

Auction Addendum

Clive Emson 

Online Auction : Bidding Commences 22 July 2024

Auction Ends : Monday 24 July 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- Lot 8 - Yeolmbridge House, Yeolmbridge, Launceston, Cornwall - Withdrawn Prior
- Lot 9 - 1 The Old Coach House, Culverden Street, Tunbridge Wells, Kent - Postponed
- Lot 13 - 35 High Street, Sevenoaks, Kent - Sold Prior
- Lot 14 - Works Depot, Victoria Crescent, Ryde, Isle Of Wight - Sold Prior
- Lot 30 - 42-44 Earl Street, Maidstone, Kent - Withdrawn Prior
- Lot 42 - 138 Union Street, Torquay, Devon - Sold Prior
- Lot 47 - 9 Grace Hill, Folkestone, Kent - Postponed
- Lot 48 - Trefa & Tremel, Fore Street, Marazion, Cornwall - Postponed
- Lot 54 - 2A Canada Road, Walmer, Deal, Kent - Withdrawn Prior
- Lot 58 - Flats 1-6, James's Court, Laburnum Grove, Northfleet, Gravesend, Kent - Postponed
- Lot 74 - 17 Julian Road, Cheriton, Folkestone, Kent - Postponed
- Lot 76 - 149 Boxley Road, Maidstone, Kent - Postponed
- Lot 89 - 44A Spencer Road, Ryde, Isle Of Wight - Postponed
- Lot 92 - 174 Chatham Hill, Chatham, Kent - Sold Prior
- Lot 98 - Chatham House, High Street, Curry Rivel, Langport, Somerset - Sold Prior
- Lot 125 - Land at Stede Hill, Harrietsham, Maidstone, Kent - Sold Prior
- Lot 137 - 26 Bourne Street, Eastbourne, East Sussex - Sold Prior
- Lot 140 - 17 Sea Road, Westgate-on-Sea, Kent - Sold Prior

LOT 3 - THE SALVATION ARMY, CITADEL, LOWER BRIDGE ROAD, REDHILL

The Auctioneers have been advised that, since publication of the catalogue, the property is listed as an Asset of Community Value.

LOT 5 - 11 BRADSTONE NEW ROAD, FOLKESTONE, KENT

Revised Specials Conditions of Sale, dated 22nd July 2024, are available.

LOT 6 - 87 BOUTPORT STREET, BARNSTAPLE, DEVON

The tenancy schedule included within the legal documentation shows the HMO element of the Lot to be generating a rent of £61,080 per annum and not as stated. Therefore the building is generating a total rent of £91,080 per annum and not as stated. The auctioneers have been informed some of the tenants are in arrears and not as stated.

LOT 7 - FLAT 9, 2 BELGRAVE LANE, PLYMOUTH, DEVON

The tenure is the remainder of a 150-year lease, from 1st January 2008 at a current ground rental of £499 per annum and not as stated. The Office Copy Entries state the address as Flat 9, 3 Belgrave Lane, Plymouth and not as stated.

LOT 15 - 38 THE RIDGEWAY, GILLINGHAM, KENT

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

LOT 17 - GROUND RENTS, PEIRSON HOUSE, 175 NOTTE STREET, PLYMOUTH, DEVON

The Office Copy Entries state the address as Peirson House, Mulgrave Street, Plymouth, PL1 2RW and not as stated. Four flats are sold with a peppercorn ground rent and not as stated. The lot is therefore currently generating £14,400 per annum and not as stated. There are lease date discrepancies in respect of: Flat 2 is 250 years from 20th May 2021 and Flat 19 is 250 years from 20th May 2021. The Seller is unable to pass control of the management company referred to in the leases granted out of the freehold title, Pierson House Management Co. Limited, to the Buyer on completion. The said management company covenants with the landlord and the tenants to carry out the landlord's obligations on behalf of the landlord as provided for in the said leases and not as stated.

