

# Auction Addendum

Clive Emson 

Online Auction Bidding commences Monday 18 September 2023

Auction Ends Wednesday 20 September 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 - Roadway, Upper Harts Hill Farm, Harts Hill Road, Thatcham, Berkshire- Sold Prior
- Lot 26 - 76-78 Pevensey Road, Eastbourne, East Sussex- Postponed
- Lot 32 - Land, Fairhill, Charterhouse Road, Godalming, Surrey - Postponed
- Lot 49 - Mousehole Methodist Sunday School, Chapel Street, Mousehole, Penzance, Cornwall- Postponed
- Lot 58 - 23 Clarendon Road, Dover, Kent- Sold Prior
- Lot 60 - Land Adjacent Highcroft Park, Chudleigh, Newton Abbot, Devon - Postponed
- Lot 75 - Land Rear Of 24 The Meadow, St. Ives, Cornwall - Postponed
- Lot 79 - Flats 1-12, Wolsey Court, Court Road, Eltham, London - Postponed
- Lot 92 - Land & Roadway, Coppington Gardens, Lambourn, Hungerford, Berkshire - Postponed
- Lot 102 - Land Bulls Cross Ride, Waltham Cross, Hertfordshire - Postponed
- Lot 108 - 125 Beacon Road, Chatham, Kent - Postponed
- Lot 112 - Roadway & Strip Of Land, Pendals Close, Hampstead Norreys, Thatcham, Berkshire- Postponed
- Lot 113 - Land South Side Bullen Road, Ryde, Isle of Wight- Postponed
- Lot 134 - Land Swanton Lane, Off Canterbury Road, Littlebourne, Canterbury, Kent - Sold Prior
- Lot 173 - 209 London Road, North End, Portsmouth- Sold Prior
- Lot 176 - Garage 72, Teddington Close, Canterbury, Kent - Postponed

### **LOT 2 - 786A LONDON ROAD, LARKFIELD, AYLESFORD, KENT**

Revised Special Conditions of Sale, dated 14th September 2023, are available. To be sold on a new 99-year lease at a peppercorn ground rental, and not as stated.

### **LOT 4 - BOSCAWEN HOTEL & GRANARY, FORE STREET, ST. DENNIS, ST. AUSTELL, CORNWALL**

To be sold in accordance with the TP1 Plan, attached to the Special Conditions of Sale, and not as stated. Interested applicants should therefore not rely upon the site measurements included within the property details. There is a former kitchen within the hotel at lower ground floor level whilst Flat One within the Granary does not have a small conservatory.

### **LOT 6 - LAND & ROADWAYS, ACROSS NORTH HANTS AND BERKSHIRE INCL KENNEDY DRIVE**

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

### **LOT 10 - 11 AUCKLAND ROAD, TUNBRIDGE WELLS, KENT**

The current ground rental is a peppercorn, and not as stated.

**LOT 13 - LAND ADJ 4 BELHAY, PENRYN, CORNWALL**

The Office Copy Entries state the address as Land on the North Side Of The Praze, Penryn and not as stated. To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated. The site measures approximately 0.04 hectares (0.09 acres) and not as stated.

**LOT 14 - 4 CLOCK TOWER CRESCENT, SHEERNESS, KENT**

The Office Copy Entries state the address as 4, 6 & 8 The Crescent and not as stated.

**LOT 16 - LAND ADJACENT 1A SUTTON ROAD, WATERLOOVILLE, HAMPSHIRE**

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

**LOT 17 - 1-7 JACOB'S YARD & 8 PRESTON STREET, FAVERSHAM, KENT**

1 Jacob's Yard rental is £5,720 per annum and not as stated. 8 Preston Street is known as Unit 1 Jacob Yard. 3 Jacob's Yard is sold on a 150 year lease and not as stated. Currently let at £14,220 per annum and not as stated.

**LOT 21 - 1 GREENHYTHE COURT, GREENSTEAD ROAD, COLCHESTER, ESSEX**

To be sold with a share of the freehold.

