

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Online Auction : Bidding Commences 30 October 2024

Auction Ends : Friday 1 November 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 3 - Land Rear Of Fowey Close & Land at Swift Crescent, Chatham, Kent - Postponed
- Lot 33 - 9A Murley Road, Bournemouth, Dorset - Postponed
- Lot 34 - Vale Cottage, Homestead Lane, East Studdal, Dover, Kent - Postponed
- Lot 35 - 86 Common Road, Chatham, Kent - Postponed
- Lot 41 - 35 Hackney Road, Maidstone, Kent - Sold Prior
- Lot 55 - 23 Fraser Road, Kings Worthy, Winchester, Hampshire - Sold Prior
- Lot 57 - 77B Reginald Road, Bexhill-on-Sea, East Sussex - Postponed
- Lot 75 - 8 Palmerston Avenue, Fareham, Hampshire - Withdrawn Prior
- Lot 81 - Land & Buildings Rear Of 151 Gillingham Road, Gillingham, Kent - Sold Prior
- Lot 94 - Land Just Off Norwood Hill Road, Charlwood, Horley, Surrey - Sold Prior
- Lot 125 - Roadway & Verges, Bojea Industrial Estate, Trethowel, St. Austell, Cornwall - Postponed
- Lot 132 - Flat 3, 43 Harmer Street, Gravesend, Kent - Postponed
- Lot 146 - 5 Market Street, Liskeard, Cornwall - Postponed
- Lot 152 - 1A Carlton Parade, St. Johns Hill, Sevenoaks, Kent - Postponed
- Lot 164 - 11 Leed Street, Sandown, Isle Of Wight - Postponed
- Lot 173 - Flat 1, 1-7 North Road, Bexhill-on-Sea, East Sussex - Postponed

LOT 7 - 19 GORDON ROAD, CANTERBURY, KENT

This is a Receivers sale, therefore the wording 'with vacant possession' is deemed removed - the property is offered freehold.

LOT 10 - BBI SOLUTIONS, BROADOAK ENTERPRISE CENTRE, BROADOAK ROAD, SITTINGBOURNE, KENT

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

LOT 12 - 19 SOUTH STREET, CANTERBURY, KENT

We understand the property is of steel construction.

LOT 13 - 11 ILEX CLOSE, COLCHESTER, ESSEX

All four rooms are let on Assured Shorthold Tenancy Agreements, and not as stated.

LOT 14 - LAND & BUILDING, GUILDFORD ROAD, SLINFOLD, HORSHAM, WEST SUSSEX

The Office Copy Entries state the address as Slinfold Telephone Exchange, Guildford Road and not as stated.

LOT 15 - THE GENERATOR BAR, VIVE, HAVELOCK ROAD, HASTINGS, EAST SUSSEX

To be sold on a new 109-year lease at a ground rental of £1,000 per annum and not as stated.

LOT 18 - 56-76 (EXCLUDING NO. 72) ST. JOHN STREET, PERTH, PERTH & KINROSS

To be sold in accordance with the Office Copy Entries Filed Plans and not as stated. To be sold in accordance with the legal pack. Prospective bidders should take their own legal advice.

LOT 22 - SECOND FLOOR RESTAURANT, VIVE, HAVELOCK ROAD, HASTINGS, EAST SUSSEX

To be sold on a new 109-year lease at a ground rental of £1,000 per annum and not as stated.

LOT 25 - GROUND RENTS, FLATS 1-11, MISTRAL COURT, CHINGFORD AVE, CHINGFORD, LONDON

The Office Copy Entries state the address as 85 Chingford Avenue, Chingford as not as stated.

LOT 26 - THE STUDIO, EIGHT ACRE LANE, THREE OAKS, HASTINGS, EAST SUSSEX

The property description in all marketing material has been amended to read; This self-contained two-bedroom studio is in a great location for visitors to the area being close to Three Oaks with train links into Eastbourne and Ashford, and providing access to London. The property has a heating system via electric heaters and an electric hot water system. The Council Tax band has been removed from the details and not as stated.

LOT 28 - FLAT B, 63 HIGH STREET, RYDE, ISLE OF WIGHT

The tenure is the remainder of a 999-year lease, from and including 1st July 2017, and not as stated.

LOT 29 - LAND EAST OF GOLF COURSE ROAD, SKELMORLIE, NORTH Ayrshire

To be sold in accordance with the Office Copy Entries Filed Plans and not as stated. The Planning Reference is N/19/00322/PPPM and not as stated. To be sold in accordance with the legal pack. Prospective bidders should take their own legal advice.

