

Auction Addendum

Clive Emson 

Online Auction : Bidding Commences, 29th April 2025

LAND AND PROPERTY AUCTIONEERS

Auction Ends : 1st May 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 9 - Land Wheal Mary, North Country, Redruth, Cornwall - Postponed
- Lot 20 - Land New Hythe Business Park, Bellingham Way, New Hythe Lane, Larkfield, Aylesford, Kent - Postponed
- Lot 23 - 16 & 16A Cathebedron Road, Carnhell Green, Camborne, Cornwall - Postponed
- Lot 37 - Roseglen Hotel, 12 Palmerston Road, Shanklin, Isle Of Wight - Postponed
- Lot 43 - 103 Trelowarren Street, Camborne, Cornwall - Postponed
- Lot 45 - Land & Garage Adj. 3 St. Georges Avenue, Herne Bay, Kent - Postponed
- Lot 46 - 4-6 Fore Street, St. Austell, Cornwall - Sold Prior
- Lot 54 - Land Porspoder Place, Cawsand, Torpoint, Cornwall - Postponed
- Lot 57 - Cross Hotel, Copplestone, Crediton, Devon - Postponed
- Lot 66 - Land Caring Lane, Bearsted, Maidstone, Kent - Postponed
- Lot 106 - Moonshine, 70A Leeson Road, Bonchurch, Ventnor, Isle Of Wight - Sold Prior
- Lot 111 - 5 Empire Road, Dovercourt, Harwich, Essex - Postponed
- Lot 116 - 30 Osney Crescent, Paignton, Devon - Sold Prior
- Lot 151 - 23 Holly Road, St. Marys Bay, Romney Marsh, Kent - Postponed
- Lot 157 - 57 Cumber Drive, Brixham, Devon - Postponed

LOT 1 - ROADWAY & FOOTPATH, STENNACK ROAD, HOLMBUSH INDUSTRIAL ESTATE, ST. AUSTELL, CORNWALL

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

LOT 2 - MOORE WOOD, DUNKIRK, FAVERSHAM, KENT

The Forestry Commission Felling License has now expired, and not as previously stated.

LOT 3 - LAND NEW WAY, WOODBURY SALTERTON, EXETER, DEVON

The Property is being sold subject to an Overage Clause.

LOT 7 - 1423 WESTBEACH HOLIDAY RESORT, BATH HOTEL ROAD, WESTWARD HO!, BIDEFORD, DEVON

The Managing Agents have not provided any details regarding the Auctioneer's Note mentioned in the auction particulars, therefore the buyer/s will need to make their own enquiries if they wish to pursue this. The Office Copy Entries state the address as Apartment 1423, Flat 3-28 Block One, Green Parkings Holiday Village and not as stated. The property is located on the third floor.

LOT 10 - GROUND RENTS, 2 BOLEBROOKE ROAD, BEXHILL-ON-SEA, EAST SUSSEX

Flat 1, Ground Rental is £50 per annum, therefore total income is currently £100 per annum and not as stated.

LOT 12 - 35 BIGGIN STREET, DOVER, KENT

There is also a W.C. on the ground floor and not as previously stated.

LOT 15 - LAND REAR OF SPORTSMANS CLOSE, TREBURLEY, LAUNCESTON, CORNWALL

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

LOT 17 - 31 KINGS ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

Flat 2, Tenancy Agreement is dated from 12th March 2025 and not as stated.

LOT 18 - 13 WESTCLIFFE, BOXERS LANE, NITON, VENTNOR, ISLE OF WIGHT

The summerhouse and seating area, pictured previously in the auction particulars, are both not included within the sale.

LOT 19 - 16 AMBERLEY COURT, BATH ROAD, BOURNEMOUTH

The Office Copy Entries refers to the Flat being on the fourth floor and not as stated. EPC Rating C.

LOT 30 - GODS PROVIDENCE HOUSE, 12 ST. THOMAS' SQUARE, NEWPORT, ISLE OF WIGHT

EPC Rating D (78). Total Floor Area 319 sq.m.

LOT 32 - 61 ST. MARYS ROAD, HASTINGS, EAST SUSSEX

Sold in accordance with the Office Copy Entries Filed Plans and not as stated. The Office Copy Entries state the address as Land and Building Adjoining 60 and 61 St Marys Road and not as stated. The solicitors confirm that the searches which are enclosed within the legal pack are historic searches owing to the fact that the seller was unable to obtain new searches ahead of the auction.

