

Auction Addendum

Clive Emson

Online Auction Bidding commences Monday 30 October 2023

Auction Ends Wednesday 1 November 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 15 - Flat 7, 4 Terrace Road, St. Leonards-on-Sea, East Sussex - Postponed
- Lot 29 - 102 North End Avenue, Portsmouth - Postponed
- Lot 47 - 65 South Road, Herne Bay, Kent - Sold Prior
- Lot 50 - Land Adj. Burntwick, The Street, Upchurch, Sittingbourne, Kent - Postponed
- Lot 51 - 2 High Street, Edenbridge, Kent - Sold Prior
- Lot 56 - 31 Tontine Street, Folkestone, Kent - Sold Prior
- Lot 62 - Land Ghyll Road, Crowborough, East Sussex - Postponed
- Lot 71 - Corner Cottage, Puddington, Tiverton, Devon - Sold Prior
- Lot 75 - 4 Clock Tower Crescent, Sheerness, Kent - Sold Prior
- Lot 87 - Land Adj. 29 Trevithick Close, Feltham, Middlesex - Postponed
- Lot 88 - Land Off Kilndown Road, Flimwell, Wadhurst, East Sussex - Sold Prior
- Lot 92 - Ground Rents, Oystergate Apartments, Wraik Hill, Whitstable, Kent - Postponed
- Lot 116 - 28-30 Grange Road, Ramsgate, Kent - Sold Prior
- Lot 117 - Flat 3, 56 High Street, Maldon, Essex - Sold Prior
- Lot 131 - 55 New Road, Minster-on-Sea, Sheerness, Kent - Postponed
- Lot 133 - 88/88A Parsonage Manorway, Belvedere, Kent - Sold Prior
- Lot 135 - The Buffalo, Lydfords Lane, Gillingham, Dorset - Sold Prior

LOT 4 - LAND ON EAST SIDE OF THE STREET, DENTON, CANTERBURY, KENT

To be sold in accordance with the TP1 plan attached to the Special Conditions of Sale, and not as stated. The Office Copies Entries state the address as Land on East Side of Canterbury Road, Elham, and not as stated.

LOT 6 - LAND OFF ERIDGE ROAD, GROOMBRIDGE, TUNBRIDGE WELLS, KENT

To be sold in accordance with the Office Copy Entries Filed Plans and the TP1 Plan attached to the Special Conditions of Sale. The Seller's Solicitor confirms a Land Registry compliant plan (to be attached to the TP1 for Title No. ESX403890) is being prepared and will be available prior to completion.

LOT 8 - LAND & ROADWAYS - NORTH HAMPSHIRE & BERKSHIRE INCLUDING CROWN CLOSE, PEWSEY, WILTSHIRE

There are 15 Titles, not 13 as originally stated.

LOT 9 - BUILDER'S STORE, REAR OF 2-4 SOUTHGATE STREET, REDRUTH, CORNWALL

The Office Copy Entries state the address as Land Lying to the East Of Southgate Street, Redruth, and not as stated.

LOT 17 - FLAT 1, 46 QUEENS ROAD, RYDE, ISLE OF WIGHT

A share of the freehold is included.

LOT 22 - NORTHDOWN RESIDENTIAL CARE HOME, CANTERBURY RD, MOLASH, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 19th October 2023, are available.

LOT 23 - ROSE BUNGALOW, 4A PAVILION PARK, TUCKINGMILL, CAMBORNE, CORNWALL

The property can be located via the What3Words app using ///angel.delays.highways and not as stated.

LOT 25 - BUILDING & LAND, MILL ROAD, STURRY, CANTERBURY, KENT

The Office Copy Entries state the address as Cracking Glass, Mill Road, and not as stated.

LOT 26 - 115 KENSINGTON CHURCH STREET, LONDON

We have been informed the first and second floor residential unit is non self-contained and the EPC Rating is 'F' because it has no insulation. In order to obtain an 'E' Rating a high intensity storage radiator would need to be installed.

LOT 27 - WHITELANE FARM, BOWCOMBE ROAD, NEWPORT, ISLE OF WIGHT

The Planning Permission reference is P/00861/15, and not as stated.

