

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Online Auction : Bidding Commences, 9 December 2024

Auction Ends : Wednesday, 11 December 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- Lot 4 - 47 Carlton Avenue, Gillingham, Kent - Withdrawn Prior
- Lot 7 - Flat F, 1 Mews Road, St. Leonards-on-Sea, East Sussex - Sold Prior
- Lot 13 - Land Adj. Bethow, Brazacott, Launceston, Cornwall- Postponed
- Lot 14 - Flat 10, The Panorama, Park Street, Ashford, Kent - Postponed
- Lot 37 - 2 Avery Court, Avery Way, Allhallows, Rochester, Kent - Postponed
- Lot 53 - 26 Walden Road, Littlebury, Saffron Walden, Essex - Sold Prior
- Lot 55 - Five Ways, Warren Road, Southfleet, Gravesend, Kent- Postponed
- Lot 65 - 40 High Street, Shanklin, Isle Of Wight - Postponed
- Lot 71 - 30 Queens Cottages, Wadhurst, East Sussex - Postponed
- Lot 79 - Flat 1, 72 Windsor Road, Bexhill-on-Sea, East Sussex - Postponed
- Lot 91 - 11 Leed Street, Sandown, Isle Of Wight - Postponed
- Lot 96 - 4 Church Steps, Church Stile Lane, Woodbury, Exeter, Devon - Postponed
- Lot 102 - Higher Carvossa Bungalow, Blowing House Hill, Ludgvan, Penzance, Cornwall - Postponed
- Lot 108 - Land Adjacent 6 Gladstone Terrace, Redruth, Cornwall - Postponed
- Lot 109 - Land North West Side Of Bull Lane, Boughton-under-Blean, Faversham, Kent - Sold Prior
- Lot 124 - 79 Falmouth Road, Redruth, Cornwall - Postponed
- Lot 129 - 21 Sea View Road, Herne Bay, Kent - Postponed
- Lot 141 - 42 St. Radigunds Street, Canterbury, Kent - Sold Prior
- Lot 145 - 64A High Street, Poole, Dorset - Sold Prior
- Lot 146 - The Studio, Eight Acre Lane, Three Oaks, Hastings, East Sussex - Sold Prior

LOT 1 - 18 MILLS TERRACE, CHATHAM, KENT

There is evidence of the existence of Japanese Knotweed in the rear garden and other adjoining land (outside the Sellers ownership). There currently is no treatment programme and the Buyer will be responsible for the implementation of a suitable programme of remedial treatment for its removal.

LOT 2 - GROUND FLOOR FLAT, 48 ALBERT ROAD, HYTHE, KENT

Revised Special Conditions of Sale dated 6th December 2024, are available. The Office Copy Entries state the address as 48A Albert Road and not as stated.

LOT 5 - 299 COMMERCIAL ROAD, PORTSMOUTH

The Office Copy Entries state the address as 279, 291 and 299 Commercial Road and not as stated. 279 and 291 the current ground rental is £75 per annum for each flat and not as stated. Currently let at £3,150 per annum and not as stated. EPC Rating C (52) 71 sq.m.

LOT 10 - 85 ELM GROVE, SOUTHSEA, HAMPSHIRE

The ground floor commercial unit is let on a 15-year lease from 27th November 2020 at a current rental of £25,000 per annum and not as stated, therefore currently let at £52,000 per annum and not as stated.

LOT 15 - CHESTNUT HOUSE, 36 SPRING ROAD, ST. OSYTH, CLACTON-ON-SEA, ESSEX

EPC Rating F.

LOT 16 - LAND ADJ. 24 THE CRESCENT, GOODWORTH CLATFORD, HAMPSHIRE

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

LOT 17 - 11A ADDINGTON STREET, MARGATE, KENT

The Office Copy Entries state the address as The Lodge, Addington Street and not as stated.

LOT 26 - 21 UNION STREET, MAIDSTONE, KENT

EPC Rating B (45). Floor area 69 sq.m.

LOT 29 - FLAT 6, MONTEAGLE, THE BUTTLANDS, WELLS-NEXT-THE-SEA, NORFOLK

EPC Rating G.

LOT 31 - 30A WRANGLDEN ROAD, MAIDSTONE, KENT

The property also includes a store on the ground floor. The Tenure is 125-years from 5th September 1983 at a current ground rental of £10 per annum and not as stated.

LOT 32 - FLAT 6, EARLSMEAD COURT, 15 GRANVILLE ROAD, EASTBOURNE, EAST SUSSEX

Tenure is from 21st February 1975 to 23rd June 2072 at a current ground rental of £81 per annum and not as stated. EPC Rating E.

LOT 34 - 1 REGENT STREET, BURNHAM-ON-SEA, SOMERSET

The Office Copy Entries state the address as 1-1A Regent Street and not as stated. The shower room referred to in the accommodation details for 1A Regent Street does not have a W.C.

LOT 35 - ROSALIE, MEADOW LANE, MEOPHAM, GRAVESEND, KENT

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

LOT 38 - LAND WEST OF ROWE COURT, DOBWALLS, LISKEARD, CORNWALL

The Office Copy Entries state the address Land at Twelvewoods Place, Dobwalls, Liskeard and not as stated.

