

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Online Auction: Wednesday, 14 December

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 and any individual Special Conditions of Sale, or Revised Special Conditions of Sale (as applicable), which 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.

The 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 3 - 23 Templar Street, Dover, Kent - Sold Prior

Lot 12 - The Former United Reform Church, Church Green, Terling, Chelmsford, Essex - Sold Prior

Lot 13 - Ground Rents, 15 Lansdowne Road, Tunbridge Wells, Kent - Withdrawn Prior

Lot 14 - 44 Edward Road, Southampton - Sold Prior

Lot 30 - 25 Alexandra Road, Margate, Kent - Sold Prior

Lot 44 - 10 Marine Court, St. Leonards-on-Sea, East Sussex - Sold Prior

Lot 46 - Flat A, 173 Silverdale Road, Tunbridge Wells, Kent - Sold Prior

Lot 47 - 15 Claremont Road, Bournemouth - Sold Prior

Lot 54 - 349 Milton Road, Cowplain, Waterlooville, Hampshire - Sold Prior

Lot 115 - 170 Station Road, Drayton, Portsmouth - Postponed

Lot 131 - 35 Fairbourne Court, Denyer Walk, Southampton - Postponed

Lot 133 - Garage 24, Ivy House Road, Whitstable, Kent - Postponed

Lot 138 - Garages & Car Park, Totland Close, Farnborough, Hampshire - Withdrawn Prior

LOT 5 - 39 HUGHENDEN COURT, MOUNT PLEASANT ROAD, HASTINGS, EAST SUSSEX

The tenure is the remainder of a 99-year lease (less the last 10 days thereof), from 20th November 1972 and not as stated.

LOT 9 - 4 CRANWELL ROAD, TUNBRIDGE WELLS, KENT

To be sold with remainder of a 125-year lease, from and including 13th February 2019, and not as stated.

LOT 17 - 7 MENEAGE STREET, HELSTON, CORNWALL

There is a Break Clause within the lease for 1st October 2023.

LOT 21 - LOXWOOD HOUSE, MIDDLE ROAD, LANCING, WEST SUSSEX

Flat 1 is sold on a 189-year lease from 23rd May 2007; Flat 8 is sold on a 99-year lease from 21st May 2007; Flat 7 is sold on a 99-year lease from 7th June 2007; Flats 4 & 5 are each sold on a 99-year lease from 22nd May 2007 and Flat 3 is sold on a 99-year lease from 11th July 2007 and not as stated. The Garage is let on a Garage Tenancy Agreement and not a Licence as stated.

LOT 25 - 78-79 BIGGIN STREET, DOVER, KENT

The tenure is the remainder of a 125-year lease, from and including 11th January 2018 and not as stated.

LOT 28 - 5 NAVIGATION YARD, CHELMSFORD

Revised Special Conditions of Sale, dated 2nd December 2022 are available. The current ground rental is £200 per annum and the Office Copy Entries state the address as 5 Navigation Yard, Navigation Road and not as stated.

LOT 32 - GRABROOK HOUSE, ALLER DROVE, ALLER, LANGPORT, SOMERSET

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated.

LOT 35 - 89 HIGH STREET, MALDON, ESSEX

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

LOT 37 - 1 CLIFTON ROAD, HIGH BROOMS, TUNBRIDGE WELLS, KENT

Flat 1B is let at £850 per calendar month, therefore the property is let at £20,100 per annum and not as stated.

LOT 38 - THE GATEHOUSE, BRENLEY LANE, BOUGHTON-UNDER-BLEAN, FAVERSHAM, KENT

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated.

LOT 40 - 3 THREE OAKS COTTAGES, BUTCHERS LANE, THREE OAKS, HASTINGS, EAST SUSSEX

Revised Special Conditions of Sale, dated 7th December 2022, are available.

LOT 41 - 53 GREENWAYS, HIGHLANDS ROAD, PORTSLADE, BRIGHTON

Revised Special Conditions of Sale, dated 5th December 2022, are available. The flat is sold with a covered parking space - Number 43.

LOT 48 - LULU'S, 2 HIGH STREET, SANDOWN, ISLE OF WIGHT

The Commercial Ground Floor rental is £12,500 per annum, and not as stated. The flats are known as Flats 1 and 1A, Pier Street and not as stated.

LOT 50 - 154 CLIFFORD WAY, MAIDSTONE, KENT

To be sold with the remainder of a 155-year lease from 1st January 2006 (less 10 days), and not as stated.

LOT 53 - LAND ADJ. MONKTON NATURE RESERVE, CANTERBURY ROAD, MONKTON, RAMSGATE, KENT

The Office Copy Entries state the address as Land to the North Of Monkton Chalkpit and not as stated.

LOT 60 - LAND ON THE EAST SIDE OF ALEXANDRA ROAD, YEOVIL, SOMERSET

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

LOT 62 - 5 VICTORIA PARK, DOVER, KENT

Room C5 was omitted from the Table shown in the auction catalogue. The room is let at a current rental of £75 per week.

LOT 64 - 2A ALMA ROAD, RAMSGATE, KENT

Revised Special Conditions of Sale, dated 28th November 2022, are available. The lease term is 125 years, from 25th October 1992 and not as stated.

