

Auction Addendum

Online Auction : Bidding Commences 10 June 2024

Auction Ends : 12 June 2024

Clive Emson 

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 produce, /id 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 - 57 London Road, Cowplain, Hampshire - Sold Prior
- Lot 22 - Land & Buildings Rear Of 151 Gillingham Road, Gillingham, Kent - Postponed
- Lot 34 - 54 Dolcoath Road, Camborne, Cornwall - Sold Prior
- Lot 55 - Land Adj. Gunnislake Health Centre, The Orchard, Gunnislake, Cornwall - Postponed
- Lot 88 - Glebe Land, Adj Former Vicarage, Canterbury Road, Challock, Ashford, Kent - Sold Prior
- Lot 96 - Garages 20-43 Boxley, Ashford, Kent - Postponed
- Lot 99 - 30 Panters, Hextable, Swanley, Kent - Postponed
- Lot 102 - Flat 214, Churchill Place, Churchill Way, Basingstoke, Hampshire - Postponed
- Lot 109 - 59 High Street, Shanklin, Isle Of Wight - Postponed
- Lot 113 - 6 The Weald, Quantock, Ashford, Kent - Sold Prior
- Lot 122 - 11-13 High Street, Sandown, Isle Of Wight - Sold Prior
- Lot 157 - 15-17 Alma Road, Sheerness, Kent - Sold Prior
- Lot 158 - 40 Ashford Road, Maidstone, Kent - Postponed
- Lot 166 - 92 View Road, Cliffe Woods, Rochester, Kent - Sold Prior

LOT 6 - APARTMENT 28, RIVIERA PARK APARTMENTS, SHORE ROAD, BONCHURCH, VENTNOR, ISLE OF WIGHT

To be offered with a share of the freehold.

LOT 8 - GRANVILLE HOUSE, 49 THE MALL, FAVERSHAM, KENT

The Planning reference is 23/502523/LBC and not as stated.

LOT 14 - 109B HIGH STREET, SIDMOUTH, DEVON

To be sold on a new 999-year lease, from 25th March 2024, and not as stated.

LOT 16 - SEMI A & SEMI B, WARDEN ROAD, EASTCHURCH, SHEERNESS, KENT

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

LOT 18 - 68 TREVITHICK CRESCENT, HAYLE, CORNWALL

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

LOT 21 - FLAT 1, DOLPHIN HOUSE, 12 MILVIL ROAD, LEE-ON-THE-SOLENT, HAMPSHIRE

The tenant is due to vacate the property between the auction date and the potential completion date and not as stated.

LOT 23 - 19 UPPER HAMILTON ROAD, BRIGHTON

The Office Copy Entries state the lease term as 10 years from and including from 24th October 2022.

LOT 31 - 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.

LOT 35 - 20 MENEAGE STREET, HELSTON, CORNWALL

The property is subject to the terms of a five-year Commercial Lease, from 6th October 2022, and not as stated. The Office Copy Entries state the postcode as TR13 8AY, and not as stated.

LOT 38 - 57-59 SUSANS ROAD, EASTBOURNE, EAST SUSSEX

The leasehold title for 57A Susans Road is also included within the sale.

LOT 42 - CROMER LODGE, CROMER ROAD & 135 YORK ROAD, CROMER ROAD, SOUTHEAST-ON-SEA

Four flats pay a ground rental of £250 per annum each, with the remaining two paying peppercorn ground rentals. The property is, therefore, currently let at £1,000 per annum and not as stated. All leases are sold on 125-year leases, from and including 1st January 2013. The office Copy Entries state the address as 135 York Road, SS1 2DX and not as stated. The building has car parking spaces and not garage, as stated.

LOT 43 - 95 HIGH STREET, NEWPORT, ISLE OF WIGHT

To be sold in accordance with the Office Copy Entries Filed Plan. The Office Copy Entries state the address as 95 & 95A High Street, and not as stated.

LOT 46 - 46B ST. MICHAELS STREET, FOLKESTONE, KENT

The Office Copy Entries state the address as Upper Maisonette, 46 St Michaels Street and not as stated.

LOT 47 - D11 PINE GRANGE, BATH ROAD, BOURNEMOUTH

The flat is located on the third floor.

LOT 52 - LAND GHYLL ROAD, CROWBOROUGH, EAST SUSSEX

The Office Copy Entries state the address as Land at the Rear Of Brooklands, Ghyll Road and not as stated.

LOT 54 - 20 & 21 HIGH STREET AND 22 ANGLESEA STREET, RYDE, ISLE OF WIGHT

The Office Copy Entries state the address as 20 High Street (only), and not as stated.

LOT 62 - 7 LANNER HILL, LANNER, REDRUTH, CORNWALL

Revised Special Conditions of Sale, dated 7th June 2024, are available.

LOT 67 - STANTON AUTOMATICS, 61B PEMBURY ROAD, TONBRIDGE, KENT

Revised Special Conditions of Sale, dated 7th June 2024, are available. The Office Copy Entries state the address is Land Adjoining 61-63 Pembury Road and not as stated.

LOT 71 - LAND WELL LANE, STOCK, INGATESTONE, ESSEX

The Auctioneers note mentions services only relates to foul sewer - there are no further services on site.

LOT 72 - 2-6 LANGNEY ROAD, EASTBOURNE, EAST SUSSEX

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The unit trading as '7Ply Skate Store' is let on a 10-year lease from and including 28th June 2018.

LOT 75 - 54 TROVE COURT, NEWCASTLE HILL, RAMSGATE, KENT

The tenure is a 125-year lease, from 10th April 1989.

