

Auction Addendum

Clive Emson 

Online Auction : Bidding Commences 16 September 2024

LAND AND PROPERTY AUCTIONEERS

Auction Ends : Wednesday, 18 September 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 4 - Roadway & Verges At Bojea Industrial Estate, Trethowel, St. Austell, Cornwall - Postponed
- Lot 9 - Mariners, 15 High Street, Rye, East Sussex - Postponed
- Lot 16 - Ground Rents, Berkeley Mount, Old Road, Chatham, Kent - Possible Postponed
- Lot 21 - The Prince Consort, 19 St. Thomas Street, Ryde, Isle Of Wight - Sold Prior
- Lot 37 - 134 & 135 High Street, Newport, Isle Of Wight - Sold Prior
- Lot 53 - Kernou, Vogue, St. Day, Redruth, Cornwall - Withdrawn Prior
- Lot 56 - 20 Grotto Hill, Margate, Kent - Postponed
- Lot 69 - Fantasy, Kilnwood Lane, South Chailey, Lewes, East Sussex - Sold Prior
- Lot 71 - 9 Edgar Road, Cliftonville, Margate, Kent - Sold Prior
- Lot 76 - 109 St. Mary's Road, Faversham, Kent - Sold Prior
- Lot 82 - The Limberlost, Radfall Ride, Whitstable, Kent - Sold Prior
- Lot 84 - 9 Military Road, Chatham, Kent - Postponed
- Lot 88 - 15 Mickleburgh Hill, Herne Bay, Kent - Sold Prior
- Lot 91 - Woodland Adj. RMD House, United Downs Industrial Pk, St. Day, Redruth, Cornwall - Postponed
- Lot 94 - 114 East Street, Sittingbourne, Kent - Sold Prior
- Lot 98 - 183A Eastney Road, Southsea, Hampshire - Postponed
- Lot 108 - 32 St. Johns Street, Folkestone, Kent - Sold Prior
- Lot 127 - 9A-H & 10A-H Cobham Terrace, Bean Road, Greenhithe, Kent - Sold Prior
- Lot 131 - 40 Swedwell Road, Torquay, Devon - Sold Prior
- Lot 134 - 2 Hackney Terrace, Melton, Woodbridge, Suffolk - Sold Prior
- Lot 136 - The Engine House, United Downs Industrial Park, St Day, Redruth, Cornwall - Postponed
- Lot 169 - Land North West Side Of Bull Lane, Boughton-under-Blean, Faversham, Kent - Postponed
- Lot 176 - The Queens Apartments, Robertson Terrace, Hastings, East Sussex - To be offered 3.10.2024

LOT 1 - 14 DURHAM STREET, GOSPORT, HAMPSHIRE

Prospective purchasers are advised there is Japanese Knotweed in the garden to the rear of the property. A copy of the proposed treatment plan and quote will be available to download from the Clive Emson website and not as stated.

LOT 8 - THE SPRINGS, EDBURTON ROAD, EDBURTON, HENFIELD, WEST SUSSEX

The pumping shed within the land is sold in accordance with a 999-year lease, from 24th November 1946, and not as stated.

LOT 12 - 136 CANTERBURY ROAD, KENNINGTON, ASHFORD, KENT

Revised Special Conditions of Sale, dated 12th September 2024, are available. We have been informed that the ground rent has not been collected/paid since 2020.

LOT 15 - 4 LONGCROFT ROAD, WEYMOUTH, DORSET

The property is Freehold and Leasehold.

LOT 18 - LOT 18 - ROMAN HOUSE, RINK ROAD, RYDE, ISLE OF WIGHT

Unit 7 is holding over on a formal tenancy; Unit 5 is let under a Licence; Units 3 & 6 are let under a Tenancy Agreement; Unit 8 is let under a Tenancy Agreement for a term of seven years from 1st August 2024; Unit 4 is let under a Tenancy Agreement for a term of three years from 5th June 2023 and Units 1 & 2 are let under the terms of an Agreement for three years from 15th April 2024 and not as stated.

