

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Online Auction : Bidding Commences, 5th May 2026

Auction Ends : Thursday, 7th May 2026

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 10 - 1-6 Milestone Buildings, High Street, Staplehurst, Tonbridge, Kent - Sold Prior

Lot 17 - G1-12 Woodley Close, Romsey, Hampshire - Postponed

Lot 28 - 4 High Street, Ventnor, Isle Of Wight - Sold Prior

Lot 33 - Land Adj. Rossendale, Kingsford Street, Mersham, Ashford, Kent - Sold Prior

Lot 36 - Two Parcels Of Land, North & South Side, Gutters Lane, Broomfield, Chelmsford - Postponed

Lot 37 - 85/85A Newland Street, Witham, Essex - Sold Prior

Lot 52 - 39 Marina, Bexhill-on-Sea, East Sussex - Postponed

Lot 61 - 17 St. Johns Road, Clacton-on-Sea, Essex - Postponed

Lot 63 - Land Rear Of White House, Eastling Road, Eastling, Faversham, Kent - Postponed

Lot 72 - Land at Pendennis Road, Pendennis Road, Torquay, Devon - Postponed

Lot 80 - 66 & 68 Framlingham Crescent, Eltham, London - Postponed

Lot 81 - Land Adjacent to 18 Forth An Ryn, Redruth, Cornwall - Postponed

Lot 96 - Land Adjacent to 10 Forth Scol, Redruth, Cornwall - Postponed

Lot 99 - 102A & 102B Gardiner Street, Gillingham, Kent - Sold Prior

Lot 112 - Penscombe Cross, Lezant, Launceston, Cornwall - Postponed

Lot 122 - Blakeney, Woodland Road, Lyminge, Folkestone, Kent - Postponed

Lot 137 - 16 Winchelsea Terrace, Dover, Kent - Postponed

LOT 4 - GD 1-4, 7-8 & 10-11 FLORENCE COURT, ANDOVER, HAMPSHIRE

Revised Special Conditions of Sale, dated 28th April 2026, are available.

LOT 5 - 208 & FLATS A-E KENT HOUSE ROAD, BECKENHAM, KENT

Flat A is currently let at £1,150 per calendar month and not as stated. Therefore currently let at £81,240 per annum. The Office Copy Entries state the address as 208 Kent House Road, and not as stated.

LOT 8 - LAND (MIDDLE SECTION), UPPER RAINHAM ROAD, HORNCHURCH, ESSEX

The Tenancy is an Agreement and not as stated.

LOT 9 - THE GENERAL WOLFE 3-5 BODMIN ROAD & 2-4 TRURO ROAD, BODMIN ROAD, ST. AUSTELL, CORNWALL

The Office Copy Entries states the address as 2, 3, 4, 5, 5A and 5B Bodmin Road and not as stated.

LOT 11 - 5 NORTH STREET, WAREHAM, DORSET

EPC Rating is E (117). Total Floor Area 198 sq.m. and not as stated.

LOT 13 - G1-2,4,6-11 SPEY COURT, ANDOVER, HAMPSHIRE

Revised Special Conditions of Sale, dated 30th April 2026, are available.

LOT 16 - 25 PRIMROSE ROAD, DOVER, KENT

Let at £692 per four week period and not as previously stated.

LOT 19 - LAND REAR OF 25 THE PAVEMENT, LONDON

The Office Copy Entries state the address as Land Lying to the East Of The Pavement, Clapham Common and not as stated.

LOT 20 - FORMER ICE HOUSE, LOWER WOODFIELD ROAD, TORQUAY, DEVON

Further Revised Special Conditions of Sale, dated 1st May 2026, are available. The Office Copy Entries state the address and Land on the North Side Of Lower Woodfield Road and not as stated.

LOT 25 - ROSEGLLEN HOTEL, 12 PALMERSTON ROAD, SHANKLIN, ISLE OF WIGHT

Currently let at £29,640 per annum, and not as stated.

LOT 34 - FORMER TOILET BLOCK, WATCOMBE BEACH ROAD, TORQUAY, DEVON

Revised Special Conditions of Sale, dated 5th May 2026, are available.

