

# Auction Addendum

Clive Emson 

Online Auction : Bidding Commences, Tuesday 22 July 2025

LAND AND PROPERTY AUCTIONEERS

Auction Ends : Thursday, 24 July 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 23 - Stapleton House, 15 New Road, Brixham, Devon - Sold Prior
- Lot 31 - End Of 23 George Street, Hastings, East Sussex - Sold Prior
- Lot 47 - Flat 5 & Flat 7, Wydford House, 23 Bellevue Road, Ryde, Isle Of Wight - Sold Prior
- Lot 50 - Flat 12A, Tor Dale, 33 Thurlow Road, Torquay, Devon - Sold Prior
- Lot 62 - 2 Lyndhurst Cottages, Main Road, Porchfield, Newport, Isle Of Wight - Sold Prior
- Lot 64 - The Bell Inn, Standerwick Court, Standerwick, Frome, Somerset - Sold Prior
- Lot 71 - Flats 1 & 2, 80 Wellesley Road, Clacton-on-Sea, Essex - Sold Prior
- Lot 81 - Land Rear 15 The Grange, Westcourt Lane, Shepherdswell, Dover, Kent - Sold Prior
- Lot 86 - 29 Sedlescombe Road North, St. Leonards-on-Sea, East Sussex - Postponed
- Lot 88 - 12 & 12A Avenue Road, Sandown, Isle Of Wight - Sold Prior
- Lot 100 - 9 Military Road, Chatham, Kent - Sold Prior
- Lot 106 - 39 High Street, Sittingbourne, Kent - Postponed
- Lot 107 - 22 Denmark Street, Folkestone, Kent - Postponed
- Lot 110 - 17 Station Street, Ryde, Isle Of Wight - Sold Prior
- Lot 111 - 358 South End Road, Hornchurch, Essex - Sold Prior
- Lot 118 - Douglas Studios, Town Lane, Sandown, Isle Of Wight - Postponed
- Lot 124 - 1 Park Place, Eggesford Road, Winkleigh, Devon - Sold Prior
- Lot 133 - Merravay, 2 South Town Cottages, South Town, Kenton, Exeter, Devon - Sold Prior
- Lot 147 - 111 Leeson Road, Ventnor, Isle Of Wight - Sold Prior
- Lot 150 - Peach Cottage, Mill Lane, Weston, Hitchin, Hertfordshire - Sold Prior
- Lot 152 - 23 Langford Road, Portsmouth - Postponed
- Lot 168 - Finches, 75 Folders Lane, Burgess Hill, West Sussex - Sold Prior

### LOT 2 - COURT WOOD, NORTH OF HARTSHAW, LONGFIELD, KENT

The Office Copy Entries state the address as Court Wood, Lying to the South Of Brakefield Road and to the West Of New Barn Road, Southfleet and not as stated.

### LOT 3 - LAND ADJ. 27 SPENCER ROAD, ISLEWORTH, MIDDLESEX

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

**LOT 4 - GROUND RENTS, FLATS 2-48 CHAPEL COURT, BILLERICAY, ESSEX**

8 and 36 Chapel Court are each sold on a remainder of 99-years lease from 29th September 1973 and not as stated. 34 Chapel Court sold on a remainder of a 154 year lease from 9th January 2008 and not as stated. 46 Chapel Court sold on a remainder of a 156 year lease from 13th July 1973 and not as stated.

**LOT 5 - GARAGES 1-11 ROSEBANK, EPSOM, SURREY**

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

**LOT 6 - 64 MOUNT PLEASANT AVENUE, TUNBRIDGE WELLS, KENT**

Revised Special Conditions of Sale, dated 21st July 2025 are available.

**LOT 7 - 16 WARWICK STREET, RYDE, ISLE OF WIGHT**

Following receipt of the special conditions we understand that Flat 1 (Flat A) is currently let at £595 per calendar month rising to £640 on 1st August 2025, the rent for Flat 2 (Flat B) is to be increased to £850 per calendar month, from 1st September 2025 and the rent for Flat 3 (Flat C) rent is to be increased to £720 per calendar month from 1st August 2025 and not as previously mentioned within the Auctioneer's Note within the particulars.

**LOT 8 - LAND OFF KILNDOWN ROAD, FLIMWELL, WADHURST, EAST SUSSEX**

The Office Copy Entries state the address as Land Lying to the South-East Of Kilndown Poultry Farm, Kilndown Road, and not as stated.

**LOT 9 - GROUND RENTS, 3 AVENUE ROAD, GOSPORT, HAMPSHIRE**

Head Lease tenures are: Flats 1-6 (inc.) 3 Avenue, remainder of a 125-year lease from and including 5th June 2009 and Flat 7, 3 Avenue is remainder of a 123-year lease, from 9th June 2011, and not as stated.

