

Auction Addendum

Clive Emson

Online Auction : Bidding Commences 29th April 2024

Auction Ends : 1 May 2024

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 3 - Land South Of Stoke Valley Road, Exeter, Devon - Postponed

Lot 27 - 12 Saville Gardens, Billingshurst, West Sussex - Postponed

Lot 31 - 64 Leeson Road, Ventnor, Isle Of Wight - Postponed

Lot 44 - Land North West Of Keith Park Crescent, Biggin Hill, Westerham, Kent - Postponed

Lot 54 - Land Vernon Place, Falmouth, Cornwall - Postponed

Lot 57 - Land South Side Of Manston Road, Manston, Ramsgate, Kent - Sold Prior

Lot 65 - Land Rear Of Broad Street House, Broad Street, Lyminge, Folkestone, Kent - Sold Prior

Lot 76 - 2 Kent Road, Ventnor, Isle of Wight - Sold Prior

Lot 79 - 101 Albany Road, Gillingham, Kent - Postponed

Lot 95 - 52, 52A & 52B High Street, Shanklin, Isle Of Wight - Postponed

Lot 109 - 128 Chaffes Lane, Upchurch, Sittingbourne, Kent - Postponed

Lot 113 - 35 High Street, Sevenoaks, Kent - Postponed

Lot 124 - Land Adj. 5 Spring Terrace, Folkestone, Kent - Sold Prior

Lot 125 - Land South Of Watchester Lane, Minster, Ramsgate, Kent - Sold Prior

Lot 131 - 16 Varley Lane, Liskeard, Cornwall - Postponed

Lot 140 - Ground Rents & Land, 19/22 Sir Charles Irving Close, Cheltenham, Gloucestershire - Postponed

Lot 143 - Barn & Land Opposite Hembury Close, Broadhembury, Honiton, Devon - Postponed

LOT 1 - 16 PRIESTFIELD ROAD, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 22nd April 2024, are available. Flat A (ground floor) is currently let at £610 per calendar month and Flat B (first floor) is let at £600 per calendar month (total £14,520 per annum) and not as stated. A Notice has been served to increase the rents on Flat A and Flat B to £660 per calendar month each, from 3rd May 2024 and 14th May 2024, respectively.

LOT 5 - THE ROSEMARY CENTRE, 189 HIGH ROAD, DARTFORD

The property is sold subject to the two licences to park 3 vehicles on the car park area, and therefore the lot is offered freehold with part vacant possession, and in accordance with the TP1, and not as stated.

LOT 6 - FLAT 1, GUILDHALL COURT, 88-94 GUILDHALL STREET, FOLKESTONE, KENT

The Lease refers to a parking space but this "space" is actually a garage within the terrace of garages.

LOT 7 - 20 REGINALD ROAD, MAIDSTONE, KENT

Flat 5 is vacant and not as stated.

LOT 8 - LAND MONCKTONS LANE, MAIDSTONE, KENT

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

LOT 12 - 2 LITTLE GILLY HILL, REDRUTH, CORNWALL

The property is being sold on the instructions of the Executrix, and not as stated.

LOT 13 - 11 HIGH STREET, SANDOWN, ISLE OF WIGHT

The Office Copy Entries state the address as 11-13 High Street, Sandown, and not as stated.

LOT 21 - HULBERRY BARN & STRAW SHED OFF LULLINGSTONE LANE, EYNSFORD, DARTFORD

The site area of 0.92 acres (0.37 hectares) includes the section of access roadway which is included in the sale. Sold in accordance with the Transfer Plans attached to the Special Conditions and not as stated.

LOT 23 - OLD POST OFFICE, THE STREET, SHORNE, GRAVESEND, KENT

Planning Permission was granted on 2nd August 2022 and not as stated.

LOT 24 - FLAT 4, 42A SEA ROAD, BOSCOMBE, BOURNEMOUTH

The flat is leasehold with Vacant Possession and not as stated.

LOT 25 - 14, 16 & 18 COODEN SEA ROAD, BEXHILL-ON-SEA, EAST SUSSEX

The Sellers Solicitors have confirmed the Tenancy Agreement of the Flat refers to an Inventory and a Schedule of Condition - no copies of the documents are available. The tenant of the residential flat has added the kitchen, bathroom and boiler and has expressed an intention to remove them when the Tenancy ends. The annual rent for 18 Cooden Sea Road is £9,000 and not as stated; the Tenancy at Will in respect of 14 Cooden Sea Road commenced 24th March 2020 at a current rental of £6,600 per annum (no term or finish date) and 16 Cooden Sea Road is let under the terms of a five-year lease, from 26th May 2021, at a current rental of £7,800 per annum, and not as stated. The Office Copy Entries state the address as 12, 14, 16 & 18 Cooden Sea Road and not as stated.

