

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Online Auction : Bidding Commences, Monday 15th June

Auction Ends : Wednesday, 17th June 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 8 - The Old Woodyard, Moat Lane, Fordwich, Canterbury, Kent - Postponed

Lot 25 - Garage, 17 Buckingham Road, Brighton - Sold Prior

Lot 27 - Mews Cottage & Land Rear Of 93 High Street, Ventnor, Isle Of Wight - Postponed

Lot 32 - Smeeds Farm Bungalow, Broad Street, Monks Horton, Ashford, Kent - Postponed

Lot 34 - 33 Crow Hill Road, Margate, Kent - Sold Prior

Lot 41 - Land at Wilsey View & Land Opposite Kilarney, Tresmeer, Launceston, Cornwall - Postponed

Lot 54 - Vectis Hall, Melville Street, Ryde, Isle Of Wight - Postponed

Lot 55 - Flat 3, Sussex House, 60 St. Johns Hill, Ryde, Isle Of Wight - Postponed

Lot 57 - 44 & 44A High Street, Rochester, Kent - Sold Prior

Lot 64 - Uckfield Lodge, Church Road, Crowborough, East Sussex - Sold Prior

Lot 66 - 23 Bank Street, Ashford, Kent - Withdrawn Prior

Lot 76 - 7 Steamer Terrace, Chelmsford, Essex - Postponed

Lot 79 - 47-49 High Street, Royston, Hertfordshire - Postponed

Lot 109 - 1 The Firs, Links Road, Deal, Kent - Sold Prior

Lot 117 - 33 Castle Lane West, Bournemouth - Sold Prior

LOT 3 - 5 PEEL STREET, MAIDSTONE, KENT

The Planning Permission lapsed on 28th November 2025, although we have been informed by the Seller that they will be re-submitting an Application prior to completion.

LOT 4 - 4 PLEASANT TERRACE, ST. JUST, PENZANCE, CORNWALL

EPC Rating G.

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

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

LOT 11 - FLAT 3, LYNWOOD HOUSE, 52 WEST HILL ROAD, RYDE, ISLE OF WIGHT

The Office Copy Entries state the property is on the ground floor and not as stated.

LOT 14 - BUILDING & YARD, REAR OF 26 MARKET PLACE, UTTOXETER, STAFFORDSHIRE

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

LOT 15 - COSY NOOK, 238 EASTWOOD OLD ROAD, LEIGH-ON-SEA, ESSEX

The Executors have made us aware that there are bricks and peg tiles used for the construction of the property and they can be purchased under separate cover between exchange and completion. The matters addressed in the Enforcement Notice must be completed by 22nd October 2026, and not as stated.

LOT 16 - WOODLAND, SOUTH SIDE OF WESTBERE LANE, WESTBERE, CANTERBURY, KENT

Revised Special Conditions of Sale, dated 15th June 2026, are available. The auction particulars and location plan have been amended since the commencement of marketing, removing reference to a third title.

LOT 18 - 37 BROOK STREET, TAVISTOCK, DEVON

The Office Copy Entries state the address as 37 and 37A Brook Street, and not as stated.

LOT 19 - 16 WINCHELSEA TERRACE, DOVER, KENT

Room 1 is let at £450 per calendar month and Room 2 is let at £500 per calendar month, and not as stated. Therefore the building is let at £17,220 per annum, and not as stated.

LOT 20 - DRIVEWAY & ACCESS FROM BLACK HILL, LINDFIELD, HAYWARDS HEATH, WEST SUSSEX

The Office Copy Entries state the address and Land Adjoining Chieveley Black Hill, Linfield and not as stated.

LOT 22 - 122 STANFORD AVENUE, BRIGHTON

EPC Rating G (176). Total Floor Area 19 sq.m.

LOT 23 - 100A DODDINGHURST ROAD, BRENTWOOD, ESSEX

The tenure is 999-years, from 24th June 1969, and not as stated.

LOT 24 - LAND ADJ. POISON CROSS HOUSE, STATENBOROUGH LANE, EASTRY, SANDWICH, KENT

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

LOT 26 - POLSHAM CENTRE, HIGHER POLSHAM ROAD, PAIGNTON, DEVON

The guide price has been increased to £130,000 Plus. Revised Special Conditions of Sale, dated 10th June 2026, are available. The Office Copy Entries state the address as Torbay Pupil Referral Unit, 25 Higher Polsham Road and not as stated.

LOT 30 - GRAYS AUTOS, 10 OSCAR ROAD, BROADSTAIRS, KENT

The Office Copy Entries state the address as purely 10 Oscar Road, and not as stated.

LOT 33 - 12-14 EAST STREET, SITTINGBOURNE, KENT

Revised Special Conditions of Sale, dated 12th June 2026, are available. Freehold with vacant possession, and not as previously stated. Residential EPC Rating E.

LOT 36 - 1 QUEEN VICTORIA ROW AND 18 HIGH STREET, DOVER, KENT

The Office Copy Entries state the address as purely 18 High Street, and not as stated.

