

Auction Addendum

Clive Emson

Online Auction Bidding commences Monday 11 December

Auction Ends Wednesday 13 December

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 1 - 2 Tudor Farm Cottage, Stoke Road, Upper Stoke, Rochester, Kent- Postponed
- Lot 10 - Land Adjacent 34 Teesdale Road, Dartford, Kent - Postponed
- Lot 12 -104 & 104A Valkyrie Road, Westcliff-on-Sea, Essex - Postponed
- Lot 46 - 29 St. Andrews Street, Cowes, Isle Of Wight - Withdrawn Prior
- Lot 57 - Flat 3, 62 High Street, Queenborough, Kent- Postponed
- Lot 59 - 57, 97, 101,115,118,152 & 166 Saddlebrook Pk, Warden Bay Rd, Leysdown-on-Sea, Kent - Postponed
- Lot 79 - Land Church Street, Hastings, East Sussex - Sold Prior
- Lot 101 - 22 The Glen, Minster-on-Sea, Sheerness, Kent- Sold Prior
- Lot 108 - 158 Queenborough Road, Minster-on-Sea, Sheerness, Kent - Sold Prior
- Lot 125 - 29 Connaught Road, Folkestone, Kent- Postponed
- Lot 128 - Orchard Rise, North Street, Drayton, Langport, Somerset - Postponed
- Lot 133 - Chale Barn, Chale Street, Chale, Ventnor, Isle of Wight - Postponed
- Lot 136 - 288 Swanwick Lane, Lower Swanwick, Southampton - Sold Prior
- Lot 137 - 14 St. Faiths Street, Maidstone, Kent - Postponed
- Lot 149 - Land & Buildings Rear Of 16A Chamberlain Road, Eastbourne, East Sussex- Withdrawn Prior

LOT 2 - GLENCOE, GRIGG LANE, HEADCORN, ASHFORD, KENT

Revised Special Conditions of Sale, dated 5th December 2023, are available. To be sold in accordance with the Office Copy Entries filed plans. The Council Tax Band is E.

LOT 4 - CARBIS SALT STORE, ROCHE, ST. AUSTELL, CORNWALL

The address is Carbis Salt Store, Roche Road, Carbis, Bugle, St. Austell, Cornwall, PL26 8PP and not as stated.

LOT 5 - GARAGES REAR OF DURHAM COURT, ROCKHURST DRIVE, EASTBOURNE, EAST SUSSEX

To be sold in accordance with the TP1 Plan attached to the Special Conditions and not as stated. The Sellers confirm the Tenancy Schedule is correct, as at the date of the auction, but we are aware some tenants have handed in a Notice to vacate.

LOT 7 - 12 WREN CLOSE, LARKFIELD, AYLESFORD, KENT

The Office Copy Entries state the address as 12 Wren Close, Larkfield Heath, East Malling, West Malling and not as stated.

LOT 9 - 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. The auctioneers have not been provided statements in the legal pack regarding the rental income, interested parties should make their own investigations to verify the rental income.

LOT 16 - 1320 WESTBEACH RESORT HOLIDAY PARK RESORT, BATH HOTEL ROAD, WESTWARD HO!, BIDEFORD, DEVON

The Copy Entries state address as Flat 3-25, Green Parks Holiday Village and not as stated. The auctioneers have not been provided statements in the legal pack regarding the rental income, interested parties should make their own investigations to verify the rental income.

LOT 17 - 30 QUEENS HILL, NEWPORT, GWENT

The first floor accommodation is: split-level landing, three bedrooms, bathroom/W.C. and a shower room/W.C., and not as stated.

LOT 18 - 2 LITTLE BOYS HALL, BOYS HALL ROAD, WILLESBOROUGH, ASHFORD, KENT

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

LOT 19 - LOT 19 - FREEHOLD GROUND RENTS, ELM DALE, ELM GROVE SOUTH, BARNHAM, BOGNOR REGIS, WEST SUSSEX

We understand from the Solicitors that Flat 25 term may be subject to a lease extension.

LOT 20 - 24 CANTERBURY ROAD, MARGATE, KENT

Flat 2 is let at £460 per calendar month and not as stated. The per annum currently let at figure is correct.

LOT 21 - LAND ADJ. BURNTWICK, THE STREET, UPCHURCH, SITTINGBOURNE, KENT

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

LOT 23 - FLAT D (PLUS FREEHOLD), PERCY HOUSE, PERCY RD, CLIFTONVILLE, MARGATE, KENT

The Office Copy Entries state the address as Percy House, 1, 2 & 3 Percy Road and not as stated.

