

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Online Auction Bidding commences Monday 24th July 2023

Bidding ends Wednesday 26th July 2023

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 15 - 60A Battle Road, Hailsham, East Sussex - Postponed
- Lot 45 - Shalom, Gibbons Brook Farm, Sellindge, Ashford, Kent - Withdrawn Prior
- Lot 49 - 4 Victoria Place, St. Austell, Cornwall- Postponed
- Lot 54 - Cherry Tree Inn, Crawley Road, Faygate, Horsham, West Sussex- Sold Prior
- Lot 55 - Land Field View, Malvern Road, Staunton, Gloucester- Postponed
- Lot 65 - 36 Birch Tree Way, Maidstone, Kent - Sold Prior
- Lot 69 - Parcels 10 & 11, Westbury Park, West Meon, Petersfield, Hampshire - Postponed
- Lot 72 - Ridgeway Office Park, Bedford Road, Petersfield, Hampshire - Sold Prior
- Lot 77 - 56 The Goffs, Eastbourne, East Sussex - Sold Prior
- Lot 79 - Land Rupert Street, Taunton, Somerset- Postponed
- Lot 95 - Land & Roadway, Saunders Garden, Tadley, Hampshire - Sold Prior
- Lot 104 - 6 Willow Court, Enbrook Road, Sandgate, Folkestone, Kent - Postponed
- Lot 108 - Reginald Lodge, Well Penn Road, Cliffe, Rochester, Kent- Postponed
- Lot 110 - 29-31 Fore Street, Tiverton, Devon - Sold Prior
- Lot 114 - 92A Balmoral Road, Gillingham, Kent - Withdrawn Prior
- Lot 118 - Flat 1, 97 King Street, Ramsgate, Kent- Postponed
- Lot 151 - Barham House, The Street, Barham, Canterbury, Kent - Sold Prior
- Lot 152 - 8A Ship Road, Burnham-on-Crouch, Essex - Postponed

LOT 2 - 79 PENGE ROAD, PENGE, LONDON

The rental in respect of Flat 3 is £900 per calendar month, therefore the Lot is currently let at £47,400 per annum and not as stated. The Office Copy Entries state the postcode as SE25 4EJ and not as stated.

LOT 6 - 33 BOUVERIE SQUARE, FOLKESTONE, KENT

Flat 2 is currently let at £600 per calendar month; Flat 3 is let at £475 per calendar month and Flat 4 is let at £325 per calendar month, and not as stated. The property is currently let at £23,400 per annum, plus vacant offices. The EPC for the vacant office was carried out on 13th July but has not been uploaded to the Government website. The EPC will be made available prior to completion and all interested parties shall bid in the full knowledge that the grade is not known and will not raise any queries in this regard.

LOT 7 - RICHMOND MANOR, 25 ASH HILL ROAD, TORQUAY, DEVON

Revised Special Conditions of Sale, dated 18th July 2023, are available.

LOT 9 - 282 WEST STREET, FAREHAM, HAMPSHIRE

The commercial lease ends on 11th March 2026 and not as stated.

LOT 10 - 26 NORTHDOWN PARK ROAD, MARGATE, KENT

The property also has a W.C. and lean-to conservatory on the first floor, together with a rear garden and parking to front.

LOT 11 - 62 ELPHINSTONE ROAD, HASTINGS, EAST SUSSEX

Currently let at £31,020 per annum, and not as stated. We have been informed that as from 25th July 2023 the rent for Flat A has been increased to £550 per calendar month and the rental in respect of Flat B is £800 per calendar month, also commencing from 25th July 2023.

LOT 12 - LAND ADJ. THE WINDMILL, 45 NEWINGTON ROAD, RAMSGATE, KENT

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

LOT 13 - 37 LEVETT GARDENS, GOODMAYES, ILFORD, ESSEX

Revised Special Conditions of Sale, dated 11th July 2023, are available. The Office Copy Entries state the address as 37 Levette Gardens, Seven Kings, and not as stated.

LOT 16 - AUGUST MOON, MUSKET LANE, HOLLINGBOURNE, MAIDSTONE, KENT

The property also has a garden shed. The Planning Permission Reference is 23/501638/LBC and not as stated.

LOT 22 - LAND ADJACENT 1A SUTTON ROAD, WATERLOOVILLE, HAMPSHIRE

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

LOT 23 - PLOTS 1 & 2, LAND ON THE NORTH SIDE OF 83 GILLS CLIFF RD, VENTNOR, ISLE OF WIGHT

The Planning Permission decision date is 28th August 2018, and not as stated.

