

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Online Auction : Bidding Commences, Tuesday 4 February

Auction Ends : Thursday, 6 February 2025

ADDITIONS, AMENDMENTS AND ANNOUNCEMENTS TO BE READ IN CONJUNCTION WITH THE SALES DETAILS; 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 2 - Land Rear Of 13B King Street, Ramsgate, Kent - Postponed
- Lot 8 - St John Stone House, 41 St. Thomas Hill, Canterbury, Kent - Sold Prior
- Lot 13 - Land Trezaise Road, Roche, St. Austell, Cornwall - Withdrawn Prior
- Lot 27 - 20 The Strand, Dawlish, Devon - Sold Prior
- Lot 33 - Land Rear Of Fowey Close & Land At Swift Crescent, Chatham, Kent - Postponed
- Lot 45 - Land Adjacent 6 Gladstone Terrace, Redruth, Cornwall - Postponed
- Lot 55 - Land Rear Of Sportsmans Close, Treburley, Launceston, Cornwall - Withdrawn Prior
- Lot 77 - 60 Bohemia Road, St. Leonards-on-Sea, East Sussex - Sold Prior
- Lot 80 - 20 & 20A Canterbury Street, Gillingham, Kent - Sold Prior
- Lot 92 - Flat 2, 55 Bouverie Road West, Folkestone, Kent - Postponed
- Lot 98 - 90 Chapel Street, Tiverton, Devon - Postponed
- Lot 107 - Flat D, 84 East Hill, St. Austell, Cornwall - Postponed
- Lot 112 - Land Adj. Fairfield, Telegraph Hill, St. Day, Redruth, Cornwall - Postponed
- Lot 157 - 22 Station Road, Fowey, Cornwall - Postponed
- Lot 161 - Flat 3, 133 High Street, Crediton, Devon - Postponed
- Lot 168 - White Lodge Court, Pett Level Road, Winchelsea Beach, Winchelsea, East Sussex - Sold Prior
- Lot 169 - 87 Amherst Place, Ryde, Isle Of Wight - Sold Prior
- Lot 172 - 44A Spencer Road, Ryde, Isle Of Wight - Sold Prior
- Lot 174 - Land Adj. 3 Vicarage Hill, Dartmouth, Devon - Withdrawn Prior

LOT 1 - 2 COUNCIL COTTAGES, SANDPLACE, LOOE, CORNWALL

The Auctioneers have now inspected the property and not as previously stated. EPC Rating D.
The What3Words app reference is ///upstairs.beauty.usages and not as previously stated.

LOT 5 - 299 COMMERCIAL ROAD, PORTSMOUTH

The retail unit on the ground floor is vacant and in addition to retail it is considered there is potential for conversion into a two-bedroom flat with garden, subject to all necessary consents being obtainable, and not as previously stated. The Office Copy Entries state the address as 279, 291 and 299 Commercial Road and not as stated.

LOT 6 - LODGE 6, THE BAY COLWELL, FORT WARDEN ROAD, TOTLAND BAY, ISLE OF WIGHT

The tenure is a 999-year lease, less 3 days, from and including 8th January 2018. The Office Copy Entries state the address as 6 Island View Chalets, Fort Warden Road, Totland Bay and not as stated. There is only one bathroom and not as previously stated.

LOT 9 - GROUND RENTS, 1-51 BANHAM DRIVE, SUDBURY, SUFFOLK

The location plan attached to the auction particulars (when first marketed) does not refer to this lot. The Office Copy Entries state the address as 56 Waldingfield Road and Land and Buildings on the South East and not as stated. The property is currently let at £1,828.35 per annum and not as stated.

LOT 11 - WOODTOWN HOUSE, WOODTOWN, EAST-THE-WATER, BIDEFORD, DEVON

The Office Copy Entries state the address as Woodtown House, Alverdiscott Road, and not as stated. The size of the plot is just over 3.5 acres and not as previously stated.

LOT 12 - 2 MOUNTS BAY ROAD, PENZANCE, CORNWALL

Further Revised Special Conditions of Sale, dated 3rd February 2025, are available. EPC Rating G. The garden space is on three sides and not as previously stated.

LOT 14 - GARAGES 2,3,4,8 & 11 AT COLENZO DRIVE, ANDOVER, HAMPSHIRE

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

LOT 15 - 50 HAVELOCK ROAD, HASTINGS, EAST SUSSEX

The tenure in respect of Basement/24 Middle Street is a 99-year lease, from 25th March 1999, and not as stated.

LOT 18 - GARAGES 17,18,19,20 & 21 HILL GROUND, FROME, SOMERSET

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

LOT 21 - LAND TRECARN CLOSE, LAUNCESTON, CORNWALL

To be sold in accordance with the Plan attached to the TR5 and not as stated.

