

# Auction Addendum

Clive Emson 

Online Auction Bidding commences Monday 5th February  
Auction Ends Wednesday 7th February

**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 49 - Land & Garages Adj. 16 Gurnays Mead, West Wellow, Romsey, Hampshire - Postponed**

**Lot 70 - 101 The Terrace, Penryn, Cornwall - Sold Prior**

**Lot 116 - 1 Bank Cottages, Pilgrims Way, Hollingbourne, Maidstone, Kent - Postponed**

**Lot 131 - Former Public Conveniences & Adjoining Land, Long Rock, Penzance, Cornwall - Postponed**

**Lot 133 - 40 Alderford Street, Sible Hedingham, Halstead, Essex - Sold Prior**

### **LOT 6 - 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 7 - LAND ADJ. 4 WOODNESBOROUGH ROAD, SANDWICH, KENT**

The land is to be sold subject to an Overage Clause. The Office Copy Entries state the address as South Side of Woodnesborough Road and not as stated. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated.

### **LOT 12 - 18 GRANGE ROAD, RAMSGATE, KENT**

Revised Special Conditions of Sale, dated 29th January 2024, are available. We are advised that the residential tenant is vacating on Thursday 8th February, and not as stated.

### **LOT 15 - 19 PORT AVENUE, GREENHITHE, KENT**

The property is offered freehold with vacant possession.

### **LOT 17 - FLAT 4, 71 MONKTON STREET, RYDE, ISLE OF WIGHT**

The Office Copy Entries state the address as Flat 4, Victoria Lodge, 71 Monkton Street and not as stated.

### **LOT 20 - GARAGE 18, BYFIELD COURT, STATION ROAD, WEST HORNDON, BRENTWOOD, ESSEX**

Revised Special Conditions of Sale, dated 2nd February 2024, are available.

### **LOT 25 - 12 FRYTHE WAY, CRANBROOK, KENT**

Revised Special Conditions of Sale, dated 1st February 2024, are available. The property has single glazed uPVC windows and not as stated.

### **LOT 28 - FORMER HARRIETSHAM SCHOOL, ASHFORD ROAD, HARRIETSHAM, MAIDSTONE, KENT**

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

**LOT 30 - FLAT 8, TANTONS COURT, NEW ROAD, BIDEFORD, DEVON**

Revised Special Conditions of Sale, dated 5th February 2024, are available. To be sold on a new 125-year lease, from 29th September 2021, and not as stated. The Lease states the flat has permitted use as a single private dwelling.

**LOT 36 - LAND SOUTH OF TREDAR, TREWINT, LAUNCESTON, CORNWALL**

Revised Special Conditions of Sale, dated 30th January 2024, are available. The Office Copy Entries state the address as Land Adjoining Tredar and not as stated.

**LOT 40 - GARAGES THE COCKPIT (OFF MAYNARDS), MARDEN, TONBRIDGE, KENT**

Revised Special Conditions of Sale, dated 1st February 2024, are available.

**LOT 41 - HILLHEAD BARN, CHITTLEHAMPTON, UMBERLEIGH, DEVON**

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

**LOT 51 - 3 MOTE BUNGALOWS, MOTE PARK, MAIDSTONE, KENT**

Revised Special Conditions of Sale, dated 2nd February 2024, are available.

**LOT 52 - FLAT 6, WILLIAM COURT, 24 APPROACH ROAD, MARGATE, KENT**

The Office Copy Entries state the address as Flat 6, Steven Court, 24 Approach Road, and not as stated.

**LOT 56 - 115 UPPER LUTON ROAD, CHATHAM, KENT**

The rent is paid weekly rather than monthly at £350 per week and not as stated. Currently let £18,200 per annum. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated.

**LOT 63 - 23 ALBION ROAD, EASTRY, SANDWICH, KENT**

Revised Special Conditions of Sale, dated 24th January 2024, are available.

**LOT 64 - 15 KINGS ROAD, HEADCORN, ASHFORD, KENT**

Revised Special Conditions of Sale, dated 1st February 2024, are available.

