47 PIER ROAD, LITTLEHAMPTON, WEST SUSSEX**

Please be aware there is an email included within the legal pack from a neighbour's solicitors regarding right of access. Sold in accordance with the Office Copy Entries Filed Plan. The Office Copy Entries refer to the address as Land lying to the East of 47 Pier Road and not as stated.

**LOT 47 - 82 GUILDHALL STREET, FOLKESTONE, KENT**

Revised Special Conditions of Sale, dated 12th September 2022, are available. The Upper Ground Floor Flat is currently let at £385 per calendar month and Flat 3 is currently let at £335 per calendar month, and not as stated.

**LOT 49 - 1 FORE STREET, WELLINGTON, SOMERSET**

The property is a Listed Building and is situated in a Conservation Area. An Article 4 Direction also exists. Interested parties must therefore satisfy themselves with regard to the availability of using Permitted Development Rights to alter or convert the property.

**LOT 50 - LAND WILLOW WOOD ROAD, MEOPHAM, GRAVESEND, KENT**

Revised Special Conditions of Sale, dated 16th September 2022, are available. The Office Copy Entries refer to the address as Land at the back of 15 Willow Wood Road and not as stated.

**LOT 52 - FLAT E, DEVON TORS, YELVERTON, DEVON**

The Office Copy Entries refer to the address as Flat 5, Devon Tors and as being on the Second Floor, not as stated.

**LOT 54 - LAND ADJ 16 LLOYDS GREEN, WITTERSHAM, TENTERDEN, KENT**

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

**LOT 55 - 121 MOUNT AMBROSE, REDRUTH, CORNWALL**

Revised Special Conditions of Sale, dated 15th September 2022, are available.

**LOT 56 - THE BULL PEN, NORTH COURT FARM, NORTH COURT LANE, TILMANSTONE, DEAL, KENT**

Sold in accordance with the TP1 plan attached to the Special Conditions of Sale.

**LOT 59 - CALCOTT OAST, CALCOTT HILL, STURRY, CANTERBURY, KENT**

Sold in accordance with the Office Copy Entries Filed Plan.

**LOT 64 - NORTH STREET CHAPEL, HALE COTTAGE AND CHAPEL COTTAGE, UPPER NORTH STREET, CHEDDAR, SOMERSET**

The property is being sold as leasehold and not as stated.

**LOT 71 - 371 STURRY ROAD, CANTERBURY, KENT**

The Seller Solicitor has confirmed the Seller receives a rental of £641.33 per calendar month by direct debit.

**LOT 73 - LAND ADJ PEMBROKE HOUSE, EARLSTONE COMMON, BURGHCLERE, NEWBURY, BERKSHIRE**

The Office Copy Entries refer to the address as Land at Burghclere and not as stated.

**LOT 75 - 33 CADBOROUGH CLIFF, RYE, EAST SUSSEX**

The property is currently let at £950 per calendar month (£11,400 per annum) and not as stated. The tenant is due to vacate the property on 30th September 2022.

**LOT 76 - THE BRANNONS, STATION ROAD, WOOTTON BRIDGE, ISLE OF WIGHT**

The Office Copy Entries refer to the address as The Brannons, 118 Station Road and not as stated.

**LOT 77 - THE FAIRLEIGH BARN, LUMMATON CROSS, TORQUAY, DEVON**

Revised Special Conditions of Sale, dated 16th September 2022, are available. The property is sold without the benefit of services and interested parties will need to make their own enquiries as to the availability of service apparatus. Sold in accordance with the Transfer Plan attached to the Special Conditions of Sale.

**LOT 78 - 32 BROOMFIELD ROAD, CHERITON, FOLKESTONE, KENT**

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

**LOT 79 - FLATS 4A & 4B, 23 BURNT ASH LANE, BROMLEY**

The current ground rental is £50 per annum and not as stated.

**LOT 80 - FLAT 1, 3 HEENE ROAD, WORTHING, WEST SUSSEX**

The Office Copy Entries refer to a garage which is included within the leasehold title. The current ground rental is £10 per annum and not as stated.

**LOT 82 - LAND ADJ. CALCOTT OAST, CALCOTT HILL, STURRY, CANTERBURY, KENT**

Sold in accordance with the Office Copy Entries Filed Plan.

**LOT 83 - LAND ADJ. 9 WILMINGTON CLOSE, BRIGHTON**

Sold in accordance with the Office Copy Entries Filed Plan.

**LOT 87 - GROUND RENTS, 18-40 (EVEN) PALMAR ROAD, BEXLEYHEATH, KENT**

The flats are each sold on 999 year leases from either 24th March 1964, 25th March 1964 and 29th September 1964, all with a ground rental of £25 per annum and not as stated.

**LOT 88 - GARAGES ADJACENT 5 DEANS CLOSE, SOUTH CROYDON**

Sold in accordance with the Filed Plan and not as stated. The Office Copy Entries refer to the address as Garages 1A to 8 and 9 to 15 Off Chichester Road and not as stated.

**LOT 90 - FIRST FLOOR FLAT, 20A DARLINGHURST ROAD, CHERITON, FOLKESTONE, KENT**

The Office Copy Entries refer to the address as First Floor Flat, 20 Darlinghurst Road and not as stated.

**LOT 92 - GROUND RENTS, GUILDHALLS, 43 ASHBURNHAM ROAD, BEDFORD**

Revised Special Conditions of Sale, dated 9th September 2022, are available.

