

Auction Addendum

Online Auction : Bidding Commences, 24th March
Auction Ends : 26th March 2026

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 50 - Land to the West Of Hayes Walk, Smallfield, Horley, Surrey - Sold Prior
- Lot 87 - 28 High Street, Newport, Isle Of Wight - Postponed
- Lot 90 - 25 Havelock Road, Hastings, East Sussex - Sold Prior
- Lot 96 - 906 Wimborne Road, Bournemouth - Postponed
- Lot 100 - 59 Canterbury Road, Margate, Kent - Sold Prior
- Lot 107 - 49 Herald Walk, Dartford, Kent - Sold Prior
- Lot 108 - Land to the Rear Of 49-51 Mayplace Road East, Bexleyheath, Kent - Postponed
- Lot 119 - 76B London Road, Portsmouth - Postponed
- Lot 132 - 58 Luton High Street, Chatham, Kent - Sold Prior
- Lot 136 - 16A & 16B King Street, Gillingham, Kent - Postponed
- Lot 140 - Flat 3, 18 High Street, Gravesend, Kent - Sold Prior
- Lot 151 - 351 Luton Road, Chatham, Kent - Postponed
- Lot 154 - 94A High Street, Rottingdean, Brighton - Sold Prior
- Lot 164 - Blakeney, Woodland Road, Lyminge, Folkestone, Kent - Postponed
- Lot 173 - 67 Ingestre Street, Harwich, Essex - Sold Prior
- Lot 176 - 1 Shaftesbury Road, Exeter, Devon - Postponed
- Lot 181 - Seapoint, 14 Knockholt Road, Cliftonville, Margate, Kent - Postponed
- Lot 187 - St. Margarets, 99 Carlisle Road, Eastbourne, East Sussex - Sold Prior

LOT 1 - FLAT C, 99 EMBLETON ROAD, LEWISHAM, LONDON

The current ground rental is £100 per annum, and not as stated.

LOT 3 - GROUND RENTS, CRANLEIGH COURT, HIGH STREET, CUBBINGTON, LEAMINGTON SPA, WARWICKSHIRE

The current ground rental in respect of Flats 1, 4, 5, 8 & 9 is £75 per annum each, therefore currently let at £375 per annum, and not as stated.

LOT 4 - GARAGE & LAND TO REAR OF 114 SKINNER STREET, GILLINGHAM, KENT

The Office Copy Entries state the address as Land on the North-West Side Of 114 Skinner Street, and not as stated.

LOT 8 - LAND BRENDON ROAD, WATCHET, SOMERSET

The Office Copy Entries state the address as Land Adjoining 51 Brendon Road and not as stated. To be sold in accordance with the Office Copy Entries Filed Plan and not as stated.

LOT 9 - GROUND RENTS, 1-49 GREEN STREET, CHORLEYWOOD, RICKMANSWORTH, HERTFORDSHIRE

We believe there are 44 maisonettes, and 22 of the remaining are sold on long leases, and not as stated. The Office Copy Entries state the address as Land on the North East and South West Side of Green Street and not as stated. The first paragraph has been amended since commencement of marketing, with the removal of the mention of garages.

LOT 13 - GROUND RENTS, BOLTON COURT, WINDMILL HILL, BRIXHAM, DEVON

Flat 3's rent review is every 10 years and not as stated. Flat 11's ground rental is a peppercorn and not as stated. Therefore, currently let at £3,670 per annum, and not as stated.

LOT 14 - 37 WAINSCOTT ROAD, WAINSCOTT, ROCHESTER, KENT

Revised Special Conditions of Sale, dated 24th March 2026, are available. The 'residential' tenant is let on an Assured Shorthold Tenancy Agreement, and not as stated. To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated. A draft lease for the Barber's shop is currently being prepared, and not as previously stated.

LOT 15 - 37 COOK SQUARE, ERITH, KENT

The flat has an allocated parking space.

LOT 16 - LAND NORTH HILL ROAD, MINEHEAD, SOMERSET

The property is NOT being sold subject to an Overage Clause as previously stated.

LOT 17 - GROUND RENTS, LAND SOUTH WEST SIDE OF GROVE ROAD, TRING, HERTS

Revised Special Conditions of Sale, dated 18th March 2026, are available. 7 & 8 Verney Close have been removed/sold out of the Freehold Title, therefore the ground rent investment comprises 10 leases at a rental of £155 per annum, and 19 & 20 Carrington Place have been removed/sold out of the Freehold Title, and not as stated. The Substations' current ground rentals are £5 shillings, and not as stated.