LOT 24 - FLAT 15, 1-3 ATHELSTAN ROAD, MARGATE, KENT

The Office Copy Entries state the postcode as CT9 2BG and not as stated.

LOT 26 - THE LONG BARN, STANCOMBE LANE, SHALDEN, ALTON, HAMPSHIRE

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

LOT 32 - 3 THE PARADE, HIGH STREET, EASTRY, SANDWICH, KENT

We understand the current shop tenants have not signed a new lease and are, therefore, holding over.

LOT 33 - LAND BEATTY ROAD, EASTBOURNE, EAST SUSSEX

The Office Copy Entries state the address as Land on the South Side Of Beatty Road and not as stated. We have been informed that there is only one Licence Agreement in place, therefore the rental is £1,200 per annum and not as stated.

LOT 37 - LAND ADJ. 3 QUEEN'S FARM COTTAGES, QUEEN'S FARM RD, SHORNE, GRAVESEND, KENT

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

LOT 39 - BULL TAVERN, COMMON LANE, STURMINSTER NEWTON, DORSET

To be sold subject to a Licence, dated 22nd May 2012, and not as stated. The Office Copy Entries state the address as 'Bull Inn' and not as stated.

LOT 43 - FORMER TOWNEND NURSERY & LAND, VICTORIA SQUARE, BODMIN, CORNWALL

The legal pack refers to the Lot as The Old Cottage & Land Situated at Victoria Square, and not as stated.

LOT 47 - BOCKHANGER GARAGES BLOCK H 1-9, BYBROOK ROAD, KENNINGTON, ASHFORD, KENT

The site is offered freehold not with vacant possession as previously stated. The garages are offered with vacant possession, however, the sellers have no information nor have granted any licenses for parking or access to the owners of vehicles parked in the various areas on site.

LOT 50 - 2 BOURNER COTTAGES, DIG DOG LANE, FRITTENDEN, CRANBROOK, KENT

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

LOT 53 - FLAT 3, ASHFIELD RISE, RUCKAMORE ROAD, TORQUAY, DEVON

The Leasehold Property Enquiries refer to the Service Charge as £2,247.32 per annum, and not as stated.

LOT 57 - 46 ADDINGTON STREET, MARGATE, KENT

The lower ground floor is not self-contained.

LOT 60 - STORAGE UNIT, REAR OF 11 CLAUSENTUM ROAD, SOUTHAMPTON

The Office Copy Entries state the address as Land Adjoining 11 Clausentum Road and not as stated. The Planning Permission Reference is 21/00228/FULL/31891, and not as stated.

LOT 61 - 161-163 HIGH STREET, STROOD, ROCHESTER, KENT

Revised Special Conditions of Sale, dated 24th July 2023, are available. The Planning Permission Reference is MC/21/3554, and not as stated. The Office Copy Entries state the address as Land on the South Side Of 161-163 High Street and not as stated.

LOT 64 - LAND & ROADWAYS, LOVATT CLOSE, TILEHURST, READING

To be sold in accordance with two Office Copy Entries, filed plans.

LOT 71 - FIRST FLOOR FLAT, 54 FOLKESTONE ROAD, DOVER, KENT

The tenure is a 99-year lease, from 24th June 1988 at a current ground rental of £50 per annum and not as stated.

LOT 75 - 16 FORE STREET, ST. AUSTELL, CORNWALL

The Office Copy Entries state the address as being 16-18 Fore Street, however, 16 Fore Street is the only property to be offered. Number 18 Fore Street was sold under a Transfer, dated 31st January 2022, a copy of which is included in the legal pack. The Buyer will need to enter into a Deed of Easement granting rights of access and to park in one space in favour of 20-22 Fore Street, St Austell, PL25 5EP.

LOT 76 - 51-53 SCHOOL GREEN ROAD, FRESHWATER, ISLE OF WIGHT

The flat is let under an Assured Tenancy and not as stated.

LOT 80 - GARAGES ADJ. HEADLEY COURT, STATION APPROACH, EDENBRIDGE, KENT

The rental quoted in all marketing material is an estimate as Garage 1 is currently in the process of being let subject to contract. The Office Copy Entries state the address as Land and Buildings on the South Side Station Approach, and not as stated.

LOT 83 - LAND WEST OF 88 BODMIN ROAD, ST. AUSTELL, CORNWALL

The Office Copy Entries state the address as Land Lying to the West of Woodley, 82 Bodmin Road and not as stated.

