

# Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Online Auction : Bidding Commences, 9 December 2025

Auction Ends : Thursday, 11 December 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 - Garages 43-50, Viney Avenue, Romsey, Hampshire - Postponed
- Lot 12 - Land Adjacent To Glebe Row, Phillack, Hayle, Cornwall - Postponed
- Lot 17 - Land Alongside Hayle Terrace, Hayle, Cornwall - Postponed
- Lot 19 - 476 Old London Road, Hastings, East Sussex - Postponed
- Lot 25 - 128-130 Sea Street, Herne Bay, Kent - Sold Prior
- Lot 28 - 9 Snelling Avenue, Northfleet, Gravesend, Kent - Postponed
- Lot 29 - Land Off Porthkidney Beach, Access Via St. Michaels Way, Lelant, St. Ives, Cornwall - Postponed
- Lot 31 - Former Moose Hall Jolliffe Road, Poole, Dorset - Postponed
- Lot 43 - The Old Bank, Beacon Road, Crowborough, East Sussex - Postponed
- Lot 60 - The Dunley Estate, Dunley, Whitchurch, Hampshire - Sold Prior
- Lot 72 - 18 High Street, Cosham, Portsmouth - Postponed
- Lot 77 - 97 Wilson Avenue, Deal, Kent - Postponed
- Lot 84 - 7 Royal Parade, Chislehurst, Kent - Sold Prior
- Lot 116 - Land Adjacent To Parc An Dix Lane, Phillack, Hayle, Cornwall - Postponed
- Lot 132 - 11 Coronation Road, Exeter, Devon - Postponed
- Lot 158 - 62 Coniston Road, Folkestone, Kent - Postponed
- Lot 166 - Land at Higher Cawdron, Liftondown, Lifton, Devon - Sold Prior
- Lot 168 - Royal Mail, Sandwich Delivery Office, 34 King Street, Sandwich, Kent - Sold Prior

### LOT 1 - 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.

### LOT 3 - GROUND RENTS, 17-18 ROYAL CRESCENT, ST. AUGUSTINES ROAD, RAMSGATE, KENT

Flat 1 and 17 Royal Crescent are each on the remainder of a 125-year lease, from 16th July 2025, and not as stated.

### LOT 10 - 79 BOHEMIA ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

EPC Rating E (105). Total Floor Area 45 sq.m. The ground floor retail is let on a one-year term, from 14th April 2025 to and including 13th April 2026, and not as stated.

### LOT 11 - 1 RIDGEWAY, HORNS ROAD, HAWKHURST, CRANBROOK, KENT

Revised Special Conditions of Sale, dated 3rd December 2025, are available. To be sold in accordance with the TP1 Plan attached to the Special Conditions and not as stated.

**LOT 16 - 37B CANTELUPE ROAD, BEXHILL-ON-SEA, EAST SUSSEX**

Remainder of a 999-year lease from 25th March 1963 and not as stated. The Office Copy Entries state the flat to be on the ground floor, and not as stated.

**LOT 30 - GARAGE, 40 WELLINGTON SQUARE, HASTINGS, EAST SUSSEX**

The Office Copy Entries state the postcode as TN34 1PP and not as stated.

**LOT 33 - LAND AT LIGHTHOUSE HILL, PORTREATH, CORNWALL**

The address is Land at Lighthouse Hill, Portreath, Redruth, Cornwall and not as previously stated.

**LOT 34 - GARAGES 4-8, 10, 11-15 AND 17, THAMES COURT, ANDOVER, HAMPSHIRE**

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

**LOT 39 - AMESBURY DELIVERY OFFICE, 20 LONDON ROAD, AMESBURY, SALISBURY**

Revised Special Conditions of Sale, dated 26th November 2025, are available. The lease terms are dated 28th October 2025, and not as previously stated. EPC Rating F (126). Total Floor Area 164 sq.m.

**LOT 40 - 2 LORDS LANE, HASTINGS, EAST SUSSEX**

EPC Rating E.