LOT 22 - FLAT 18, GREENCROFT, TRINITY PLACE, EASTBOURNE, EAST SUSSEX

Remainder of a 999-year lease, from 1st February 1971, and not as stated.

LOT 24 - 7 RUSSELL STREET, DOVER, KENT

Remainder of a 120-year lease, from 5th December 2001, and not as stated. The insurance rent percentage is 16.66% and not as stated.

LOT 29 - PLOTS 132, 133 & 151, NORTH SIDE LONGAGE HILL, LYMINGE, FOLKESTONE, KENT

On the instructions of the Administrator and not as stated.

LOT 35 - LAND NORTH SIDE OF INNISFREE, FAMBRIDGE ROAD, NORTH FAMBRIDGE, CHELMSFORD

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

LOT 36 - FELSTED WATER TOWER, GARNETTS LANE, FELSTED, DUNMOW, ESSEX

We have been informed by the Seller that the rental is £14,700 per annum and not as stated. The main heading in our marketing material initially stated the site was 'with Planning Permission', however, this is not the case and the sale details have been updated since marketing commenced.

LOT 42 - HAYNE BARN ESTATE, SALTWOOD, HYTHE, KENT

We are advised that Edelweiss, which is used by the wedding venue, will be vacant on completion. Edelweiss Cottage is let on a Licence Agreement at a peppercorn ground rental, and not as stated. Begonia Cottage is let at £725 per calendar month, and not as previously stated. The new lease for Hayne Barn House and The Orangery is 15 years, from and including 1st April 2023, ending on and including 31st March 2038, and not as stated. Edelweiss EPC Rating E. Hayne House EPC Rating E (103). Total Floor Area 284 sq.m.

LOT 44 - LAND REAR OF 25 THE PAVEMENT, LONDON

The land has the right of 'free passage' to connect to all utilities including gas, electric, water and drainage, and not as previously stated. The Office Copy Entries state the address as Land Lying to the East Of The Pavement, Clapham Common and not as stated.

LOT 45 - 1 MARKET PLACE, HELSTON, CORNWALL

The Office Copy Entries state the postcode as TR13 8SU and not as stated. EPC Rating E (105). Total Floor Area 405 sq.m.

LOT 46 - 14 RIDGEWAY CLIFF, HERNE BAY, KENT

EPC Rating E.

LOT 48 - LAYWELL HOUSE & LAYWELL BUNGALOW, SUMMER LANE, BRIXHAM, DEVON

Revised Special Conditions of Sale, dated 17th March 2026, are available.

LOT 52 - ORCHARD END, UNDERCLIFF DRIVE, NITON, VENTNOR, ISLE OF WIGHT

EPC Rating G.

LOT 54 - 54 PALMERSTON ROAD, BOURNEMOUTH

The Commercial Lease is holding over under the terms of a 21-year lease, from 24th May 2009, and not as stated. The Office Copy Entries state the address as 54 Palmerston Road, Boscombe, Bournemouth and not as stated.

LOT 57 - NEPTUNE SNOOKER HALL, 13 NEPTUNE TERRACE, SHEERNESS, KENT

The current rental is £916.67 plus VAT per calendar month, and not as stated. The Lease is due to come to an end on 8th June 2026, and not as stated. The property will NOT be vacant on completion, however it is due to be vacated at the end of the lease term.

LOT 58 - 16 WHEATON ROAD, BOURNEMOUTH

EPC Rating G.

LOT 59 - 8 HUTCHINGS CLOSE, SITTINGBOURNE, KENT

EPC Rating C.

LOT 63 - 106 OLD ROAD, CLACTON-ON-SEA, ESSEX

Revised Special Conditions of Sale, dated 23rd March 2026, are available. The Commercial tenant has served notice to quit and the notice expires on 12th September 2026.

LOT 66 - INDUSTRIAL ESTATE, CHICHESTER ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

Terinea has given notice to terminate the lease and not as stated. Imperial Motors is holding over under the terms of a five-year lease, from 1st September 2014; Carma Autocare is let on a new five-year lease, from 22nd January 2026 and Assured Autobodies is let on a new five-year lease, from 22nd January 2026, and not as stated. The Office Copy Entries state the address as 3-4 Chichester Road, and not as stated. The parking spaces are let on a verbal agreement and not as stated. The Lease for Moton cannot be located.

