

Auction Addendum

Clive Emson Online Auction

Wednesday, 2nd November 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 5 - Cosmopolitan House, 3 Delta Business Park, Salterns Lane, Fareham, Hampshire - Postponed
- Lot 17 - 72 Coleridge Road, Plymouth, Devon - Postponed
- Lot 27 - Garage 24, Ivy House Road, Whitstable, Kent - Postponed
- Lot 32 - Green Acres, Pinewood Park, Southampton - Sold Prior
- Lot 33 - The Stocks, Main Road, Longfield Hill, Longfield, Kent - Postponed
- Lot 40 - 21 Belmont Road, Whitstable, Kent - Postponed
- Lot 42 - 6 Bedford Road, Tunbridge Wells, Kent - Sold Prior
- Lot 47 - Land & Verges, De Havilland Road, Christchurch, Dorset - Postponed
- Lot 78 - Land Adj Little Gorseley, Pett Bottom Road, Bishopsbourne, Canterbury, Kent - Withdrawn Prior
- Lot 84 - Kingswood Meadow, Kingswood Road, Aylesford, Kent - Withdrawn Prior
- Lot 90 - Land Caring Lane, Bearsted, Maidstone, Kent - Postponed
- Lot 141 - Flat 3, Grassington Court, 28 Sands Road, Paignton, Devon - Postponed
- Lot 149 - 35 Lower Road, 42 & 43 Valley Road, River, Dover, Kent - Withdrawn Prior

LOT 3 - CORNWALL COUNCIL STORES, PENALVERNE AVENUE, PENZANCE, CORNWALL

Sold in accordance with the filed plan which incorporates the sub-station. The sub-station is subject to a 99 year lease from 29th September 1961 and therefore the lot is sold with part vacant possession and not as stated. The Office Copy Entries refer to the address as Penalverne Store, Penzance.

LOT 4 - 45 CHILTERN WAY, TONBRIDGE, KENT

The property is sold on the remainder of 99 year lease (less one day) from 24th June 1962 and not as stated.

LOT 6 - 89 MILL STREET, ST. OSYTH, CLACTON-ON-SEA, ESSEX

The guide price has been amended to £125,000 Plus.

LOT 8 - 3 CAULFIELD ROAD, SWINDON

The Office Copy Entries refer to the property as 3 Caulfield Road, Gorse Hill, Swindon and not as stated.

LOT 11 - 91 WARWICK ROAD, THORNTON HEATH, SURREY

Revised Special Conditions of Sale, dated 31st October 2022, are available.

LOT 15 - LAND SOUTH OF 20 HILLFIELD ROAD, SELSEY, CHICHESTER, WEST SUSSEX

Revised Special Conditions, dated 25th October 2022, are available.

LOT 23 - GROUND RENTS, VICTORIA COURT, 2 VICTORIA DRIVE, BOGNOR REGIS, WEST SUSSEX
Revised Special Conditions of Sale, dated 27th October 2022, are available. Flats 2, 8, 10 and 18 are sold on leases from 30th September 2022, ending on and including 24th March 2187 and not as stated. Flat 17 is sold on a lease from 28th January 2021, ending on and including 24th March 2187 and not as stated. Currently let for a total of £1,932 per annum and not as stated.

LOT 24 - DUE SOUTH, TREVEGEAN, ST. JUST, PENZANCE, CORNWALL

The Office Copy Entries refer to the address as Due South, Trevegean Veor, St Just-in-Penwith and not as stated. Sold in accordance with the Office Copy Entries Filed Plan.

LOT 28 - 1108 WESTBEACH RESORT HOLIDAY PARK RESORT, BATH HOTEL ROAD, WESTWARD HO, BIDEFORD, DEVON

Holiday letting income is generated from a collective rental pool of all the holiday apartments in the development and is split equally between each unit, which is a service offered by the managing agent. The current ground rental is £800 per annum and not as stated. The Office Copy Entries and Lease state the flat is on the First Floor with the address Flat 1-28, Block One, Green Parks Holiday Village and not as stated.

