

Auction Addendum

Online Auction : Bidding Commences, Tuesday 16 September 2025

Auction Ends : Thursday, 18 September 2025

Clive Emson 
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 4 - Garage, 2 Green Court Road, Crockenhill, Swanley, Kent - Postponed
- Lot 5 - Ground Floor, The Old Chapel, Quay Street, Wivenhoe, Colchester - Postponed
- Lot 15 - Flat 18, Penryn Manor, Skinner Street, Gillingham, Kent - Sold Prior
- Lot 16 - Land at Hawkes Close, Headcorn, Ashford, Kent - Postponed
- Lot 17 - Garages 1-9 Roberts Avenue, Torpoint, Cornwall - Postponed
- Lot 18 - Graylands, Dean Street, Liskeard, Cornwall - Postponed
- Lot 28 - 27A Bridge Street, Witham, Essex - Postponed
- Lot 35 - 58 Cranford Avenue, Exmouth, Devon - Postponed
- Lot 49 - 28 High Street, Broadstairs, Kent - Sold Prior
- Lot 55 - 14-16 Marine Court, St. Leonards-on-Sea, East Sussex - Sold Prior
- Lot 56 - Simla, Stoke Road, Allhallows, Rochester, Kent - Sold Prior
- Lot 57 - The Cottage & Land Next to Mid Devon Caravan, Bow, Crediton, Devon - Postponed
- Lot 66 - Land Adjacent to The Ramblers, Penstraze, Chacewater, Truro, Cornwall - Postponed
- Lot 76 - 21 Sedlescombe Road North, St. Leonards-on-Sea, East Sussex - Sold Prior
- Lot 80 - 23, 24 & 25 Newport Street, Ryde, Isle Of Wight - Postponed
- Lot 101 - 4 Stonewood Court, Lower East Street, St. Columb, Cornwall - Postponed
- Lot 104 - 39 High Street, Sittingbourne, Kent - Sold Subject to Contract
- Lot 109 - 5 Idsworth Road, Cowplain, Waterlooville, Hampshire - Postponed
- Lot 116 - 62 New Road, Chatham, Kent - Postponed
- Lot 144 - Flat 2, 87 Maison Dieu Road, Dover, Kent - Postponed
- Lot 147 - Flat 3, 18 High Street, Gravesend, Kent - Postponed
- Lot 155 - Flat 1, 17 Winton Avenue, Westcliff-on-Sea, Essex - Sold Prior
- Lot 156 - Postmans Cottage, Shaftesbury Road, Compton Chamberlayne, Salisbury - Postponed
- Lot 159 - 22 Fairlands Road, Fairlands, Guildford - Postponed
- Lot 162 - Units 1-9, 28 High Street, Broadstairs, Kent - Sold Prior
- Lot 164 - 23 Kitchener Road, Rochester, Kent - Postponed
- Lot 173 - Whitefield Farm, Ashley Road, Ryde, Isle Of Wight - Postponed
- Lot 191 - Ground Rents, Flats, 1-3 Greenview, 154 High Road, Chigwell, Essex - Sold Prior

LOT 2 - LAND WEST SIDE OF GLEBE HOUSE, ASH ROAD, HARTLEY, LONGFIELD, KENT

The Local Planning Authority is Sevenoaks District Council, Tel: 01732 227000. Website: sevenoaks.gov.uk, and not as previously stated.

LOT 7 - LAND WEST OF HEADCORN ROAD, ULCOMBE, MAIDSTONE, KENT

The guide price has been increased to £70,000 Plus. We have been informed there are Tree Preservation Orders on the site.

LOT 8 - LAND AT MAUDLINS PARK, TAVISTOCK, DEVON

Revised Special Conditions of Sale, dated 15th September 2025 are available. The Legal pack refers to the address as Land Adjacent to Phoenix House, Maudlins Park and not as stated.

LOT 11 - 64 OLD BRIDGE ROAD, WHITSTABLE, KENT

On the instructions of the Administrator and not as stated. EPC Rating C.

LOT 14 - 9A ALVERTON TERRACE, PENZANCE, CORNWALL

The property has two bedrooms and not as previously stated. The Office Copy Entries state the address 9 Alverton Terrace and not as stated. EPC Rating C (56). Total Floor Area 63 sq.m.