LOT 31 - MARINERS, 15 HIGH STREET, RYE, EAST SUSSEX

To be sold in accordance with the Office Copy Entries Filed Plans and not as stated. Additional floor plans and a video has been added to the website.

LOT 38 - 25 RAVENSWOOD AVENUE, ROCHESTER, KENT

The Seller has made us aware that a previous buyer's surveyor pointed out 'historic subsidence'. We understand this was evident by cracks in the patio to the rear.

LOT 39 - FLAT 27, 42 ARUNDEL STREET, PORTSMOUTH

The tenure is the remainder of a 125-year lease, from 1st January 2015, and not as stated.

LOT 40 - 5 CORNISH ARMS, CHURCH STREET, ST. BLAZEY, PAR, CORNWALL

The Office Copy Entries state the address as Flat 5, Cornish Arms and not as stated.

LOT 43 - 72 ST JOHN STREET, PERTH, PERTH & KINROSS

To be sold in accordance with the legal pack. Prospective bidders should take their own legal advice.

LOT 44 - FLAT 1, 2 ROSE HILL, ST. BLAZEY, PAR, CORNWALL

Offered on the instructions of the Executor and not as stated. The provision within the lease allows for the parking of up to two vehicles on the specified area, provided no obstruction is caused to access ways, and not as stated.

LOT 47 - 49 SOUTH PARK ROAD, MAIDSTONE, KENT

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

LOT 49 - LAND HUNTS RISE, ADJ. BERKELEY HOUSE, HUNTS RISE, SOUTH MARSTON INDUSTRIAL ESTATE, SWINDON

The property description in all marketing material has been amended to read; Located to the north east of central Swindon this popular industrial estate is home to many large businesses. This rectangular shaped parcel of land, which extends to 0.12 hectares (0.29 acres), sits adjacent to Berkeley House, (originally an industrial building), but since converted into a multi-let business centre. The land accommodates 42 parking spaces, although six of these are allocated for the use of the occupier of Berkeley House, the remaining 36 are unencumbered and could be let to provide an income prior to a potential future redevelopment. The Office Copy Entries state the address as Land and Buildings at South Marston Industrial Estate and not as stated.

LOT 50 - 12 DUKE STREET, SOUTH MOLTON, DEVON

The property is a three storey commercial property and not as stated.

LOT 51 - FLAT F, 1 MEWS ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

The tenure is the remainder of a 125-year lease, from and including 29th September 2007, at a current ground rental of £100 per annum, and not as stated. The property is offered with vacant possession, therefore not for 'investment', as shown on the marketing material/website. The buyer will have the opportunity to enter into a new 999-year lease on completion - Further information is available within the Special Conditions of Sale.

LOT 52 - 67 HIGH STREET, AYR

Revised Special Conditions, dated 30th October 2024, are available. To be sold in accordance with the legal pack. Prospective bidders should take their own legal advice.

LOT 53 - 1105 WESTBEACH RESORT HOLIDAY PARK RESORT, BATH HOTEL ROAD, WESTWARD HO!, BIDEFORD, DEVON

We have not been provided statements in the legal pack regarding the rental income. Interested parties should make their own investigations to verify the rental income. The Office Copy Entries state the address as Flat 0-29, Green Parks Holiday Village and not as stated.

LOT 54 - ST. JOHNS MANSIONS, 11 QUEENS GARDENS, EASTBOURNE, EAST SUSSEX

The property is currently let at £194,468.40 per annum and not as stated.

LOT 56 - PARK LANE, CROWBOROUGH, EAST SUSSEX

The licences in respect of Units 1, 2 & 2A, 3, 4, 5 & 6 are on five months three weeks, from month-to-month, and not as stated. The property is currently let at £90,229.80 per annum and not as stated. To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated.

LOT 58 - 8 MEADOW BANK, LEIGH, TONBRIDGE, KENT

Let on a Protected Tenancy Agreement and not as stated.

LOT 59 - GROUND RENTS, WESTCLIFFE CHALETs, BOXERS LANE, NITON, VENTNOR, ISLE OF WIGHT

There are 28 Holiday Chalets and not as stated.

LOT 61 - LOWER GROUND FLOOR SPA, VIVE, HAVELOCK ROAD, HASTINGS, EAST SUSSEX

To be sold on a new 109-year lease at a current ground rental of £1,000 per annum and not as stated.