**LOT 11 - 4 MARINE COURT, ST. LEONARDS-ON-SEA, EAST SUSSEX**

The tenant is holding over under the terms of a lease and not as previously stated.

**LOT 13 - LAND ADJ. GREENWOOD, ANSTEYS COVE ROAD, TORQUAY, DEVON**

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

**LOT 14 - GROUND RENTS, FLATS 37-53A HAWKLEY COURT, CHAPEL STREET, BILLERICAY, ESSEX**

Flat 39 Tenure details are 99-years from 25th March 1974 at a current ground rental of £30 per annum and not as stated. The tenure details in respect of Flat 41 have been added since commencement of marketing, being remainder of a 152-year lease, from 25th March 1974, at a current ground rental of £200 per annum to 23rd June 2044, increasing to £400 per annum to 23rd June 2077 and increasing to £500 per annum for the remainder of the term. Therefore, currently let at £600 per annum and not as stated.

**LOT 15 - GARAGE 11, WHITEHILL ROAD, GRAVESEND, KENT**

The garage is let on a Garage Rental Agreement, and not as stated.

**LOT 16 - 38-39 HIGH STREET, SANDOWN, ISLE OF WIGHT**

The documents provided in the legal pack refer to the postcode as PO36 8AB, and not as stated.

**LOT 19 - 47-49 ROBERTSON STREET & 11-13 CAMBRIDGE ROAD, HASTINGS, EAST SUSSEX**

11-13 Cambridge Road is let under the terms of a Licence to Occupy expiring 12th January 2026, and not as stated. Further EPC for 11-13 Cambridge Road Rating is D (78). Total Floor Area 139 sq.m.

**LOT 21 - LAND ADJ. 2 ROSKEAR, CAMBORNE, CORNWALL**

The property is not being sold with vacant possession and will be subject, in part, to a lease. For further details please refer to the legal documentation available. The Office Copy Entries state the address as Land on the South-East Side Of Roskear and not as stated.

**LOT 22 - SOUTHDOWN HOUSE, HIGH STREET, HENFIELD, WEST SUSSEX**

Revised Special Conditions of Sale, dated 11th July 2025 are available.

**LOT 25 - CAR PARK ADJACENT TO OCEAN VIEW HOTEL, HIGH STREET, SANDOWN, ISLE OF WIGHT**

The documents provided in the legal pack refer to the postcode as PO36 8AB and not as stated.

**LOT 28 - 179 UNION STREET, TORQUAY, DEVON**

The Workshop Unit is let on a two-year lease, commencing 1st July 2025, and not as stated. The First and Second Floor Flat is sold on a 999-year lease, from 1st April 2005, at a current ground rent of £10 per annum. The property is, therefore, currently let at £3,310 per annum, and not as stated.

**LOT 29 - 108 BEACON DRIVE, BEAN, DARTFORD, KENT**

EPC Rating C.

**LOT 33 - PLOTS 18,19,20,21,24,25 & 26 SUMMERS COURT, FRESHWATER, ISLE OF WIGHT**

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

**LOT 36 - 79 HIGH STREET, CHATHAM, KENT**

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

**LOT 40 - 16 HOLLY TERRACE, HEAMOR, PENZANCE, CORNWALL**

The Ground Floor EPC Rating is B (36). Total Floor Area 52 sq.m. and not as stated.

**LOT 43 - 9 WELLINGTON SQUARE, HASTINGS, EAST SUSSEX**

The Planning Permission and Listed Building Consent (Ref HS/FA/25/00131 and HS/LB/25/00132) are both dated 12th June 2025 and not as stated.

**LOT 44 - 45 HARDY STREET, MAIDSTONE, KENT**

Revised Special Conditions of Sale, dated 21st July 2025 are available.

**LOT 45 - LAND ADJ. 32 FROGNAL GARDENS, TEYNHAM, SITTINGBOURNE, KENT**

The Office Copy Entries state the address as Land and Buildings on the North Side Of Frognal Gardens and not as stated.

**LOT 49 - 175-177 KING STREET, RAMSGATE, KENT**

Regarding the utilities, the Seller confirms the water and gas are shared and are included in both of the rentals. The water has been the responsibility of the shop and not as stated. The electrical supplies are independent.

**LOT 51 - LAND REAR OF 15-21 FAYGATE WAY, LOWER EARLEY, READING, BERKSHIRE**

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

**LOT 54 - LAND JUNCTION CARLTON ROAD & BRIDGE ROAD, ASHFORD, KENT**

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

**LOT 56 - 19A BROADMEAD ROAD, FOLKESTONE, KENT**

Remainder of a 125-year lease, from 1st September 2019, at a current ground rental of £100 per annum and not as stated.

**LOT 57 - LAND ADJACENT PENZANCE PARK & RIDE, LONG ROCK, PENZANCE, CORNWALL**

To be sold in accordance with the TR5 plan attached to the Special Conditions.