LOT 22 - GARAGES 7,8 & 9 BENBOW COURT, ANDOVER, HAMPSHIRE

Revised Special Conditions of Sale, dated 28th January 2025, are available.

LOT 24 - 1, 2 & 3 FOREST FARM COTTAGES, LEWES ROAD, CHELWOOD GATE, HAYWARDS HEATH, WEST SUSSEX

Revised Special Conditions of Sale, dated 4th February 2025, are available. Currently let at £23,208 per annum and not as stated.

LOT 25 - LAND WEST OF 94-96 LEWES ROAD, BRIGHTON

The Planning Permission is dated 22nd August 2024, and not as stated. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated.

LOT 29 - LAND ADJ. 78 GLEBE LANE, MAIDSTONE, KENT

The Planning Permission document is dated 25th July 2022 and not as previously stated.

LOT 31 - UPPER PARTS, 78 BANK STREET, MAIDSTONE, KENT

EPC Rating G (155). Floor area 275 sq.m. The Local Authority is Maidstone Borough Council. Tel: 01622 602736. Website: maidstone.gov.uk and not as previously stated.

LOT 32 - 106 MARINE COURT, ST. LEONARDS-ON-SEA, EAST SUSSEX

EPC Rating C.

LOT 36 - UPPER PARTS, 77 BANK STREET, MAIDSTONE, KENT

EPC Rating E (101). Floor area 120 sq.m.

LOT 37 - THE PADDOCK FRONTING ANGLELY ROAD (A229), WILSLEY GREEN, CRANBROOK, KENT

Further revised Special Conditions of Sale, dated 31st January 2025, are available. The Office Copy Entries state the address as Land on the North-West Side Of Wilsley Green and not as stated.

LOT 39 - METHODIST CHURCH, 42 CUCKFIELD ROAD, HURSTPIERPOINT, HASSOCKS, WEST SUSSEX

The Lot is sold subject to an Overage Clause.

LOT 41 - LAND WHYTELEAFE HILL, WHYTELEAFE, SURREY

The land can be located via What3Words app using [///sock.agenda.spring](https://www.what3words.com/sock.agenda.spring).

LOT 43 - HARDY HOUSE, THE STREET, BETHERSDEN, ASHFORD, KENT

EPC rating D (92). Floor area 132 sq.m.

LOT 44 - THE WATER MILL, 87 HIGH STREET, EDENBRIDGE, KENT

EPC Rating C (75). Floor area 225 sq.m.

LOT 49 - LAND ADJACENT 17 MOORGREEN ROAD, COWES, ISLE OF WIGHT

The Office Copy Entries state the address as Land Lying to the South-East of 37 Albert Road and not as stated.

LOT 50 - RIPPLE DOWN HOUSE, DOVER ROAD, RINGWOULD, DEAL, KENT

Further Revised Special Conditions of Sale, dated 3rd February 2025, are available.

LOT 51 - 1 LANGREEK BUNGALOWS, POLPERRO, LOOE, CORNWALL

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

LOT 56 - FORMER CARCLAZE INFANTS SCHOOL, CARCLAZE ROAD, ST. AUSTELL, CORNWALL

Pre-application advice relating to the site has been provided by Cornwall Council, under ref: PA23/01370/PREAPP, dated 15th February 2024. The proposal submitted was to keep the remaining façade and create eight open market residential flats. On the top playground it is the intention to provide four further residential flats that are proposed to be affordable. Each flat will have access to one allocated parking space and there will be additional visitor spaces and not as stated. The Local Planning Authority number is 0300 1234151 and not as stated.

LOT 58 - LAND ADJ. 1 RAILWAY COTTAGES, BURNGULLOW LANE, HIGH STREET, ST. AUSTELL, CORNWALL

Revised Special Conditions of Sale, dated 30th January 2025, are available.

LOT 59 - FORMER CITIZENS ADVICE BUREAU, NORTHERN ROAD, COSHAM, PORTSMOUTH

Revised Special Conditions of Sale, dated 3rd February 2025, are available.

LOT 62 - 19 NEWTOWN GREEN, ASHFORD, KENT

EPC Rating B (38). Floor area 89 sq.m. The word 'former' shall be deemed deleted from all marketing material.

LOT 64 - SITE A, WELLINGTON MEWS, HASTINGS, EAST SUSSEX

The Office Copy Entries show the address as 28-24 Wellington Mews and not as stated.

LOT 65 - 194 HIGH STREET, DEAL, KENT

Revised Special Conditions of Sale, dated 24th January 2025, are available.

LOT 69 - 39 TOWNSHEND TERRACE, RICHMOND, SURREY

EPC Rating C.