LOT 41 - 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 42 - 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 43 - HOLLYTREE COTTAGE, HORN ASH, CREWKERNE, SOMERSET

EPC Rating G.

LOT 46 - LAND REAR OF 1 HILLVIEW, CURDRIDGE LANE, WALTHAM CHASE, SOUTHAMPTON

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

LOT 47 - GROUND RENTS, 68 ALBION ROAD, BIRCHINGTON, KENT

The ground rentals for Flats 1, 3 and 4 were amended from £30 per annum to £120 per annum by Deed of Variations dated 2013 and 2018. Flat 5 is 99-years from and including 24th June 2012 and not as stated.

LOT 48 - 23-24 HAVELOCK ROAD, HASTINGS, EAST SUSSEX

Section 5B Notices under the Landlord and Tenant Act (as amended) were not required to be served on the leaseholders of the flats as they are all owned by the same party and are they are therefore a non qualifying tenant. 24 Havelock Road is let on a commercial lease from 1st January 2023 and ending on 31st December 2027 and not as stated.

LOT 54 - 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 57 - ROSEVEAN OFF LICENCE, 38 ROSEVEAN ROAD, PENZANCE, CORNWALL

Revised Special Conditions of Sale dated 6th December 2024, are available. There is one EPC for the property - EPC Rating E (109). Floor area 113 sq.m. - and not as stated.

LOT 58 - 7 PARCELS OF RESIDUAL LAND IN VARIOUS LOCATIONS, INCLUDING THE SITE OF 87 SUMNER STREET, SOUTHWARK, LONDON

Revised Special Conditions of Sale, dated 27th November 2024, are available.

LOT 59 - 18 BOUNDARY ROAD, CHATHAM, KENT

The HMO Licence expired February 2024 and not as stated.

LOT 64 - LAND ADJACENT PENZANCE PARK & RIDE, LONG ROCK, PENZANCE, CORNWALL

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

LOT 66 - LAND SOUTH EAST SIDE OF 9 NEWLAND STREET, WITHAM, ESSEX

The land is let under a term of lease from 3rd July 2019 and ending on and including 2nd July 2069 and not as stated. The current rental is £5,000 plus VAT per annum and not as stated.

LOT 69 - 20 & 20A CANTERBURY STREET, GILLINGHAM, KENT

The Lease for 20 Canterbury Street is 5-years lease from and including 29th March 2024 and not as stated.

LOT 70 - 87 AMHERST PLACE, RYDE, ISLE OF WIGHT

We have been advised by the Seller the current ground rental is £150 per annum, however there is a Deed of Variation within the legal documentation that states the ground rental is £250 per annum and not as stated. Interested parties are advised to make their own enquiries.

LOT 72 - 34 RAMPART ROAD, BITTERNE, SOUTHAMPTON, HAMPSHIRE

Each flat is a remainder of a 125-year lease from 24th November 2006 and not as stated. The Ground Floor Flat comes with a parking space.

LOT 76 - LAND ADJ. 39 MERRITTS WAY, POOL, REDRUTH, CORNWALL

Revised Special Conditions of Sale dated 4th December 2024, are available. The auctioneers have been informed by the seller that a Section 123(2A) (As Amended) notice has been issued stating the Council's intention to dispose of the site and that accordingly the site would therefore not necessarily need to remain public open space. Interested parties are however advised to rely on their own enquiries regarding this matter.

LOT 78 - 1422 WESTBEACH HOLIDAY RESORT, BATH HOTEL ROAD, WESTWARD HO!, BIDEFORD, DEVON

The Office Copy Entries state the address as Flat 3-29 Block One, Green Parks Holiday Village and not as stated.

LOT 82 - 9-13 (ODDS) NEWLAND STREET, WITHAM, ESSEX

11 Newland Street is let on a commercial lease for 20 years from 1st June 2012 and not as stated. All rentals are plus VAT and not as stated. First Floor EPC Rating D (90) 201 sq.m.

LOT 84 - 28 & 28A ST. DUNSTANS STREET, (ALSO KNOWN AS UNITS 1 & 2 ABBOTS LODGE, ROPER RD), CANTERBURY, KENT

Currently let at £2,617.01 including VAT per calendar month - therefore currently let at £31,404.12 including VAT per annum and not as stated. The Tenure for each Unit (1 & 2) is 125-years from and including 1st May 2013 and not as stated.

LOT 86 - LOT 86 - THE SHRUBERRY, 73 NEW STREET, ASH, CANTERBURY, KENT

EPC Rating is E.

LOT 89 - LAND LYING NORTH SIDE OF HALE OAK ROAD, CHIDDINGSTONE, EDENBRIDGE, KENT

The land is currently only accessible by a public right of way on foot and there is no private right of way, nor any vehicular right of way.

LOT 90 - 379 CANTERBURY STREET, GILLINGHAM, KENT

All photos for the ground floor flat were taken before it was let.