LOT 31 - FLAT 3, THE OLD MANSE, TREVENNER SQUARE, MARAZION, CORNWALL

Revised Special Conditions of Sale, dated 20th October 2022, are available. Let at a current rental of £226 per fortnight and not as stated.

LOT 35 - 22 HIGH STREET, HYTHE, KENT

Any tenants fixtures and fittings are not included in the sale. The words Council Tax Band A (flat) shall be deemed deleted from all marketing material.

LOT 38 - CUCKOO'S NEST, 88 TRINITY SQUARE, MARGATE, KENT

The Solicitors have confirmed that the Lease for the land to the Rear is not available from Land Registry. The property itself is Freehold with the garden being Leasehold and not as stated.

LOT 39 - LAND NORTH EAST OF UNICUMES LANE, MAIDSTONE, KENT

A copy of an email from Maidstone Borough Council dated 24th October together with the Article 4 Direction, Enforcement Notice and Appeal Decision are available in the Legal Pack. Prospective bidders must therefore have satisfied themselves with regard to the possibility of any future use of the land and riverbank with the Local Planning Authority, Maidstone Borough Council.

LOT 41 - 18 HEATH ROAD, PETERSFIELD, HAMPSHIRE

The Office Copy Entries refer to the property as The Old Surgery, 18 Heath Road, Petersfield, GU31 4DZ which is held on a lease from 19th June 1961 to 24 June 1961 thence for 99 years and not as stated. Sold in accordance with the Office Copy Entries Filed Plan and not as stated.

LOT 43 - 35 WADDON ROAD, CROYDON

The flat is currently let at £200 per week following a verbal increase and not as stated. The property is currently let at £10,400 per annum.

LOT 49 - LAND ADJ. GARAGES, SARSON CLOSE, AMPORT, ANDOVER, HAMPSHIRE

The sale will be in accordance with the Transfer plans attached to the Special Conditions of Sale.

LOT 52 - 15 & 15A BOND STREET, REDRUTH, CORNWALL

Revised Special Conditions of Sale, dated 31st October 2022, are available. 15 Bond Street is currently let at £275 per calendar month therefore currently generating £13,500 per annum and not as stated.

LOT 55 - 1105 WESTBEACH RESORT HOLIDAY PARK RESORT, BATH HOTEL ROAD, WESTWARD HO, BIDEFORD, DEVON

Holiday letting income is generated from a collective rental pool of all the holiday apartments in the development and is split equally between each unit, which is a service offered by the managing agent. The current ground rental is £800 per annum and not as stated. The Office Copy Entries refer to the address as Flat 0-29 Green Parks Holiday Village and flat on the top floor and not as stated.

LOT 56 - BARCLAYS HOUSE, 11-13 (ODDS) HIGH STREET, HYTHE, KENT

The property is currently let at £18,084.75 per annum and not as stated.

LOT 57 - 59A CHURCH LANE, DEAL, KENT

The Office Copy Entries refer to the address as 38 Orchard Avenue, Deal and not as stated.

LOT 59 - GARAGES & LAND ADJ 12 KILLICOURT, CARNON DOWNS, TRURO, CORNWALL

Sold in accordance with the Transfer Plan attached to the Special Conditions of Sale and therefore interested applicants should not rely upon the measurement quoted within the property details. The lot comprises a garage block and yard.

LOT 60 - LAND ADJ. 15 MINNIS ROAD, BIRCHINGTON, KENT

Revised Special Conditions of Sale, dated 26th October 2022, are available. Planning Permission was granted under reference F/TH/20/1496 and not as stated. The sale will be in accordance with the Transfer plan attached to the Special Conditions of Sale.