LOT 19 - BEECH HOUSE, 57 WOODCOTE ROAD, WALLINGTON, SURREY

The current ground rental in respect of 7 Beech House is a peppercorn, and not as stated. 5 Beech House is sold on a 120-year lease, from 17th September 1998, at a current ground rental of £200 per annum, and 2 Beech House ground rental is £200 per annum, and not as stated. Therefore currently let at £715 per annum and not as stated.

LOT 21 - 29 OVAL PLACE, LONDON

The Office Copy Entries state the address as Garages, 29 and 31 Richmond Terrace, London SW8 1AS and not as stated.

LOT 24 - FORMER GARAGES, CARBEILE ROAD, TORPOINT, CORNWALL

Sold in accordance with the TP1 Plan attached to the Special Conditions of Sale and not as stated. The Location plan and site measurements have been updated since marketing commenced. The Legal pack refers to the postcode as PL11 2DN and not as stated.

LOT 25 - RAILSIDE SURGERY, 7 RAILWAY STREET, GILLINGHAM, KENT

The Office Copy Entries state the postcode as ME7 1YQ and not as stated.

LOT 26 - FLAT 3, 11 NELSON STREET, RYDE, ISLE OF WIGHT

The Property comes with the seller's share of the headlease not a share of the freehold as listed in the particulars previously. Buyers should pay attention to clause 3 of the Special conditions which details what the limit of what seller will do in this regard. The Office Copy Entries state the flat is on the ground floor and not as stated.

LOT 32 - PENRIA, BARN STREET, LISKEARD, CORNWALL

The Office Copy Entries state the address as Land on the West Side Of Barn Street and not as stated. Commercial EPC Rating C (62). Total Floor Area 58 sq.m.

LOT 39 - FORMER SHEAF OF WHEAT, CHAPEL STREET, ST. IVES, CORNWALL

The Certificate of Lawfulness Consent is ref: PA19/10793, dated 17th January 2020, and not as stated.

LOT 42 - HULBERRY BARN OFF LULLINGSTONE LANE, EYNSFORD, DARTFORD

Sold in accordance with the TP1 Plans attached to the Special Conditions of Sale and not as stated. Planning Permission has been granted by Sevenoaks District Council, under ref: 25/00763/FUL, dated 3rd July 2025, for demolition of existing dwelling (Hulberry Barn) and erection of a replacement dwelling with new access and landscaping. Two Air Source Heat Pumps, subject to conditions.

LOT 47 - 75 BLENHEIM AVENUE, CHATHAM, KENT

EPC Rating E.

LOT 48 - 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 51 - LAND EAST BROAD STREET & LAND AT MILL CHOUSE FARM, MAIN ROAD, ICKLESHAM, WINCHELSEA, EAST SUSSEX

To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated. The Office Copy Entries states the address as Land on the East Side Of Millside Nursery, Broad Street and Land at Mill House Farm, Main Road and not as stated. Planning Permission ref: RR/2024/1786/P is dated 23rd April 2025 and not as stated.

LOT 60 - LAND PORSPODER PLACE, CAWSAND, CORNWALL

The address is Land Porspoder Place, Cawsand, Torpoint, Cornwall, and not as stated.

LOT 65 - 56 RIVER BANK CLOSE, MAIDSTONE, KENT

The Office Copy Entries refer to the flat on the third floor and not as stated.

LOT 67 - 2 HOLLAND ROAD/106 WHEELER STREET, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 15th September 2025 are available.

LOT 68 - CHALET K232, PARKDEAN HOLIDAY PARK, NEW LYDD ROAD, CAMBER, RYE, EAST SUSSEX

Remainder of a 50-year lease, from and including 25th June 2014, and not as previously stated. EPC Rating E.

LOT 69 - STABLES ADJACENT STONEWOOD COTTAGES, SANDY LANE, BEAN, DARTFORD, KENT

The Office Copy Entries state the address as Land on the North-East Side Of Sandy Lane and not as stated.

LOT 71 - 10 SANDWICH ROAD, EYTHORNE, DOVER, KENT

The Property is now being sold with Vacant Possession and not as stated.

LOT 72 - LAND ADJ. RAINBOWS END, MAYES LANE, SANDON, CHELMSFORD, ESSEX

Sold in accordance with the Plan attached to the TP1 dated 4th October 2024 and not as stated.