**LOT 22 - LAND & ROADWAY, CHACKFIELD DRIVE, WINNERSH, WOKINGHAM, BERKSHIRE**

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

**LOT 23 - MAYBROOK HOUSE, QUEENS GARDENS, DOVER, KENT**

The second floor tenant is yet to move in, however a rent of £24,149 per annum has been agreed and not as stated. The property's total income is, therefore, £184,121 per annum and not as stated. The Lease in respect of the third floor is for a term of five years from 2021 with no breaks, and not as stated.

**LOT 34 - 71 ROYAL MILITARY AVENUE, CHERITON, FOLKESTONE, KENT**

To be sold on the instructions of the Administrator of the Estate of Wendy Susan Harris and not as stated.

**LOT 35 - LAND SOUTH WEST SIDE, SEA STREET, ST. MARGARETS-AT-CLIFFE, DOVER, KENT**

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

**LOT 39 - LAND & TRACK AT MOSS SIDE, CALLINGTON, CORNWALL**

Revised Special Conditions of Sale, dated 14th September 2023, are available.

**LOT 42 - 6 WINGFIELD BANK COTTAGES, SPRINGHEAD ROAD, NORTHFLEET, GRAVESEND**

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

**LOT 44 - LAND CHURCH STREET, ST. BLAZEY, PAR, CORNWALL**

To be sold in accordance with the TP1 Plan attached to the Special Conditions and not as stated. The site extends to approximately 0.003 hectares (0.007 acres) and not as stated.

**LOT 47 - 3 THREAD LANE, DUNKIRK, FAVERSHAM, KENT**

Revised Special Conditions of Sale, dated 7th September 2023, are available. The current rent is £500 per calendar month (£6,000 per annum) and not as stated, however the Rent Register stipulates rent of £775 is payable per calendar month.

**LOT 48 - KINGS HEAD, MARKET STREET, ALTON, HAMPSHIRE**

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

**LOT 50 - 2 TOMTITS LANE, SOMERTON, SOMERSET**

To be sold in accordance with the Epiteome Plan and not as stated.

**LOT 51 - LAND ADJACENT 3 VICARAGE HILL, DARTMOUTH, DEVON**

The Office Copy Entries state the address as Land on the South East Side of Town Close, and not as stated.

**LOT 52 - LAMMAS WOODLAND, LAND LYING NORTH WEST OF BARING ROAD, COWES, ISLE OF WIGHT**

To be sold in accordance with the Office Copy Entries Filed Plan, and not as stated. The Office Copy Entries state the address as Land Lying to the North West Of Baring Road and not as stated.

**LOT 53 - 6 LEAVELAND COTTAGES, LEAVELAND, FAVERSHAM, KENT**

The Office Copy Entries state the address as 6 Leaveland Houses and not as stated.

**LOT 54 - 8 ANDOVER ROAD, WINCHESTER, HAMPSHIRE**

We are selling the leasehold interest of the whole building with the first and second floor flat sold under an 851 year lease from January 2014.

**LOT 55 - 4 ST. JOHNS STREET, FOLKESTONE, KENT**

The Assured Shorthold Tenancy Agreement shows a rental of £795 per calendar month, in practice the rent is paid at £733.84 per four weeks in line with the housing benefit cycle.

**LOT 56 - 57 TORONTO ROAD, PORTSMOUTH**

Revised Special Conditions of Sale, dated 18th September 2023, are available. The Office Copy Entries state the address as 57 Toronto Road, Buckland, Portsmouth, and not as stated.

**LOT 64 - 21 NORTH STREET, VENTNOR, ISLE OF WIGHT**

The property is Leasehold and the remainder of a 999-years from 29th September 1880 and not as stated.

**LOT 67 - 5 & 7 CHESTNUT ROAD, STROOD, ROCHESTER, KENT**

The commencement date of the lease is 12th May 1960 and not as stated.

**LOT 70 - STORAGE UNIT, REAR OF 11 CLAUSENTUM ROAD, SOUTHAMPTON**

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

**LOT 73 - 60A BATTLE ROAD, HAILSHAM, EAST SUSSEX**

The Planning Ref is WD/2020/1220/MAO and not as stated.

**LOT 80 - 7 SACKVILLE ROAD, BEXHILL-ON-SEA, EAST SUSSEX**

The ground floor shop is holding over under the terms of a Commercial Lease, dated 5th May 2020, and not as stated. Flat 2 is holding over under the terms of an original Tenancy Agreement at a new rent of £750 per calendar month effective from 24th September 2023, and not as stated.