LOT 24 - GARAGES, WADHURST CLOSE, EASTBOURNE, EAST SUSSEX

To be sold in accordance with the TP1 Plan attached to the Special Conditions and not as stated. The Sellers confirm the Tenancy Schedule is correct, as at the date of the auction, but we are aware some tenants have handed in a Notice to vacate.

LOT 26 - 36 ST MARGARET'S STREET, CANTERBURY & 3A HAWKS LANE, CANTERBURY, KENT

The sale is subject to an air space lease situated at the rear of the property referred to in the Office Copy Entries and numbered 1 in blue on the Title Plan.

LOT 30 - 31 BATH ROAD, COWES, ISLE OF WIGHT

The Office Copy Entries state the address as 31 & 31A Bath Road, and not as stated.

LOT 32 - 34 ATHERLEY ROAD, SHANKLIN, ISLE OF WIGHT

The property is currently let at £29,540 per annum and not as stated. The rental in respect of Flat 8 is £80 per week and not as stated.

LOT 33 - 153 BABBACOMBE ROAD, TORQUAY, DEVON

Flat M is let at a current rental of £595 per calendar month (£7,140 per annum) and not as stated.

LOT 35 - LAND ADJ. THE GLEN, HEADCORN ROAD, GRAFTY GREEN, MAIDSTONE, KENT

To be sold in accordance with the Title Plan & Office Copy Entries which states the address as The Glen, Headcorn Road and not as stated.

LOT 37 - LAND & ROADWAY, COPPINGTON GARDENS, LAMBOURN, HUNGERFORD, BERKSHIRE

The Office Copy Entries state the address as Land Lying to the South-West of The Classics and not as stated.

LOT 38 - 87 HIGH STREET, RAMSGATE, KENT

The lease in respect of the ground floor is from 1st December 2020 and not as stated.

LOT 43 - GARAGES REAR OF HAMSEY CLOSE, EASTBOURNE, EAST SUSSEX

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale and not as stated. The Sellers confirm the Tenancy Schedule is correct, as at the date of the auction, but we are aware some tenants have handed in a Notice to vacate.

LOT 44 - 59 STAPLERS ROAD, NEWPORT, ISLE OF WIGHT

We are advised that sadly the previous owner took his own life in the property.

LOT 48 - LOT 48 - GARAGES JUST OFF ROCKHURST DRIVE, EASTBOURNE, EAST SUSSEX

To be sold in accordance with the TP1 Plan attached to the Special Conditions and not as stated. The combined income for the garages is £130.90 per week (£6,806.80 per annum) and not as stated. The Sellers confirm the Tenancy Schedule is correct, as at the date of the auction, but we are aware some tenants have handed in a Notice to vacate.

LOT 49 - PLOTS H4, H5, G11, V1, V2, V3, V9 & V10 HOADS WOOD, OFF BETHERSDEN ROAD, HOTHFIELD, ASHFORD, KENT

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

LOT 50 - GROUND RENTS 42/46 MAIN ROAD, LONGFIELD, KENT

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

LOT 52 - GARAGES ADJACENT 19 KENNINGTON CLOSE, MAIDSTONE, KENT

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

LOT 60 - 48 DUNDONALD ROAD, RAMSGATE, KENT

Flat 2 and 3 are each let at a current rental of £435 per calendar month, therefore, the property is currently let at £16,680 per annum, and not as stated.

LOT 62 - THE COTTAGE, KING STREET, BRENZETT, ROMNEY MARSH, KENT

The Council Tax Band is C.

LOT 63 - HILLHEAD BARN, CHITTLEHAMPTON, UMBERLEIGH, DEVON

The Office Copy Entries state the address as Land at Hill Head, Chittlehampton, UMBERLEIGH and not as stated.

LOT 64 - GARAGES OFF YALDING HILL, YALDING, MAIDSTONE, KENT

The garages are not subject to a Clawback/Overage clause, as referred to in the original sales details.

LOT 66 - GARAGES, MAXFIELD CLOSE, EASTBOURNE, EAST SUSSEX

The Sellers confirm the Tenancy Schedule is correct as at the date of the auction but we are aware some tenants have handed in a Notice to vacate.

LOT 68 - HOLLYHOCK COTTAGE, THE STREET, BREDHURST, GILLINGHAM, KENT

The shed in the rear garden together with a black step ladder and two black containers are excluded from the sale.