LOT 28 - LAND OFF BROOK LANE, GIBBONS BROOK, SELLINDGE, ASHFORD, KENT

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 Land on the South Side of Swan Lane, and not as stated.

LOT 29 - TEDDYS, AVENUE ROAD, FRESHWATER, ISLE OF WIGHT

The Office Copy Entries state the address as Land and Buildings at Avenue Road & Tennyson Road, and not as stated.

LOT 34 - 1 STURDEE COTTAGES, STOKE ROAD, HOO, ROCHESTER, KENT

We are advised that the property is suffering from significant dampness throughout the ground floor and repairs and reinstatement will be required before the property can be occupied.

LOT 38 - LAND ADJ. 97 GRANGE ROAD, GILLINGHAM, KENT

The Planning Permission reference is MC/21/1062, and not as stated.

LOT 40 - GROUND RENTS, 3 TONGE ROAD, SITTINGBOURNE, KENT

Flat 1 is sold on a 125-year lease from 1st January 2008 and not as stated.

LOT 41 - GARAGES REAR OF CLAUDEEN COURT, CANDY LANE, SOUTHAMPTON

The Lot is not being sold with Part Vacant Possession - the remaining six garages are let on Licence Agreements.

LOT 46 - 31 RISBOROUGH LANE, CHERITON, FOLKESTONE, KENT

The Auctioneers have been unable to inspect Flat 3 and, therefore, a video is not available.

LOT 47 - 138 UNION STREET, TORQUAY, DEVON

Planning Permission has been granted by Torbay Council under ref: P/2023/1084, dated 10th April 2024, for conversion of the 1st and 2nd floors to two flats, subject to conditions.

LOT 48 - PREMISES & YARDS FRONTING ST. MICHAELS ROAD, SITTINGBOURNE, KENT

A further information sheet has been added to the legal pack which states the following; A triangle of land which is included in the land to be sold (part of Title K322650) is situated behind the rear boundary wall, which it is understood has been in the same position since 1980.

This triangle of land is occupied and used by the owners of 18/20 High Street, Sittingbourne and forms part of their car park with access across the land to be sold from The Butts.

This triangle of land is sold subject to rights which these adjoining owners have established.

The Purchaser is deemed to purchase with full knowledge thereof and will indemnify the Seller against any future costs or claims which may arise in the future.

LOT 49 - LAND WOOTTON LANE, SELSTED, DOVER, KENT

The Office Copy Entries state the address as Land on the West Side Of Wootton Lane and not as stated.

LOT 50 - 37 NORTH HILL, COLCHESTER, ESSEX

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

LOT 58 - 20 FORE STREET, LISKEARD, CORNWALL

The guide price has been increased to £50-55,000.

LOT 59 - 77 UNITY STREET, SHEERNESS, KENT

The current rental is £660 per calendar month (£7,920 per annum) and not as stated.

LOT 60 - 31 CHATHAM STREET, RAMSGATE, KENT

We understand each tenant has been served a Section 21 Notice. Further information will be available to download from the Clive Emson website. 31a Chatham Street is currently let at £330 per calendar month, and not as stated. The property is therefore let at £8,760 per annum and not as stated.

LOT 62 - 34 CAMBRIDGE GARDENS, HASTINGS, EAST SUSSEX

The property is currently let at £24,540 per annum and not as stated. The ground floor flat has a bath, shower and W.C., and not as stated.

LOT 64 - 137 RAMSGATE ROAD, MARGATE, KENT

The tenant in Flat 2 has given notice to vacate and will be leaving on 26th May 2024.

LOT 71 - THE STOCKS, MAIN ROAD, LONGFIELD HILL, LONGFIELD, KENT

The descriptive text in the marketing material has been amended as follows: "Located on a slightly elevated and angled plot with countryside views to the Southwest over Kent and with only one other neighbouring property, stands this uninhabitable and dilapidated single storey property. Although it is understood the building was once occupied for many years and had mains utilities, it is now derelict and more suitable for demolition. Therefore, it is considered that there may be valuable residential redevelopment potential, subject to all necessary consents being obtainable.

Longfield Hill is in a sought after village location on the edge of the Greenbelt, approximately 1.5 miles from Longfield and mainline station (Southeastern rail Services) with established road links to the A2/M2 to the north, the M25, the Dartford Crossing into Essex and the M20 to the south linking the rest of Kent."

LOT 72 - 85A GLADSTONE ROAD, BROADSTAIRS, KENT

Revised Special Conditions of Sale, dated 25th April 2024, are available.