LOT 73 - 29 SEDLESCOMBE ROAD NORTH, ST. LEONARDS-ON-SEA, EAST SUSSEX

Commercial unit is sold on a 20-year lease from 21st June 2010 at a current rental of £11,823.96 per annum and not as stated.

LOT 74 - 4 MEADS AVENUE, SITTINGBOURNE, KENT

Revised Special Conditions of Sale, dated 16th September 2025 are available.

LOT 77 - 3 STONEFIELD PLACE, HASTINGS, EAST SUSSEX

Revised Special Conditions of Sale, dated 10th September 2025 are available. EPC Rating D.

LOT 78 - 156-158 HIGH STREET, RAINHAM, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 10th September 2025 are available. 158A High Street is on a rolling/periodic contract and not as stated. The Office Copy Entries state the address as 156 High Street, and not as stated.

LOT 82 - LAND & BUILDINGS AT WENTFIELD, GRAVESEND ROAD, WROTHAM, SEVENOAKS, KENT

Cabin two is now vacant and not as stated. Therefore total income is £109,440 per annum and not as stated.

LOT 84 - KINGS HEAD, 204 WINCHEAP, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 9th September 2025 are available.

LOT 86 - THE OLD MANSE, 9 MILL STREET, OTTERY ST. MARY, DEVON

Revised Special Conditions of Sale, dated 15th September 2025 are available. EPC Rating G (162). Total Floor Area 227 sq.m.

LOT 88 - 35/35A CHURCH ROAD, TUNBRIDGE WELLS, KENT

Flat 3 is sold on a lease dated 21st July 2025 for a term of a 99-years from 30th September 2021 at a peppercorn ground rent.

LOT 92 - 170-176A FRATTON ROAD, FRATTON, PORTSMOUTH

The Ground rent of the leasehold title is £150 per annum and not as stated.

LOT 93 - 15 CARISBROOKE ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

The Council Tax Band for all Flats is 'A', and not as previously stated.

LOT 94 - UNIT 8, BRIDGE ROAD BUSINESS PARK, BRIDGE ROAD, HAYWARDS HEATH, WEST SUSSEX

The First Floor flat is let on a five-year lease, from 1st April 2023 including 31st March 2028, and not as stated. The tenure is a 121-year lease, from 3rd December 1993 to 1st March 2114, and not as stated. Ground Floor EPC Rating C (53). Total Floor Area 75 sq.m.

LOT 96 - UNITS 1-8 WALBERANT BUILDINGS, COPNOR ROAD, PORTSMOUTH

EPC Ratings - Units 1-2 C (54). Total Floor Area 67 sq.m. Unit 3 B (48). Total Floor Area 34 sq.m. Units 4-5 B (42). Total Floor Area 73 sq.m. Unit 6 D (76). Total Floor Area 39 sq.m. Units 7-8 B (36). Total Floor Area 73 sq.m. Unit 3 is let on a lease from 2nd August 2023 and not as stated. All units are sold under one lease for the term of 150-years from 1st January 2015 and not as stated.

LOT 97 - 25 GRIMSTON AVENUE, FOLKESTONE, KENT

Flat A2 rental is £575 per calendar month and not as stated. Flat B rental is £670 per calendar month and not as stated. Flat C1 rental is £640 per calendar month and not as stated. Flat C2 rental is £760 per calendar month and not as stated. Flat D2 rental is £525 per calendar month and not as stated. Therefore, the property is currently let at £35,880 per annum and not as stated.

LOT 107 - 92 IMBER ROAD, WINCHESTER, HAMPSHIRE

Revised Special Conditions of Sale, dated 16th September 2025 are available. Rooms 1 and 2 tenants are due to vacate at the end of September 2025.

LOT 108 - 58 SOUTH STREET, EXETER, DEVON

The EPC Rating is F (144). Total Floor Area 426 sq.m. The Office Copy Entries state the address as Holy Trinity Church, South Street, and not as stated.

LOT 111 - FLAT 206, GUILDBOURNE COURT, GUILDBOURNE CENTRE, WORTHING, WEST SUSSEX

Remainder of a 100-years less 10 days from 6th March 1972 and not as stated.

