

Auction Addendum

Clive Emson 

Online Auction Bidding commences Tuesday 13th June 2023

Bidding ends Thursday, 15th June 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 3 - 69-71 Regent Street, Shanklin, Isle Of Wight - Postponed

Lot 6 - 55 Boutport Street, Barnstaple, Devon - Sold Prior

Lot 11 - 16 Fore Street, St. Austell, Cornwall- Postponed

Lot 21 - Leafy Brook Cottage, Picts Hill, Langport, Somerset - Sold Prior

Lot 32 - Dolcoath Mine House, Dolcoath Road, Camborne, Cornwall - Postponed

Lot 34 - Biscovey Sports Club, St. Austell Road, St. Blazey Gate, Par, Cornwall - Postponed

Lot 45 - Ground Floor Studio 48, Museum House, Roman Road, Bethnal Green, London - Postponed

Lot 66 - Land Rear Of 123 Belmont Road, Erith, Kent - Postponed

Lot 69 - Land Adjacent 1 Alexander Mews, Sandon, Chelmsford, Essex- Postponed

Lot 70 - Flat 31, Southside, 32 Carleton Road, Tufnell Park, London - Postponed

Lot 79 - 2 Bourner Cottages, Dig Dog Lane, Frittenden, Cranbrook, Kent- Postponed

Lot 81 - Land Rear Of Pippins, Bishops Lane, Ringmer, Lewes, East Sussex - Sold Prior

Lot 94 - Former Townend Nursery & Land, Victoria Square, Bodmin, Cornwall - Postponed

Lot 101 - Land Riverside, Polcoverack Lane, Coverack, Helston, Cornwall - Sold Prior

LOT 4 - HALFORD, PARSONAGE ROAD, HERNE BAY, KENT

Further Revised Special Conditions of Sale, dated 9th June 2023, are available.

LOT 5 - LAND & GARAGES REAR OF DAIRY PLACE, DAIRY LANE, MARDEN, TONBRIDGE, KENT

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

LOT 8 - THE CROFT, HAMPTON FIELDS, WICK, LITTLEHAMPTON, WEST SUSSEX

Revised Special Conditions of Sale, dated 9th June 2023 are available. The garage is now vacant and not as stated. The Office Copy Entries states the address as Land Associated with 2 The Croft, and not as stated.

LOT 9 - 5 QUEENS ROAD, BURNHAM-ON-CROUCH, ESSEX

Revised Special Conditions of Sale, dated 13th June 2023, are available.

LOT 10 - ALLEN RISE, ALLEN HOUSE, ALLEN VILLA & ALLEN LODGE, PARK CRESCENT ROAD, MARGATE, KENT

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale. Since publication of the auction details and videos some works have been carried out between the boundary of Allen Rise (part of Lot 10) and Tresla House (Lot 55). Further details, including updated floor plans for Allen Rise and Tresla House, are contained within the legal pack. The Office Copy Entries state the postcode as CT9 1NB and not as stated.

LOT 15 - PENPONDS METHODIST CHAPEL, CHURCH ROAD, PENPONDS, CAMBORNE, CORNWALL

Revised Special Conditions of Sale, dated 9th June 2023, are available. The Office Copy Entries state the address as Methodist Church, 13 Church Lane, and not as stated.

LOT 17 - 159 HIGH STREET, RYDE, ISLE OF WIGHT

The property is offered freehold with part vacant possession (as the flats are sold on long leases), and not as stated.

LOT 19 - LAND ADJ WOOD VIEW, LENHAM ROAD, KINGSWOOD, MAIDSTONE, KENT

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

LOT 24 - 106, 106B & APARTMENT, 106 HIGH STREET, TENTERDEN, KENT

106A High Street is let on a 10-year lease, from 11th August 2015, at a current rental £1301.66 per calendar month, and not as stated. The property is, therefore, let at £15,619.92 per annum, and not as stated.

LOT 29 - 29-31 FORE STREET, TIVERTON, DEVON

The approved floor plans show the proposed accommodation for the commercial unit at 29 Fore Street to comprise retail space, rear hallway and cloakroom with W.C and not as stated.

LOT 35 - BOLNEYS FARM, SOUTH ROAD, HAILSHAM, EAST SUSSEX

Revised Special Conditions of Sale, dated 7th June 2023, are available. The Agricultural Licence is for a term of six months at £500 per half-year, therefore the current rental received is not £1,000 per annum. The Office Copy Entries state the address as Land South East Side Of South Road and not as stated.

LOT 36 - 1 MILLBRIDGE HOUSE, FRENHAM ROAD, FRENHAM, FARNHAM, SURREY

The tenure is remainder of a 999-year lease, from and including 1st June 2015, at a peppercorn ground rent. We understand there is a share of the Management Company and not as stated.