LOT 73 - COSY TEA ROOM, 4-6 HIGH STREET, ELHAM, CANTERBURY, KENT

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

LOT 74 - 30 CLARENCE ROAD, ST. AUSTELL, CORNWALL

Flat 30B is currently let at £550 per calendar month, and not as stated. The property is therefore let at £13,800 per annum and not as stated. The Seller has advised that vacant possession of the garage will be granted on completion.

LOT 75 - LAND BASSETTS, MAIDSTONE ROAD, HORSMONDEN, TONBRIDGE, KENT

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 West Side Of Maidstone Road and not as stated.

LOT 85 - WEST PULLENS WOOD, LAMBERHURST RD, LAMBERHURST, TUNBRIDGE WELLS, KENT

The Office Copy Entries state the address as West Pullens Road, Lamberhurst Road, Horsmonden and not as stated. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The site extends to approximately 2.34 hectares (5.8 acres) and not as stated.

LOT 86 - LAND ADJ TO UNDERHILL, WARREN ROAD, FAIRLIGHT, HASTINGS, EAST SUSSEX

The Office Copy Entries state the address as Land on the South East Side Of Warren Road and not as stated.

LOT 89 - LAND NORTH SIDE OF COLDHARBOUR LANE, AYLESFORD, KENT

The lot comprises a freehold parcel of land and in addition, the separate benefit of any future payments with regard to an Overage Clause relating to land nearby, and not as stated.

LOT 93 - THE RED HOUSE, 26 CHAPEL PLACE, RAMSGATE, KENT

Revised Special Conditions of Sale, dated 19th April 2024, are available.

LOT 96 - BLACKHEATH LODGE, 27 BLACKHEATH, COLCHESTER, ESSEX

Revised Special Conditions of Sale, dated 25th April 2024, are available.

LOT 98 - STEPS COTTAGE, BAY HILL, ST. MARGARETS BAY, DOVER, KENT

The property is currently let at £630 per calendar month (£7,560 per annum) and not as stated.

LOT 100 - LAND EAST SIDE OF 9 WOODVALE ROAD, COWES, ISLE OF WIGHT

The site measures 0.03 hectares (0.07 acres), and not as stated. The Office Copy Entries state the address as Land on the East Side of 9 Woodvale Road, Gurnard, and not as stated.

LOT 101 - CYPRUS HOUSE, VICTORIA AVENUE, SHANKLIN, ISLE OF WIGHT

Japanese Knotweed was discovered at the property in 2015 and has been treated in accordance with the Management Plan which is available within the legal pack.

LOT 103 - GROUND RENTS, STEVENSON COURT, 11-13 ROBERT LOUIS STEVENSON AVENUE, BOURNEMOUTH

The commencement date of all leases are 1st March 1990 (less 10 days) and not as stated. Section 5B Notices under the Landlord & Tenant Act 1987 (as amended) have been served and the leaseholders have not reserved their rights under the legislation.

LOT 108 - 20 & 21 HIGH STREET AND 22 ANGLESEA STREET, RYDE, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 24th April 2024, are available. The Office Copy Entries state the address as 20 High Street, and not as stated. The tenure is a 999-year lease from 11th July 2000 and not as stated.

LOT 111 - GARAGES 1-24 REAR OF CRANE COURT, EPSOM, SURREY

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

LOT 112 - CHALE BARN, CHALE STREET, CHALE, VENTNOR, ISLE OF WIGHT

To be sold in accordance with the TP1 Plan, and not as stated.

LOT 114 - WORKS DEPOT, VICTORIA CRESCENT, RYDE, ISLE OF WIGHT

The electricity sub station is excluded from the sale, as per Transfer Deed dated 9th October 2019.

LOT 116 - LAND ADJ. 29 TREVITHICK CLOSE, FELTHAM, MIDDLESEX

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

LOT 127 - 86 BLENHEIM ROAD, WALMER, DEAL, KENT

Offered on the instructions of the Administrator, and not as stated.

LOT 128 - LAND ADJACENT HILLSIDE ROAD, CARHARRACK, REDRUTH, CORNWALL

The Office Copy Entries state the address as Land on the South East Side of 2 Hillside Road, and not as stated.

LOT 132 - 45-47 KING STREET, RAMSGATE, KENT

Both Commercial Units are let on a joint lease for 12 months, from 28th February 2024, at a current rental of £16,800 per annum and not as stated.

LOT 133 - 7 VICTORIA ROAD, EXMOUTH, DEVON

Flat 2 is currently let at £800 per calendar month and not as stated. The property is, therefore, let at £38,700 per annum, and not as stated.

LOT 138 - 27 OXFORD STREET, WHITSTABLE, KENT

Revised Special Conditions of Sale, dated 25th April 2024, are available.

LOT 148 - LAND EAST OF CHURCH ROAD, FLIMWELL, WADHURST, EAST SUSSEX

The Office Copy Entries state the address as Land on the South East Side Of Church Road, and not as stated.