

Auction Addendum

Clive Emson 

Online Auction : Bidding Commences, 28th October 2025

LAND AND PROPERTY AUCTIONEERS

Auction Ends : Thursday, 30th October 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 7 - Land at Lighthouse Hill, Portreath, Redruth, Cornwall - Postponed
- Lot 17 - Land at Branscombe Drive, Royal Wootton Bassett, Swindon, Wiltshire - Postponed
- Lot 30 - Land at Clements Street, Barn End Farm, Barn End Lane, Dartford, Kent - Postponed
- Lot 45 - Land Adjacent To Locksbridge Road, Picket Piece, Andover, Hampshire - Postponed
- Lot 54 - Land South East Side Of Moor End Common, Lane End, Frieth, Henley-on-Thames, Oxford - Postponed
- Lot 61 - Wax Activity Bar, 10 Central Square, Newquay, Cornwall - Sold Prior
- Lot 66 - Land and Garage, The Street, Denton, Canterbury, Kent - Postponed
- Lot 72 - Land at Higher Cawdron, Lifforddown, Liffon, Devon - Postponed
- Lot 76 - 62 New Road, Chatham, Kent - Postponed
- Lot 81 - The Cottage & Land Next to Mid Devon Caravan, Bow, Crediton, Devon - Postponed
- Lot 96 - 13 Meneage Street, Helston, Cornwall - Sold Prior
- Lot 105 - 72 Pine Lodge, Tonbridge Road, Maidstone, Kent - Sold Prior
- Lot 125 - 184 Upper Fant Road, Maidstone, Kent - Sold Prior
- Lot 135 - Cosy Nook, 238 Eastwood Old Road, Leigh-on-Sea, Essex - Postponed
- Lot 137 - Abandale Lodge, 87 Station Road, Leigh-on-Sea, Essex - Postponed
- Lot 149 - 37B Cantelupe Road, Bexhill-on-Sea, East Sussex - Postponed
- Lot 168 - 48-50 Abbey Street, Ickleton, Saffron Walden, Essex - Postponed
- Lot 177 - 30 Mills Terrace, Chatham, Kent - Sold Prior
- Lot 183 - 5 Anglesea Street, Ryde, Isle Of Wight - Sold Prior
- Lot 184 - Plot 1, 111 High Street, Newington, Sittingbourne, Kent - Postponed
- Lot 186 - 8 Barn Close, Street, Somerset - Sold Prior

LOT 2 - LAND REAR OF 4A ST. PHILIPS ROAD, SWINDON

The Office Copy Entries state the address as Land on the East Side Of St Philips Road, Stratton St Margaret, Swindon and not as stated.

LOT 4 - GARAGES OFF TURGIS CLOSE, LANGLEY, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 27th October 2025, are available. To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated.

LOT 5 - GROUND FLOOR, THE OLD CHAPEL, QUAY STREET, WIVENHOE, COLCHESTER

The Planning Permission decision is dated 23rd March 2018 and not as stated. The tenure is remainder of a 999-year lease, from 27th February 1985, and 980 years from 22nd September 1987, and not as stated.

LOT 6 - 6 ST. LUKE COURT, OLD ST. MICHAELS DRIVE, BRAINTREE, ESSEX

Remainder of a 175-year lease from 25th March 2009 and not as stated.

LOT 10 - 12-14 ALEXANDRA ROAD, CHATHAM, KENT

The Office Copy Entries state the address as 12 Alexandra Road and Land Adjoining 12 Alexandra Road and not as stated.

LOT 11 - 22 & 22A BLACK BULL ROAD, FOLKESTONE, KENT

The Office Copy Entries state the address as 22, 22A and 22B Black Bull Road, and not as stated. The Seller has confirmed the tenant of 22 Black Bull Road has vacated and will be sold with vacant possession, therefore, currently let at £7,200 per annum, and not as stated.

LOT 12 - LAND 5 MILL BANK, MILL LANE, EASTRY, SANDWICH, KENT

The Planning Permission reference is 21/01827. The Office Copy Entries state the address as Land on the North-East Side of 5-6 Mill Lane and not as stated.