LOT 33 - GARAGES JUST OFF HAILSHAM ROAD, POLEGATE, EAST SUSSEX

The five garages are all let on a Tenancy at Will and not as stated. The Office Copy Entries state the address as Land Adjoining Island Close House, 85 Hailsham Road and not as stated.

LOT 34 - FORMER WESTCOTTS GALLERY, WESTCOTTS QUAY, ST. IVES, CORNWALL

To be sold in accordance with the Office Copy Entries Filed Plans and not as stated. The 999-year lease relating to Trenmore is from 5th June 2009 and not as stated.

LOT 35 - FLAT A, 94 BROADWAY, SHEERNESS, KENT

EPC Rating E. The Office Copy Entries state the property is on the ground floor and not as stated, although there are steps down to the front door.

LOT 36 - FORMER PUBLIC CONVENIENCES, MARSH ROAD, SEATON, DEVON

The Office Copy Entries state the address and Land Lying to the East Of Fore Street and not as stated.

LOT 40 - 2-4 CHAPEL STREET, NEWHAVEN, EAST SUSSEX

Revised Special Conditions of Sale, dated 28th April 2025, are available. The Planning Permission is dated 12th April 2023 and not as stated.

LOT 41 - 59 COPENHAGEN ROAD, GILLINGHAM, KENT

EPC Rating G. There is also a cellar at the property.

LOT 56 - FLATS 1, 2 & 3, 15A GABRIELS HILL, MAIDSTONE, KENT

The current rental for Flat 2 is £650 per calendar month and not as stated. The rent was reduced following recent works carried out within the property, however the Tenant of Flat 2 is due to vacate on the 3rd June.

LOT 58 - 92 ST. DUNSTANS STREET, CANTERBURY, KENT

EPC C (62). Total Floor Area 224 sq.m.

LOT 60 - 31 LONDON ROAD, SITTINGBOURNE, KENT

An EPC or SAP Assessment will not be provided as part of the legal pack. The Planning Permission Reference is 16/507181/FULL and not as stated.

LOT 61 - LITTLE STAR, NEW VILLAGE, FRESHWATER, ISLE OF WIGHT

Due to the size of the property there is no requirement for an EPC. The Office Copy Entries state the address as Land Lying to the South Of Camp Road and not as stated.

LOT 63 - LAND ON THE SOUTH SIDE OF LIPHOOK ROAD, LINDFORD, BORDON, HAMPSHIRE

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

LOT 68 - 193 CARLTON AVENUE, WESTCLIFF-ON-SEA, ESSEX

We have been advised by the Seller (in the absence of the LPE1 Forms), that the Service Charge is £400 per annum, plus any repairs.

LOT 69 - FORMER PUBLIC CONVENIENCES, SIDFORD CROSS, SIDFORD HIGH STREET, SIDFORD, SIDMOUTH, DEVON

Sold in accordance with TP1 Plan attached to the Special Conditions and not as stated. An EPC will not be provided as part of the legal pack.

LOT 71 - 2 CHAWTON COTTAGES, CHAWTON LANE, COWES, ISLE OF WIGHT

EPC Rating F.

LOT 72 - 79 HIGH STREET, CHATHAM, KENT

The Office Copy Entries state the address as 79 and 79A High Street and not as stated.

LOT 77 - YHA EASTBOURNE, EAST DEAN ROAD, EASTBOURNE, EAST SUSSEX

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale. EPC Rating C (51). Total Floor Area 256 sq.m.

LOT 80 - HERON LODGE, SMALLFIELD ROAD, HORNE, HORLEY, SURREY

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 and West Side Of Smallfield Road and not as stated.

LOT 83 - BAY TREE HOUSE, 26 WEST STREET, ALRESFORD, HAMPSHIRE

EPC Rating D (86).

LOT 86 - ABBEYFIELD HOUSE, NORTH ROAD, ALFRISTON, POLEGATE, EAST SUSSEX

A location plan has been added to the auction particulars since commencement of marketing. EPC Rating B (37). Total Floor Area 344 sq.m.

LOT 87 - FINCHES, 75 FOLDERS LANE, BURGESS HILL, WEST SUSSEX

EPC Rating D (83). Total Floor Area 226 sq.m.

LOT 88 - 9 DELLANDS, OVERTON, BASINGSTOKE, HAMPSHIRE

The Property is Sold subject to an Overage Clause. EPC Rating D.

LOT 93 - 20 HERBERT PLACE, MARGATE, KENT

The legal pack refers to the address as Flat 20, The Centre and not as stated.