LOT 69 - 38 & 38A HIGH STREET, VENTNOR, ISLE OF WIGHT

The Office Copy Entries state the address as 38 High Street and not as stated. The Tenancy Agreement in respect of the lower ground floor flat commences from 7th August 2017 and not as stated.

LOT 72 - 16 COMMERCIAL STREET, CAMBORNE, CORNWALL

The Office Copy Entries state the address as 16A Commercial Street and not as stated.

LOT 76 - 24 CROSS STREET, CAMBORNE, CORNWALL

The existing ground floor accommodation comprises reception area, four rooms (each having no external windows), inner hallway, kitchenette and two W.C.s and not as stated. The outbuilding mentioned in the existing accommodation details is occupied by the two W.C.s and is currently accessible internally from the main building.

LOT 80 - FLATS 1-4, BERRY HILL, 83 CARISBROOKE HIGH STREET, 79A CARISBROOKE HIGH ST, CARISBROOKE, NEWPORT, ISLE OF WIGHT

85 Carisbrooke High Street is also offered. The tenancy term in respect of Flat 3 is dated from 10th June 2023, and not as stated. The current rental income is £45,000 per annum and not as stated.

LOT 81 - FLAT 7, 4 TERRACE ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

We have been informed the tenant has served a Notice to Quit and is due to vacate on 14th December.

LOT 82 - KINGS HEAD, MARKET STREET, ALTON, HAMPSHIRE

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

LOT 85 - 2 MOTE BUNGALOWS, MOTE PARK, MAIDSTONE, KENT

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

LOT 89 - BOS-AN-PRYSKEL, SHORTS HILL, TRESLOTHAN, CAMBORNE, CORNWALL

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

LOT 92 - 15C HIGH STREET, HERNE BAY, KENT

The Lease states the ground rental should be £75 per annum and not as stated, however it appears that the freeholder is absent.

LOT 97 - LAND FOXEN ROAD, NEWNHAM, SITTINGBOURNE, KENT

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

LOT 98 - GARAGES, HAWKHURST CLOSE, EASTBOURNE, EAST SUSSEX

The Sellers confirm the Tenancy Schedule is correct, as at the date of the auction, but we are aware some tenants have handed in a Notice to vacate. Only five garages are vacant. The remaining garages produce a rental of £254.57 per week and not as stated. The current rental income is £13,237.64 per annum.

LOT 104 - LAND MONCKTONS LANE, MAIDSTONE, KENT

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

LOT 107 - FLAT 14, THE MALTINGS, CLIFTON ROAD, GRAVESEND, KENT

The Office Copy Entries state the property is arranged over the first and second floors and not as stated.

LOT 110 - FREEHOLD ROADWAY & LAND, ACROSS BERKSHIRE INCLUDING THE SHIRES, WOKINGHAM, BERKSHIRE

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

LOT 111 - UNIT 8, QUAY LANE, HARDWAY, GOSPORT, HAMPSHIRE

The Office Copy Entries state the address as Unit 8 Quay Lane Industrial Estate, Hardway and not as stated.

LOT 123 - GARAGES JUST OFF ASHINGTON ROAD, EASTBOURNE, EAST SUSSEX

The Sellers confirm the Tenancy Schedule is correct, as at the date of the auction, but we are aware some tenants have handed in a Notice to vacate.

LOT 127 - THE PILOT, 25 UPPER STONE STREET, MAIDSTONE, KENT

The Office Copy Entries state the address as The Pilot (Public House) and 27 Upper Stone Street and not as stated.

LOT 139 - 60 CAMBRIDGE CRESCENT, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 8th December 2023, are available.

LOT 140 - LAND NORTH SIDE, MOSS LANE, ROMFORD, ESSEX

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

LOT 141 - 29A NORTHAM ROAD, SOUTHAMPTON

Revised Special Conditions of Sale, dated 8th December 2023, are available. The property is offered with vacant possession and not as stated. The current ground rental is £5 per annum and not as stated.

LOT 142 - 46 HIGH STREET, ROCHESTER, KENT

The tenants pay their rent monthly, in accordance with the Lease.

LOT 145 - ROSE COTTAGE, LOWER ROAD, WEST FARLEIGH, MAIDSTONE, KENT

The car and caravan at the property are included in the sale.

LOT 148 - GARAGES MILL LANE, EASTRY, SANDWICH, KENT

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

LOT 150 - ROADWAY & STRIP OF LAND, PENDALS CLOSE, HAMPSTEAD NORREYS, THATCHAM, BERKSHIRE

The Office Copy Entries state the address as Land on the North East Side Of Newbury Hill and not as stated.