LOT 18 - LAND ADJ. 2 VALE ROAD, NORTHFLEET, GRAVESEND, 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 postcode as DA11 8BZ and not as stated.

LOT 23 - 33 LANSDOWNE, WOODWATER LANE, EXETER, DEVON

The flat has a garage.

LOT 26 - 17 TATLER CLOSE, CHATHAM, KENT

The tenant currently pays £850 per calendar month, therefore the property is let at a current rental of £10,200 per annum and not as stated.

LOT 29 - 7 VICTORIA ROAD, EXMOUTH, DEVON

The property is currently let at £38,700 per annum and not as stated.

LOT 31 - FLAT 3, 4 PELHAM PLACE, PELHAM ROAD, SEAFORD, EAST SUSSEX

The tenure is the remainder of a 99-year lease from 1st July 1981 and not as stated.

LOT 36 - BARN A, TAGGS FARM, QUARRY LANE, CALBOURNE, NEWPORT, ISLE OF WIGHT

The Office Copy Entries state the address as The Cow Shed, Taggs Farm and not as stated.

LOT 37 - LAND WITH RIVER FRONTAGE OFF SOUTH STREET, BARMING, MAIDSTONE, KENT

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

LOT 38 - 3 ALMA PLACE AND 3 MARKET STRAND, REDRUTH, CORNWALL

Both properties are let on commercial lease agreements and not as stated.

LOT 39 - 2 HORNBEAM AVENUE, CHATHAM, KENT

The Office Copy Entries state the address as 2 Hornbeam Avenue, Dargets Wood, Chatham and not as stated.

LOT 40 - THE PRINCE CONSORT, 19 ST. THOMAS STREET, RYDE, ISLE OF WIGHT

Revised Specials Conditions of Sale, dated 19th July 2024, are available.

LOT 41 - 5 SILVERLANDS ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

There is a shower with W.C. on the ground floor and not as stated.

LOT 45 - 28 VALE VIEW ROAD, DOVER, KENT

Currently let at £8,400 per annum and not as stated.

LOT 46 - 13 TITCHENER CLOSE, BICESTER, OXFORDSHIRE

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

LOT 49 - CUDDLES CORNER, ROUD, GODSHILL, ISLE OF WIGHT

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 Roud Manor Farm and not as stated. Planning Permission ref 24/00452/RVC was dated 13th May 2024 and not as stated.

LOT 57 - LAND HOPE LODGE CLOSE, FAREHAM, HAMPSHIRE

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 Adjoining 84 Fareham Park Road, PO15 6LW and not as stated.

LOT 61 - 3 BOWER PLACE, MAIDSTONE, KENT

Planning Permission for conversion of the second floor has been refused - the decision is under Appeal.

LOT 69 - 98-124 MILLER DRIVE, FAREHAM, HAMPSHIRE

Revised Specials Conditions of Sale, dated 22nd July 2024, are available.

LOT 70 - 2 SUNNY VIEW COTTAGE, SUSSEX LANE, BLACKHAM, TUNBRIDGE WELLS, KENT

The property has electric heating, and not as stated.

LOT 71 - 4 POPLAR HALL COTTAGES, HEAD HILL ROAD, GOODNESTONE, FAVERSHAM, KENT

There is an uplift clause referred to in the Transfer, dated 20 May 2008, which will apply if Planning Permission is obtained, or a Deemed Planning Permission is deemed to have been obtained, in the situations referred to in that Transfer.

LOT 72 - 5 HURST POINT VIEW, TOTLAND BAY, ISLE OF WIGHT

The Office Copy Entries states the address as Land lying to the west of Seawinds 1, Hurst Point View, Totland Bay (PO39 0AQ) and Land lying to the north-west of Seawinds, 1 Hurst Point View, Totland Bay, (PO39 0AQ). The Planning Permission is dated 28th January 2020 and not as stated.

LOT 75 - 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 rental in respect of Holyrood Street is £2,240 per annum and not as stated.