LOT 78 - LAND & BUILDING, KEMNAL MANOR ESTATE, KEMNAL ROAD, CHISLEHURST, KENT

The address is Land & Building, Kemnal Manor Estate, and not as stated.

LOT 79 - 5 HIGH STREET, CRAWLEY, WEST SUSSEX

The property was due to be sold with part vacant possession, however Flat 4 has now been re-let on an Assured Shorthold Tenancy, therefore the property will **NOT** be sold with vacant possession.

LOT 80 - BARN & LAND OPPOSITE HEMBURY CLOSE, BROADHEMBURY, HONITON, DEVON

The address is Land on the North Side Of Little Cote, and not as stated.

LOT 84 - PORTLAND, FLETE ROAD, MARGATE, KENT

We understand the caravan has two bedrooms and has been on site since 2002, and not as stated.

LOT 89 - 48-50 THE TERRACE & 5 MONTPELLIER ROAD, TORQUAY, DEVON

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

LOT 97 - GROUND RENTS, 46-48 KING STREET, STANFORD-LE-HOPE, ESSEX

The lease term for 48 King Street term is 99 years from and including 1st January 2016 and 46 King Street is 125 years, from and including 1st January 2016, and not as stated.

LOT 101 - 41 ASHBURNHAM ROAD, RAMSGATE, KENT

The Office Copy Entries state the address as 41 Ashburnham Road, St Lawrence, Ramsgate, and not as stated.

LOT 103 - 32 PERRY STREET, MAIDSTONE, KENT

The Draft Transfer of Part will be amended to provide for a pedestrian right of way to the rear of the property.

LOT 105 - YEOLMBRIDGE HOUSE, YEOLMBRIDGE, LAUNCESTON, CORNWALL

The Council Tax Band is F.

LOT 107 - OZENGELL GRANGE, HAINE ROAD, RAMSGATE, KENT

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

LOT 110 - GARAGE 14, REAR OF BAY VIEW TERRACE, HAYLE, CORNWALL

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

LOT 114 - GARAGES 1-10 REAR OF 66 PITMAN PLACE, WOTTON-UNDER-EDGE, GLOUCESTERSHIRE

The legal pack does not include documents relating to the roof, weather strips and 4-point locks.

LOT 116 - 54 HIGH STREET, OLD PORTSMOUTH

The Office Copy Entries state the address as Monks Bar, 54 High Street.

LOT 119 - 39 HUGHENDEN COURT, MOUNT PLEASANT ROAD, HASTINGS, EAST SUSSEX

The tenure is a 99-year lease (less 10 days), from 20th November 1972, and not as stated. There is a secure gated parking space and not as stated.

LOT 121 - 2 TUDOR FARM COTTAGE, STOKE ROAD, UPPER STOKE, ROCHESTER, KENT

Revised Special Conditions of Sale, dated 5th June 2024, are available. There are three bedrooms.

LOT 124 - 5 HIGH VIEW AVENUE, HERNE BAY, KENT

Revised Special Conditions of Sale, dated 31st May 2024, are available.

LOT 131 - LAND WARBERRY HEIGHTS, TORQUAY, DEVON

The Lot is offered with Outline Planning Permission for up to three dwellings, with all matters reserved, and subject to conditions, and not as stated.

LOT 135 - 134 & 135 HIGH STREET, NEWPORT, ISLE OF WIGHT

The commercial occupier of 134 High Street has vacated and although the premises is vacant, the surrender of the lease has yet to be formalised. The current rental in respect of Holyrood Street is £2,240 per annum and not as stated.

LOT 137 - LAND ADJACENT CRUGKERN DOWRAN COMMON, BOSWORLAS, ST. JUST, PENZANCE, CORNWALL

The Office Copy Entries state the address as Land on the South-West Side Of Crugkern, and not as stated.

LOT 139 - 35 HIGH STREET, SEVENOAKS, KENT

The guide price has increased to £250-260,000.

LOT 140 - 109A HIGH STREET, SIDMOUTH, DEVON

To be sold in a new 999-year lease, from 25th March 2024, and not as stated.

LOT 142 - 47 HIGH STREET, RAMSGATE, KENT

The commercial lease is for a term of five years, from 25th February 2022, and not as stated.

LOT 151 - FLAT 1, MORRIS COURT, 24 OAKDENE ROAD, REDHILL

The address is Flat 1, Morris Court, 24 Oakdene Road and not as stated.

LOT 153 - LAND OFF KEI-WEI, RINSEY LANE, ASHTON, HELSTON, CORNWALL

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

LOT 156 - 30 CANTELUPE ROAD, EAST GRINSTEAD, WEST SUSSEX

The Office Copy Entries state the address as 30, 30A and 30B Cantelupe Road. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated.

LOT 162 - GARAGE 28, REAR OF BAY VIEW TERRACE, HAYLE, CORNWALL

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

LOT 163 - CLEEVE, VOGUEBELOTH, ILLOGAN, REDRUTH, CORNWALL

The Sellers have advised the property is of Mundic Block Construction, and not as stated. A Mundic Report is not available.

LOT 165 - 7, 7A & 7B HIGH STREET, HYTHE, KENT

The Office Copy Entries state the address as 7 High Street and not as stated.

LOT 171 - ST. GEORGES HALL, GEORGE STREET, SANDOWN, ISLE OF WIGHT

To be offered with the remainder of a 980-year lease, from 13th February 1883, and not as stated.

LOT 175 - 100A HIGH STREET, PARTRIDGE GREEN, HORSHAM, WEST SUSSEX

The Office Copy Entries state the address as Upper Floor Flat, The Co-operative Store, High Street, and not as stated.