**LOT 93 - GROUND FLOOR FLAT, 6 FELLOWES PLACE, PLYMOUTH, DEVON**

The guide price has been revised to £42,500 Plus.

**LOT 98 - FLAT 7, 23 GRIMSTON GARDENS, FOLKESTONE, KENT**

Sold on the remainder of a 999 year lease from and including 25th December 1962 at a ground rental of £20 per annum and not as stated.

**LOT 101 - LAND TO THE WEST OF STANBRIDGE FARM, STANBRIDGE LANE, STAPLEFIELD, HAYWARDS HEATH, WEST SUSSEX**

The Office Copy Entries refer to the address as Land on the East Side of A23 Brighton Road and not as stated.

**LOT 108 - 24 & 26 CARISBROOKE ROAD, NEWPORT, ISLE OF WIGHT**

Office 24 is currently let at £541.66 per calendar month (£6,499.92 per annum) and not as stated.

**LOT 110 - 15 HARTNUP STREET, MAIDSTONE, KENT**

15A is currently let at £568.14 per calendar month and 15C is currently let at £648.22, and not as stated.

**LOT 111 - LAND NORTH WEST OF REDBROOKE TERRACE, CAMBORNE, CORNWALL**

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

**LOT 113 - GROUND RENTS, 245-247 ELTHAM HIGH STREET, ELTHAM, LONDON**

Flat 1, 247 Eltham High Street is sold on a 189 year lease from and including 25th March 2001 and not as stated.

**LOT 116 - LAND ADJ. 38 POETS CORNER, MARGATE, KENT**

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

**LOT 119 - TRINITY METHODIST CHURCH, CHYWOONE HILL, NEWLYN, PENZANCE, CORNWALL**

Sold in accordance with the TP1 Plan attached to the Special Conditions of Sale.

**LOT 122 - 64A JOYES ROAD (FRONTING IVY WAY), FOLKESTONE, KENT**

The Office copy Entries refer to the address as Land on the East Side of 64 Joyes Road and not as stated.

**LOT 124 - 231 ALBERT ROAD, SOUTHSEA, HAMPSHIRE**

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

**LOT 131 - WELCOME HALL, 4 FORE STREET & 5 FORE STREET, DEVONPORT, PLYMOUTH, DEVON**

The Office Copy Entries refer to the address as 5 Fore Street and not as stated.

**LOT 135 - 1 PHILLIPS'S TERRACE, LANNER, REDRUTH, CORNWALL**

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

**LOT 136 - 29 FORE STREET, CULLOMPTON, DEVON**

The property is being sold as part freehold with vacant possession as the detached garden is being sold with a long leasehold and not as stated.

**LOT 139 - LAND REAR 156 MONTAGUE STREET, WORTHING, WEST SUSSEX**

The Office Copy Entries refer to the address as Land on the North Side of 156 Montague Street and not as stated.

Sold in accordance with the Office Copy Entries Filed Plan.

**LOT 144 - 40C FREELAND ROAD, CLACTON-ON-SEA, ESSEX**

Sold on the remainder of a 99 year lease from 25th March 1988 at a current ground rental of £75 per annum according to the lease. However, we have been advised by the Seller's Solicitors that £250 per annum is currently being demanded by the managing agent without explanation. No Tenancy Agreement is available and the existing tenants are occupying on a verbal agreement.

**LOT 148 - 84 TIVOLI ROAD, MARGATE, KENT**

Let on an Assured Shorthold Tenancy Agreement at £800 per calendar month (£9,600 per annum) and not as stated.

**LOT 151 - FLAT 2, WESTERN BEACH APARTMENTS, 36 HANOVER AVENUE, SILVERTOWN ROYAL DOCKS, LONDON**

The Office Copy Entries refer to the property as being the Second Floor Flat and not as stated.

**LOT 152 - WOODBINE COTTAGE, PALM ROAD, TORQUAY, DEVON**

The Office Copy Entries refer to the postcode as TQ2 7PS and not as stated.

**LOT 153 - LAND & BUILDINGS, 1-4 BEAUMONT DAVEY CLOSE, FAVERSHAM, KENT**

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

**LOT 154 - ZEALDS HOUSE, 39 CHURCH STREET, WYE, ASHFORD, KENT**

The measurements quoted have been provided by the Sellers and have not been verified by the Auctioneers. Office Room 2 has been holding over since 4th October 2021, Office Room 6 has been holding over since 20th March 2021 and Office Room 8 has been holding over since 22nd October 2021 with a current rental of £3,000 per annum, and not as stated. The total current rental is therefore £11,100 per annum.

**LOT 157 - GARAGES ADJ. 10 ROYSTON AVENUE, BYFLEET, WEST BYFLEET, SURREY**

The Office Copy Entries refer to the address as Garages 10 to 15 and 16 to 18 (inclusive) Royston Avenue and not as stated.

**LOT 160 - 27 BROWNBAKER COURT, NEATH HILL, MILTON KEYNES**

This is NOT an Executor sale as stated in the catalogue details.

**LOT 162 - 75 WHIMBREL CLOSE, SITTINGBOURNEL, KENT**

The Office Copy Entries refer to a parking space included within the leasehold title.

## Our Next Online Auction

Wednesday, 2nd November 2022

**Auction entries are now invited - Closing date: Monday, 10th October**