**LOT 41 - LAND AT HAWKES CLOSE, HEADCORN, ASHFORD, KENT**

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

**LOT 45 - LAND & GARAGE, THE STREET, DENTON, CANTERBURY, KENT**

The garage is let at £29.16 per calendar month, and not as stated.

**LOT 49 - 3 THE QUAY, BRIXHAM, DEVON**

The seller has been advised by the neighbour that the neighbours side of the rear boundary is in need of repair. Commercial EPC Rating C (68). Total Floor Area 200 sq.m. The Energy Performance Certificate provided covers the commercial and residential element of the whole building, and not as previously stated.

**LOT 50 - 49 & 49A ROSKEAR ROAD, CAMBORNE, CORNWALL**

Revised Special Conditions of Sale, dated 4th December 2025, are available. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated. The Office Copy Entries state the address as 49 and 49A Roskear Villas, Camborne, and not as stated.

**LOT 53 - 24 BOLTON STREET, BRIXHAM, DEVON**

The Office Copy Entries state the address as Lyte House, 24 Bolton Street, and not as stated.

**LOT 64 - THE CHAPEL, NAZARETH HOUSE, CHAPEL WALK, BEXHILL-ON-SEA, EAST SUSSEX**

To be sold in accordance with the Office Copy Entries 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 67 - THE PRIORY, MARSHALL CLOSE, TAVISTOCK, DEVON**

To be sold in accordance with the Office Copy Entries Filed Plans and not as stated. The Office Copy Entries state the addresses as The Priory, 149 Whitchurch Road, Tavistock and The Orchard, The Priory, Whitchurch Road, Tavistock and not as stated.

**LOT 68 - 34 HIGH STREET, RYDE, ISLE OF WIGHT**

The Office Copy Entries state the postcode as PO33 2HL, and not as stated.

**LOT 70 - THE WATERFRONT BISTRO, 15 REGATTA QUAY, KEY STREET, IPSWICH, SUFFOLK**

The current ground rental is £200 per annum, and not as stated.

**LOT 76 - BROADSTAIRS MEMORIAL HALL & POTTERY STUDIO, FORDOUN ROAD, BROADSTAIRS, KENT**

The Pottery Building has not been internally inspected by the Auctioneers. Interested parties must reply on their own investigations to verify the accommodation which has been deduced from floor plans provided by the sellers.

**LOT 78 - 3 THE TRAVERSE, BURY ST. EDMUNDS, SUFFOLK**

The Office Copy Entries state the address as 3 and 3A The Traverse and not as stated. EPC Ratings; Timson D (85). Total Floor Area 270 sq.m and Crumbs D (89). Total Floor Area 25 sq.m.

**LOT 80 - THE LODGE, ADDINGTON STREET, MARGATE, KENT**

The Office Copy Entries state the address as The Lodge, Addinton Street and not as stated.

**LOT 81 - 38A NELSON ROAD, HASTINGS, EAST SUSSEX**

Remainder of a 99-year lease, from 25th December 2015, at a peppercorn ground rent and not as stated.

**LOT 82 - 20 HIGH STREET, CHATHAM, KENT**

Commercial EPC Rating C (56). Total Floor Area 110 sq.m.

**LOT 83 - 6 SURBITON COURT, SURBITON GROVE, RYDE, ISLE OF WIGHT**

The Office Copy Entries state the address as Flat 6, Surbiton Court, 18 Surbiton Grove, Ryde and not as stated.

**LOT 85 - FLAT 30, CHARLOTTE COURT, THE ROYAL SEABATHING, CANTERBURY ROAD, MARGATE, KENT**

The property is on the second floor and not as previously stated.

**LOT 87 - GROUND FLOOR FLAT, 32 EAST DEAN ROAD, EASTBOURNE, EAST SUSSEX**

Remainder of a 999-year lease, from 25th December 1961, at a current ground rent of £15 per annum and not as stated.