LOT 71 - CENTRAL BUILDINGS, 39-41 NEWLAND STREET, WITHAM, ESSEX

Revised Special Conditions of Sale, dated 3rd February 2025, are available. The Office Copy Entries refer to the address as Central Buildings, Newland Street, Witham and not as stated.

LOT 73 - 16 GOODERN DRIVE, TRURO, CORNWALL

Correction to the added Auctioneer's Note:- The nearby property, 18 Goodern Drive, is also being offered for sale by auction and features as Lot 113 and not as stated.

LOT 74 - THE FORMER CHILDRENS CENTRE, SHAFTESBURY ROAD, HERSDEN, CANTERBURY, KENT

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

LOT 75 - 9 ANGWIN AVENUE, ST. AGNES, CORNWALL

The property is not being sold with vacant possession and will be subject in part to a lease of the St Agnes Sports Club at the rear of the property. For further details please refer to the legal documentation available. To be sold in accordance with the Lease referred to in the TP1, and not as stated. In addition to the stated accommodation there is a W.C. on the ground floor.

LOT 76 - HAZERI, BUTTON STREET, SWANLEY, KENT

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

LOT 79 - 1-7 CANAL ROAD, STROOD, ROCHESTER, KENT

The Outline Planning Permission was granted in 2019. Interested parties are advised to rely on their own investigations as to whether the Planning has been implemented by the demolition of buildings.

LOT 81 - 5, 5A, 6 AND 6A MARINE PARADE MEWS, FOLKESTONE, KENT

The Office Copy Entries state the address as 5 & 6 Marine Parade Mews, and not as stated.

LOT 82 - LAND ADJ. 24 THE CRESCENT, GOODWORTH CLATFORD, HAMPSHIRE

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

LOT 85 - LAND BOOTH PLACE, MARGATE, KENT

The Office Copy Entries state the address as 12 & 14 Clifton Street and not as stated.

LOT 87 - 57 EMBASSY COURT, KINGS ROAD, BRIGHTON

The tenure is a 999-year lease, from 21st August 1978, and not as stated.

LOT 89 - HARROW LODGE HOTEL, 31 PALMERSTON ROAD, SHANKLIN, ISLE OF WIGHT

EPC Rating C (63). Floor area 525 sq.m. The Office Copy Entries state the address as Harrow Lodge Hotel, Eastcliff Promenade, and not as stated.

LOT 90 - 86 COMMON ROAD, CHATHAM, KENT

The Office Copy Entries state the address as 82 Common Road, however the property is now known as 86 Common Road as per the legal documentation.

LOT 91 - NEW HOUSE YOUTH & SPORTS CENTRE, CHALKWELL ROAD, SITTINGBOURNE, KENT

The Seller has recently been approached by an adjoining property wishing to have access to the property in order to dismantle a large Ash tree located on their property but which overhangs the car park at the property. To dismantle the tree, access is required from both sides due to the spread of the crown. The Seller has not given permission for this access given the upcoming auction but has suggested that they seek permission from the new owner in due course. The Office Copy Entries state the address as New House Youth and Sports Centre, 93-97 Chalkwell Road and not as stated.

LOT 93 - 18 THE STRAND, DAWLISH, DEVON

The Purchaser will be gifted, simultaneously upon completion, a 25% share of the freehold.

LOT 94 - FLAT 1, 9 GODWIN ROAD, CLIFTONVILLE, MARGATE, KENT

EPC Rating E. We have been informed our client is willing to sign a Section 42 Notice and Deed of Assignment if the buyer's solicitor drafts the Notices, serves the Notices and deals with the freeholder response. We have been informed that a Section 20 Notice has been served on the owner and we understand the cost of the works are in excess of £5,000. We have not been provided with a copy of the Section 20 Notice, although this has been requested but may not be available in time for the auction.

LOT 99 - FLAT 2, VICTORIA COURT, SECOND AVENUE, HARWICH, ESSEX

We are advised by the Seller's Solicitor: The freehold is unregistered so cannot be deduced, however the leasehold has Absolute Title so it is guaranteed by Land Registry.

LOT 106 - 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 108 - 9 & 10 TREVOSE ROAD, TRURO, CORNWALL

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

LOT 110 - 49 MARGARET CRESCENT, BODMIN, CORNWALL

The property has three bedrooms and not as previously stated and the Auctioneers have now inspected the property and not as previously stated. EPC Rating D.

LOT 111 - GREENKING BUNGALOW, THE PIXIE HOUSE AND ADJ LAND, SANDING ROAD, TINTAGEL, CORNWALL

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

LOT 113 - 18 GOODERN DRIVE, TRURO, CORNWALL

Correction to the added Auctioneer's Note:- The nearby property, 16 Goodern Drive, is also being offered for sale by auction and features as Lot 73 and not as stated.