LOT 20 - LAND WESTSIDE OF CUDHAM LANE NORTH, CUDHAM, SEVENOAKS, KENT

Revised Special Conditions of Sale, dated 13th September 2024, are available. The Local Planning Authority is London Borough of Bromley and not as stated. The track along the northern boundary, as mentioned within the details as having multiple access points onto the land, is privately owned and not as stated - interested parties should refer to the legal documentation.

LOT 25 - FLAT 5, THE RESIDENCES, CAVES COURT, WORTHINGTON STREET, DOVER, KENT

The Office Copy Entries state the address as Second and Third Floor Premises, 52-55 Biggin Street, Dover, CT16 1DB and not as stated.

LOT 26 - LAND & DISUSED QUARRY, BISCOVELLETT, ST. AUSTELL, CORNWALL

Photos used within the marketing were taken in 2022.

LOT 28 - 31 CULLESDEN ROAD, KENLEY, SURREY

The property has a separate W.C. on the ground floor.

LOT 30 - 60 FORE STREET, REDRUTH, CORNWALL

There is no written Tenancy Agreement for the First Floor Flat. It has been stated in the Tenancy Schedule it is an 'implied' Assured Shorthold Tenancy Agreement and interested applicants should make their own enquiries in respect of this matter.

LOT 33 - LAND STOKE ROAD, NOSS MAYO, PLYMOUTH, DEVON

The postcode quoted is for a nearby property.

LOT 36 - 1 WEST TERRACE, FOLKESTONE, KENT

Currently let at £27,000 per annum and not as stated. The Rear Rooms have not been let and are therefore vacant and not as stated. The First Floor Flat (known as Flat 1) is currently let at £450 per calendar month and not as stated.

LOT 40 - HADDON LAKE HOUSE, OLD PARK ROAD, ST. LAWRENCE, VENTNOR, ISLE OF WIGHT

The Office Copy Entries state the address as Land on the West Side Of The Old Bird Park and not as stated.

LOT 41 - LOT 41 - LAND REAR OF 9 FORE STREET LOCATED VIA MILL TAIL, TOTNES, DEVON

To be sold in accordance with the TP1 Plan and not as stated. The contact number for South Hams District Council is 01803 861234.

LOT 44 - DEMS HOUSE & HAVANT HOUSE, MILL LANE, STORRINGTON, PULBOROUGH, WEST SUSSEX

Revised Special Conditions of Sale, dated 5th September 2024, are available. Unit 4 is in the process of being granted a new 10-year lease at a current rental of £11,400 per annum and not as stated.

LOT 45 - GROUND RENTS, HILLTOP HOUSE, GLEN IRIS AVENUE, CANTERBURY, KENT

The Office Copy Entries state the address as Hilltop House, St Thomas Hill and not as stated. The property is currently let at £655 per annum and sold in accordance with the Tenancy Schedule attached to the Specials Conditions of Sale and not as stated.

LOT 47 - 1 THE COLONNADE, LIND STREET, RYDE, ISLE OF WIGHT

The Tenure is the remainder of a 125-year lease from and including 1st September 2017.

LOT 49 - OLD HESCOTT FARM HOUSE, HARTLAND, BIDEFORD, DEVON

The Office Copy Entries state the address as The Old Farmhouse and not as stated. To be sold in accordance with the Office Copy Entries Filed Plans and not as stated. The property has five bedrooms and not as stated.

LOT 54 - LOT 54 - LAND FOUNTAIN STREET, SITTINGBOURNE, KENT

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated. The land extends collectively to 0.19 hectares (0.46 acres) and not as stated.

LOT 62 - LOT 62 - 100B HIGH STREET, ROCHESTER, KENT

The current ground rental is £100 per annum and not as stated.