**LOT 90 - THE YARD, 59A ISLINGWORD ROAD, BRIGHTON**

The location plan has been amended since commencement of marketing and the site measurements have also been amended to 0.02 hectares (0.06 acres), and not as previously stated.

**LOT 93 - FLAT 1, CHARLOTTE COURT, THE ROYAL SEABATHING, CANTERBURY ROAD, MARGATE, KENT**

Revised Special Conditions of Sale, dated 4th December 2025, are available. The tenant has now vacated and the property is sold with vacant possession.

**LOT 94 - 49 MARINA, BEXHILL-ON-SEA, EAST SUSSEX**

The tenant is holding over on a lease from and including 28th March 2016 until 27th March 2024 at a current rental of £675 per calendar month and not as stated, therefore, currently let at £8,100 per annum. The tenure is 999-years from and including 2nd April 2024 and not as stated.

**LOT 95 - 61 TENNYSON WALK, NORTHFLEET, GRAVESEND, KENT**

EPC Rating F.

**LOT 96 - THE OLD PARISH ROOMS, 18 GRANGE ROAD, SHANKLIN, ISLE OF WIGHT**

EPC Rating E (122). Total Floor Area 206 sq.m. The Office Copy Entries state the address as The Parish Hall, Grange Road, Shanklin, and not as stated.

**LOT 97 - 66 ST. JOHNS ROAD, RYDE, ISLE OF WIGHT**

The Land Registry title includes the property to the rear, being 44 Daniel Street and is the remainder of a 960-year lease from 11th October 1913.

**LOT 98 - FORMER OFFICE, TREGULLOW ROAD, FALMOUTH, CORNWALL**

The location plan has been amended to reflect the TP1 Plan attached to the Special Conditions of Sale.

**LOT 100 - 3 MILDMAY ROAD, ROMFORD**

EPC Rating D (78). Total Floor Area 43 sq.m.

**LOT 101 - GARAGES 2-8, GREENSEY, RAGGED APPLESHAW, ANDOVER, HAMPSHIRE**

The bus stop is not included as previously stated. A location plan has been added since commencement of marketing and the site measurements have been amended to 0.03 hectares (0.08 acres), and not as previously stated.

**LOT 103 - COLUMBINE COTTAGE, 13 NEW TOWN, UCKFIELD, EAST SUSSEX**

Revised Special Conditions of Sale, dated 24th November 2025, are available. The auction details have been amended since commencement of marketing. EPC Rating E.

**LOT 107 - 22 BARNET WAY, WORTHING, WEST SUSSEX**

EPC Rating C.

**LOT 109 - FLAT 7, 39 SPENCER SQUARE, RAMSGATE, KENT**

The Office Copy Entries state the address as 39 Spencer Square, Ramsgate and not as stated.

**LOT 110 - 60 PENNINGTON ROAD, TUNBRIDGE WELLS, KENT**

The Office Copy Entries state the address as 60 Pennington Road, Southborough and not as stated.

**LOT 113 - 1-4 REGENT COURT, REGENT STREET, ROWHEDGE, COLCHESTER**

The Office Copy Entries state the address as 1-4 Regent Court, 6 Regent Street and not as stated. The Flat 2 term is until 8th June 2026 and not as stated.

**LOT 118 - FALCON VIEW, 47 REGENT STREET, SHANKLIN, ISLE OF WIGHT**

The property is as set out in the marketing/catalogue details and legal pack, sold under the terms of a 900-year lease from 24th December 1880.

**LOT 123 - FLAT 2, 61 WESTGATE BAY AVENUE, WESTGATE-ON-SEA, KENT**

EPC Rating D.

**LOT 127 - VICTORIA HOUSE, 36 ALBION PLACE, MAIDSTONE, KENT**

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

**LOT 128 - 1 SHALDON DRIVE, RUISLIP, MIDDLESEX**

The side and rear passage, that is subject to rights of way, has a gate which was installed by the Council. Each property has a key to this and one will be handed to the buyer on completion.

**LOT 131 - 4 GREENVIEW WALK, GILLINGHAM, KENT**

We have been informed by the seller that the property has an outside storage area.