LOT 62 - HUNTERS LODGE (KNOWN AS OCTAGON LODGE), THE AVENUE, BRENTWOOD, ESSEX

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

LOT 63 - 40-41 CRESCENT ROAD & 106-112 CALVERLEY ROAD, TUNBRIDGE WELLS, KENT

The tenure in respect of each of the seven flats is a 150-year lease from and including 1st January 2004.

LOT 64 - HAIG HOUSE, DEVONSHIRE ROAD, HASTINGS, EAST SUSSEX

The Commercial Lease is for a term of five years from and including 25th February 2006 and not as stated.

LOT 66 - THE ENGINE HOUSE, UNITED DOWNS INDUSTRIAL PARK, ST DAY, REDRUTH, CORNWALL

Revised Special Conditions of Sale, dated 24th October 2024, are available. The telephone number for the Local Planning Authority is 0300 1234 151 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 post code quoted within the marketing details is incorrect and should not be relied upon.

LOT 67 - LAND HALE CLOSE, CHINGFORD, LONDON

The wording in the marketing material/Auctioneer's Note 2 should read 'the land is sold in accordance with the Filed Plan' and not as stated.

LOT 68 - FORMER MARDEN CHILDREN'S CENTRE, SCHOOL HOUSE, GOUDHURST ROAD, MARDEN, TONBRIDGE, KENT

To be sold subject to an Overage Clause, details of which are available in the Special Conditions of Sale.

LOT 70 - MILL FARM COTTAGE, HUNTON ROAD, MARDEN, TONBRIDGE, KENT

To make it clear the sale includes the whole of the Filed Plan, being Title K740245, and then the additional land within the TP1 Plan which is attached to the Special Conditions of Sale. The Property Information Form refers to the property having three-bedrooms and not as stated. The Office Copy Entries state the address as 1, Mill Farm Cottages and not as stated.

LOT 76 - TOP FLOOR FLAT, 9 CHATSWORTH ROAD, BRIGHTON

The Office Copy Entries state the address as Flat 3, 9 Chatsworth Road and situated on the second floor and not as stated.

LOT 77 - 23-49 HIGH STREET (EXCLUDING NO. 39) & 3-13 COCKBURN STREET, FALKIRK

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The lease has been surrendered in respect of 11 Cockburn Street, therefore, this unit is now vacant. The Table shown in the marketing material is incorrect: 39 High Street is not included and under different ownership and 37 High Street is known as Unit 2, 35 High Street and is let. Our marketing details show the property address as 39 High Street however, this is known as 37 High Street and is vacant. 41 High Street is the Upper parts (above 39) and is let. The property is let at £135,820 per annum, and not as stated.

To be sold in accordance with the legal pack. Prospective bidders should take their own legal advice.

LOT 79 - LAND REAR OF BROAD STREET HOUSE, BROAD STREET, LYMINGE, FOLKESTONE, KENT

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

LOT 80 - 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 85 - 69B PELHAM ROAD, COWES, ISLE OF WIGHT

The Office Copy Entries state the address as Land lying to the East of Pelham Road and not as stated.

LOT 89 - ST MARTINS BARN, LAND ON THE NORTH SIDE, ST. JOHNS ROAD, WROXALL, VENTNOR, ISLE OF WIGHT

The Office Copy Entries state the address as Land on the North Side St Johns Road and not as stated.

LOT 90 - CHEQUERS KITCHEN, GOLF ROAD, DEAL, 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 Chequers Restaurant, Golf Road and not as stated.

LOT 91 - FISCAL HOUSE, 2 HAVANT ROAD, EMSWORTH, HAMPSHIRE

The Planning Reference is APP/21/01220 and not as stated. The Auctioneer's Note included in all marketing has been amended to read; The Nutrient mitigation fees have been paid for all three phases of the Planning. The Community Infrastructure Levy for all three phases has not been paid and is awaiting finalisation.

LOT 92 - GROUND RENTS, BERKELEY MOUNT, OLD ROAD, CHATHAM, KENT

Currently let at £3,224.33 per annum and not as stated. One of the Leaseholders has enquired about extending their Lease. The Sellers will leave this to the Purchaser to pursue following completion.

LOT 93 - 17 SOUTH STREET, CANTERBURY, KENT

We understand the property is of steel construction.

LOT 95 - WESTMILL, CARISBROOKE ROAD, NEWPORT, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 24th October 2024, are available. The property is currently let at £43,400 per annum and not as stated and the rental in respect of Garage 4 is £75 per calendar month 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 Land on the East Side Of Norwood Hill Road and not as stated. The property also has a large communal garden.