LOT 37 - LUCIDA STUDIOS, EAST STREET, ASH, CANTERBURY, KENT

The mobile unit is also included in the sale and is subject to an Enforcement Notice. Further information is contained within the legal pack. The two standing stones in the courtyard are not included in the sale, but if the buyer wishes to purchase them for £1500 they must notify the sellers solicitor within 14 days of exchange of contracts.

LOT 39 - 4 & 8 WEST STREET, BLANDFORD FORUM, DORSET

The total current rental income is £50,712 and not as stated, the rental income for the commercial unit 4 is £11,496 and not as stated and for unit 8 £17,436 and not as stated. There is a let agreed on flat 8c, please refer to the special conditions for further information.

LOT 42 - 35A HOVA VILLAS, HOVE, EAST SUSSEX

No ground rent/service charge payments have been requested from the freeholder, therefore no payments have been made.

LOT 46 - LAND WEST SIDE OF WHIPPINGHAM ROAD, EAST COWES, ISLE OF WIGHT

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

LOT 49 - 16 MARSHAM STREET, MAIDSTONE, KENT

The rental is £560 every 4 weeks, therefore, the property is currently let at £7,280 per annum and not as stated.

LOT 50 - LAND DENBY HOUSE, 3 BELLE VUE ROAD, PAIGNTON, DEVON

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

LOT 52 - 6 OXENDEN PARK DRIVE, HERNE BAY, KENT

The property is detached and not as stated.

LOT 55 - TRESLA HOUSE, PARK CRESCENT ROAD, MARGATE, KENT

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale. Since publication of the auction details and videos some works have been carried out between the boundary of Allen Rise (part of Lot 10) and Tresla House (Lot 55). Further details, including updated floor plans for Allen Rise and Tresla House, are contained within the legal pack. The Office Copy Entries state the postcode as CT9 1NB and not as stated.

LOT 56 - 56 MERLEBURGH DRIVE, KEMSLEY, SITTINGBOURNE, KENT

The Office Copy Entries state there is also a parking space.

LOT 57 - LAND SIDE OF TAPSELLS LANE, WADHURST, EAST SUSSEX

The Office Copy Entries state the address as Land on the South Side Of Tapsells Lane and not as stated.

LOT 60 - LAND BETWEEN 3 & 4 MAPLE PLACE, COURT LODGE RD, APPLEDORE, ASHFORD, KENT

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale. The legal pack states the postcode as TN26 2BZ and not as stated.

LOT 63 - GREEN STREET FARM HOUSE, 72 LONDON ROAD, TEYNHAM, SITTINGBOURNE, KENT

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The Office Copy Entries state the address as New House Farmhouse, 72 London Road and not as stated.

LOT 64 - KINGS HOUSE, 32 HIGH STREET, SANDOWN, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 12th June 2023, are available.

LOT 67 - 196A SOUTH COAST ROAD, PEACEHAVEN, EAST SUSSEX

Revised Special Conditions of Sale, dated 2nd June 2023, are available.

LOT 68 - LAND REAR OF 7-14 KENWYN GARDENS, TRURO, CORNWALL

Revised Special Conditions of Sale, dated 9th June 2023, are available. Interested applicants should make themselves aware of emails within the legal pack which have been received from members of the public, these emails are dated 27th May 2023, 1st June 2023, 2nd June 2023 and 7th June 2023.

LOT 71 - SHALOM, GIBBONS BROOK, SELLINDGE, ASHFORD, KENT

The Office Copy Entries state the address as Gibbons Brook Farm and not as stated.

LOT 73 - LAND REAR OF 59 DURHAM ROAD, BROMLEY, KENT

The Property is sold without the benefit of mains drainage, water, gas or electricity supplies.

LOT 76 - FLAT 8, 90 BABBACOMBE ROAD, TORQUAY, DEVON

The tenure is remainder of a 999-year lease, from 25th March 1989, and not as stated.

LOT 78 - APPLE BARN, PLAWHATCH LANE, SHARPTHORNE, EAST GRINSTEAD, WEST SUSSEX

Revised Special Conditions of Sale, dated 12th June 2023, are available.

LOT 80 - MILLBROOK BUSINESS PARK, MILLBROOK, TORPOINT, CORNWALL

The Lot is **NOT** being sold subject to an Overage Clause as stated. Statement of Truths have been added to the legal pack regarding a parcel of land.

Unit 7 commencement date is 11th February 2019 at a current rental of £4,737.63 per annum; Unit 6 commencement date is 30th May 2023, expiring 29th May 2029, at a current rental of £2,800 per annum; Unit 4 commencement date is 10th January 2023, expiring 9th January 2029; Unit 3 commencement date is 6th January 2023, expiring 5th January 2029, at a rental of £2,600 per annum; Unit 2 commencement date is 28th September 2021, expiring on 27th September 2027 and Unit 1 commencement date is 15th September 2021, expiring on 14th September 2027, and not as stated.

