

Auction Addendum

Clive Emson 

Online Auction : Bidding Commences, Tuesday 18 March
Auction Ends : Thursday, 20 March 2025

LAND AND PROPERTY AUCTIONEERS

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Lot 13 - Land Rear Of Kilburn, Fraddon, St. Columb, Cornwall - Withdrawn Prior

Lot 21 - Land Adj. 12 Killicourt, Carnon Downs, Truro, Cornwall - Postponed

Lot 67 - Dormer Cottage, Woodcock Hill, Felbridge, East Grinstead, West Sussex - Sold Prior

Lot 68 - Crossways, Dunsfold Road, Alfold, Cranleigh, Surrey - Sold Prior

Lot 72 - 2 Bank Buildings, High Street, Horam, Heathfield, East Sussex - Sold Prior

Lot 73 - 1 Bullock Market Terrace, Penzance, Cornwall - Sold Prior

Lot 82 - 34 Union Street, Ryde, Isle Of Wight - Sold Prior

Lot 104 - Hunters Lodge (Known As Octagon Lodge), The Avenue, Brentwood, Essex - Sold Prior

Lot 105 - 2 Perrymans Cross, Hastings Road, Northiam, Rye, East Sussex - Postponed

Lot 117 - Roadway & Footpath, Stennack Road, Holmbush Industrial Estate, St. Austell, Cornwall - Postponed

LOT 1 - THE OLD PUMPING STATION, ALVERTON ROAD, PENZANCE, CORNWALL

The Office Copy Entries state the address as Water Pumping Station, Greenbank, Penzance and not as stated. EPC Rating D.

LOT 4 - GROUND RENTS, WESTCLIFFE CHALETs, BOXERS LANE, NITON, VENTNOR, ISLE OF WIGHT

There are 28 holiday chalets and not as stated.

LOT 7 - 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 10 - 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 11 - 9 MILITARY ROAD, CHATHAM, KENT

Revised Special Conditions of Sale, dated 12th March 2025, are available. Flat B (also known as Flat 2) section 13 notice states the rental as £750 per calendar month, however we have been informed by the Seller that the tenant does in fact only pay £700 per calendar month.

LOT 12 - LAND ADJ. 15 DONGOLA ROAD, ROCHESTER, KENT

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

LOT 13 - LAND AT REAR OF KILBURN, FRADDON, ST. COLUMB, CORNWALL

The Planning Permission Ref: PA14/00882 has now lapsed. The Office Copy Entries state the address as Land on the West and Side Of Kilburn, Blue Anchor, Fraddon and not as stated. To be sold in accordance with the Office Copy Entries Filed Plans and not as stated.

LOT 16 - FIRST FLOOR FLAT, 27A ABBEY ROAD, BELVEDERE, KENT

Remainder of a 125-year lease, from 25th March 2016, and not as stated. The ground rent is £507.50 per annum and not as stated.

LOT 18 - GARAGES 8-14 AT TOVEY COURT, ANDOVER, HAMPSHIRE

There are seven garages and not as previously stated. To be sold in accordance with the Plan attached to the Special Conditions of Sale and not as stated.

LOT 19 - 37 HIGH STREET, SHANKLIN, ISLE OF WIGHT

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £695 per calendar month, however the tenants are due to vacate on 31st March 2025. The commercial lease for the retail unit is for an extended term of three years, from 1st August 2024, (expiring on 31st July 2027), at a current rental of £6,500 per annum.

LOT 20 - 7 THE VALE, COULSDON, SURREY

Revised Special Conditions of Sale, dated 18th March 2025, are available.

LOT 23 - 12 & 12A LONDON ROAD, DOVER, KENT

The property is not being sold on behalf of the Administrators. The Office Copy Entries state the address as 12 London Road, Dover and not as stated.

LOT 25 - LAND WOODCHURCH ROAD, MANSTON, RAMSGATE, KENT

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

LOT 26 - LAND & BUILDINGS, WEST SIDE OF NEW DORSET STREET, BRIGHTON

Garage 4 is let at £1,200 per annum and not as stated. All rentals in respect of the garages and car spaces are plus VAT, therefore the current rental income is £15,799.92 per annum and not as stated. The amounts stated are correct at the time of submission but are subject to change and any potential Buyer must make their own enquiries for updates to the Licences.

LOT 29 - ROADWAY & VERGES AT BOJEA INDUSTRIAL ESTATE, TRETHOWEL, ST. AUSTELL, CORNWALL

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

LOT 35 - METHODIST CHURCH, 42 CUCKFIELD ROAD, HURSTPIERPOINT, HASSOCKS, WEST SUSSEX

The Lot is sold subject to an Overage Clause.

LOT 37 - BUILDING PLOT, TEIGN VIEW ROAD, BISHOPSTEIGNTON, TEIGNMOUTH, DEVON

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

LOT 40 - 29 MAY GARDENS, LANNER, REDRUTH, CORNWALL

EPC Rating G.

LOT 41 - ODDFELLOWS HALL, 15 ORANGE STREET, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 17th March 2025, are available.

LOT 43 - LAND NORTH OF THATCHED COTTAGE, CANTERBURY ROAD, FAVERSHAM, KENT

Although the Deed of Easement and the Deed of Release of restrictive covenant have both been agreed in principle they are both subject to Contracts being completed. To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated.

LOT 48 - THE BARN, MAIN ROAD, HADLOW DOWN, UCKFIELD, EAST SUSSEX

Revised Special Conditions of Sale, dated 17th March 2025, are available. To be sold subject to an Overage Clause. To be sold in accordance with the TP1 Plan attached to the Special Conditions and not as stated.