LOT 61 - LAND SOUTH OF COURT LODGE ROAD, APPLIEDORE, ASHFORD, KENT

The sale will be in accordance with the Transfer plan attached to the Special Conditions of Sale.

LOT 67 - FLAT 1, LAURELDENE, 28 CHAPEL STREET, PETERSFIELD, HAMPSHIRE

Sold on the remainder of a 189 year lease from 25th March 1983 at a peppercorn ground rental.

LOT 69 - GARAGES 11-15 ADJ, 40 ALEXANDRA ROAD, YEOVIL, SOMERSET

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

LOT 75 - THE PRINCE ALBERT, 35 & 35A MARLBOROUGH STREET, PLYMOUTH, DEVON

The Office Copy Entries refer to the postcode as PL1 4AW and not as stated.

LOT 77 - 112 HIGH STREET, AYLESBURY, BUCKINGHAMSHIRE

Revised Special Conditions of Sale, dated 31st October 2022, are available.

LOT 79 - FLAT 49, KORDA HOUSE, STANLEY KUBRICK ROAD, DENHAM, UXBRIDGE, MIDDLESEX

Sold on the remainder of a 999 year lease from and including 1st January 2017 and not as stated. The Special Conditions of Sale state the buyer is solely responsible for applying to become a member of The Management Company.

LOT 81 - SEVEN GABLES REST HOME, YORK LANE, TOTLAND BAY, ISLE OF WIGHT

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

LOT 86 - 10 MARINE COURT, ST. LEONARDS-ON-SEA, EAST SUSSEX

The current ground rental is £25 per annum and additional rent and not as stated.

LOT 92 - 1320 WESTBEACH RESORT HOLIDAY PARK RESORT, BATH HOTEL ROAD, WESTWARD HO, BIDEFORD, DEVON

Holiday letting income is generated from a collective rental pool of all the holiday apartments in the development and is split equally between each unit, which is a service offered by the managing agent. The current ground rental is £800 per annum and not as stated. The Office Copy Entries refer to the address as Flat 3-25, Green Parks Holiday Village and not as stated.

LOT 93 - 152 HIGH STREET, ILFRACOMBE, DEVON

Revised Special Conditions of Sale, dated 21st October 2022, are available.

LOT 96 - LAND ADJACENT 48 & 50 HEDGES CLOSE, SHIPTON BELLINGER, TIDWORTH, HAMPSHIRE

The further consent for a non-material amendment was granted on 3rd August 2022 and not as stated. The sale will be in accordance with the Transfer plan attached to the Special Conditions of Sale.

LOT 97 - 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 98 - 1 ASHGROVE ROAD, BROMLEY

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

LOT 99 - GROUND RENTS, HANNS MEWS, HANNS WAY, EASTLEIGH, HAMPSHIRE

Revised Special Conditions of Sale, dated 25th October 2022, are available. The Freehold is sold with seven car parking spaces, five of which are held on 125 year leases from 1st October 2006 at a current rental of £10 per annum with the remaining two spaces held on 999 year leases from 1st October 2006 at a current rental of £1 per annum. The Leases for flats 4 and 10 each include a car parking space at an additional £10 per annum. The Office Copy Entries refer to the address as The Swan Centre, Hanns Way and not as stated.

LOT 104 - LAND ADJ. 16 HATHERALL ROAD, MAIDSTONE, KENT

The sale will be in accordance with the Transfer plan attached to the Special Conditions of Sale.

LOT 109 - 16 MARINE PARADE, SHEERNESS, KENT

Top Floor Flat (Maisonette) the tenant has served notice and the property will be vacant from 27th November, the current total rental will now be £16,680 per annum and not as stated.

LOT 113 - PRITCHARD COURT, SHAKESPEARE ROAD, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 28th October 2022, are available. The current ground rental for Flat 9 is £675 per calendar month therefore the total current rental is £86,220 per annum and not as stated.

LOT 114 - 46A BATTLE ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

The Planning Permission was granted on Appeal under reference APP/B1415/W/21/3273769 dated 21st December 2021 and not as stated.