LOT 14 - GARAGES OFF NIMBUS ROAD, EPSOM, SURREY

Further Revised Special Conditions of Sale, dated 24th October 2025, are available. Thirty Garages on site not twenty-nine as previously stated.

LOT 18 - GROUND RENTS, WATERS EDGE, 631 BEVERLEY ROAD, HULL

Section 5B Notices under the Landlord & Tenant Act 1987 (as amended) have been served and the leaseholders have NOT reserved their rights under the legislation, and not as previously stated.

LOT 23 - GARAGES & LAND REAR OF, 23-37 (ODD) WARREN WOOD ROAD, ROCHESTER, KENT

Eight garages are let at £80 per calendar month (Garage 41 will be vacant from 31 October 2025). Sixteen garages (not 17) are let at £75 per calendar month. Therefore, currently let at £40,260 per annum.

LOT 26 - MINCOMBE FARM, SIDBURY, SIDMOUTH, DEVON

An Auctioneer's Note has been added to state we believe there is an Agricultural Restriction on the property and all prospective bidders are advised to make their own enquiries in relation to this. To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated.

LOT 28 - 1-3 ST JAMES, 113-113A PYLE ST, 24-24A ST JAMES SQ., NEWPORT, ISLE OF WIGHT

The EPC rating for Flat 1 is D and not as previously stated. Flats 2 and 3 Ratings E. 24 St James Square EPC Rating C (69). Total Floor Area 21 sq.m. 24A St James Square EPC Rating C (65). Total Floor Area 7 sq.m. 113 Pyle Street EPC Rating C (61). Total Floor Area 26 sq.m. 113A Pyle Street EPC Rating D (83). Total Floor Area 31 sq.m.

LOT 31 - 24-25 MARINE PARADE, WORTHING, WEST SUSSEX

The upper parts are arranged as two, two-bedroom flats and one, three-bedroom flat, and not as previously stated.

LOT 33 - PLOT 13, CUES MEADOW, MILITARY ROAD, RYE, EAST SUSSEX

The Office Copy Entries state the address as Plot 13, Land On East Side Of River Rother, Playden, Rye and not as stated. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The What3Words reference has been updated, since commencement of marketing to ///loss.carpentry.elections.

LOT 34 - 149 CHURCH ROAD, SWANSCOMBE, KENT

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

LOT 36 - LAND EAST OF GOLF COURSE ROAD, SKELMORLIE, NORTH AYRSHIRE

To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated. The planning reference is N/19/00322/PPPM, and not as previously stated.

LOT 37 - FORMER COUNCIL OFFICES, THORPE ROAD, WEELEY, CLACTON-ON-SEA, ESSEX

Let under the terms of a monthly license, from 22nd February 1995, at a fee the equivalent of £1,040.04 per annum (£86.67 per calendar month), plus a contribution of £5 per week (£21.67 per calendar month), for services and not as previously stated.

LOT 39 - MENHENIOT RAILWAY SIDINGS COMPOUND, MENHENIOT, LISKEARD, CORNWALL

To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The Office Copy Entries state the address as Land at Lower Clicker Road, Menheniot and not as stated.

LOT 40 - 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 41 - FALCON VIEW, 47 REGENT STREET, SHANKLIN, ISLE OF WIGHT

The ground rent is £25 per annum and not as stated.

LOT 42 - LAND ADJOINING 111 HIGH STREET, NEWINGTON, SITTINGBOURNE, KENT

Revised Special Conditions of Sale, dated 28th October 2025, are available. To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated.

LOT 43 - THE OLD POST OFFICE, HIGH STREET, HAWKHURST, CRANBROOK, KENT

We have been advised that the tenant of Flat 4 intends to vacate on completion. Flat 3 does not form part of the sale, further information can be seen under clause 15 of the Extra Special Conditions, it is sold on a 199-year lease, from 15th January 1991, at a peppercorn ground rent, and not as stated. The EPC Rating for 8 Barratts Road is D (81) and the total floor area is 65 sq.m. Flat 2 is let on an Assured Shorthold Tenancy Agreement, and not as stated. The Office Copy Entries state the postcode as TN18 4AA and not as stated.