LOT 94 - 55A MARSHAM STREET, (ALSO KNOWN AS 30 CHURCH STREET), MAIDSTONE, KENT

EPC Rating is G.

LOT 98 - 1, 2 & 3 FOREST FARM COTTAGES, LEWES RD, CHELWOOD GATE, WEST SUSSEX

Please be aware that viewings are ONLY available to the vacant cottage number 3 - there are NO viewings available on cottages 1 & 2.

LOT 100 - THE OLD BREWERY YARD, 38-46 HIGH STREET, WARMINSTER, WILTSHIRE

Sold in accordance with the TP1 Plan attached to the Special Conditions and not as stated.

LOT 104 - LAND KERNICK INDUSTRIAL ESTATE, PARKENGUE, KERNICK, PENRYN, CORNWALL

The Location Plan and site measurements have been amended since we started marketing this lot early. The new site measurements are 0.08 hectares (0.20 acres). An Auctioneers Note has also been added stating the area coloured blue on the location plan is excluded from the sale. The Lot comprises only two parcels of land and not as previously advertised when marketed early. The contact number for the Local Authority is 0300 1234 151 and not as stated. Individuals should not rely upon the Post Code quoted within the marketing details.

LOT 105 - 19 HIGH STREET, EPSOM, SURREY

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

LOT 106 - 5 MARKET STREET, LISKEARD, CORNWALL

Commercial Lease term is 6-years and 364 days and not as stated. Flat 3 rental is £520 per calendar month and not as stated, therefore currently let at £24,600 per annum and not as stated.

LOT 107 - FLAT 8, CORAL COURT, SERPENTINE CLOSE, CHADWELL HEATH, ROMFORD

The tenure is 99-years from and including 1st June 2015 and not as stated.

LOT 117 - 111 HIGH STREET, POOLE, DORSET

111 High Street current ground rental is £200 per annum and not as stated, therefore currently let at £19,200 per annum. 113 High Street is NOT included within the lot as stated.

LOT 121 - 30-32 TRELOWARREN STREET, CAMBORNE, CORNWALL

30 Trelowarren Street is currently trading as a gift shop and the Tenancy is 6-years from 22nd November 2023 at a current rental of £9,000 per annum. 32 Trelowarren Street is currently trading as a charity shop and the Tenancy is 10-years from 24th March 2005 at a current rental of £11,500 per annum and not as stated.

LOT 125 - MAST SITE, UPPER ARPINGE, PADDLESWORTH, FOLKESTONE, KENT

The Office Copy Entries state the address as Land Lying to the East Of A Road from Arpinge to Paddlesworth and not as stated.

LOT 127 - FLAT 3, THE RESIDENCES, CAVES COURT, WORTHINGTON STREET, DOVER, KENT

Currently let at £550 per calendar month and not as stated, therefore currently let at £6,600 per annum.

LOT 128 - LAND ADJ. 24 BERBER ROAD, ROCHESTER, KENT

Revised Special Conditions of Sale dated 4th December 2024, are available.

LOT 130 - VALE COTTAGE, HOMESTEAD LANE, EAST STUDDAL, DOVER, KENT

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

LOT 135 - OAKDENE, WOODGATE LANE, BORDEN, SITTINGBOURNE, KENT

To be sold in accordance with the Office Copy Entries Filed Plans and not as stated. The Office Copy Entries state the address as Land on the North East Side Of Woodgate Lane and Land Lying to the East Of Woodgate Lane and not as stated.

LOT 137 - 29A SOUTHWATER ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

The tenure is 170-years from 25th December 1974 and not as stated. The property is not let so the currently let on the auction details is an error.

LOT 138 - 5 CLOUDESLEY ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

Flat B ground rental is £150 per annum and not as stated. Flat D ground rental is £100 per annum and not as stated. Flat E current rental is £550 per calendar month and not as stated, therefore currently let at £20,605 per annum. Flat C EPC Rating is C and not as stated.

LOT 139 - IVY COTTAGE, WHEAL BULL, FOXHOLE, ST. AUSTELL, CORNWALL

The Office Copy Entries refer to the property as Gribbs Cottage and Land and not as stated. In relation to the possessory title claim referred to in the details, the Auctioneers have been made aware of correspondence from Land Registry informing the seller their Application cannot proceed on the current basis and as such the Application will now be cancelled. The 1,000-year lease referred to in the details relates specifically to the septic tank and covers only part of the additional garden space. The remaining space appears to be unregistered. Interested parties should conduct their own investigations in these matters.

LOT 140 - THE EBONY SCHOOL, READING STREET, TENTERDEN, KENT

The Office Copy Entries state the address as Old Ebony School and not as stated.

LOT 143 - 3 STREAM COTTAGES, HORAM, HEATHFIELD, EAST SUSSEX

Currently let at £3,900 per annum and not as stated.

LOT 148 - 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 149 - WHITE LODGE COURT, PETT LEVEL ROAD, WINCHELSEA BEACH, WINCHELSEA, EAST SUSSEX

Potential Estimated rental of £55,200 per annum.