LOT 49 - SCRAGGED OAK FARM, SCRAGGED OAK ROAD, DETLING, MAIDSTONE, KENT

To be sold in accordance with the TP1 Plan attached to the Special Conditions and not as stated. The Planning Reference is 24/500122/FULL, and not as stated.

LOT 50 - PHOENIX HOUSE, CENTRAL AVENUE, SITTINGBOURNE, KENT

Revised Special Conditions of Sale, dated 17th March 2025, are available. To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated.

LOT 52 - 383-389 OLD LONDON ROAD, HASTINGS, EAST SUSSEX

The address of the property is 383-389 Old London Road and not as previously stated. The Office Copy Entries state the address as 381A Old London Road, and not as stated.

LOT 54 - 10 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 Land at Tregalellas Close located at the rear of the property. For further details please refer to the legal documentation available.

LOT 57 - 18 BROOM HILL ROAD, ROCHESTER, KENT

The land located to the rear of the property (which has Planning Permission for residential), is NOT included in the sale. The property has parking to the rear.

LOT 58 - LAND ADJACENT 76 WINCHESTER ROAD, SOUTHAMPTON

The Office Copy Entries state the address as Land on the East Side Of Warren Avenue, and not as stated.

LOT 63 - GREENKING BUNGALOW, THE PIXIE HOUSE AND ADJ LAND, SANDING ROAD, TINTAGEL, CORNWALL

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

LOT 70 - WOODTOWN HOUSE, WOODTOWN, EAST-THE-WATER, BIDEFORD, DEVON

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

LOT 71 - 1 BROADWAY FARM COTTAGES, BROADWAY LANE, LOVEDEAN, WATERLOOVILLE, HAMPSHIRE

The Local Planning Authority is the East Hampshire District Council, website: Easthants.gov.uk. Tel: 01730 266551, and not as previously stated.

LOT 79 - CAR SPACES 1-9, GRAND PARADE MEWS, WILLIAM STREET, BRIGHTON

The Office Copy Entries state the postcode as BN2 2JA and not as stated. The amounts stated are correct at the time of submission, but are subject to change and any potential Buyer must make their own enquiries for updates to the Licences.

LOT 81 - 24 DAVIS AVENUE, DEAL, KENT

There is expanding foam in the roof void.

LOT 83 - 2 FURZE HILL DRIVE, POOLE, DORSET

EPC Rating E.

LOT 84 - 45 OCEAN VIEW ROAD, VENTNOR, ISLE OF WIGHT

EPC Rating E.

LOT 85 - FLAT 2, HOWARD WAY, MADFORD LANE, LAUNCESTON, CORNWALL

A share of the freehold will NOT be included in the sale.

LOT 87 - UNICORN HOUSE, 7 CASTLE STREET, DOVER, KENT

The Planning Permission is for Change of Use of ground, first and second floors to three, self-contained flats and not as stated.

LOT 89 - 10 BARTON COURT, SUSSEX STREET, RAMSGATE, KENT

Remainder of a 125-year lease, from 10th May 2024, and not as stated.

LOT 95 - 47 SWAFFER WAY, SINGLETON HILL, ASHFORD, KENT

The Office Copy Entries state the address as 47 Swaffer Way, Great Chart, Ashford, and not as stated.

LOT 108 - 85 HAMILTON ROAD, GILLINGHAM, KENT

EPC Rating D.

LOT 110 - 21 DURNING ROAD, ST. AGNES, CORNWALL

The garage adjoins a neighbouring garage and not as stated.

LOT 113 - 73 BRENTWOOD ROAD, ROMFORD

The HMO licence provided in the legal documentation is purely for example. This licence has now expired and any potential buyer(s) would need to apply for a new licence with the council.

LOT 118 - 56 ALBERT STREET, VENTNOR, ISLE OF WIGHT

EPC Rating D.

LOT 120 - FLAT 2, 36 STATION ROAD, BUDLEIGH SALTERTON, DEVON

The flat is on the upper floor and not as stated. To be sold on a new 199-year lease, from 23rd June 2005, and not as stated.

LOT 121 - 38 VICTORIA PARK, HERNE BAY, KENT

Flat 3 is referred to as Flat 38A and not as stated. Both flat rentals are plus Council Tax per calendar month.

LOT 123 - 1A CHURCH STREET, TONBRIDGE, KENT

The Office Copy Entries state the address as Rose Cottage, Church Street and not as stated.

LOT 127 - 16 & 16A CATHEBEDRON ROAD, CARNHELL GREEN, CAMBORNE, CORNWALL

EPC Ratings E & F. The Auctioneers have been unable to ascertain the Council Tax Band for 16A Cathberdon Road, interested applicants are advised to make their own enquiries.

LOT 129 - 15 OLDFIELD ROAD, EASTBOURNE, EAST SUSSEX

The Office Copy Entries state the address as 15 Oldfield Road, Willingdon and not as stated.

LOT 133 - 171 EAST STREET, SITTINGBOURNE, KENT

Flat 4 rental is £840 per calendar month and not as stated. Currently let at £38,160 per annum and not as previously stated. Although each room has its own kitchenette they all share a communal kitchen.

LOT 135 - 8 BRAND ROAD, EASTBOURNE, EAST SUSSEX

The Office Copy Entries state the address as Arran, Brand Road, Eastbourne and not as stated. EPC Ratings E.

LOT 137 - 16 HIGH STREET, WOULDHAM, ROCHESTER, KENT

EPC Rating D.

LOT 141 - LAND REAR OF 13B KING STREET, RAMSGATE, KENT

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

LOT 145 - 172 LEE STREET, HORLEY, SURREY

The property is situated in the westerly edge of Horley and not as previously stated.