LOT 67 - ROBINS BUSH, SOLENT ROAD, CRANMORE, YARMOUTH, ISLE OF WIGHT

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

LOT 68 - FLATS 1-6, JAMES'S COURT, LABURNUM GROVE, NORTHFLEET, GRAVESEND, KENT

Revised Special Conditions of Sale, dated 6th September 2024, are available. The Office Copy Entries refer to the address as Land at back of 5 London Road and Land at the Rear of 5 London Road, Northfleet, DA11 9JE and not as stated.

LOT 70 - DOWLISH FORD MILL, DOWLISH FORD, ILMINSTER, SOMERSET

To be sold in accordance with the Office Copy Entries Filed Plans and not as stated. No information is provided in respect of the lapsed Planning mentioned in Auctioneer's Note 2 of the marketing material, therefore, interested parties should visit the local planning authority website: somersex.gov.uk for further information. The Bat Report carried out at the time of the Planning Consent is included in the legal pack.

LOT 72 - MATTHEWS MEMORIAL HALL, CASTLE AVENUE, ROCHESTER, KENT

Revised Special Conditions of Sale, dated 11th September 2024, are available.

LOT 73 - LAND REAR OF BRICK HOUSE, BURY ROAD, HITCHAM, IPSWICH, SUFFOLK

In relation to the Auctioneer's Note, we have been advised by Babergh District Council that *"Any developer would also actually have to cut back (and shore up) the embankment along Bury Road to achieve the required splays"* and not as stated.

LOT 78 - THE OLD PRINCE OF WALES, BEKESBOURNE HILL, BEKESBOURNE, CANTERBURY, KENT

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

LOT 81 - 23 MAIDSTONE ROAD, LENHAM, MAIDSTONE, KENT

The Office Copy Entries state the address as 23A Maidstone Road and not as stated.

LOT 87 - OCTAGON LODGE, THE AVENUE, BRENTWOOD, ESSEX

The property is offered on the instructions of the Administrators and not as stated. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The Office Copy Entries state the address as Hunters Lodge, The Avenue and not as stated.

LOT 89 - FORMER ARCHIVE BUILDING, ADJ 41 BRYMORE ROAD, CANTERBURY, KENT

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

LOT 95 - 30 FERNSIDE AVENUE, ST. LEONARDS-ON-SEA, EAST SUSSEX

The property is currently let at £18,050 per annum and not as stated. The Office Copy Entries state the address as 30 & 30A Fernside Avenue and states a garage is also included within the title and not as stated. The Lease expires in 2032, and at a current rental of £10,250 per annum and not as stated.

LOT 101 - LOT 101 - 29 DOVECOTE ROAD, UPWELL, WISBECH, CAMBRIDGESHIRE

Revised Special Conditions of Sale, dated 6th September 2024, are available.

LOT 106 - FORMER SHELTER, MORWETH DRIVE, TOP ROAD, DOWNDERRY, TORPOINT, CORNWALL

The Office Copy Entries state the address as Land Lying to the West Of Sun Avon, Top Road and not as stated. The parking space is held on a 999-year lease from 1st January 2007 and not as stated.

LOT 107 - 200 NEW HYTHE LANE, LARKFIELD, AYLESFORD, KENT

The property is not sold on behalf of Executors.

LOT 109 - REPTON MANOR BARN, SIR BERNARD PAGET AVENUE, ASHFORD, KENT

The Office Copy Entries refer to the address as Repton Barns, Maidstone Road and not as stated.

LOT 110 - ST THOMAS' CHAMBERS, 147 HIGH STREET, NEWPORT, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 13th September 2024, are available.

LOT 113 - STORE LYING REAR OF 118-120 HIGH STREET, BECKENHAM, KENT

To be sold in accordance with the 999-year lease from 12th June 1991 and not as stated.

LOT 118 - CHEQUERS KITCHEN, GOLF ROAD, DEAL, KENT

To be sold in accordance with the Office Copy Entries Filed Plan. The Office Copy Entries state the address as Chequers Restaurant, Golf Road and not as stated.