LOT 96 - 7 THORN ROAD, WORTHING, WEST SUSSEX

Flat 3 is currently let at £800 per calendar month, and not as stated.

LOT 99 - FLAT 17, SELWYN COURT, 62 ST. PETERS ROAD, BROADSTAIRS, KENT

The flat also has a designated parking space.

LOT 100 - GARAGES & LAND REAR OF CROFTSIDE, 53 SUNNY BANK, SOUTH NORWOOD, LONDON

An additional Artist's impression of the front elevation has been added to the website.

LOT 101 - THE OLD BREWERY, WISH WARD, RYE, EAST SUSSEX

The Office Copy Entries state the address as Rye Tiles Ltd, Wish Ward and not as stated.

LOT 104 - FORMER PUBLIC CONVENIENCES, MALPAS, TRURO, CORNWALL

The contact number for the local authority is 0300 1234 151 and not as stated. To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated.

LOT 105 - LAND EAST SIDE OF VICARAGE LANE, CHIGWELL, ESSEX

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. For clarity, the tarmac driveway belongs to the neighbour and is not within the boundary of the land offered for sale.

LOT 110 - 16 DOUGLAS ROAD, HERNE BAY, KENT

The ground floor flat is let under the terms of an Unfurnished Tenancy Agreement and not as stated.

LOT 112 - LAMBERT'S YARD, DANE VALLEY ROAD, ST. PETERS, BROADSTAIRS, KENT

The Office Copy Entries state the address as Land and Buildings on the South Side Of Dane Valley Road and not as stated. The property is currently let at £111,000 per annum, and not as stated.

LOT 113 - 55 HIGH STREET, SANDOWN, ISLE OF WIGHT

The Sellers Solicitors have advised that the Seller believes that the 1985 Lease referred to in the Schedule of Notices of leases to the Seller's title in relation to the Garden Floor Flat and Yard expired by effluxion of time and will make an application to remove the note from title IW4765 but completion is not conditional on its removal.

The Ground Floor Flat and Yard is not included in the sale. The current ground rentals in respect of The Ground and First Floor are £200 per annum and the lease term for each is 125 years from 29th September 1990, and not as stated. The previously let at figure has been added to the marketing material, this being £17,000 per annum.

LOT 116 - LAND WEST SIDE OF LITTLE PURCHASE FARM, SOUTH STREET, BOUGHTON-UNDER-BLEAN, FAVERSHAM, KENT

The site can be located via the What3Words app using ref: ///stealthier.roughness.medium

LOT 117 - WOODLAND ADJACENT R M D HOUSE, UNITED DOWNS INDUSTRIAL PARK, ST. DAY, REDRUTH, CORNWALL

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The contact number for the Local Authority is 0300 1234 151 and not as stated.

LOT 118 - 6 RADNOR PARK ROAD, FOLKESTONE, KENT

The property is currently let at £18,300 per annum and not as stated.

LOT 119 - 12 EDWARD COURT, CAPSTONE ROAD, CHATHAM, KENT

The tenure is from 16th February 2015 until 24th March 2180 and not as stated. The Flat is located on the Ground Floor and not as stated.

LOT 120 - 1320 WESTBEACH RESORT HOLIDAY PARK RESORT, BATH HOTEL ROAD, WESTWARD HO!, BIDEFORD, DEVON

We have not been provided statements in the legal pack regarding the rental income. Interested parties should make their own investigations to verify the rental income. The Office Copy Entries state the address as Flat 3-25, Green Parks Holiday Village and not as stated.

LOT 121 - 19 BOUNDARY ROAD, CHATHAM, KENT

The HMO licence expired in March 2024 and not as stated.

LOT 126 - GARAGE LYING TO THE SOUTH WEST OF RICHMOND CLOSE, CHANDLER'S FORD, EASTLEIGH, HAMPSHIRE

The Seller has informed us that even though the lease states a ground rent of £10 per annum, he has never paid any ground rent.

LOT 127 - THE BUNGALOW, OLD PARSONAGE, BACK LANE, GOUDHURST, CRANBROOK, KENT

The Office Copy Entries state the postcode as TN17 1AT and not as stated. A plan is attached to the Property Information Form, (a document included in the Legal Pack) which shows the proposed residential development adjoining the southern and eastern boundaries of this property.