LOT 44 - CHESSELL POTTERY, BROOK ROAD, CHESSELL, YARMOUTH, ISLE OF WIGHT

The lease in respect of the car park is for a term of five years, from 13th April 2022, at a current rental of £4,200 per annum, and not as stated, however they have a verbal agreement to use the east end of the Atcost Barn (for storage and parking) at £200 per month totalling to £6,600 per annum and not as previously stated.

LOT 48 - PAGETS WOOD, HIGH EASTER ROAD, LEADEN RODING, DUNMOW, ESSEX

The Planning Permission is dated 17th September 2025 and not as stated. The Office Copy Entries state the address as Land Lying to the East Of Woodside Farm, Higher Easter Road, and not as stated.

LOT 49 - UNIT 7 & UNIT 8, ST. CROSS BUSINESS PARK, NEWPORT, ISLE OF WIGHT

Unit 7 sold on a remainder of a 99-year lease, from 16th May 2005, and Unit 8 sold on a remainder of a 99-year lease from 4th February 2005.

LOT 51 - LAND REAR OF THE DINGLE, CROWBOROUGH HILL, CROWBOROUGH, EAST SUSSEX

A location plan has been added since commencement of marketing.

LOT 55 - THE CHAPEL, NAZARETH HOUSE, CHAPEL WALK, BEXHILL-ON-SEA, EAST SUSSEX

Sold in accordance with the Filed Plan and not as stated. The Office Copy Entries state the address as Nazareth House, Hastings Road, TN40 2ND and not as stated.

LOT 56 - 44 HOWARD ROAD, DARTFORD, KENT

On the instructions of the Administrator, and not as stated.

LOT 57 - 3 VINCENT FARM MEWS, MARGATE, KENT

EPC Rating C.

LOT 60 - LAND THE BRAMBLES, SALISBURY ROAD, TOTTON, SOUTHAMPTON

Local Planning Authority is New Forest District Council Tel: 02380 285000 Website: www.newforest.gov.uk and not as stated. The Sellers Solicitors have confirmed that Section 5B Notices were NOT served as the tenants have no rights over the land, and not as stated.

LOT 62 - 5 VINCENT FARM MEWS, MARGATE, KENT

EPC Rating C.

LOT 65 - FLAT 3, HIGHCLYFFE COURT, HIGHCLIFFE CLOSE, SEATON, DEVON

Remainder of a 999-year lease from 25th March 1985 and not as stated. The Office Copy Entries state the address as Flat 3, Highcliffe Court, Highcliffe Close and not as stated.

LOT 67 - LOT 67 - 4 VINCENT FARM MEWS, MARGATE, KENT

EPC Rating C.

LOT 68 - STELLMINOUGHTON, QUEENS ROAD, LYDD, ROMNEY MARSH, KENT

The words "On instructions of the Trustees" shall be deemed deleted from all marketing material.

LOT 69 - GARAGES, THE OLD LAUNDRY, BOWEN ROAD, FOLKESTONE, KENT

The Office Copy Entries state the address as Land Adjoining 20 Darlinghurst Road, and not as stated.

LOT 70 - 54 & 56 CASTLE STREET, DOVER, KENT

The Bridal shop lease is from 1st December 2024 ending 30th November 2029 and not as stated. The Hairdressers lease is from 12th April 2024, ending 31st March 2029, and not as stated.

LOT 83 - FLAT 1, BEACH HOUSE, 3 MARINE CRESCENT, FOLKESTONE, KENT

We have been informed that the current rental is £750 per calendar month, therefore the flat is let at £9,000 per annum, and not as previously stated. EPC Rating D.

LOT 84 - 1 & 1A BRUNSWICK STREET, RAMSGATE, KENT

In respect of the Tenancy Agreement, interested parties are advised to refer to the Extra Special Conditions of Sale in the legal pack.

