

Auction Addendum

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Online Auction Bidding commences, Tuesday 2nd May 2023
Bidding ends, Thursday, 4th May 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 8 - Former Public Conveniences, Grove Road, Wroxall, Ventnor, Isle of Wight - Postponed
- Lot 22 - Land South Of Canterbury Road, Lydden, Dover, Kent - Sold Prior
- Lot 30 - Land Adj. Orchard House, Sutton Road, Langley, Maidstone, Kent - Postponed
- Lot 42 - Garage St. Nicholas Drive, Sevenoaks, Kent - Sold Prior
- Lot 45 - 341 Old London Road, Hastings, East Sussex - Postponed
- Lot 56 - 16 Newport Road, Gosport, Hampshire- Postponed
- Lot 60 - Fern, Downs Road, East Studdal, Dover, Kent - Postponed
- Lot 78 - Land Denby House, 3 Belle Vue Road, Paignton, Devon - Postponed
- Lot 79 - 13 Grace Hill, Folkestone, Kent - Sold Prior
- Lot 93 - 19 Clare Road, Braintree, Essex - Postponed
- Lot 103 - 38 St. Johns Road, Newport, Isle Of Wight - Postponed
- Lot 109 - Atlas Garage, Wesley Yard, Newquay, Cornwall - Sold Prior

LOT 3 - SHOP 2, 14 MARKET PLACE, CAMELFORD, CORNWALL

The lease is for a term of 999-years, from 7th September 1990, and not as stated.

LOT 4 - 2A ALMA ROAD, RAMSGATE, KENT

Revised Special Conditions of Sale, dated 28th April 2023, are available.

LOT 5 - 22 MARKET STREET, ALTON, HAMPSHIRE

The tenure in respect of 22A Market Street is leasehold for a term of 125 years, from 1st January 2014, at a current ground rent of £100 per annum and not as stated. The property is currently let at £9,101.00 per annum and not as stated.

LOT 9 - WILLOW COURT, ENBROOK ROAD, SANDGATE, FOLKESTONE, KENT

We understand the ground rent increases have not been implemented on Flats 5 & 6 and therefore their current ground rents are £145 per annum each. Garage A ground rental is £10 per annum. Therefore the property is currently let at £3,778 per annum and not as stated.

LOT 11 - DRAGON HOUSE, THE STREET, BETHERSDEN, ASHFORD, KENT

Revised Special Conditions of Sale, dated 26th April 2023, are available. The Seller has advised there are five parking spaces, and not as stated.

LOT 18 - 55 BOUTPORT STREET, BARNSTAPLE, DEVON

The property is for investment and is currently fully let, however the EPC rating for the flat is G.

LOT 31 - LAND BETWEEN 18-20 COLLINGTON PARK CRESCENT, BEXHILL-ON-SEA, EAST SUSSEX

The Office Copy Entries state the address as Land on the South and East sides of Collington Lane East.

LOT 35 - 5 CHURCH HILL COTTAGES, HIGH STREET, STAPLEHURST, TONBRIDGE, KENT

The Planning Reference is 21/504556/Full, and not as stated.

LOT 36 - 7 HOLLOW GLADE, GODSHILL, ISLE OF WIGHT

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

LOT 38 - LAND REAR OF 37 LANGHORN ROAD, SOUTHAMPTON

The Office Copy Entries state the address as Land and Building Lying to the North East of Langhorn and not as stated.

LOT 39 - 12 SALISBURY ROAD, CHATHAM, KENT

Revised Special Conditions of Sale, dated 25th April 2023, are available. The property is sold in its existing state and condition and the buyer(s) acknowledges receipt of the letter from Medway Council dated 20th April 2023 specifying works it requires to be carried out on the property.

LOT 40 - LAND REAR OF 11-31 PAXTON ROAD, FAREHAM, HAMPSHIRE

The Office Copy Entries state the address as Land at The Avenue and not as stated.