LOT 69 - 18 VICTORIA SQUARE, TRURO, CORNWALL

The Lease referred to in the 'Auctioneer's Note 1' has now been surrendered by Operating Law and the tenant has vacated.

LOT 72 - 34 ROBERTSON STREET, HASTINGS, EAST SUSSEX

Revised Special Conditions of Sale, dated 19th March 2026, are available. The Tenant of Flat 1 has served a Notice to Quit which expires in mid-April 2026. The Ground Floor Basement is let at £12,000 plus VAT per annum, and not as stated. Currently let at £36,100 per annum and not as stated.

LOT 75 - UNITS 1-8 WALBERANT BUILDINGS, COPNOR ROAD, PORTSMOUTH

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 77 - LAND LYING NORTH OF VICTORIA ROAD, NELSON WHARF, VICTORIA ROAD, LOWESTOFT, SUFFOLK

The wording 'Vacant Possession' is deemed removed from any marketing material.

LOT 78 - RETORT HOUSE, ALBION STREET, BROADSTAIRS, KENT

To be sold in accordance with the TR5 and Plan attached to the Special Conditions of Sale, and not as stated.

LOT 80 - LAND AT 165 WESTWOOD ROAD, BROADSTAIRS, KENT

The auction particulars have been amended since commencement of marketing.

LOT 81 - 31 HIGH STREET, LYMINGTON, HAMPSHIRE

The commercial unit is let under the terms of a five-year lease, from 25th December 2025 to and including 24th December 2030, at a current rental of £26,220 per annum, and not as stated. 31A EPC Rating D.

LOT 83 - LAND AT SYCAMORE ROAD, LATCHBROOK, SALTASH, CORNWALL

The Office Copy Entries state the address and Playing Area Lying to the East of Forsythia Drive, Latchbrook and not as stated.

LOT 84 - 1-6 MILESTONE BUILDINGS, HIGH STREET, STAPLEHURST, TONBRIDGE, KENT

EPC Rating for Unit 1 C (55). Total Floor Area 43 sq.m.

LOT 86 - LAND ON INGLEWOOD GARDENS & CONEYBURROW GARDENS, ST. LEONARDS-ON-SEA, EAST SUSSEX

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

LOT 88 - 21 UNION CRESCENT, MARGATE, KENT

We have been informed by the Seller that the tenant of the Basement Flat has served a Notice to Vacate and will be vacating at the end of April, and not as previously stated.

LOT 99 - 35 VESPASIAN ROAD, SOUTHAMPTON

The auction particulars and location plan have been amended since commencement of marketing. To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated.

LOT 101 - LAND AT WEIR ROAD, WIMBLEDON, LONDON

The Property is sold subject to the matters set out in the General Conditions and all entries in the Property and Charges Register of Title Numbers SGL643538 and SGL643539 and SGL644504 (save for financial charges) and any other interests affecting the Property that subsist at the date of the proposed disposal, and as set out in the prescribed form of transfer a copy of which has been made available prior to the auction. Copies of any documents as referred to in Title Numbers SGL643538 and SGL643539 and SGL644504 are available on request. Where copies of any such documents are not included in the auction pack, the Buyer shall be taken to have satisfied itself as to their nature, contents and effect before the auction.

LOT 104 - LAND SOUTH OF NEWCLOSE CRICKET GROUND, BLACKWATER RD, NEWPORT

To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated. Therefore the Location Plan and site measurements have been altered since we started marketing.

LOT 105 - GROUND FLOOR FLAT, 1060 WIMBORNE ROAD, BOURNEMOUTH

The Office Copy Entries state the address as 1060 Wimborne Road, Moordown, Bournemouth, and not as stated.

LOT 113 - 14 FREDERICK ROAD, GILLINGHAM, KENT

EPC Rating E.

LOT 114 - 27 PELHAM ROAD, GRAVESEND, KENT

We have been advised the tenant of Flat C has served a Notice and will be vacating on 24th April 2026, and the tenant of Flat D has served a Notice and will be vacating on 24th May 2026. The auction particulars have been altered since commencement of the early marketing.

