

# Auction Addendum

# Clive Emson

Online Auction : Bidding Commences 18th March 2024

**LAND AND PROPERTY AUCTIONEERS**

Auction Ends : 20th March 2024

## **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- Lot 1 - 13 The Close, Penzance, Cornwall - Withdrawn Prior
- Lot 10 - 144/144A, 144B & Cottages To Rear Of High Street, Maldon, Essex - Postponed
- Lot 13 - 220 Pinhoe Road, Exeter, Devon - Sold Prior
- Lot 16 - Apartment 4, Seabrook Heights, 69 Seabrook Road, Hythe, Kent - Withdrawn Prior
- Lot 21 - Land South Side & Adj 23 Chart Road, Ashford, Kent - Withdrawn Prior
- Lot 24 - Land Adj., Turner Court, Romney Avenue, Folkestone, Kent - Postponed
- Lot 46 - Land Rear Of Broad Street House, Broad Street, Lyminge, Folkestone, Kent - Postponed
- Lot 54 - Vigo House, Gravesend Road, Wrotham, Sevenoaks, Kent - Postponed
- Lot 63 - 85A Gladstone Road, Broadstairs, Kent - Postponed
- Lot 66 - Land Adj., Hurst Lodge, Hurst Lane, Capel-le-Ferne, Folkestone, Kent - Sold Prior
- Lot 70 - Land Lying East & West Of Westerham Road, Keston, Westerham, Kent - Postponed
- Lot 74 - 97-99 Winner Street, Paignton, Devon - Postponed
- Lot 93 - Flat 23, 23 Victoria Place, Stoke, Plymouth, Devon - Withdrawn Prior
- Lot 95 - Former Rides House, Warden Road, Eastchurch, Sheerness, Kent - Postponed
- Lot 99 - 153-155 High Street, Chatham, Kent - Postponed
- Lot 112 - 194 Parrock Street, Gravesend, Kent - Postponed
- Lot 132 - The Wouldham Gospel Mission Hall, 71 High Street, Wouldham, Rochester, Kent - Sold Prior
- Lot 133 - Flat 2, Old Well Court, Church Road, Tovil, Maidstone, Kent - Postponed

### **LOT 5 - SEVEN GARAGES REAR OF 22 MANOR ROAD, FOLKESTONE, KENT**

Revised Special Conditions of Sale, dated 15th March 2024, are available. The Office Copy Entries state the address as Land at the Rear of 22 Manor Road and not as stated.

### **LOT 8 - 7 MATTHEWS COURT, BERESFORD ROAD, GILLINGHAM, KENT**

The current ground rental is £50 per annum and not as stated.

### **LOT 9 - LAND ADJ. CHALKPIT COTTAGES, CANTERBURY ROAD, SARRE, BIRCHINGTON, KENT**

The sale is freehold with vacant possession, subject to Clause 6 of the Special Conditions of Sale and subject to an Overage Clause, details of which are contained in the legal documentation.

### **LOT 15 - LAND ADJ. 25 ST. GEORGES STREET, WINCHESTER, HAMPSHIRE**

The Office Copy Entries state the address as Land Adjoining 106B High Street, and not as stated

### **LOT 17 - LAND ADJ. 14 NEPTUNE DRIVE, CHERITON, FOLKESTONE, KENT**

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

**LOT 18 - CAR PARK REAR 8 QUEEN STREET, ASHFORD, KENT**

Revised Index, including Revised Special Conditions of Sale, dated 18th March, revised Transfer and Revised Replies to Enquiries and other documentation are available. The Land is let to NCP Commercial Services Ltd at a current rental of £1,800 per annum and, therefore, NOT with vacant possession as previously stated. The Office Copy Entries state the address as Land at the Back of 8 Queen Street, and not as stated.

**LOT 36 - FLAT 3, 39 HIGH STREET, MAIDSTONE, KENT**

The flat is let at £675 per calendar month (£8,100 per annum) and not as stated.

**LOT 39 - LAND ADJ. THE GLEN, HEADCORN ROAD, GRAFTY GREEN, MAIDSTONE, KENT**

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

**LOT 40 - 52 RICHMOND STREET, BARNSTAPLE, DEVON**

The telephone number for North Devon Council, Planning Department is 01271 388288, and not as stated.

**LOT 41 - ADULT EDUCATION CENTRE, ST. FAITHS STREET, MAIDSTONE, KENT**

This is a curtilage listed building at Grade II\* due to the connection with the adjoining museum.

