

Auction Addendum

Clive Emson

Online Auction : Bidding commences, Monday 6th February
Bidding ends Wednesday, 8th February 2023

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 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 £29,999 = £750 £30,000 to £99,999 = £1,250 £100,000 - £249,999 = £1,750
£250,000 to £499,999 = £2,250 £500,000 to £749,999 = £3,500 £750,000 and above = £5,000

THE FOLLOWING LOTS WILL NOT BE OFFERED FOR SALE

Lot 16 - 159 High Street, Ryde, Isle of Wight - Postponed

Lot 19 - 2 Peters Hill, High Street, St. Austell, Cornwall - Sold Prior

Lot 31 - 25 Wykeham Field, Wickham, Fareham, Hampshire - Withdrawn Prior

Lot 33 - Land Adj. Chi An Geltyon, 2A The Street, Appledore, Ashford, Kent - Sold Prior

Lot 39 - 7 White Rock Road, Hastings, East Sussex - Sold Prior

Lot 46 - 21 Lawrence Road, Southsea, Hampshire - Postponed

Lot 52 - Land Ellison Close, Chestfield, Whitstable, Kent - Postponed

Lot 54 - Cosmopolitan House, 3 Delta Business Park, Salterns Lane, Fareham, Hampshire - Sold Prior

Lot 73 - Garage 4, Highfield Road, Gillingham, Kent - Sold Prior

Lot 79 - Plot 3, Udimore Road, Broad Oak, Rye, East Sussex - Postponed

Lot 102 - Paragon House, Granville Road, Maidstone, Kent - Postponed

Lot 117 - Bundels, Seaton Road, Musbury, Axminster, Devon - Sold Prior

Lot 129 - 8B Pudding Lane, Maidstone, Kent - Sold Prior

Lot 131 - The Saw Mills, Pluckley Road, Bethersden, Ashford, Kent - Postponed

LOT 4 - ROSE COTTAGE, HIGH STREET, BARCOMBE, LEWES, EAST SUSSEX

The Office Copy Entries state the address as 3 Rose Cottages, High Street and not as stated.

LOT 6 - GARAGES REAR OF 17/18 CORNWALLIS AVENUE, LINTON, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 1st February 2023, are available.

LOT 8 - FLAT 2, 20 BOURNE STREET, EASTBOURNE, EAST SUSSEX

Remainder of a 125-year lease, from 25th December 2005 to 24th December 2130, and not as stated.

LOT 10 - 26 KINGFISHER CLOSE, FARNBOROUGH, HAMPSHIRE

The property has an allocated car parking space to the rear of the building.

LOT 11 - 85 SHAKESPEARE ROAD, GILLINGHAM, KENT

The tenant has served a Notice to Quit, further details of which are included in the Special Conditions of Sale which are available.

LOT 14 - FLAT 2, 351A FORTON ROAD, GOSPORT, HAMPSHIRE

The Office Copy Entries state the address as Flat C, 351 Forton Road, and not as stated. The tenure is the remainder of a 125-year lease, from and including 1st January 2018.

LOT 15 - 112 WEST STREET, FAVERSHAM, KENT

The Break Clause for the Commercial Unit is 1st March 2025. The Office Copy Entries state the address as 112 and 112A West Street, and not as stated.

LOT 21 - 58 HIGH STREET, HURSTPIERPOINT, HASSOCKS, WEST SUSSEX

Revised Special Conditions of Sale, dated 26th January 2023, are available.

LOT 22 - 15 RANKINE ROAD, TUNBRIDGE WELLS, KENT

Revised Special Conditions of Sale, dated 1st February 2023, together with a revised Property Information Form are available.

LOT 25 - LAND, SANDY LANE, OFF OLD WATLING STREET, BEAN, DARTFORD

The Local Planning Authority, Ebbsfleet Development Corporation have advised that the land is designated Green Belt and Ancient Woodland in the Dartford Borough Council Local Plan and it is highly unlikely any Planning Permission will be granted where it results in the loss of ancient trees. Interested parties must satisfy themselves with regard to future uses of the land with the Local Planning Authority, Ebbsfleet Development Corporation. Telephone 0303 4448832. Website: ebbsfleetdc.org.uk.

LOT 38 - SELSDON, BARNCOOSE TERRACE, ILLOGAN HIGHWAY, REDRUTH, CORNWALL

Revised Special Conditions of Sale, dated 6th February 2023, are available.

LOT 40 - GARAGES REAR OF 1-18 GREENBOROUGH CLOSE, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 1st February 2023, are available.

LOT 41 - GRABROOK HOUSE, ALLER DROVE, ALLER, LANGPORT, SOMERSET

Revised Special Conditions of Sale, dated 30th January 2023, are available.

LOT 42 - 205 BERGHOLT ROAD, COLCHESTER

Revised Special Conditions of Sale, dated 6th February 2023. The Flat is to be sold on a new 199-year lease at a peppercorn ground rent.