LOT 66 - POLGREY SMITHY, WEST END, ST. DAY, REDRUTH, CORNWALL

The Office Copy Entries state the address as Polgrey, West End and not as stated. The property is to be sold in accordance with the Office Copy Entries Filed Plan and not as stated.

LOT 79 - 9 SANDOWN COTTAGES, LONDON ROAD, TEYNHAM, SITTINGBOURNE, KENT

The accommodation comprises: Ground Floor- living room with open arch to kitchen/dining room, rear lobby with door to bathroom/W.C. and further door to conservatory. First Floor - bedroom one with en-suite shower room/W.C., room (study) with door to staircase leading to Second Floor Attic bedroom and not as previously stated.

The Sellers are unable to provide a copy of the Assured Shorthold Tenancy, therefore the Auctioneers are unable to confirm the rental figure, however the Tenant has advised they are in the process of vacating the property although a formal Notice has not yet been received

LOT 80 - 112 HIGH STREET, AYLESBURY, BUCKINGHAMSHIRE

The ownership of the scaffolding, fencing and any other apparatus on site at this property is unknown to the Receiver and is not included in the sale. The liability of any costs associated with these items following completion will be the responsibility of the Purchaser.

LOT 83 - 20 THE CLOSE, ROCHESTER, KENT

The current rental in respect of Flat 20 (Ground Floor) is £440 per calendar month and not as stated.

LOT 84 - SOMERLEY, BERKELEY ROAD, MAYFIELD, EAST SUSSEX

The property is let at £1,250 per calendar month, (£15,000 per annum) and not as stated.

LOT 87 - GARAGES 17 & 18 GRAVENEY ROAD, MAIDSTONE, KENT

The garages have been cleared and boarded. The garage doors are behind the boarding but locks have been removed.

LOT 89 - 19 WALDON HOUSE, ST. LUKES ROAD SOUTH, TORQUAY, DEVON

The tenure is the remainder of a 120-years from 25th December 1984 and not as stated.

LOT 90 - GROUND RENTS, 21-23 GREEN LANE, REDRUTH, CORNWALL

Eight of the Flats are sold on 125-year leases from 1st January 2017 and the remaining two are sold on 175-year leases from 1st January 2017 and not as stated.

LOT 93 - UNITED REFORM CHURCH, WEST LANGDON, DOVER, KENT

The Office Copy Entries state the address as West Langdon URC and not as stated.

LOT 94 - 82-86 THE STREET, ASH, CANTERBURY, KENT

The proposed first floor accommodation for Dwelling 1 is landing and bedroom two (bedroom one is deemed deleted) and not as stated.

LOT 99 - MARINO LODGE, COTMATON ROAD, SIDMOUTH, DEVON

Revised Special Conditions of Sale, dated 1st December 2022, are available.

LOT 100 - FLAT 4, 123 NORTHDOWN ROAD, CLIFTONVILLE, MARGATE, KENT

The Office Copy Entries and Lease states the property is on the Mezzanine Floor and not as stated.

LOT 101 - GROUND RENTS, GUTHAVON HOUSE, GUTHAVON STREET, WITHAM, ESSEX

The sale also includes the parking spaces, each sold on a 99-year lease, from 24th June 2017, at a peppercorn ground rent. All nine flats are sold on 150-year leases, from 24th June 2017, and not as stated.

LOT 104 - 39B PORTSMOUTH ROAD, WOOLSTON, SOUTHAMPTON

A copy of the Licence Agreement referenced in the auction particulars is not available and prospective purchasers should rely on their own enquiries. The Office Copy Entries state the postcode as SO19 9BA and not as stated.

LOT 106 - COSMOPOLITAN HOUSE, 3 DELTA BUSINESS PARK, SALTERNS LANE, FAREHAM, HAMPSHIRE

Revised Special Conditions of Sale, dated 12th December 2022, are available. The Office Copy Entries state the address as New Waterworks, Saltern Lane, and not as stated.

LOT 109 - FLAT 4, 22 SOUTH EASTERN ROAD, RAMSGATE, KENT

Revised Special Conditions of Sale, dated 12TH December 2022, are available.

LOT 110 - 11 MILITARY ROAD, CHATHAM, KENT

Revised Special Conditions of Sale, dated 1st December 2022, are available.

LOT 112 - 7 UPPER FANT ROAD, MAIDSTONE, KENT

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

LOT 113 - 291 STURRY ROAD, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 1st December 2022, are available.

LOT 119 - 38, 38A & 40A LITTLEPARK AVENUE, BEDHAMPTON, HAVANT, HAMPSHIRE

The property is currently let at £9,050 per annum and not as stated.

LOT 130 - 116-118 HIGH STREET, SITTINGBOURNE, KENT

Flat 1 is vacant and not as stated, therefore the total rental being received is £39,300 per annum.

LOT 134 - LAND ADJACENT 98 HERON WAY, CHATHAM, KENT

Revised Special Conditions of sale, dated 9th December 2022, are available, attention is drawn to the letter received from Hawkridge & Co Solicitors and the reply from the Sellers Solicitors.