LOT 101 - 134-135 SNARGATE STREET, DOVER, KENT

Flat 2 EPC Rating F.

LOT 102 - FLAT 2, 36 STATION ROAD, BUDLEIGH SALTERTON, DEVON

To be sold on a new 199-year lease, from 23rd June 2005, and not as stated.

LOT 103 - THE OLD CHAPEL, SITHNEY, HELSTON, CORNWALL

Guide price increased to £160-170,000. EPC Rating G.

LOT 105 - SEVEN GABLES, YORK LANE, TOTLAND BAY, ISLE OF WIGHT

The Office Copy Entries state the address as Seven Gables Rest Home and not as stated.

LOT 107 - 15 BYRON ROAD, GILLINGHAM, KENT

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

LOT 109 - 30 WALSINGHAM ROAD, SOUTHEND-ON-SEA, ESSEX

The wording "*has a gas heating system via radiators although*" shall be deemed deleted from all marketing material.

LOT 110 - 11 & 12 TREVOSE ROAD, TRURO, CORNWALL

To be sold in accordance with the TP1 Plan attached to the Special Conditions and not a stated. The access door to 12 Trevoze Road has been recently replaced with a boarded door.

LOT 113 - FLAT 6, 9 VILLA ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

The Office Copy Entries state the flat is on the second floor and not as stated.

LOT 114 - 7 NELSON AVENUE, TONBRIDGE, KENT

Guide Price increased to £205,000 Plus.

LOT 117 - 43 EDWARD COURT, CAPSTONE ROAD, CHATHAM, KENT

In addition to the sale and upon completion the seller will transfer their share of the Management Company to the buyer. The ground rental is a peppercorn and not as stated.

LOT 118 - BOSLOWEN, RIDGEGROVE LANE, LAUNCESTON, CORNWALL

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

LOT 121 - 22 FRINDSBURY ROAD, ROCHESTER, KENT

There is no garage as previously stated. EPC Rating D.

LOT 125 - 10 DENNESS ROAD, LAKE, ISLE OF WIGHT

EPC Rating C.

LOT 129 - 10B WITBANK GARDENS, SHANKLIN, ISLE OF WIGHT

The Office Copy Entries state the address as 10B and 10C Whitbank Gardens, and not as stated.

LOT 131 - PENHALL COTTAGE, LAMBERHURST ROAD, HORSMONDEN, TONBRIDGE, KENT

EPC Rating F.

LOT 135 - 54 SINGLEDGE LANE, WHITFIELD, DOVER, KENT

EPC Rating G.

LOT 136 - 71-73 CAMDEN ROAD, TUNBRIDGE WELLS, KENT

Commercial EPCs: 71=Rating D; 71B=Rating C; Unit 1=Rating E; Unit 2=Rating D and 73=Rating C.
Residential EPC Ratings D.

LOT 136 - 71-73 CAMDEN ROAD, TUNBRIDGE WELLS, KENT

Commercial EPCs: 71=Rating D; 71B=Rating C; Unit 1=Rating E; Unit 2=Rating D and 73=Rating C.
Residential EPC Ratings D.

LOT 137 - 100 REGENT COURT, BRYANT STREET, CHATHAM, KENT

EPC Rating C.

LOT 140 - 2 PRIESTFIELD ROAD, GILLINGHAM, KENT

Currently let at £40,200 per annum and not as previously stated.

LOT 142 - 13B SOUTH BANK, CHICHESTER, WEST SUSSEX

Revised Special Conditions of Sale, dated 22nd April 2025, are available.

LOT 145 - 333 CANTERBURY STREET, GILLINGHAM, KENT

The rental for Flat B is £725 per calendar month and the rental for Flat A is £625 per calendar month and not as stated.

LOT 147 - BARLEY MOW, WALDERTON, CHICHESTER, WEST SUSSEX

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. EPC Rating C (69).
Total Floor Area 408 sq.m.

LOT 159 - 32 CHURCH STREET, HELSTON, CORNWALL

The property is currently let at £39,540 per annum and not as stated.

LOT 161 - 154 COOMBE ROAD, MAIDSTONE, KENT

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

LOT 164 - 49 RAYMOND AVENUE, CANTERBURY, KENT

A peppercorn Ground Rent and not as stated.

LOT 166 - FLAT 10, THE PANORAMA, PARK STREET, ASHFORD, KENT

A parking space permit is available from the Managing Agents.

LOT 167 - 37 ATHERLEY PARK CLOSE, SHANKLIN, ISLE OF WIGHT

EPC Rating C.