LOT 115 - LAND ON THE SOUTH SIDE OF HIGHER STENNACK, ST. IVES, CORNWALL

The sale will be in accordance with the Transfer plan attached to the Special Conditions of Sale and therefore interested applicants should not rely upon the measurements quoted within the property details.

LOT 116 - LAND ADJ. 2 SCHOOL LANE, MAIDSTONE, KENT

Further permissions have been granted by Maidstone Borough Council under reference 21/500756/NMAMD (subject to conditions) amending the word "detached" to "attached" and under reference 20/505808/FULL - Section 73 - Application for variation of condition 2 (materials) and minor material amendment to approved plans condition 9 (to allow changes to materials and fenestration, the addition of solar panels and replacement of rear gable with rear dormer) pursuant to 15/506025/FULL. Therefore the elevations in the marketing material will be deemed deleted. The above planning permissions, plans and other information is available to download from Maidstone Borough Council's website. The Office Copy Entries refer to the address as 2a School Lane, Maidstone and not as stated.

LOT 117 - GROUND RENTS, GRAYTON COURT, 107 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, HAMPSHIRE

Revised Special Conditions of Sale, dated 25th October 2022, are available. Each flat in the block includes a parking space with Flat 2 also including a cycle store. Flat 7 is sold on a 125 year lease from 13th April 2006 and not as stated.

LOT 118 - 174 EASTNEY ROAD, SOUTHSEA, HAMPSHIRE

The property is currently let at £40,560 per annum and not as stated.

LOT 119 - 27 HIGH STREET, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 17th October 2022, are available.

LOT 121 - REIGATE HILL RESERVOIR, REIGATE HILL, REIGATE, SURREY

The Office Copy Entries refer to the address as Land Lying to the North-West of Reigate Hill and not as stated.

LOT 124 - FLAT 6, 16 CHAPEL PARK ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

Sold on the remainder of a 999 year lease from 25th March 1987 and not as stated.

LOT 126 - BUNDELS, SEATON ROAD, MUSBURY, AXMINSTER, DEVON

Sold in accordance with the Office Copy Entries Filed Plan.

LOT 129 - 1 FERNLEA COURT, LYDD ROAD, CAMBER, RYE, EAST SUSSEX

The Office Copy Entries refer to the postcode as TN31 7RJ and not as stated.

LOT 130 - FLAT 3, FAIRLANDS COURT, NORTH PARK, ELTHAM, LONDON

The management pack and Leasehold Information Form states that there is currently no ground rent payable.

LOT 136 - 69B PELHAM ROAD, COWES, ISLE OF WIGHT

The Office Copy Entries refer to the address as Land Lying to the East of Pelham Road and not as stated.

LOT 138 - 10 LONDON ROAD, STROOD, ROCHESTER, KENT

The gas service that was planned for 2022 had to be cancelled and therefore the answer in 12.3(d) of the Property Information Form should be "Not known".

LOT 139 - LAND, CRABBLE LANE, DOVER, KENT

The Office Copy Entries refer to the address as Land at Gorse Hill, Crabble Lane and not as stated.

LOT 140 - 36 WINNER STREET, PAIGNTON, DEVON

Sold on the remainder of a 999 year lease from 20th March 1989 and not as stated.

LOT 147 - LAND ADJ. 116 CAMP WAY, MAIDSTONE, KENT

The sale will be in accordance with the Transfer plan attached to the Special Conditions of Sale.

LOT 151 - 7 TRANQUIL PASSAGE, BLACKHEATH, LONDON

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

LOT 155 - 39F HIGH STREET, HERNE BAY, KENT

The Lease is currently in the process of being extended and will be for 158 years from 1st April 1989 and not as stated.

Our Next Online Auction

Wednesday, 14th December 2022

Auction entries are now invited - Closing date: Monday, 21st November