LOT 44 - 4 TAMARISK WAY, JAYWICK, CLACTON-ON-SEA, ESSEX

Let under the terms of an Assured Shorthold Tenancy at £150 per week (£7,800 per annum) and not as stated.

LOT 47 - 58B CORONATION ROAD, CHATHAM, KENT

We have been informed by the Seller that, to their knowledge, there is no parking space.

LOT 49 - DORRIEN HOUSE, 21 BEECH TERRACE, LOOE, CORNWALL

The Sellers have confirmed to the Auctioneers that the tenants of Flat 3 have now vacated. The property is, therefore, currently let at £12,060 per annum, plus two vacant flats, and not as stated.

LOT 50 - GARAGES ADJ. 8 HURST ROAD, KENNINGTON, ASHFORD, KENT

The garages are offered with vacant possession and not as stated.

LOT 51 - 170 STATION ROAD, ADDLESTONE, SURREY

The ground and first floor are let on verbal agreements and not as stated. The ground floor rental is £820 per calendar month and the first floor rental is £810 per calendar month, therefore the property is let at a current rental of £19,560 per annum and not as stated. To be sold in accordance with the Office Copy Entries filed plan and not as stated.

LOT 52 - LAND ADJ FOULMEAD FARM, SANDWICH ROAD, HACKLINGE, DEAL, KENT

The Trustees have no knowledge of the physical layout or boundaries of the parcel of land nearer the farm. It may be a separate building or it may be part only of a larger shared occupation building which is also owned by the neighbouring land owner. The buyer will need to make their own enquiries.

The property is subject to:- 1) A Mining Lease dated 15th December 1924 (varied by a Deed dated 30th November 1932) to Pearson and Dorman Long Limited for 99 years (determinable) from 1st July 1924 at the rents and subject to the royalties therein mentioned. No copy of the Lease referred to is held by Land Registry; 2) A Mining Report dated 8th April 2016 confirms that the property is in a surface area that could be affected by underground mining in 2 seams of coal at 440m to 550m depth, and last worked in 1985 and, 3) A Mining Report dated 8 April 2016 confirms that the Property is in an area where a licence to remove or work coal, using underground methods, was granted in July 2012. This licence is conditional on the applicant securing other permissions (including planning permission). Reserves of coal exist in the local area which could be worked at some time in future.

Prospective bidders' attention is drawn to an email, dated 29th April 2023, from a Mr Herriott.

LOT 53 - FLAT 20, ARCHERS COURT, ARISDALE AVENUE, SOUTH OCKENDON, ESSEX

The current ground rental is £200 per annum and not as stated.

LOT 54 - LAND HOADS FARM, MOAT LANE, SEDLESCOMBE, BATTLE, EAST SUSSEX

Revised Special Conditions of Sale, dated 26th April 2023, are available. To be sold in accordance with the Office Copy Entries Filed Plan/Map Search and not as stated.

LOT 58 - KIANGA, DOUGLAS AVENUE, HYTHE, KENT

The ground floor shop is let at £6,000 per annum and not as stated.

LOT 61 - LAND & GARAGES REAR OF DAIRY PLACE, DAIRY LANE, MARDEN, TONBRIDGE, KENT

To be sold in accordance with the TP1 plan included within the Special Conditions of Sale.

LOT 67 - 3A DUNES ROAD, GREATSTONE, NEW ROMNEY, KENT

Prospective Bidders attention is drawn to an email, dated 28 April 2023, and plan from the freeholder. The wording "Private Courtyard area and communal parking to the front" shall be deemed deleted from the auction particulars and marketing material. The courtyard area is not contained within the demise of the flat, however the Sellers have provided a Statement of Truth, dated 28th April 2023, and a subsequent Addendum, dated 30th April 2023, both contained within the legal pack.