LOT 119 - 83-95 CARNARVON ROAD, CLACTON-ON-SEA, ESSEX

The property is currently let at £87,800 per annum and not as stated. The rental in respect of 89 Carnarvon Road is £10,000 per annum and 91 Carnarvon Road is £5,400 per annum, and not as stated. 93 Carnarvon Road is let under the terms of a Memorandum Agreement and not as stated.

LOT 120 - 1321 WESTBEACH RESORT, BATH HOTEL ROAD, WESTWARD HO!, BIDEFORD, DEVON

The Office Copy Entries state the apartment as being on the Third Floor.

LOT 122 - DOUBLE GARAGE TOP OF MEWS ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

The guide price has been increased to £45,000 Plus. The Office Copy Entries state the address as Garage and Forecourt 2, Lying to the East Of Maze Hill and Garage 1, 12 Maze Hill and not as stated.

LOT 123 - LOT 123 - LAND EAST OF 26 DOUGLAS ROAD, MAIDSTONE, KENT

The Planning Permission is dated 27th March 2024 and not as stated.

LOT 126 - 2-4 CHAPEL STREET, NEWHAVEN, EAST SUSSEX

The Planning Permission is dated 12th April 2023 and not as stated.

LOT 129 - LAND BISCOVELLETT, ST. AUSTELL, CORNWALL

Photos used within the marketing were taken in 2022.

LOT 133 - KEVINGTON, 14 TOP DARTFORD ROAD, HEXTABLE, SWANLEY, KENT

On the instructions of the Executor and Administrators and not as stated.

LOT 139 - LAND FORMING PART OF TREDAVOE FARM, TREDAVOE, PENZANCE, CORNWALL

The Lot is not being sold on behalf of the owners of Tredavoe Farm. The 'Viewing' information referred to in the marketing material should read: Interested applicants are advised not to trespass across Tredavoe Farm or contact its occupants. Furthermore individuals should not block the entrance to the farm when parking, and not as stated. The Office Copy Entries state the address as Land Forming Part Of Tredavoe Farm, Tredavoe, Penzance, Cornwall.

LOT 141 - 1-6 LAWSON COURT, KING EDWARD ROAD, GILLINGHAM, KENT

The Office Copy Entries state the address as St Sexburga Church Hall, King Edward Road, and not as stated.

LOT 144 - SHOP UNIT, 20 THE CRESCENT, BUDE, CORNWALL

Revised Special Conditions of Sale, dated 13th September 2024, are available.

LOT 145 - FLAT 27, NORTHUMBERLAND COURT, NORTHUMBERLAND AVENUE, MARGATE, KENT

The flat is sold with a share of the Management Company.

LOT 146 - ROADWAY ALONG MANOR GARDENS, CAMELFORD, CORNWALL

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

LOT 148 - 107 DOWNS ROAD, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 13th September 2024, are available.

LOT 152 - FLAT 2, 37 HIGH STREET, HASTINGS, EAST SUSSEX

The flat is currently let at £575 per calendar month (£6,900 per annum) and not as stated.

LOT 157 - ALEXANDRA PARADE & IDEN COURT, HASTINGS, EAST SUSSEX

Number 8 Alexandra Parade is currently let at £5,800 per annum; Number 4 Alexandra Parade's lease term is 10 years from 23rd July 2024 and Number 1 Alexandra Parade's lease term is six years from 1st May 2022 and not as stated.

LOT 158 - GROUND FLOOR FLAT, 163 HIGH STREET, EASTLEIGH, HAMPSHIRE

The flat is currently let at £6,900 per annum and not as stated.

LOT 161 - 28-30 DUKE STREET, ST. AUSTELL, CORNWALL

The Office Copy Entries state the Postcode as PL25 5PJ and not as stated.

LOT 168 - 5 CAMBRIDGE VILLAS, YORK ROAD, TUNBRIDGE WELLS, KENT

The flat is located on the second floor according to the Lease and Title information. The property is to be sold with one allocated underground car parking space.

LOT 172 - LAND NORTH WEST SIDE OF BEECH ROAD, BIGGIN HILL, WESTERHAM, KENT

The Local Planning Authority is the London Borough of Bromley and not as stated.