**LOT 42 - 16 VICTORIA PARK, DOVER, KENT**

The Ground Floor Flat (Manager's Flat) is let at £650 per calendar month and Flat 5 is let at £150 per week, therefore the entire property is currently let at £93,600 per annum, and not as stated.

**LOT 45 - GROUND RENTS, NIGHTINGALE PLACE, 106 STATION ROAD, NETLEY ABBEY**

Revised Special Conditions of Sale, dated 18th March 2024, are available.

**LOT 47 - THE PRINCE CONSORT, ST. THOMAS STREET, RYDE, ISLE OF WIGHT**

Regarding the Auctioneer's Note in respect of access to the walled garden/car park and the 125-year lease, the current rental is £2,400 per annum and not as stated. The lease in respect of the First Floor Apartment is for a term of 999 years, from 1st December 2001, and not as stated. The Office Copy Entries state the address as The Prince Consort, 19 St Thomas Street, and not as stated.

**LOT 48 - GARAGES 1-9 CRYOL ROAD, ASHFORD, KENT**

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

**LOT 52 - 12 FRELTON MEWS, SCHOOL ROAD, GREAT YARMOUTH, NORFOLK**

The original term of the Assured Shorthold Tenancy has expired, therefore the tenant is holding over.

**LOT 53 - LAND ADJ. 110 HILLSIDE ROAD, DOVER, KENT**

The Planning Permission is dated 19th April 2023 and not as stated.

**LOT 57 - LAND ADJ. 5 SPRING TERRACE, FOLKESTONE, KENT**

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

**LOT 58 - 29 DOVECOTE ROAD, UPWELL, WISBECH, CAMBRIDGESHIRE**

Planning Permission was granted on 4th November 2022 and not as stated.

**LOT 59 - 40 COLLEY END PARK, PAIGNTON, DEVON**

Revised Special Conditions of Sale, dated 14th March 2024, are available.

**LOT 60 - 5 HALT ROAD, ST. NEWLYN EAST, NEWQUAY, CORNWALL**

The rear garden and outbuildings are NOT included and interested parties should refer to the Statement of Truth available in the legal pack.

**LOT 64 - 23A & 23B CROSS STREET, SANDOWN, ISLE OF WIGHT**

The Office Copy Entries state the address as 23 & 25 Cross Street, and not as stated.

**LOT 65 - 28 RODERICK AVENUE, PEACEHAVEN, EAST SUSSEX**

The property is let at a current rental of £775 per calendar month (£9,300 per annum), and not as stated.

**LOT 69 - LAND FAIRHILL, CHARTERHOUSE ROAD, GODALMING, SURREY**

Revised Special Conditions of Sale, dated 18th March 2024, are available.

**LOT 71 - 34 OSWALD ROAD, BOURNEMOUTH**

Revised Special Conditions of Sale, dated 12th March 2024, are available.

**LOT 73 - LAND LOWER MARKET STREET, HOVE, EAST SUSSEX**

The site extends to approximately 0.01 hectares (0.02 acres) 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 Office Copy Entries state the address as 14 Waterloo Street, Hove, however, the property will be registered as Land at 38 Lower Market Street.

**LOT 75 - 7 CROSS & PILLORY LANE, ALTON, HAMPSHIRE**

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

**LOT 76 - FORMER PUBLIC CONVENIENCES & ADJOINING LAND, LONG ROCK, PENZANCE, CORNWALL**

To be sold in accordance with TP1 Plan attached to the Special Conditions of Sale, and not as stated Interested parties should refer to the Office Copy Entries and Covenants included within the legal pack.

**LOT 77 - LAND ADJACENT GREY GABLES, MANOR ROAD, WROXALL, ISLE OF WIGHT**

The Office Copy Entries refer to the Lot as Land North East Side, Manor Road, Wroxall, and not as stated.

**LOT 79 - UTOPIA, SURF CRESCENT, EASTCHURCH, SHEERNESS, KENT**

The Office Copy Entries state the address as Land on the North-West Side Of Surf Crescent and not as stated.

**LOT 80 - 37 NORTH HILL, COLCHESTER, ESSEX**

The Office Copy Entries state the address as Unit 1, 37 North Hill, and not as stated.

**LOT 82 - LAND ADJ. 48 MOTE ROAD, MAIDSTONE, KENT**

The Planning Consent is dated 26th October 2022 and not as stated.

**LOT 83 - 7 CARDINAL MEWS, VESTRY CLOSE, ANDOVER, HAMPSHIRE**

The current rental is £738.50 per calendar month and not as stated, therefore, the property is let at £8,862 per annum.