LOT 72 - LAND 2A MYRTLE ROAD, DARTFORD, KENT

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

LOT 75 - THE STUDIO, BUCKINGHAM COURT, THE CLOSE, GREAT DUNMOW, ESSEX

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

LOT 77 - GROUND RENTS, TITCHFIELD MEADOWS, 10 SOUTHAMPTON HILL, FAREHAM, HAMPSHIRE

Further Revised Special Conditions of Sale, dated 28th April 2023, are available. Garages 1 & 2 are included, the term for each being 125 years from 1st March 2016, at a ground rental of £75 per annum. The Office Copy Entries stated the address as 8 and 10 Southampton Hill, Titchfield, Fareham, PO14 4AJ and not as stated.

LOT 80 - 9A MINNIS ROAD, BIRCHINGTON, KENT

Remainder of a 125-year lease, from 31st January 2005, with a peppercorn ground rent and not as stated.

LOT 82 - 139-141 UPPER STONE STREET, MAIDSTONE, KENT

A copy of an email dated 29th March 2023, from Maidstone Borough Council, together with attached Site Notes/Schedule of Required Works to the property is available and included in the Legal Pack.

LOT 85 - 161 LONDON ROAD, SITTINGBOURNE, KENT

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

LOT 86 - GARAGES & LAND OFF THE SQUARE, WEST STREET, HUNTON, MAIDSTONE, KENT

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale.

LOT 87 - 98 TUBBENDEN LANE, ORPINGTON, KENT

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

LOT 91 - 25A PENNSYLVANIA ROAD, TORQUAY, DEVON

Maisonette 2 (Second and Third Floor Flat and Garden) has been sold on a 999-year lease, from 22nd April 1988 from 22 April 1988. The ground rent of £25 has never been collected.

LOT 94 - 27 HIGH STREET, CANTERBURY, KENT

All photographs are library photographs, taken in 2022. The three internal photos shall be deemed deleted from the auction particulars and marketing material. The sales/bar on the ground floor and the kitchen facilities on the first floor have been removed.

LOT 95 - LAND REAR OF 73 & 73A GREENVALE ROAD, ELTHAM, LONDON

The land is subject to a Community Infrastructure Levy (CIL) of £11,641.86 and not as stated. To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale and not as stated.

LOT 98 - 82 & 82A BOXLEY ROAD, PENENDEN HEATH, MAIDSTONE, KENT

The Office Copy Entries stated the address as 82 Boxley Road, and not as stated.

LOT 104 - LAND & PARKING, 10-15 & 34-51, HARDWICKE PLACE, LONDON COLNEY, ST. ALBANS, HERTFORDSHIRE

The Office Copy Entries stated the address as Land and Buildings lying to the South East of St Annes Road, and not as stated. Both Planning Permission decisions are dated 25th August 2022 and not as stated.

LOT 105 - LOT 10, NEW BARN FARM, NEW BARN LANE, WESTERHAM, KENT

We have been advised by the Seller that there is vehicular access to the land off New Barn Lane and further information is available within the legal documentation.

LOT 113 - SCHOOL HOUSE NURSERY, SCHOOL ROAD, SANDWICH, KENT

Revised Special Conditions of, dated 25th April 2023, are available.

LOT 114 - GROUND RENTS, 16 RADNOR PARK ROAD, FOLKESTONE, KENT

We understand the ground rent increases have not been implemented on Flats 5 & 9 and therefore their current ground rents are £175 and £125 per annum, respectively. Therefore the property is currently let at £1,280 per annum and not as stated. Garage 7 is sold on a 99-year lease from 29th September 1976 and not as stated.

LOT 117 - PLOT 2, LAND ADJ. THE HAVEN, PASHLEY ROAD, TICEHURST, WADHURST, EAST SUSSEX

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated.

LOT 126 - 56 QUEENS ROAD, HASTINGS, EAST SUSSEX

Revised Special Conditions of Sale, dated 27th April 2023, are available.

LOT 129 - 76 WOODLAND AVENUE, BURGESS HILL, WEST SUSSEX

Currently let at £15,108 per annum and not as stated.