LOT 78 - LAND WALNUT TREE FARM, GRAIN ROAD, LOWER STOKE, ROCHESTER, KENT

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

LOT 79 - 48 HIGH STREET, VENTNOR, ISLE OF WIGHT

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

LOT 81 - 3 CANNON STREET, DOVER, KENT

The ground floor is let at £10,800 per annum. Flat B is sold on a long lease from and including 13th January 2023 until 24th March 2196 at a current peppercorn ground rent and not as stated, therefore the property is currently let at £11,250 per annum, and not as stated. The sellers solicitors provided a WeTransfer link to the Auctioneers on 18 July containing further documents, most of which have been added to the legal pack, however the WeTransfer contained some videos and some 'locked' documents which could not be added. The bidders/buyers bid in full knowledge of this and will not be entitled to rescind the contract or reduce the purchase price.

LOT 86 - BUILDING & YARD, ADJ., WHITFELD COTTAGES, REAR 5 & 7 WHITFELD ROAD, ASHFORD, KENT

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

LOT 87 - LAND OFF KEI-WEI, RINSEY LANE, ASHTON, HELSTON, CORNWALL

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

LOT 88 - LAND COLD ARBOR ROAD, SEVENOAKS, KENT

The Office Copy Entries state the address as Land on the Eastern Side Of Cold Arbor Road and not as stated.

LOT 90 - GARAGES REAR OF 2 BEECHWOOD ROAD, PORTSMOUTH

Interested parties should refer to the information contained in the Special Conditions of Sale in respect of Garages 16 and 17.

LOT 91 - FLAT 2, HIGHCLYFFE COURT, HIGHCLIFFE CLOSE, SEATON, DEVON

Revised Special Conditions of Sale, dated 17th July 2024, are available. A share of the Management Company is included and not as stated. The sale does not include communal cellar storage as stated. The tenure is the remainder of a 999-year lease, from 25th March 1985, at a current ground rental of £1 per annum and not as stated.

LOT 93 - ST ALAN, ST STEPHEN, ST JAMES, 12 TURF STREET, BODMIN, CORNWALL

The flats are each held on separate Leasehold Titles and each paying a Ground Rental of £250 per annum. The rooftop terrace and alternative access referred to in the catalogue details does not form part of the sale.

LOT 96 - FAIRWINDS, RIVER FARM, CHART HILL ROAD, STAPLEHURST, TONBRIDGE, KENT

The rooms that are tenanted are numbers 1, 3 and 5, and not as stated.

LOT 99 - LAND & BUILDINGS NORTH WEST SIDE OF RAILWAY ROAD, NEWHAVEN, EAST SUSSEX

The Planning Permission is dated 21st June 2024 and not as stated.

LOT 103 - LAND REAR OF 25 ERIDGE ROAD, TUNBRIDGE WELLS, KENT

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

LOT 104 - 30 PANTERS, HEXTABLE, SWANLEY, KENT

The legal pack refers to the address as Land to the side of 30 Panters and not as stated.

LOT 107 - LAND ADJ. 24 COURT MEADOW CLOSE, ROTHERFIELD, EAST SUSSEX

Revised Special Conditions of Sale, dated 22nd July 2024, are available. The address is Land Adj. 24 Court Meadow Close, Rotherfield, East Sussex, and not as stated. To be sold in accordance with the TP1 Plans attached to the Special Conditions, and not as stated.

LOT 108 - 33 CHURCH CRESCENT, HARRIETSHAM, MAIDSTONE, KENT

A Notice under Section 154 Highways Act 1980 has been received from Kent County Council, dated 15th July 2024, requiring overhanging vegetation to be cut back on the boundaries. The Sellers will complete this work prior to completion of the sale.

LOT 112 - 44 QUERNS ROAD, CANTERBURY, KENT

On the instructions of the Administrator and not as stated.