LOT 112 - OLD TOWN HALL, HIGH STREET, GRAVESEND, KENT

Revised Special Conditions of Sale, dated 15th September 2025 are available.

LOT 114 - LEVEL HAIR & BEAUTY, 4 ST. THOMAS SQUARE, RYDE, ISLE OF WIGHT

EPC Rating C (53). Total Floor Area 76 sq.m.

LOT 115 - BROOKS FARM, NEW ROAD, NORTHAM, RYE, EAST SUSSEX

EPC Rating D.

LOT 118 - 15 LONDON ROAD, EAST GRINSTEAD

The property does NOT include the whole of the upper floors - part of the first and second floors are sold on a remainder of a 125-year lease from 5th May 2010. We have been informed by the seller that the ground floor unit has been let to a hairdressers with the lease commencing 1st October 2025.

LOT 119 - CURLEW HOUSE, 18 MILITARY ROAD, RYE, EAST SUSSEX

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

LOT 124 - 1 CHERRY TREE AVENUE, DOVER, KENT

EPC Rating D for Residential.

LOT 127 - 17 CHAPEL LANE, HAYLE, CORNWALL

Council Tax Band is D and not as stated.

LOT 129 - THE BULL INN, HIGH STREET, CAVENDISH, SUDBURY, SUFFOLK

EPC Rating C (64). Total Floor Area 414 sq.m.

LOT 130 - 16 WARWICK STREET, RYDE, ISLE OF WIGHT

Flat 3 (16C) rental is £750 per calendar month and not as stated. Therefore, currently let at £26,880 per annum and not as stated.

LOT 137 - 31 SUNBEAM AVENUE, JAYWICK, CLACTON-ON-SEA, ESSEX

EPC Rating G

LOT 145 - WEST POINT, 1 VERNON SQUARE, RYDE, ISLE OF WIGHT

The rental increase in respect of Flat 1 is on 28th February 2026, and not as stated. The EPC Rating for Flat 4 is C and not as previously stated.

LOT 146 - 21 PEEL STREET, MAIDSTONE, KENT

The EPC Rating is G.

LOT 166 - 53 ROSE HILL, ST. BLAZEY, PAR, CORNWALL

Sold in accordance with the Plan attached to the Special Conditions and not as stated. Please refer to the Special Conditions of Sale in connection with the garage. EPC Rating D.

LOT 168 - FLAT 3, SALSETTE COURT, 30 THE STRAND, RYDE, ISLE OF WIGHT

The property is leasehold and not as previously stated.

LOT 169 - 18 TRELAWNEY AVENUE, TRESKERBY, REDRUTH, CORNWALL

EPC Rating D.

LOT 170 - 53 HOLLINGBOURNE TOWER, WESTWELL CLOSE, ORPINGTON, KENT

The Office Copy Entries state the flat is on the 10th Floor and not as stated.

LOT 171 - 19 COLLEGE ROAD, MAIDSTONE, KENT

EPC Rating C for all studio flats.

LOT 175 - 32 MANDARIN WAY, HOWE ROAD, GOSPORT, HAMPSHIRE

The flat also has a garage and allocated parking space.

LOT 179 - 5 ORCHARD TERRACE, BUCKFASTLEIGH, DEVON

Sold in accordance with the TP1 Plan attached to the Special Conditions of Sale and not as stated. We have been informed that the tenancy is subject to an Assured Periodic.

LOT 180 - COCKLEBERRY, GLEN WALK, YORKLETTS, WHITSTABLE, KENT

EPC Rating E.

LOT 182 - FLAT A, 4 PRINCE OF WALES TERRACE, DEAL, KENT

Revised Special Conditions of Sale, dated 15th September 2025 are available. Ground rent is £200 per annum and not as previously stated.

LOT 187 - FLAT 3, WALLSEND HOUSE, RICHMOND ROAD, PEVENSEY BAY, PEVENSEY, EAST SUSSEX

Revised Special Conditions of Sale, dated 16th September 2025 are available. The tenant has now vacated and therefore the property is sold with vacant possession. EPC Rating F and not as previously stated.

LOT 190- 8 MEADOW BANK, LEIGH, TONBRIDGE, KENT

Revised Special Conditions of Sale, dated 10th September 2025 are available.