LOT 39 - THE STABLES, WARNINGLID LANE, WARNINGLID, HAYWARDS HEATH, WEST SUSSEX

The Office Copy Entries states the address and Land on the North-East Side of the Armoury, Warninglid Lane and not as stated.

LOT 41 - 1 PARK VIEW, RAMSGATE, KENT

To be sold in accordance with the Plan attached to the Special Conditions of Sale, and not as stated. The Office Copy Entries states the address as Land and Buildings on the East Side Of Grange Road, Ramsgate and not as stated. EPC Rating G.

LOT 43 - 8/8A BATH PLACE, WORTHING, WEST SUSSEX

Currently let at £34,140 per annum, and not as stated.

LOT 44 - 14 ORCHARD GROVE, BRIXHAM, DEVON

An Auctioneer's Note has been added since commencement of marketing to read: It has been brought to our attention that there is spray foam insulation in the loft.

LOT 45 - LAND AT SHUTTA LANE, SHUTTA ROAD, LOOE, CORNWALL

We have been made aware of an ongoing dispute with a neighbouring property and further details are in the legal pack.

LOT 46 - 124 HIGH STREET, HYTHE, KENT

The Salon EPC Rating is D (76). Total Floor Area 21 sq.m. The tenants of the maisonette have issued a Notice to Quit and are due to vacate on 25th June 2026. Currently let at £21,204 per annum and not as stated.

LOT 49 - FORMER WATCOMBE BEACH CAFÉ, WATCOMBE BEACH ROAD, TORQUAY, DEVON

Revised Special Conditions of Sale, dated 1st May 2026, are available.

LOT 51 - LAND REAR OF ROSEMULLION, CROSS COMMON, THE LIZARD, HELSTON, CORNWALL

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

LOT 55 - UNIT L, THE BREWERY, BELLS YEW GREEN ROAD, BELLS YEW GREEN, TUNBRIDGE WELLS, KENT

Further Revised Special Conditions of Sale, dated 1st May 2026, are available.

LOT 56 - CUDDLES CORNER, ROUD, VENTNOR, ISLE OF WIGHT

The Planning section of the auction details have been amended since commencement of marketing. The Office Copy Entries state the address as Land on the West Side Of Roud Manor Farm, Roud, Ventnor, and not as stated.

LOT 58 - 5-5A ST. PETERS STREET, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 28th April 2026, are available.

LOT 66 - LAND ADJ. 14 WHITSTONE ROAD, WHITSTONE ROAD, PAIGNTON, DEVON

The Lot is sold subject to an Overage Clause.

LOT 67 - MOGHHE, WEST STREET, LISKEARD, CORNWALL

The Office Copy Entries state the address as Carlton Suite, West Street, and not as stated.

LOT 70 - 302 CANTERBURY STREET, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 22nd April 2026, are available.

LOT 71 - FLAT 2, 14 PARK ROAD, BOGNOR REGIS, WEST SUSSEX

The property does NOT include a share of the freehold. The Lease states the Ground Rental as 5 pence per annum, and not as stated.

LOT 77 - APARTMENT 30, MARINA POINT EAST, CHATHAM QUAYS, DOCK HEAD ROAD, CHATHAM, KENT

The Lease states the term as 138 years, and not as stated.

LOT 79 - 55-57 KINGS ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

56 Kings Road is now let for a term of seven years from 21st April 2026 at a current rental of £750 per calendar month and not as stated - the EPC Rating is D (85) Total Floor Area 52 sq.m. We understand from the Seller that the EPCs are correct for Flats 1 & 2, 56 King Street, however they are both addressed as Flat 1 but have different total floor areas. In respect of Flat 2, 56 Kings Road, the tenant has given Notice and will be vacating on 21st May. Therefore currently let at £51,800 per annum and not as stated. Flat 1, 56 Kings Road is let at £900 per calendar month and not as stated. Therefore currently let at £51,800 per annum, and not as stated.

LOT 82 - KENACK SANDS POTTERY AND BAR, KUGGAR, RUAN MINOR, HELSTON, CORNWALL

Revised Special Conditions of Sale, dated 5th May 2026, are available. The owner's accommodation is EPC Rating F.

LOT 84 - LAND AT BIRKDALE CLOSE, NORTHAMPTON, NORTHAMPTONSHIRE

The Office Copy Entries state the address as Land on the South East Side of Spinney Hill Road, and not as stated.