LOT 128 - 61 BLACKBOY ROAD, EXETER, DEVON

A Statement of Truth shows the property was previously let at £3,400 per calendar month, therefore producing £40,800 per annum and not as stated in the marketing material/Auctioneer's Note.

LOT 129 - FLATS 1-6 KINGSWOOD, CORONATION ROAD, COWES, ISLE OF WIGHT

The Office Copy Entries state the address as Kingswood, Coronation Road, Cowes, and not as stated.

LOT 130 - FREEMANTLE HOTEL, 27 PAYNES ROAD, SOUTHAMPTON

The Office Copy Entries state the address as Freemantle Hotel, 27 Payners Road, Freemantle, Southampton and not as stated.

LOT 131 - 31 CHARTER STREET, GILLINGHAM, KENT

The tenants' leaving date is 31st October 2024 as per the Section 21 Notice.

LOT 135 - 10 CHURCH ROAD, SEVINGTON, ASHFORD, KENT

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

LOT 136 - 9 MILITARY ROAD, CHATHAM, KENT

The lease in respect of the Commercial Unit expires in 2031 and not as stated.

LOT 137 - 5 ORCHARD TERRACE, BUCKFASTLEIGH, DEVON

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated. We have been informed by the Seller's Solicitor the tenancy is subject to an Assured Periodic Tenancy and not as stated.

LOT 139 - 502 MAWNEY ROAD, ROMFORD, ESSEX

A garage is also included.

LOT 140 - LAND MARKFIELD GARDENS, CHINGFORD, LONDON

The wording in the marketing material/Auctioneer's Note 2 should read 'the land is sold in accordance with the Filed Plan' and not as stated.

LOT 141 - 47 CARLTON AVENUE, GILLINGHAM, KENT

The current rental is £800 per calendar month, therefore the total rental is £9,600 per annum, and not as stated.

LOT 147 - GROUND RENTS, FLATS 21-24, MARKFIELD GARDENS, CHINGFORD, LONDON

Currently let at £630.72 per annum and not as stated.

LOT 148 - 64 LEESON ROAD, VENTNOR, ISLE OF WIGHT

Remainder of a 999-year lease, from 25th March 1878, therefore the property is leasehold with vacant possession, and not as stated.

LOT 153 - POOKS HILL COTTAGE, GOLDSMITHS AVENUE, CROWBOROUGH, EAST SUSSEX

The additional wording has been added to marketing material: Please be aware that it will not be possible to park on the driveway during viewings and alternative parking arrangements should be made.

LOT 154 - 29 LANDGUARD MANOR ROAD, SHANKLIN, ISLE OF WIGHT

To be sold on a new 800-year lease, from 25th March 1982, and not as stated.

LOT 157 - THE GROVE ARMS, LUDWELL, SHAFTESBURY, DORSET

Revised Special Conditions of Sale, dated 18th October 2024, are available. The property is to be sold subject to an Overage Clause referred to with the TR1, attached to the Special Conditions of Sale. The property is currently occupied, however the Seller will serve Notice not less than 14 days prior to completion, and not as stated.

LOT 158 - CRUMPS FARM, SHUART LANE, ST. NICHOLAS AT WADE, BIRCHINGTON, KENT

To be sold in accordance with a Lease, however a Notice to Quit has been served. To be sold in accordance with the TP1 plan attached to the Special Conditions of Sale. The Office Copy Entries state the postcode as CT7 0NB and not as stated.

LOT 160 - WEST END WORKS, HOSKINGS ROW, REDRUTH, CORNWALL

The property was previously used as a carpenter's workshop and not as stated.

LOT 162 - 20 & 20A LANDGATE, RYE, EAST SUSSEX

An additional photograph of the garden has been added to the website.

LOT 166 - FLAT 2, 37 HIGH STREET, HASTINGS, EAST SUSSEX

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

LOT 168 - WELLGROVE OAST, KINGS TOLL ROAD, PEMBURY, TUNBRIDGE WELLS, KENT

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

LOT 169 - APARTMENT 324, NURTUR HOUSE, 70 ALLEN STREET, SHEFFIELD

The property is let on a five-year lease, from and including 13th November 2020, at a current rental of £7,560 per annum, and not as stated. The tenure is a 250-year lease, from and including 13th November 2020, at a current ground rental of £275 per annum.

LOT 172 - PART OF FORMER ST JOHN FISHER SCHOOL, 79 MAIDSTONE ROAD, CHATHAM, KENT

Revised Special Conditions of Sale, dated 28th October 2024, are available.