**LOT 81 - 9 SACKVILLE ROAD, BEXHILL-ON-SEA, EAST SUSSEX**

The Tenancy at Will is from 26th February 2019 and not as stated. Flat 2 is now let under an Assured Shorthold Tenancy at a current rental of £850 per calendar month and not as stated.

**LOT 83 - 47A CROCKER STREET, NEWPORT, ISLE OF WIGHT**

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

**LOT 84 - 6 WILLOW COURT, ENBROOK ROAD, SANDGATE, FOLKESTONE, KENT**

The property is to be sold with vacant possession and not as stated.

**LOT 85 - LAND ADJ. 43 EASTBOURNE ROAD, ST. AUSTELL, CORNWALL**

The Office Copy Entries state the address as Land on the South Side Of 43 Eastbourne Road, St Austell and not as stated.

**LOT 90 - FLAT 3, 56 HIGH STREET, MALDON, ESSEX**

Revised Special Conditions of Sale, dated 12th September 2023, are available. Remainder of a 999-year lease, from 27th September 2002, and not as stated.

**LOT 91 - 38 HIGH STREET, RYDE, ISLE OF WIGHT**

The Office Copy Entries state the address as 38/38A High Street and not as stated.

**LOT 94 - BROOK HOUSE, SILVER STREET, OTTERY ST. MARY, DEVON**

The Office Copy Entries state the address as 4 Silver Street and not as stated.

**LOT 100 - 28 TIVERTON ROAD, CULLOMPTON, DEVON**

Revised Special Conditions of Sale, dated 15th September 2023, are available. The Office Copy Entries state the address as Victoria Hall, 28 Tiverton Road and not as stated.

**LOT 104 - 12 SELSMORE ROAD, HAYLING ISLAND, HAMPSHIRE**

The accommodation is arranged as four self-contained flats. The property is currently a licensed HMO.

**LOT 107 - 112, 112A & UPPER PARTS 112/112A HIGH STREET, HYTHE, KENT**

The Office Copy Entries state the address as 112, 112A, 112B, 112C and 112D High Street and not as stated.

**LOT 109 - 112, THE MARINERS TAVERN, 69 HOWARD STREET SOUTH, GREAT YARMOUTH**

Revised Special Conditions of Sale, dated 15th September 2023, are available.

**LOT 114 - 8-10 JACOB'S YARD, FAVERSHAM, KENT**

10 Jacobs Yard is 10 years from and including 5th April 2023 and not as stated.

**LOT 117 - 147A DOVER ROAD, NORTHFLEET, GRAVESEND, KENT**

The Hideaway Flat is let on an Assured Shorthold Tenancy Agreement at a current rental of £750 per calendar month and not as stated. A Section 21 Notice has been served and the tenants have until 19th November to vacate and, therefore, the sale will be subject to the existing tenancy, and not as stated. The Office Copy Entries state the address as Land on the South West Of Dover Road, and not as stated.

**LOT 118 - RETRO & NEW, AVENUE ROAD, FRESHWATER, ISLE OF WIGHT**

The Office Copy Entries state the address as Land on the South Side of Avenue Road and not as stated.

**LOT 122 - 1-8 GRAY'S WALK, 59,60,61,61A,61B PYLE STREET & 10 SCARROTS LANE, NEWPORT**  
61 Pyle Street is currently let at £7,800 per annum; 5 Grays Walk is currently let at £6,500 per annum, and not as stated. 10 Scarrots Lane is now being sold with vacant possession and not as stated.

**LOT 123 - LAND REAR OF 84 BLEWBURY DRIVE & 15B LOVATT CLOSE & ROADWAYS**  
To be sold in accordance with the Office Copy Entries Filed Plans and not as stated.

**LOT 125 - LAND NANTURIAN HILL, MABE, PENRYN, CORNWALL**  
The Office Copy Entries state the address as Land at Antron Hill, Mabe Burnthouse, Penryn and not as stated.

**LOT 127 - LAND ADJACENT 85 TIMBER MILL, SOUTHWATER, HORSHAM, WEST SUSSEX**  
To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale.

**LOT 131 - 44 CHRISTIE CLOSE, CHATHAM, KENT**  
Revised Special Conditions of Sale, dated 18th September 2023, are available.