LOT 28 - LAND NORTH SIDE OF PULBOROUGH ROAD, COOTHAM, PULBOROUGH, WEST SUSSEX

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

LOT 30 - MAYBROOK HOUSE, QUEENS GARDENS, DOVER, KENT

The rental amount mentioned in the lease for the 4th and 5th floor has never been increased, therefore, it remains as £46,792 per annum. The tenants occupying the first floor (Uniserv) have no lease or Tenancy at Will in place, and not as stated. The whole property is let £184,121 per annum, and not as stated.

LOT 33 - 50 & 52 ST. THOMAS'S ROAD, GOSPORT, HAMPSHIRE

There are no written leases/licenses in respect of 50 & 52 and Flat 52A is let on an Assured Shorthold Tenancy Agreement, from 30th September 2023, and not as stated.

LOT 49 - LAND ADJACENT 77 LANCASTER DRIVE, PAIGNTON, DEVON

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 on the North Side Of Lancaster Drive, and not as stated.

LOT 52 - SUDBURY TOWER, POUND LANE, CANTERBURY, KENT

The Office Copy Entries states the address as Sudbury Tower, 6 Pound Lane, and not as stated.

LOT 54 - GROUND RENTS, 1-7 THE OLD ENGINEERING WORKS, UNDERDOWN RD, HERNE BAY, KENT

The Office Copy Entries state the address as Underdown Works, Underdown Road, and not as stated.

LOT 57 - HULBERRY BARN & STRAW SHED OFF LULLINGSTONE LANE, EYNSFORD, DARTFORD

To be sold in accordance with the Transfer Plans attached to the Special Conditions of Sale. The site area of 0.92 acres (0.37 hectares) includes the section of access roadway which is included in the sale.

LOT 61 - 57 TORONTO ROAD, PORTSMOUTH

The tenant of Room 1 has been served a Section 21 Notice, to vacate.

LOT 63 - 71, 72 & 72A HIGH STREET, RYDE, ISLE OF WIGHT

The freehold and leasehold titles are being sold, and not as stated.

LOT 64 - SWANTON MILL, THE GRANARY & THE COTTAGE, SOUTH STOUR, MERSHAM, ASHFORD, KENT

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

LOT 67 - FORMER CHAPEL, CHAPEL STREET, RYARSH, WEST MALLING, KENT

The Office Copy Entries state the address as Jireh Chapel, Chapel Street, Ryarsh, and not as stated.

LOT 78 - 23 PRIORY STREET & 24 CORNWALLIS TERRACE, HASTINGS, EAST SUSSEX

The current ground lease rental is £13,750 per annum, and not as stated. We have been informed that a rental increase for Flats 1 & 3 could be implemented from December 2023 to potentially match that of Flat 2, and not as previously stated.

LOT 80 - FIELDHEAD HOTEL, PORTUAN ROAD, LOOE, CORNWALL

The Planning Permission decision date is 13th June 2023, and not as stated.

LOT 89 - WESTWOOD VILLA, 111 ABBEY ROAD, TORQUAY, DEVON

To be offered on the instructions of the Receivers, and not as stated.

LOT 91 - POO CORNER, FORMER SEWAGE TREATMENT WORKS, OAKLANDS, BIDEFORD, DEVON

All catalogue/marketing information regarding 'Planning' is replaced with the following wording: Planning Permission was applied for, (to Torridge District Council) under ref: 1/0213/2020/FUL, dated 18th March 2020, for the erection of a dwelling and double garage, subject to conditions. Further information and documentation may be downloaded from the Local Planning Authority website: torridge.gov.uk. Tel: 01273 428711.

LOT 93 - FIRST & SECOND FLOORS, 314 HIGH STREET, ORPINGTON, KENT

Let at a current rental of £10,650 per annum, and not as stated.

LOT 96 - THE SIGNAL HOUSE, EVESHAM RAILWAY STATION, HIGH ST, EVESHAM, WORCESTERSHIRE

Revised Special Conditions of Sale, dated 19th October 2023, are available. The Local Planning Authority is Wychavon District Council, and not as stated.