**LOT 58 - BAMBER COMPLEX, ROCHE, ST. AUSTELL, CORNWALL**

The Office Copy Entries state the address as Units 1-5, Bambers, Roche and not as stated.

**LOT 61 - 19-21 SCHOOL GREEN ROAD, FRESHWATER, ISLE OF WIGHT**

EPC Rating for the whole building is C (68). Total Floor Area 379 sq.m.

**LOT 66 - ADDINGTON STREET GARAGE, 1-2 WESTCLIFF WORKS, ADDINGTON PLACE, RAMSGATE, KENT**

The site measurements have been added to the auction details since marketing commenced being 0.05 hectares (0.12 acres). The Office Copy Entries state the address as Westcliff Works, Addington Place and not as stated.

**LOT 67 - 98 HIGH STREET, NEWPORT, ISLE OF WIGHT**

The Office Copy Entries state the postcode as PO30 1BD as not as stated. EPC D (89). Total Floor Area 227 sq.m.

**LOT 69 - LAND TO THE NORTH OF MILLRISE, LUPPITT, HONITON, DEVON**

The Office Copy Entries state the address as Land Adjoining Mill Rise and not as stated.

**LOT 72 - LAND SOUTH OF 5 HIGHER MEDROSE, DELABOLE, CORNWALL**

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

**LOT 73 - 20 HIGH STREET, GARLINGE, MARGATE, KENT**

Revised Special Conditions of Sale, dated 21st July 2025 are available.

**LOT 74 - 34 CAMDEN STREET, MAIDSTONE, KENT**

The property also has a basement.

**LOT 75 - LAND REAR OF CHOCOLATE ISLAND - WELCOMES, HIGH STREET, GODSHILL, VENTNOR, ISLE OF WIGHT**

The site measurements are approx. 0.12 hectares (0.31 acres) and not as previously stated.

**LOT 76 - 3 EAST QUAY, BRIDGWATER, SOMERSET**

The commercial unit is let under the terms of a Lease Agreement, and not as stated.

**LOT 77 - LAND REAR OF 18-24 CITY WAY, ROCHESTER, KENT**

The Planning Appeal Ref is: APP/A2280/W/24/3341371 and not as stated. The Office Copy Entries state the address as Land at 18 City Way and not as stated.

**LOT 79 - 12 WHITSTABLE ROAD, CANTERBURY, KENT**

Flat 12B will be vacant from 31st July 2025.

**LOT 85 - FILMER HOUSE, 21 HIGH STREET, SITTINGBOURNE, KENT**

The tenant of Flat 5 has given written confirmation that they will be vacating on 26th July, and not as stated.

**LOT 90 - 35/35A CHURCH ROAD, TUNBRIDGE WELLS, KENT**

Revised Special Conditions of Sale, dated 22nd July 2025 are available. Flat 3 Sold on a lease dated 21st July 2025 for a term of a 99-year lease from 30th September 2021 at a peppercorn ground rent.

**LOT 93 - 193 CARLTON AVENUE, WESTCLIFF-ON-SEA, ESSEX**

We have been advised by the Seller, in the absence of the LPE1 forms, the Service Charges are £400 per annum plus any repairs.

**LOT 95 - FLAT 2, 38 CHAPEL STREET, PENZANCE, CORNWALL**

The flat has three bedrooms and not as previously stated.

**LOT 96 - 214-216 LONDON ROAD SOUTH, LOWESTOFT, SUFFOLK**

Residential EPC Rating D.

**LOT 97 - 25 ST. LUKES ROAD, MAIDSTONE, KENT**

Revised Special Conditions of Sale, dated 21st July 2025 are available.

**LOT 98 - 16-18 NORTH STREET, ASHFORD, KENT**

18 North Street EPC Rating is C (69). Total Floor Area 159 sq.m. and not as previously stated.

**LOT 99 - 14-16 MARINE COURT, ST. LEONARDS-ON-SEA, EAST SUSSEX**

Ground Floor - Access to the communal washrooms is at the rear. Shop 14-15 has remainder of a 999-year lease, from 26th December 1980 to 25th December 2979 and Shop 16 has remainder of a 99-year lease, from 29th September 1980 to 28th September 2979 at a current ground rent of £25 per annum, and not as previously stated. The shop is let under the terms of a lease, and not as stated.

**LOT 102 - RED LION, CHURCH ROAD, MORTIMER WEST END, READING**

The Office Copy Entries state the address as The Red Lion, Church Road, Mortimer West End, Basingstoke and not as stated.

**LOT 104 - 13 & 13A HIGH STREET, WELLINGTON, SOMERSET**

There is no right of access to the first and second floors through 15 High Street.