**LOT 133 - FORMER PUBLIC CONVENIENCES, GROVE ROAD, WROXALL, VENTNOR**  
The Planning Permission Reference is P/01170/14 - TCP 31347/E and not as stated.

**LOT 135 - TROON MISSION CHURCH, CHURCH HOUSE, 4 TRESLOTHAN ROAD, TROON**  
To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale.

**LOT 137 - LAND OFF BEACON LANE, STAPLECROSS, ROBERTSBRIDGE, EAST SUSSEX**  
The Special Conditions of Sale refers to the property address as Land Adjacent Wish House and not as stated.

**LOT 139 - 21 WICKHAM AVENUE, BEXHILL-ON-SEA, EAST SUSSEX**  
The current rental for 21C Wickham Avenue is £500 per calendar month commencing 9th October 2023, as per the Section 13 Notice, and not as stated.

**LOT 140 - 2 HIGH STREET, EDENBRIDGE, KENT**  
The proposed Ground Floor accommodation includes: existing additional reception, office, chapel, W.C., welfare room and store room, and not as stated.

**LOT 142 - THE SILVER SPRAY & LEES HOUSE, MAIN ROAD, SELLINDGE, ASHFORD, KENT**  
Lees House is currently let at £750 per calendar month (£9,000 per annum) and not as stated.

**LOT 144 - 14 RICHMOND STREET, HERNE BAY, KENT**  
The property is end-terrace and not as stated.

**LOT 145 - 115 KENSINGTON CHURCH STREET, LONDON**  
We have been informed the first and second floor residential unit is non-self contained but has an EPC rating of F because it has no insulation. In order to get an E rating it would need to have a high intensity storage rad installed.

**LOT 149 - 15 INGRAM ROAD, GILLINGHAM, KENT**  
The rental in respect of the flat is £172 per week (£8,944 per annum) and not as stated.

**LOT 156 - FIRST FLOOR FLAT, 8 HARBERTON ROAD, ARCHWAY, LONDON**  
To be sold with a 33.33% share of the freehold and not as stated.

**LOT 157 - 5 STATION PARADE, ELMERS END ROAD, BECKENHAM, KENT**  
The Office Copy Entries state the address as 5 Station Shopping Parade, and not as stated.

**LOT 159 - ARICA HOUSE, 13 MARKET SQUARE, ST. JUST, PENZANCE, CORNWALL**  
The tenure is 999-years from 1st September 2007 and not as stated.

**LOT 162 - UNITS 1-3, 2 BERESFORD ROAD, WHITSTABLE, KENT**  
Unit 1 lease expired on 31st December 2023 so is holding over. Unit 3 lease expiring 31st July 2027 and not as stated.

**LOT 163 - BUILDING & LAND, MILL ROAD, STURRY, CANTERBURY, KENT**  
The Office Copy Entries state the address as Cracking Glass, Mill Road, and not as stated.

**LOT 164 - FLAT 2, ST. ANDREWS, THE DURLOCKS, FOLKESTONE, KENT**  
The parking space to the front of the building is included.

**LOT 165 - CROSSWAYS HOTEL, WILMINGTON, POLEGATE, EAST SUSSEX**  
Revised Special Conditions of Sale, dated 12th September 2023.

**LOT 169 - CAR PARKING SPACES OFF KNIGHTRIDER STREET, MAIDSTONE, KENT**  
Revised Special Conditions of Sale, dated 18th September 2023, are available.

**LOT 170 - THE OLD BARN, OLD LENHAM ROAD, WICHLING, SITTINGBOURNE, KENT**

The Office Copy Entries state the address as Land on the South Side Of a Road leading from Lenham to Doddington and not as stated.

**LOT 174 - CHAPEL GARAGE, BLACKWATER, TRURO, CORNWALL**

Revised Special Conditions of Sale, dated 18th September 2023, are available. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The Office Copy Entries states the address as Land at Blackwater, and not a stated.

**LOT 180 - 17,19,21 & 23 TENTERTON AVENUE, SOUTHAMPTON**

The rental for flat 17 is £750.00 per calendar month and the rental for flat 21, is £662 per calendar month and not as stated. Currently let at £34,824 per annum and not as stated.