LOT 90 - LAND AT SUTCOMBE, HOLSWORTHY, DEVON

The Office Copy Entries state the address as Land at Sutcombe Mill, Sutcombe, Holsworthy, and not as stated.

LOT 92 - 45-47 HIGH STREET, CHATHAM, KENT

The Office Copy Entries state the address as Anchorage House, 45-47 High Street, ME4 4QG, and not as stated.

LOT 95 - LAND AT CHURCHFIELD PLACE, ST. BLAZEY, PAR, CORNWALL

Revised Special Conditions of Sale, dated 28th April 2026, are available.

LOT 100 - LAND (SOUTHERN SECTION), UPPER RAINHAM ROAD, HORNCHURCH, ESSEX

To be sold in accordance with the Plan attached to the Special Conditions of Sale. The location plan and site measurements have been altered since commencement of marketing.

LOT 101 - WEST FLAT, SILVER MIST, VICTORIA STREET, VENTNOR, ISLE OF WIGHT

EPC Rating E.

LOT 104 - LAND ADJACENT 256 UPTON ROAD, RYDE, ISLE OF WIGHT

The Office Copy Entries state the address as Land at 257 Upton Road, Ryde, and not as stated. The site measurements in the first paragraph have been amended since commencement of marketing.

LOT 105 - FLAT 5, RAVENSBOURNE PLACE, 13 MELLISH WAY, HORNCHURCH, ESSEX

EPC Rating C.

LOT 108 - LAND ST. MARYS ROAD, WEST HYTHE, HYTHE, KENT

The Farm Business Tenancy is dated from 29th September 2008, and not as stated.

LOT 114 - 104 PEVENSEY ROAD, EASTBOURNE, EAST SUSSEX

EPC Rating D.

LOT 117 - 147 CLARENDON PLACE, DOVER, KENT

EPC Rating C.

LOT 118 - GWYTHVOSE, JUBILEE PLACE, PENDEEN, PENZANCE, CORNWALL

EPC Rating E.

LOT 120 - DRIFT METHODIST CHAPEL, LOWER DRIFT, BURYAS BRIDGE, PENZANCE, CORNWALL

The Office Copy Entries state the address as Drift Methodist Church, and not as stated.

LOT 125 - 3, 5, 5A & 5B DOLPHIN STREET, HERNE BAY, KENT

Currently let at £35,040 per annum, and not as stated. 5A Dolphin Street has an EPC Rating D.

LOT 127 - CACTUS COTTAGE, OAKHURST ROAD, BATTLE, EAST SUSSEX

Revised Special Conditions Of Sale, dated 30th April 2026, are available. A SAP Report has been included within the legal pack, as a replacement of the EPC.

LOT 132 - 9 CLIFF EDGE, NARROWCLIFF, NEWQUAY, CORNWALL

Remainder of a 999-year lease, from and including 25th December 2020 to and including 25th December 3019, and not as stated.

LOT 134 - 29 EAST STREET, COLCHESTER

Flat 2 is currently let at £525 per calendar month, and not as stated. Therefore currently let at £31,818 per annum.

LOT 135 - SANDY PARK INN, SANDY PARK, CHAGFORD, NEWTON ABBOT, DEVON

Further Revised Special Conditions of Sale, dated 29th April 2026, are available. To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated.

LOT 136 - TRENANT FARM COTTAGE, MENHENIOT, LISKEARD, CORNWALL

Revised Special Conditions of Sale, dated 30th April 2026, are available.

LOT 139 - 23 CALEDONIAN COURT, 446 CHRISTCHURCH ROAD, BOURNEMOUTH

Remainder of a 99-year (less 10 days) lease, from 25th December 1987, and not as stated. The flat is located on the second floor.

LOT 142 - FORMER POST OFFICE, 10-12 HIGH CROSS STREET, ST. AUSTELL, CORNWALL

The Office Copy Entries state the address as PL25 4AA, and not as stated.

LOT 143 - FLAT 7, 39 SPENCER SQUARE, RAMSGATE, KENT

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

LOT 144 - 35 VESPASIAN ROAD, SOUTHAMPTON

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

LOT 145 - 21A EAST STREET, OKEHAMPTON, DEVON

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