**LOT 105 - WOODLAND, KILNDOWN ROAD, FLIMWELL, WADHURST, EAST SUSSEX**

An Auctioneers Note 2 has been added since commencement of marketing to read; the 3D drawings included within the auction details are purely an artist impression of the potential layout on site. The Office Copy Entries state the address as Land Lying to the East Of Kilndown Road, and not as stated.

**LOT 109 - FLAT 73A, STATION ROAD, NEW MILTON, HAMPSHIRE**

Revised Special Conditions of Sale, dated 17th July 2025, are available. The First Floor has a living room, dining room and kitchen, and not as previously stated.

**LOT 115 - 24-26 CREEK ROAD, HAYLING ISLAND, HAMPSHIRE**

Flat D Tenancy Agreement is from 16th July 2024 and not as stated.

**LOT 117 - THE RETREAT, UNDERCLIFF DRIVE, ST. LAWRENCE, VENTNOR, ISLE OF WIGHT**

Revised Special Conditions of Sale, dated 21st July 2025 are available. EPC Rating F.

**LOT 119 - GREEN STREET FARM HOUSE, 72 LONDON ROAD, TEYNHAM, SITTINGBOURNE, 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 New House Farmhouse, 72 London Road and not as stated.

**LOT 120 - 1 ROMAN WAY, BILLINGSHURST, WEST SUSSEX**

The Office Copy Entries state the address as Flat 1, Saxon House, Saxon Ridge, Roman Way and not as stated.

**LOT 122 - THE FORESTER, 15 THE MARINA, DEAL, KENT**

On the instructions of the Administrator and not as stated.

**LOT 126 - LEGION HOUSE, 18 ST. JOHNS ROAD, MARGATE, KENT**

The Planning Permission reference is F/TH/22/1030 and not as previously stated.

**LOT 127 - 3 HERTS CRESCENT, LOOSE, MAIDSTONE, KENT**

A location plan has been added since commencement of marketing.

**LOT 128 - FLAT 22, 49 BEVOIS VALLEY ROAD, SOUTHAMPTON**

The property is located on the second floor.

**LOT 129 - PARK LODGE, MONTEFIORE AVENUE, RAMSGATE, KENT**

Following completion of the sale, the new owner will no longer be required to have the locks changed for the property. The EPC Rating is D and not as previously stated. 3 Park Lodge is sold on a lease from 7th July 2025 to and including 31st July 2203, at a peppercorn ground rent and not as stated. Therefore currently let at £10 per annum and not as stated.

**LOT 135 - 6 CHURCH ROAD, GRAFTY GREEN, MAIDSTONE, KENT**

A location plan has been added since commencement of marketing.

**LOT 139 - 1 THIRD AVENUE, HARWICH, ESSEX**

The Office Copy Entries state the address as 1 Third Avenue, Dovercourt, Harwich, and not as stated.

**LOT 145 - 17 CAMDEN STREET, MAIDSTONE, KENT**

The property also has a basement.

**LOT 146 - GARDEN FLAT, 2A CORONATION STREET, BRIGHTON**

The tenure is the remainder of a 99-year lease from 3rd May 1974. The EPC Rating is E and not as previously stated.

**LOT 148 - MAYFIELD HOUSE HOTEL, 34 KINGSWOOD ROAD, GILLINGHAM, KENT**

The Office Copy Entries state the address as 34 Kingswood Road, and not as stated.

**LOT 154 - 8 PENFIELD, YEOVIL, SOMERSET**

EPC Rating D.

**LOT 155 - 39 SWAFFER WAY, ASHFORD, KENT**

The Office Copy Entries state the address as 39 Swaffer Way, Great Chart, Ashford and not as stated.

**LOT 157 - 4, 6 & 8 CALTHORPE MEWS, PROSPECT AVENUE, ROCHESTER, KENT**

The Office Copy Entries for 4 Prospect Avenue states the postcode as ME2 3BZ, and not as stated.

**LOT 158 - 75 HYTHE ROAD, DYMCHURCH, ROMNEY MARSH, KENT**

A location plan has been added since commencement of marketing.

**LOT 159 - 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 160 - 31 HATFIELD ROAD, MARGATE, KENT**

The Office Copy Entries state the address as 31 Hatfeild Road, and not as stated.

**LOT 164 - 5 ST. OLAVES MEWS, BARTHOLOMEW STREET EAST, EXETER, DEVON**

The flat is sold on a 189-year lease, from and including 19th June 1986, at a peppercorn ground rent and not as stated.

**LOT 169 - LAND ADJACENT 6 GLADSTONE TERRACE, REDRUTH, CORNWALL**

There is a known mineshaft within the boundaries. The Office Copy Entries state the address as Land on the South Side Of Gladstone Terrace and not as stated.

**LOT 170 - 5 HALSFORD CROFT, EAST GRINSTEAD, WEST SUSSEX**

The marketing/auction details have been altered since commencement of marketing.