LOT 85 - 59-61 HIGH STREET, SITTINGBOURNE, KENT

A draft Lease in respect of 59 High Street, (for a term of 10-years at a rental of £12,500 per annum) is available in the legal pack. The Auctioneer has been advised that this Lease has been put on hold pending the sale.

LOT 87 - LAND & ROADWAY, HAZEL GROVE, THATCHAM, BERKSHIRE

To be sold in accordance with the Office Copy Entries, filed plans.

LOT 88 - 43 BETHEL ROAD, SEVENOAKS, KENT

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

LOT 90 - TWO PARCELS OF ROADWAY, HERON DRIVE, TWYFORD, READING

To be sold in accordance with the Office Copy Entries, filed plans, and not as stated.

LOT 93 - 8B SANDOWN ROAD, SANDOWN, ISLE OF WIGHT

The tenure is a 999-year lease from and including 10th July 1998.

LOT 96 - FLAT 9, HARTINGTON MANSIONS, HARTINGTON PLACE, EASTBOURNE, EAST SUSSEX

To be sold with a share of the Freehold and Management Company. The basement/coal cellar is included.

LOT 100 - LAND & ROADWAYS, CHACKFIELD DRIVE, WINNERSH, WOKINGHAM, BERKSHIRE

To be sold in accordance with the Office Copy Entries, filed plans.

LOT 105 - ROADWAY FRONT OF 15C 15D & 15E LOVATT CLOSE, TILEHURST, READING

Revised Special Conditions of Sale, dated 18th July 2023, are available. The address is Roadway Front of 15C, 15D and 15E Lovatt Close and not as stated.

LOT 107 - 1-8 GRAY'S WALK, 59,60,61,61A,61B PYLE STREET & 10 SCARROTS LANE, NEWPORT

61 Pyle Street rental is £7,800 per annum and 5 Grays Walk rental is £6,500 per annum and not as stated. The overall income is £86,750 per annum and not as stated.

LOT 111 - BADGERS MOUNT, DENTON LANE, WOOTTON, CANTERBURY, KENT

Interested parties will be deemed to have made their own enquiries regarding the connection of services. We understand no access restriction has ever existed, although the majority of the current track leading to the cabin is outside of the property's boundary. To be sold in accordance with the plan attached to the Special Conditions of Sale.

LOT 112 - 14A LUMMATON PLACE, TORQUAY, DEVON

The Office Copy Entries state the property to be on the basement/lower ground floor as not as stated. The flat has a parking space.

LOT 115 - LAND WESTWOOD CLOSE, COWES, ISLE OF WIGHT

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

LOT 117 - LAND OFF JOHN MACADAM WAY, ST. LEONARDS-ON-SEA, EAST SUSSEX

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

LOT 119 - 2 FRANCIS LANE, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 21st July 2023, are available.

LOT 123 - THE SHIELING, FIVE LANES, LAUNCESTON, CORNWALL

To be sold in accordance with the Office Copy Entries, filed plan.

LOT 125 - BROOK FARM COTTAGES, FIVE OAK GREEN ROAD, TONBRIDGE, KENT

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

LOT 130 - GROUND RENTS, 282 PORTLAND ROAD, LONDON

Two restrictive covenants may possibly have been breached: 1) Failing to maintain the front boundary adjoining the pavement and 2) Placing operative machinery, namely cars, on the land which has been covered with concrete.

LOT 132 - FLAT 2, OAK HOUSE, OAK ROAD, TUNBRIDGE WELLS, KENT

The current ground rental is £100 per annum and not as stated.

LOT 135 - BRAEMAR HOUSE, NORFOLK ROAD, BRIGHTON

Prospective Purchasers attention is drawn to a discrepancy between the Lease and Titles in connection with commencement date of 25th March 1967 and 25th March 1969, and not as stated. Parking Space 10 is not let on a licence - it is let via a parking portal 'Just Park', and not as stated. The Office Copy Entries state the address as Parking Spaces, 9-10, Braemar House and not as stated.

LOT 142 - 59, 61 & 63 WINCHELSEA ROAD, RYE, EAST SUSSEX

Revised Special Conditions of Sale, dated 20th July 2023, are available. The sale is subject to the tenancies as detailed on the Tenancy Schedule contained within the Special Conditions of Sale, however Section 21 Notices have been issued.

LOT 146 - LAND REAR OF 70-76 WEST STREET, HAVANT, HAMPSHIRE

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

LOT 153 - 18 DARLINGHURST ROAD, CHERITON, FOLKESTONE, KENT

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