**LOT 84 - FLAT 6, ALEXANDER COURT, 106 RICHMOND PARK ROAD, BOURNEMOUTH**

The flat comes with a share of the freehold.

**LOT 86 - FLAT 1, 7-11 CLOCK WALK, HIGH STREET, BOGNOR REGIS, WEST SUSSEX**

To be sold on a new 125-year lease from 1st January 2022 and not as stated.

**LOT 88 - 97 LONDON ROAD, BEXHILL-ON-SEA, EAST SUSSEX**

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

**LOT 92 - ACCESS ROAD, LITTLE SUNNYSIDE, CROWBOROUGH, EAST SUSSEX**

The Office Copy Entries state the address as Land at Little Sunnyside, TN6 2LE, and not as stated.

**LOT 96 - 10 QUANTOCK GROVE, WILLITON, TAUNTON, SOMERSET**

Revised Special Conditions of Sale, dated 15th March 2024, are available.

**LOT 98 - NASHENDEN BARN, NASHENDEN FARM LANE, ROCHESTER, KENT**

The Office Copy Entries state the address as Land Lying to the West Of Nashenden Farm Lane and not as stated.

**LOT 102 - 60 PENDENNIS ROAD, PENZANCE, CORNWALL**

Revised Special Conditions of Sale, dated 14th March 2024, are available. To be sold in accordance with the TP1 plan attached to the Revised Special Conditions of Sale, and not as stated.

**LOT 105 - 202 SEASIDE, EASTBOURNE, EAST SUSSEX**

The property is currently let at £8,075 per annum, and not as stated. Section 5B Notices have been served under the Landlord & Tenant Act 1987 (as amended) and the lessees of the flats have not reserved their rights under the legislation. The ground floor is let on a six-year lease from and including 25th December 2018 and not as stated. Flat 1 is sold on a 189-year lease, from 24th June 1986, and not as stated.

**LOT 108 - MILL HOUSE, SALTERS LANE, FAVERSHAM, KENT**

To be sold in accordance with the Office Copy Entries Filed Plan, and not as stated. Flat 20 is vacant. The entire building is currently let at £151,037.28, with the revised rental information included within the legal pack and not as stated.

**LOT 109 - 2 KENT ROAD, VENTNOR, ISLE OF WIGHT**

The freehold of the building is also included in addition to the 2,000-year leasehold title as detailed in the catalogue particulars.

**LOT 114 - THE RAILWAY YARD, STATION ROAD, FAVERSHAM, KENT**

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

**LOT 125 - 45 QUEEN STREET, RAMSGATE, KENT**

Revised Special Conditions of Sale, dated 15th March 2024, are available.

**LOT 126 - 3 THE COURTYARD, WHITE HART MEWS, MILTON REGIS, SITTINGBOURNE, KENT**

The lease is for a term of 125 years from and including 11th February 2010.

**LOT 127 - GROUND RENTS, 1-11 THE HAVENS, MAIN RD, HAVEN STREET, RYDE, ISLE OF WIGHT**

The ground rental for six of the flats is £200 per annum each and the remaining five is £250 per annum each, therefore the current rental figure is £2,450 per annum and not as stated. The Office Copy Entries state the address and postcode as Holmdale Rest Home, Main Road, PO33 4DP and not as stated.

**LOT 129 - 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 130 - GROUND RENTS, QUEENS COURT, 41 QUEENSTOWN ROAD, SOUTHAMPTON**

There is a Lease of Amenity Areas for a term of 999 years from 1st October 2016 with a premium of a peppercorn. We have been unable to obtain the current ground rent information from the managing agents.

**LOT 131 - ROSE COTTAGE, DRAY ROAD, HIGHER ODCOMBE, YEOVIL, SOMERSET**

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

**LOT 138 - 120 HIGH STREET, RYDE, ISLE OF WIGHT**

Revised Special Conditions of Sale, dated 11th March 2024, are available. The Assured Shorthold Tenancy Agreement in respect of Flat 3 is dated 26th March 2024, and not as stated.

**LOT 139 - 24 FERNDALE, WATERLOOVILLE, HAMPSHIRE**

Revised Special Conditions of Sale, dated 12th March 2024, are available.

**LOT 140 - FLATS 1-12, WOLSEY COURT, COURT ROAD, ELTHAM, LONDON**

To be sold in accordance with the Tenancy Schedule attached to the Special Conditions (in connection with the terms of the leases, and ground rental figures), and not as stated. The net income for the Head Leasehold is £627.50 and not as stated.