LOT 85 - 180 CULVER ROAD, BASINGSTOKE, HAMPSHIRE

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

LOT 89 - 11 BOLTON COURT, WINDMILL HILL, BRIXHAM, DEVON

To be sold on a new 999-year lease, from 1st June 2018, at a peppercorn ground rent and not as stated. The flat is on the first floor.

LOT 91 - 2 PEAR TREE COTTAGES, PICKERING STREET, LOOSE, MAIDSTONE, KENT

EPC Rating E.

LOT 93 - FLAT 4, 59 NEWPORT ROAD, LAKE, ISLE OF WIGHT

Remainder of a 999-year lease, from 28th March 2023, and not as stated. The Office Copy Entries state the address as Flat 4, 59 Newport Road, Sandown, Isle Of Wight and not as stated.

LOT 94 - VANITY FAYRE, 27 HIGH STREET, SANDOWN, ISLE OF WIGHT

EPC Rating C (75). Total Floor Area 98 sq.m.

LOT 98 - POST OFFICE HOUSE AND SUPPLY STORES, BADSELL ROAD, FIVE OAK GREEN, TONBRIDGE, KENT

Orchard Flat is sold on a remainder of 215-year lease, from 22nd April 1974, and not as stated. The Onestop Store and Post office are let on a commercial lease until 31st August 2044, and not as stated.

LOT 99 - FLAT 10, THE PANORAMA, PARK STREET, ASHFORD, KENT

A parking space permit is available from the Managing Agents.

LOT 100 - 34 HIGH STREET, RYDE, ISLE OF WIGHT

Commercial EPC Rating C (59). Total Floor Area 64 sq.m. The Office Copy Entries state the postcode as PO33 2HL, and not as stated.

LOT 103 - FLAT 3, RICHMOND HOUSE, 4-5 THE STRAND, RYDE, ISLE OF WIGHT

EPC Rating E. The lease for the flat does not allow for commercial holiday letting.

LOT 104 - 61 BOHEMIA ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

EPC Rating E (103). Total Floor Area 35 sq.m.

LOT 109 - 8 ST. LAWRENCE COURT, VICTORIA STREET, NEW ROMNEY, KENT

The Office Copy Entries state the address a 8 Victoria Street, New Romney and not as stated.

LOT 110 - 23, 24 & 25 NEWPORT STREET, RYDE, ISLE OF WIGHT

23 Newport Street - EPC Rating C (51). Total Floor Area 78 sq.m. 24 Newport Street is let under the terms of a Tenancy Agreement at a rental of £5,720 plus VAT, per annum and not as stated.

LOT 111 - 9 & 9A PARTLANDS AVENUE, RYDE, ISLE OF WIGHT

The Office Copy Entries state the address as 9 and 10 Partlands Avenue, and not as stated.

LOT 113 - 67 VICTORIA GROVE, EAST COWES, ISLE OF WIGHT

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

LOT 117 - PARROCK HOUSE, 136 PARROCK STREET, GRAVESEND, KENT

Flat 7 has an EPC Rating of B and not as stated. The Office Copy Entries state the address as Land on the North East Side Of Parrock Street, and not as stated. Flat 1 is to be vacant from 31st October 2025.

LOT 118 - 6 MOUNT PLEASANT, TALBOT ROAD, HAWKHURST, CRANBROOK, KENT

EPC Rating D.

LOT 120 - 18C CANTELUPE ROAD, BEXHILL-ON-SEA, EAST SUSSEX

EPC Rating D.

LOT 124 - 28 SOUTHWAYS, STUBBINGTON, FAREHAM, HAMPSHIRE

The Office Copy Entries state the postcode as PO14 2AG, and not as stated.

LOT 127 - 1 STAVELEY COURT, 9 STAVELEY ROAD, EASTBOURNE, EAST SUSSEX

EPC Rating C. Remainder of a 125-year lease, from 1st January 2004, and not as stated.

LOT 129 - 18 MAYMILLS, MILL LANE, EASTRY, SANDWICH, KENT

A location plan has been added since commencement of marketing.

LOT 131 - 20 INGLEWOOD DRIVE, BASINGSTOKE, HAMPSHIRE

The Office Copy Entries state the address as 20 Inglewood Drive, Hatch Waren, Basingstoke and not as stated.