LOT 115 - 2 MOTCOMBE COURT, BEDFORD AVENUE, BEXHILL-ON-SEA, EAST SUSSEX

EPC Rating E, and not as stated.

LOT 128 - 22 FAIRLANDS ROAD, FAIRLANDS, GUILDFORD

The Office Copy Entries state the address as 22 Fairlands Road, Worplesdon, Guildford, and not as stated.

LOT 129 - 16 CHART PLACE, WIGMORE, GILLINGHAM, KENT

Since marketing commenced the patio door has been smashed while the property was being cleared. We have been informed this will be fixed before completion. EPC Rating D.

LOT 130 - FLAT 2, 14 PARK ROAD, BOGNOR REGIS, WEST SUSSEX

The lease states the ground rental as 5 pence, and not as stated. The property does NOT come with a share of the freehold.

LOT 131 - 2A QUEENS ROAD, AYLESHAM, CANTERBURY, KENT

The sale is in accordance with the title documentation however the video shows part of the neighbours rear garden area which is not included within the demise of the seller's property.

LOT 134 - 1A THE MEWS, EAST HOATHLY, LEWES, EAST SUSSEX

EPC Rating F.

LOT 135 - THE YEWS, 1 & 2 CAMPHILL COTTAGES, DUDDLESWELL, UCKFIELD, EAST SUSSEX

To be sold in accordance with the Office Copy Entries Filed Plans and not as stated. The Office Copy Entries state the postcode as TN22 3JJ and not as stated.

LOT 141 - OTTER CROFT, CHAWLEIGH, CHULMLEIGH, DEVON

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

LOT 142 - DUKE OF BUCKINGHAM, 119 HIGH STREET, OLD PORTSMOUTH

One of the EPC Ratings is C (63), and not as stated. The Office Copy Entries state the address as 117/118/119 High Street and not as stated.

LOT 143 - UPPER PARTS, 39 HIGH STREET, RAMSGATE, KENT

We have been informed by the Seller that the EPC refers to the property as 8F Broad Street.

LOT 145 - CORNER COTTAGE, 55A REGENT STREET, SHANKLIN, ISLE OF WIGHT

The flat is located on the first floor.

LOT 152 - 21 & 21A CAMBRIDGE ROAD, EAST COWES, ISLE OF WIGHT

The Office Copy Entries state the address as 21 Cambridge Road, East Cowes, and not as stated.

LOT 156 - 9 & 10 POLVELLAN TERRACE, LOOE, CORNWALL

EPC Rating for 10 Polvellan is Rating F and not as stated. To be sold in accordance with the TP1 Plan attached to the Special Conditions and not as stated.

LOT 159 - 36 & 38 CANTERBURY ROAD, HERNE BAY, KENT

38A Fenoulhut Way EPC Rating is E, and not as stated.

LOT 160 - 12 SPEKE ROAD, BROADSTAIRS, KENT

The Office Copy Entries state the address as 12 Speke Road, St Peters, Broadstairs and not as stated.

LOT 162 - 117 CASTLE ROAD, CHATHAM, KENT

Revised Special Conditions of Sale, dated 19th March 2026, is available.

LOT 168 - ROSEGLEN HOTEL, 12 PALMERSTON ROAD, SHANKLIN, ISLE OF WIGHT

5 to 9 North Street have all been sold on long leasehold titles and further information available within the legal pack. The Office Copy Entries state the address as The Roseglen Hotel, 12 Palmerston Road and 5 to 9 (Odd) North Road, Shanklin and not as stated.

LOT 171 - 1 NEULANDS VILLA APARTMENTS, 2 ROYAL CRESCENT, SANDOWN, ISLE OF WIGHT

The flat is located on the Ground Floor. EPC Rating is D and not as stated.

LOT 172 - 11B HIGH STREET, HERNE BAY, KENT

The Office Copy Entries state the address as First Floor Flat, 11 High Street, Herne Bay and not as stated.

LOT 185 - 97B GOODS STATION ROAD, TUNBRIDGE WELLS, KENT

EPC Rating B, and not as previously stated. Remainder of a 99-year lease, from 1st January 2015, and not as stated.

LOT 186 - GARAGE TO THE REAR OF 90 WORPLESDON ROAD, GUILDFORD, SURREY

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 on the North-East Side of 90 Worplesdon Road, and not as stated.