LOT 98 - 232 HYTHE ROAD, WILLESBOROUGH, ASHFORD, KENT

Revised Special Conditions of Sale, dated 19th October 2023, are available. The Ground Floor Flat is sold vacant possession and not as stated. Currently let at £17,700 per annum.

LOT 102 - BRENCHLEY HOUSE, 75-77 HIGH STREET, SITTINGBOURNE, KENT

The flats within the block are each sold on a 125-year lease, from and including 25th March 2021, and not as stated.

LOT 109 - FLAT D (PLUS FREEHOLD), PERCY HOUSE, PERCY RD, CLIFTONVILLE, MARGATE, KENT

The lease for Flat D refers to a ground rental of £50 per annum, and not as stated, and the ground rent has not been collected. Flats B, C & E are each sold on a 99-year lease, from 19th December 1986, and not as stated. The Office Copy Entries state the address as Percy House 1, 2 & 3 Percy Road and not as stated.

LOT 110 - LAND REAR OF 31-35 EBBISHAM ROAD, EPSOM, SURREY

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

LOT 112 - GROUND RENTS, 61/63 HIGH ST., AND 1A, 1B & 1C MIDDLETONE HOUSE, MILTON REGIS, SITTINGBOURNE, KENT

The Office Copy Entries state the address as 61-63 High Street and not as stated. 1A Middleton House is sold on a 99-year lease, from 1st December 1979; 1B Middleton House is sold on a 125-year lease from 1st December 2015 and 63 High Street is sold on a 189-year lease from 1st December 1979, and not as stated.

LOT 113 - FLAT 4, THE WILLOWS, 255 TWYFORD AVENUE, PORTSMOUTH

Let at a current rental of £9,588 per annum, including the additional amount of £74 per month payable, and not as stated.

LOT 122 - 127 CHARLOTTE STREET, SITTINGBOURNE, KENT

Let under the terms of an Assured Shorthold Tenancy at a current rental of £780 per calendar month (£9,360 per annum) and not as stated.

LOT 123 - FLAT 29, NORTHUMBERLAND COURT, NORTHUMBERLAND AVENUE, MARGATE, KENT

A share of the freehold is NOT included. The property is on the 3rd Floor, and not as stated.

LOT 124 - WOODLAND OFF SANDY LANE, WOKINGHAM, BERKSHIRE

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 Barkham Road, and not as stated.

LOT 125 - 5 HURST POINT VIEW, TOTLAND BAY, ISLE OF WIGHT

The Office Copy Entries state the address of the property as Land lying to the west of Seawinds 1, Hurst Point View, Totland Bay, PO39 0AQ and Land lying to the north-west of Seawinds, 1 Hurst Point View, Totland Bay, PO39 0AQ, and not as stated. The Planning Permission is dated 28th January 2020 and not as stated.

LOT 128 - 15 DUNCOMBE STREET, KINGSBRIDGE, DEVON

All catalogue/marketing information in respect of 'Auctioneer's Note 2' is replaced with the following wording: The property is likely to be of interest to those looking for a funeral directors and joiners or for such other use within Class B2 of the Town and Country Planning (Use Classes) Order 1987 ("Permitted Use") offices/workshop store or to builder developers who may see potential for change of use and sub-division into offices/residential units, subject to all necessary consents being obtainable and a release of the Restrictive Covenant.

We have been informed by the Seller that the property is to be sold subject to a Restrictive Covenant created in the year 2000 relating to uses falling outside of the Permitted Use (e.g. residential/office use). Further information will be available to download from the Clive Emson website.

The Office Copy Entries state the address as Land on the North Side Of Duncombe Street, and not as stated.

LOT 129 - 2 LITTLE BOYS HALL, BOYS HALL ROAD, WILLESBOROUGH, ASHFORD, KENT

To be sold in accordance with the Office Copy Entries' Filed Plans.

LOT 130 - 40 ALDERFORD STREET, SIBLE HEDINGHAM, HALSTEAD, ESSEX

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

LOT 137 - FLAT 1, 97 KING STREET, RAMSGATE, KENT

The flat has suffered with some water damage to the bathroom since the catalogue details were published, a new video showing the damage has been uploaded to the website.