LOT 134 - 7 RICHDORE ROAD, WALTHAM, CANTERBURY, KENT

The service road is adjacent to number 5, and not as stated. EPC Rating E.

LOT 143 - THE VESTRY ROOMS, 25 FORE STREET, ST. ERTH, HAYLE, CORNWALL

EPC Rating C (75). Total Floor Area 73 sq.m. The Office Copy Entries state the address as 25 Fore Street, St Erth, and not as stated.

LOT 144 - FLAT 2, 87 MAISON DIEU ROAD, DOVER, KENT

The door furniture and finger panels have been removed. The Office Copy Entries state the address as First Floor Flat, 87 Maison Dieu Road, and not as stated.

LOT 152 - SWAN HOUSE COTTAGE, WATCHBELL STREET, RYE, EAST SUSSEX

We have been made aware that the Article 4 applies on the property.

LOT 153 - 137B MINNIS ROAD, BIRCHINGTON, KENT

The accommodation is situated on the ground floor and basement level and not as stated. Remainder of a 125-year lease from and including 1st December 2013.

LOT 154 - WHITEFIELD FARM, ASHEY ROAD, RYDE, ISLE OF WIGHT

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

LOT 155 - BASEMENT FLAT, 8 ALEXANDRA GARDENS, VENTNOR, ISLE OF WIGHT

EPC Rating E.

LOT 156 - 50 EDINBURGH ROAD, CHATHAM, KENT

The Guide price has been increased to £145,000 Plus. The Office Copy Entries state the postcode as ME4 5BY and not as stated.

LOT 157 - 1 & 2 HILLSIDE AND ADJ. LAND GATE HILL, DUNKIRK, FAVERSHAM, KENT

The Agreement with UK Power Network for the two pylons located within the paddock is on a rolling contract at £46.76 and not as stated. The Office Copy Entries state the addresses as 1 Hillside Cottages, Canterbury Road, Dunkirk. Hillside Cottage, Gatehill, Dunkirk and Land on the South Side Of Watling Street, Upper Harbledown and not as stated. The EPC Rating for 1 Hillside is F. The EPC Rating for 2 Hillside is E.

LOT 158 - 144 BYRON ROAD, SOUTHAMPTON

The Office Copy Entries state the address as 144 Bryon Road, Thornhill, Southampton and not as stated.

LOT 159 - FLAT 3, HALDON HOUSE, 114 NORTH ROAD, HYTHE, KENT

EPC Rating D.

LOT 162 - 31 THE MINT, EXETER, DEVON

The service charge is £1,276.80 per annum and not as stated.

LOT 164 - 64 BARLEY FARM ROAD, EXETER, DEVON

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

LOT 165 - 6 WHARNCLIFFE ROAD, BOURNEMOUTH

The Office Copy Entries state the address as 6 Wharncliffe Road, Boscombe, Bournemouth and not as stated.

LOT 166 - 314 BYBROOK ROAD, KENNINGTON, ASHFORD, KENT

EPC Rating C.

LOT 170 - 28 MILBURY CRESCENT, SOUTHAMPTON

EPC Rating E.

LOT 172 - 150 MAGPIE HALL ROAD, CHATHAM, KENT

On the instructions of the Personal Representatives and not as stated. EPC Rating F.

LOT 173 - 83 WENNINGTON ROAD, RAINHAM, ESSEX

On the instructions of the Personal Representative and not as stated. EPC Rating F.

LOT 175 - 96 GILLINGHAM ROAD, GILLINGHAM, KENT

EPC Rating D. The accommodation description has been amended within the auction particulars, since commencement of marketing.

LOT 179 - 78 WHEAT SHEAF CLOSE, LONDON

EPC Rating C.

LOT 180 - 327 SOUTH COAST ROAD, PEACEHAVEN, EAST SUSSEX

EPC Rating E (123). Total Floor Area 141 sq.m.

LOT 181 - 3 THE SQUARE, WHIMPLE, EXETER, DEVON

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

LOT 182 - 2 THE STREET, NEWINGTON, FOLKESTONE, KENT

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