LOT 44 - 12A VICTORIA PLACE, STOKE, PLYMOUTH, DEVON

A communal courtyard is located to the rear of the building. The lease is from the 22nd December 1983 to 29th September 2082.

LOT 51 - WEST LODGE, TOWNSTAL ROAD, DARTMOUTH, DEVON

The Office Copy Entries state the address as Land and Buildings on the South Side Of Townstal Road, and not as stated.

LOT 57 - THE DONKEY CART, 1-2 THE SQUARE, PETERSFIELD, HAMPSHIRE

The Studio Flat is to be sold with vacant possession and not as stated. Unit 2 is let for a term of eight years from 1st May 2020, and not as stated, and Unit 1 is let for a term of 10 years from 7th October 2020.

LOT 58 - LAND ADJ. HIDE & SEEK, STONE STREET, STANFORD, ASHFORD, KENT

The Office Copy Entries state the address as Land lying to the West of Stone Street and not as stated.

LOT 59 - 56 CHURCH ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

The accommodation for Flat 1 is living/bedroom and not as stated. Flat 6 is let at £400 per calendar month and not as stated.

LOT 62 - HILL VIEW, PEEL STREET, MAIDSTONE, KENT

The property also has a dining room on the ground floor.

LOT 72 - 119 ESSEX ROAD, SOUTHSEA, HAMPSHIRE

The house is terraced and not semi-detached. The ground floor flat is let at £100 per week and the property is currently let at £11,500 per annum, and not as stated.

LOT 78 - FLAT 2, TOWER COURT, 114 ST. NICHOLAS ROAD, LITTLESTONE, NEW ROMNEY, KENT

The current rental is £465 per calendar month (£5,580 per annum), and not as stated.

LOT 85 - LAND EAST SIDE OF ALEXANDRA ROAD, YEOVIL, SOMERSET

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

LOT 89 - 6-6A GILDREDGE ROAD, EASTBOURNE, EAST SUSSEX

Suite 3 is let for a term of one year, from 1st October 2022 and not as stated.

LOT 92 - LAND BETWEEN 9 & 10 RIDGEWAY GARDENS, BRIGHTON

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. Planning Permission was granted on 23rd April 2020 and not as stated.

LOT 93 - FLAT 2A, 9 HEENE TERRACE, WORTHING, WEST SUSSEX

A share of the freehold is NOT included within the sale. The flat is located on the second floor and is currently let at £8,340 per annum and not as stated.

LOT 94 - LAND, JOHNSON COURT, FAVERSHAM, KENT

Revised Special Conditions of Sale, dated 3rd February 2023, are available.

LOT 95 - CIRCULAR PARCEL OF LAND, COMET WAY, CHRISTCHURCH, DORSET

The site extends to 0.12 hectares (0.26 acres) and not as stated.

LOT 105 - ROSLYN VILLA, BARNCOOSE TERRACE, ILLOGAN HIGHWAY, REDRUTH, CORNWALL

Room 2 is let at a current rental of £75 per week and not as stated. The property is let at a current rental of £29,900 per annum and not as stated.

LOT 107 - WYE METHODIST CHURCH, BRIDGE STREET, WYE, ASHFORD, KENT

Revised Special Conditions of Sale, dated 26th January 2023 are available.

LOT 109 - 53-55 FORE STREET, BRIXHAM, DEVON

The Guide is now £240,000-£250,000 and not as stated. The tenure in respect of Flats 55a and 55b is a 999-year lease, from and including 1st January 2022, and not as stated.

LOT 110 - 5 PEEL STREET, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 1st February 2023, are available.

LOT 112 - LAND ADJ. 2 CANUTE ROAD, DEAL, KENT

The site extends to 0.02 hectares (0.04 acres) and not as stated.

LOT 119 - 54 STUBBINGTON AVENUE, PORTSMOUTH

The Office Copy Entries state the postcode as PO2 0JA and not as stated.

LOT 124 - FRAYSLAND WOOD, GUESTLING, HASTINGS, EAST SUSSEX

The Local Planning Authority is the Rother District Council and not as stated.

LOT 125 - 5 & 5A DOUBLETREES, ST. BLAZEY, PAR, CORNWALL

The guide price has been increased to £180,000 - £190,000. The accommodation details stated in the catalogue for '5 Doubletrees' are for '5A Doubletrees', and vice versa. The Office Copy Entries state the address as Ivybank, 5 & 5a Doubletrees.

LOT 127 - 300 SANGLEY ROAD, CATFORD, LONDON

Revised Special Conditions of Sale, dated 24th January 2023, are available.

LOT 133 - 73A BOHEMIA ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

Remainder of a 99-year lease, from 25th March 2004, and not as stated.

LOT 140 - 2A & 2B ALDWORTH ROAD, STRATFORD, LONDON

Revised Special Conditions of Sale, dated 24th January 2023, are available. The Office Copy Entries state the address as 2A Aldworth Road and not as stated.

Our Next Auction - Entries Invited

Entries are invited for our Auction on Wednesday, 22nd March

Closing date for entries Monday, 27th February