**LOT 69 - CHALE BARN, CHALE STREET, CHALE, VENTNOR, ISLE OF WIGHT**

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

**LOT 76 - PLOTS H4, H5, G11, V1, V2, V3, V9 & V10 HOADS WOOD, OFF BETHERSDEN ROAD, HOTHFIELD, ASHFORD, KENT**

Revised Special Conditions of Sale, dated 26th January 2024, are available. To be sold in accordance with the Office Copy Entries Filed Plans and not as stated.

**LOT 79 - THE OLD BUTCHERS, 100 STATION ROAD, LISS, HAMPSHIRE**

To be sold with a share of the freehold.

**LOT 80 - 33 CHERITON ROAD, FOLKESTONE, KENT**

To be offered freehold with vacant possession.

**LOT 81 - 2 SIGNPOST FIELD, THREE ELM LANE, GOLDEN GREEN, TONBRIDGE, KENT**

Revised Special Conditions of Sale, dated 26th January 2024, are available.

**LOT 83 - GARAGES REAR OF 31 WHITEPIT LANE, NEWPORT, ISLE OF WIGHT**

There are 18 garages and not as stated. To be sold in accordance with the TP1 plan attached to the Special Conditions of Sale, and not as stated.

**LOT 91 - 2 CAVENDISH AVENUE, EASTBOURNE, EAST SUSSEX**

The rooms are let on Licence Agreements and not as stated.

**LOT 94 - CHAPEL MEADOW, FOREST ROW, EAST SUSSEX**

Revised Special Conditions of Sale, dated 25th January 2024, are available. Prospective purchasers are advised that the current tenant is in arrears and is paying £83.33 per calendar month and not as stated in the Tenancy Schedule attached to the Special Conditions of Sale. The tenants have been in occupation since 1st June 1973 and not as stated.

**LOT 95 - FLAT 19, CONSULATE HOUSE, CANUTE ROAD, SOUTHAMPTON**

The flat has the remainder of a 99-year (less one day) lease, from 1st February 1984, at a ground rental of £75 per annum, and not as stated

**LOT 97 - GARAGE 17, BYFIELD COURT, STATION ROAD, WEST HORNDON, BRENTWOOD, ESSEX**

Revised Special Conditions of Sale, dated 2nd February 2024, are available.

**LOT 99 - LAND ADJACENT 34 TEESDALE ROAD, DARTFORD, KENT**

The Office Copy Entries state the postcode as DA2 6JF and not as stated.

**LOT 100 - FLAT 5, 5 ST. MARGARETS ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX**

The flat has the remainder of a 999-year lease, from 27th May 1981, and not as stated. The flat is to be sold with a share of the freehold.

**LOT 105 - LAND WEST OF CAMELLIA ROAD, MINSTER-ON-SEA, SHEERNESS, KENT**

The Office Copy Entries state the address as Land Lying to the East Of Parish Road, and not as stated.

**LOT 113 - LAVENDER COTTAGE, 76 BURYS BANK ROAD, CROOKHAM COMMON, THATCHAM, BERKSHIRE**

The Office Copy Entries state the address as Lavender Cottage, Burys Road, Greenham and not as stated.

**LOT 120 - 30 WESTBOURNE GARDENS, FOLKESTONE, KENT**

The floor plans prepared, (but not submitted), shows a conversion into three flats. There are no plans prepared for six units.

**LOT 123 - 4C ROSE COTTAGE, GILLSMANS HILL, ST. LEONARDS-ON-SEA, EAST SUSSEX**

To be sold in accordance with the TP1 plan, attached to the Special Conditions of Sale ,and not as stated. We have been advised that the wooden ramp shown in our catalogue details and at the front of the property will be removed prior to completion.

**LOT 124 - FAIRFIELD HOUSE, NEW STREET, HONITON, DEVON**

The Office Copy Entries state the address as Fairfield House, 35 New Street, and not as stated.

**LOT 125 - 6A SEDLESCOMBE ROAD SOUTH, ST. LEONARDS-ON-SEA, EAST SUSSEX**

The Sellers Solicitor has advised that the caravan has been removed.

**LOT 127 - 17 CARVOSSA ESTATE, CROWLAS, PENZANCE, CORNWALL**

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

**LOT 130 - LAND ADJ. TO WHITE CLIFFS MEDICAL CENTRE, MILL LANE, SHEPHERDSWELL, DOVER, KENT**

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