LOT 116 - PARISA HOUSE, FLATS 1-12, 7-11 ADDINGTON ROAD, MARGATE, KENT

Revised Special Conditions of Sale, dated 3rd February 2025, are available. Flat 7 is now let on an Assured Shorthold Tenancy Agreement at a current rental of £895 per calendar month and not as stated, therefore currently let at £127,440 per annum. All EPC Ratings for all Flats are C and not as stated.

LOT 117 - 34 UNION STREET, RYDE, ISLE OF WIGHT

Prospective buyers' attention is specifically drawn to the Special Conditions of Sale regarding the tenancy status of the occupier of Flat 1. EPC Ratings B & C and not as stated.

LOT 118 - 38 ETHELBERT CLOSE, BROMLEY, KENT

The tenure is the remainder of a 98-year (less 10 days) lease, from 25th March 1935, and not as stated.

LOT 127 - FLATS 2, 4, 5, 6 & 7 21 BURLINGTON STREET, BRIGHTON

The rental in respect of Flat 5 is due to increase, from 29th January 2025, to £900 per calendar month and Flat 7's rental is £900 per calendar month, and not as stated. The property is therefore currently let at £49,632 per annum, and not as stated. Flat 5's EPC Rating is D and not as stated.

LOT 130 - 127 HIGH STREET, QUEENBOROUGH, KENT

EPC Rating D (78). Floor area 393 sq.m.

LOT 132 - LAND & ROADWAYS BARNCOOSE INDUSTRIAL ESTATE, BARNCOOSE, REDRUTH, CORNWALL

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

LOT 133 - BRAEMAR, 5 BROADWAY, SANDOWN, ISLE OF WIGHT

There is a cellar accessed via Flat 1A.

LOT 138 - 70 ST. JOHNS ROAD, RYDE, ISLE OF WIGHT

The Freehold and Leasehold titles are being sold. EPC Ratings E & G and not as stated.

LOT 140 - PERMARIN TOILETS, REAR OF LOWER MARKET STREET, PENRYN, CORNWALL

Revised Special Conditions of Sale, dated 27th January 2025, are available.

LOT 142 - GROUND FLOOR, FLAT 4, CLANDON COURT, 69 BURNT ASH LANE, BROMLEY, KENT

Revised Special Conditions of Sale, dated 29th January 2025, are available.

LOT 146 - 49 RAYMOND ROAD, REDRUTH, CORNWALL

The Office Copy Entries state the address as 47 Raymond Street and 49 Raymond Road, Redruth, TR15 2HF. To be sold in accordance with the Office Copy Entries Filed Plans and not as stated.

LOT 147 - 11 LEED STREET, SANDOWN, ISLE OF WIGHT

The rental in respect of Flat 3 is £122.46 per week; Flat 5 rental is £116.92 per week; Flat 8 rental is £92.50 per week and Flat 9 is £500 per calendar month, and not as stated. The property is, therefore, currently let at £48,469.96 per annum and not as stated.

LOT 148 - 35 BREWER STREET, MAIDSTONE, KENT

EPC Rating D.

LOT 151 - 30 TWYDALL GREEN, GILLINGHAM, KENT

The tenure is the remainder of a 118-year lease, from 2nd July 1990, and not as stated.

LOT 155 - 34 RAMPART ROAD, BITTERNE, SOUTHAMPTON, HAMPSHIRE

Currently let at £18,000 per annum.

LOT 158 - 77-79 STATION ROAD, BOROUGH GREEN, SEVENOAKS, KENT

The Office Copy Entries state the address as 79 Station Road, and not as stated. EPC Rating G.

LOT 163 - 63 ST. ANDREWS ESTATE, CULLOMPTON, DEVON

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

LOT 164 - MASADA, BEECH HILL, HEADLEY DOWN, BORDON, HAMPSHIRE

Revised Special Conditions of Sale, dated 3rd February 2025, are available. The property is sold subject to an Overage Clause.

LOT 165 - 255 LUTON ROAD, CHATHAM, KENT

EPC Rating D.

LOT 166 - FLAT 1, 72 WINDSOR ROAD, BEXHILL-ON-SEA, EAST SUSSEX

The Office Copy Entries state the address as Ground Floor Flat, 72 Windsor Road and not as stated.

LOT 176 - 69 HIGH STREET, SITTINGBOURNE, KENT

EPC Rating C (63). Floor area 756 sq.m. and not as stated.

LOT 177 - 32 HERNE AVENUE, HERNE BAY, KENT

A Floor Plan has been added since commencement of marketing.