LOT 114 - FLAT 10, DUNSTAN HILL HOUSE, 9-10 DUNSTAN ROAD, TUNBRIDGE WELLS, KENT

There is a bathroom with W.C. and not as stated.

LOT 118 - FLAT 1, KING CHARLES COURT, GROVE ROAD, VENTNOR, ISLE OF WIGHT

The ground rent has not been collected.

LOT 119 - 10A RICHMOND ROAD, PEVENSEY BAY, PEVENSEY, EAST SUSSEX

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

LOT 123 - WORKSHOP, LAND REAR OF 106-108 MILTON ROAD, SWANSCOMBE, KENT

On the instructions of the Personal Representative and not as stated.

LOT 124 - 59 WESTCOURT LANE, SHEPHERDSWELL, DOVER, KENT

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated. The Planning Reference is 22/00086 and not as stated.

LOT 126 - HILLTOP, 8 CENTRAL TREVISCOE, ST. AUSTELL, CORNWALL

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The Office Copy Entries state the address as 8 Hilltop, Treviscoe and not as stated.

LOT 127 - 11 FORE STREET & 2 VICARAGE HILL, ST. AUSTELL, CORNWALL

Revised Special Conditions, dated 10th July 2024, are available. The property address is 11 Fore Street & 2 Vicarage Hill, St Austell and not as stated.

LOT 129 - RIVERMEAD, SPURLINGS ROAD, FAREHAM, HAMPSHIRE

The Office Copy Entries state the address as Rivermead, Spurlings Road, Wallington, Fareham and not as stated.

LOT 135 - GARAGES ADJACENT 1A LYPIATT MEAD, CORSHAM, WILTSHIRE

Revised Special Conditions, dated 22nd July 2024, are available. The Office Copy Entries state the address as Prospect Garages, Lypiatt Mead, Corsham and not as stated.

LOT 136 - VICTORIA COTTAGE, WAGG DROVE, LANGPORT, SOMERSET

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

LOT 139 - 30 CANTELUPE ROAD, EAST GRINSTEAD, WEST SUSSEX

Revised Special Conditions, dated 22nd July 2024, are available. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The Office Copy Entries state the address as 30, 30A and 30B Cantelupe Road.

LOT 142 - 18 EWART STREET, BRIGHTON

The tenure is the remainder of a 99-year lease, from 29th September 1981, and not as stated.

LOT 143 - FLAT 3, TREHILL HOUSE, KENN, EXETER, DEVON

The Office Copy Entries state the flat is on the Second Floor and not as stated. The Lease and Title documents state the ground rent to be £20 per annum, however, this does not appear to be charged/collected and the Pre-Contract Enquiries confirm that no ground rent is payable, and not as stated.

LOT 148 - LAND ADJACENT FALCON LODGE, DRAFFIN LANE, CAMBER, RYE, EAST SUSSEX

The Office Copy Entries state the address as 18 Chapel Field and not as stated.

LOT 149 - FLAT 93, STANFORD HS., PRINCESS MARGARET RD, EAST TILBURY, TILBURY, ESSEX

The tenure is the remainder of a 132-year lease, from and including the 25th December 1982, and not as stated.

LOT 157 - 433 MAIDSTONE ROAD, BLUE BELL HILL, CHATHAM, KENT

The Office Copy Entries state the address as Sunset, Maidstone Road and not as stated.

LOT 159 - LAND ADJ. RIDGE WEST INDUSTRIAL ESTATE, ST. LEONARDS-ON-SEA, EAST SUSSEX

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

LOT 163 - LAND ON THE EAST SIDE OF OAKWOOD AVENUE, WORSLEY, MANCHESTER

The Sellers Solicitor has confirmed they cannot confirm if the land is sold with vacant possession as the land is subject to a 999-year lease from 25th December 1878.

LOT 164 - 4 CHERITON HIGH STREET, FOLKESTONE, KENT

The flat has a shower room and separate W.C. not as stated. The Auctioneers have been unable to confirm the ground floor accommodation.