The lot is currently let at £25,037.63 per annum and not as stated. The total maintenance rent currently payable is £2,503.63 per annum and not as stated. There is provision within each lease, for a rent review to take place on the third anniversary of each of the commencement dates.

LOT 84 - TWO CENTS WORTH, SKIDDEN HILL, ST. IVES, CORNWALL

As per the lease, the flat is to be used as a single private residence only and not as stated. The lease term is 999 years, from 21st January 1974, and not as stated. The Office Copy Entries state the flat as being on the Lower Ground Floor and not as stated.

LOT 85 - LAND ADJ. ORCHARD HOUSE, SUTTON ROAD, LANGLEY, MAIDSTONE, KENT

Planning Permission has been granted for demolition of existing outbuildings and erection of a one, three-bedroom dwelling and widening of existing vehicle access and not as stated.

LOT 90 - 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 91 - ETCHINGHAM PRIMARY SCHOOL, BURGH HILL, ETCHINGHAM, EAST SUSSEX

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

LOT 93 - 44 HIGH STREET, GRAVESEND, KENT

Flat 4 has served a Notice to Vacate, therefore, the flat will be vacant upon completion.

LOT 97 - 72 MARTIN SQUARE, LARKFIELD, AYLESFORD, KENT

Since the photos and video were taken the property has been fully boarded-up following some vandalism.

LOT 103 - 75 HIGH STREET, MALDON, ESSEX

The tenancy is holding over under the terms of a 10-year lease from and including 24th June 2011.

LOT 106 - LAND REAR OF 70-76 WEST STREET, HAVANT, HAMPSHIRE

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

LOT 109 - 171 EAST STREET, SITTINGBOURNE, KENT

To be sold in accordance with the Office Copy Entries filed plan and not as stated. Flat 3 is now let at a current rental of £795 per calendar month and Flat 4 is let at a current rental of £795 per calendar month, and not as stated. The property is, therefore, let at £37,080 per annum and not as stated.

LOT 118 - AMPNEY HOUSE, GREEN FARM BUSINESS PARK, QUEDGELEY, GLOUCESTER

Further revised Special Conditions of Sale, dated 6th June 2023, are available.

LOT 119 - LAND REAR OF 2 CHEPBOURNE ROAD, BEXHILL-ON-SEA, EAST SUSSEX

The Office Copy Entries state the address as Land Associated with 2 Chepbourne Road and not as stated.

LOT 120 - CASTLE VIEW PADDOCK, PARSONAGE FARM ROAD, CHURCH HOUGHAM, DOVER, KENT

The Office Copy Entries state the address as Land Lying to the North of Folkestone Road and not as stated. The Sellers solicitors have confirmed that the Seller has paid the rent charge up to 2041.

LOT 121 - 6 WINGFIELD BANK COTTAGES, SPRINGHEAD RD, NORTHFLEET, GRAVESEND, KENT

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

LOT 125 - 25-26 OATEN HILL, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 7th June 2023, are available.

LOT 128 - 1 CHRIST CHURCH ROAD, FOLKESTONE, KENT

The lot is not offered on behalf of the Executors, as stated.

LOT 129 - LAND FIELD VIEW, MALVERN ROAD, STAUNTON, GLOUCESTER

The Office Copy Entries state the address as Land at Gadfield Elms, and not as stated.

LOT 130 - 18 DEANSWAY AVENUE, STURRY, CANTERBURY, KENT

The property is offered on the instructions of the Michelmores Trust Corporation and not Executors, as stated.

LOT 134 - 1320 WESTBEACH RESORT HOLIDAY PARK RESORT, BATH HOTEL ROAD, WESTWARD HO!, BIDEFORD, DEVON

The office copy entries state the address as Flat 3-25, Green Parks Holiday Village and not as stated.

LOT 135 - 1105 WESTBEACH RESORT HOLIDAY PARK RESORT, BATH HOTEL ROAD, WESTWARD HO, BIDEFORD, DEVON

The office copy entries state the address as Flat 0-29 Green Parks Holiday Village and not as stated.

LOT 140 - FORMER SIR JOHN MOORE LIBRARY, OFF NORTH ROAD, SHORNECLIFFE, FOLKESTONE, KENT

The correct postcode should be CT20 3HJ, not CT20 3HG. The EPC shows a postcode of CT20 3HL.

Our Next Auction - Entries Invited

Entries are invited for our online Auction on Wednesday, 26th July

Closing date for entries Monday, 3rd July