**LOT 137 - 22 TRITTON GARDENS, DYMCURCH, ROMNEY MARSH, KENT**

The lot is to be sold in one seller's own rights and on the instructions of the Power of Attorney for the other seller and not as stated.

**LOT 140 - 34B NELSON ROAD, HASTINGS, EAST SUSSEX**

To be sold on a new 120-year lease, from 1st December 2025, and not as stated. The current rental is £950 per calendar month and not as stated. Therefore, currently let at £11,400 per annum.

**LOT 141 - 60A & 60B BAKER STREET, ROCHESTER, KENT**

60 Baker Street EPC Rating D and 60B Baker Street EPC Rating F. The Office Copy Entries state the address as solely 60 Baker Street, and not as stated.

**LOT 143 - FLAT 4, 59 NEWPORT ROAD, LAKE, ISLE OF WIGHT**

The Office Copy Entries state the address as Flat 4, 59 Newport Road, Sandown, Isle Of Wight and not as stated.

**LOT 146 - THE VESTRY ROOMS, 25 FORE STREET, ST. ERTH, HAYLE, CORNWALL**

The Office Copy Entries state the address as 25 Fore Street, St Erth and not as stated.

**LOT 148 - 100 RINGDEN AVENUE, PADDOCK WOOD, TONBRIDGE, KENT**

To be sold on a new 999-year lease and not as stated.

**LOT 149 - BROOM HOUSE, DENE HOUSE & GREENCROFT, OXENDEN STREET, HERNE BAY, KENT**

The Office Copy Entries state the address as Greencroft, Oxenden Square and Flat 2, Dene House, Oxenden Street and not as stated.

**LOT 150 - 14 SCORRIER STREET, ST. DAY, REDRUTH, CORNWALL**

We have been advised by the seller there is an area of Japanese Knotweed in the rear garden.

**LOT 153 - BRIDGE HOUSE, BASTED, BOROUGH GREEN, SEVENOAKS, KENT**

The Local Planning Authority is Tonbridge & Malling Borough Council. Tel: 01732 844522. Website: [tmbc.gov.uk](http://tmbc.gov.uk) and not as previously stated.

**LOT 155 - 93 HIGHTOWN ROAD, RINGWOOD, HAMPSHIRE**

The Auctioneer's Note has been amended since marketing has commenced to read: Japanese Knotweed is present at the property and is currently being treated under a treatment plan, a copy of which will be available within the legal documents. As stated in the treatment plan, Knotweed has been identified in a neighbouring property and this is also being treated as part of the ongoing treatment works. Prospective purchasers are advised to review the Knotweed treatment plan and the correspondence between our client and the neighbour which is available as part of the legal documents.

**LOT 156 - FLAT 6, IRELAND COURT, 19 DERING ROAD, ASHFORD, KENT**

Off-roading parking has been added to the auction particulars since marketing.

**LOT 159 - FLAT 1, 18 PEVENSEY ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX**

Revised Special Conditions of Sale, dated 2nd December 2025, are available.

**LOT 160 - 9 MERMAID STREET, RYE, EAST SUSSEX**

The property has been assessed for an Energy Performance Certificate assessment, however due to the property's condition a rating cannot be generated.

**LOT 162 - 1A ADELAIDE ROAD, CHICHESTER, WEST SUSSEX**

Since marketing commenced the seller has replaced the shop-front with new windows and entrance door. We have updated the photo on the marketing details on our website.

**LOT 163 - GARAGES 1-9 ROBERTS AVENUE, TORPOINT, CORNWALL**

To be sold in accordance with the lease of the Electricity Sub-Station, and not as stated.

**LOT 167 - LAND LYING TO THE WEST OF BARLEY HOUSE, TREGURTHA DOWNS FARM, GOLDSITHNEY, PENZANCE, CORNWALL**

The Office Copy Entries state the address as Land to the West Of Barley House, Tegurtha Downs Farm, Gears Lane, Goldsithney, and not as stated.