LOT 37 - WEST FLAT, SILVER MIST, VICTORIA STREET, VENTNOR, ISLE OF WIGHT

The second paragraph of the auction details has been amended since the commencement of marketing.

LOT 43 - 3 HEATH ROAD, MAIDSTONE, KENT

Room B rental is £575 per calendar month and Room D rental is £575 per calendar month. Therefore, currently let at £35,400 per annum, and not as stated.

LOT 45 - 127-129 HIGH STREET, MARGATE, KENT

Revised Special Conditions of Sale, dated 11th June 2026, are available. Commercial EPC Rating is C (52). Total Floor Area 308 sq.m. and not as stated. The license comes to an end on 17th June 2026 at a rental of £962 per week, and not as stated.

LOT 46 - 7 GREENSWAY ROAD, TAVISTOCK, DEVON

Where we refer to a Structural Report in our auction particulars, the document referred to, and included in the legal pack, are Mundic Reports, and not as stated.

LOT 47 - LAND SOUTH OF MANATON DRIVE, DUNHEVED ROAD, LAUNCESTON, CORNWALL

The Office Copy Entries state the address as Land Adjoining Great Meadows, Windmill Hill and not as stated.

LOT 49 - WISTERIA COTTAGE, 626 TONBRIDGE ROAD, WATERINGBURY, MAIDSTONE, KENT

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale. We have been informed by the Sellers Solicitor that the buyer will need to apply for Planning Permission to vary the route of the access prior to the development of the property. The Planning Reference is TM/25/00831/PA, and not as stated.

LOT 51 - 54 PALMERSTON ROAD, BOURNEMOUTH

The commercial lease is holding over under the terms of a 21-year lease, from 24th May 1993, and not as stated. The Office Copy Entries state the address as 54 Palmerston Road, Boscombe, Bournemouth, and not as stated.

LOT 56 - LAND REAR OF WHITE HOUSE, EASTLING ROAD, EASTLING, FAVERSHAM, KENT

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

LOT 59 - 22 BARDEN ROAD, TONBRIDGE, KENT

Revised Special Conditions of Sale, dated 9th June 2026, are available.

LOT 60 - 476 OLD LONDON ROAD, HASTINGS, EAST SUSSEX

The Seller has informed us that the property currently has scaffolding arranged by the tenants for the roof to be fixed.

LOT 61 - 16A & 16B KING STREET, GILLINGHAM, KENT

Revised Special Conditions of Sale, dated 8th June 2026, are available.

LOT 62 - LAND REAR OF 87 AVENUE ROAD, BECKENHAM, KENT

The Office Copy Entries state the address as Land Adjoining the back Of 87-87A Avenue Road, and not as stated.

LOT 63 - 8 HIGH CROSS STREET, ST. AUSTELL, CORNWALL

8A High Cross Street, EPC Rating B (46). Total Floor Area 49 sq.m. 8B High Cross Street, EPC Rating E.

LOT 67 - BARN & CAR PORT AT BROOK FARM COTTAGES, FIVE OAK GREEN ROAD, TONBRIDGE, KENT

The Office Copy Entries state the addresses as Land on the North-East Side Of 2 Brook Farm Cottages and Land on the East Side Of 2 Brook Farm Cottages, and not as stated. The Listed Building Consent date is 14th November 2025, and not as stated.

LOT 68 - 7 NAPIER ROAD, GILLINGHAM, KENT

The Office Copy Entries state the address as Land and Buildings on the East Side of Napier Road, and not as stated.

LOT 70 - FLAT 4, EDEN LODGE, EAST HILL ROAD, RYDE, ISLE OF WIGHT

The Office Copy Entries state the flat is on the ground floor and not as stated.

LOT 71 - LAND AT HARRIS YARD, SAFFRON WALDEN, ESSEX

The Office Copy Entries state the address Land on the East Side Of Thaxted Road, and not as stated.

LOT 72 - UNIT 2, 2-12 MARKET PLACE, ST. COLUMB, CORNWALL

The Office Copy Entries state the Postcode as TR9 6BL and not as stated.

LOT 74 - SMALL PARCELS OF LAND, HAWKHURST WAY, BEXHILL-ON-SEA, EAST SUSSEX

The Office Copy Entries state the address as Land at Shipley Avenue; Land at the Spinney; Land at Hawkhurst Way and Land at Wareham Gardens, and not as stated.

LOT 75 - 11-13 HIGH STREET, SANDOWN, ISLE OF WIGHT

The Office Copy Entries state the postcode as PO36 8DH, and not as stated.

LOT 77 - LAND SOUTH SIDE OF ROSEMARY LANE, RYDE, ISLE OF WIGHT

The auction particulars have been amended since the commencement of marketing.

LOT 80 - PLOTS 7-9 & LAND UNDER TITLE NO SX4651, SCHOOL LANE, HADLOW DOWN, UCKFIELD, EAST SUSSEX

The address for Title No SX4651 is Four Ways and Homefiles Meadow, Hadlow Grange, and not as stated.

LOT 81 - FRESHWATER HERITAGE CENTRE, AVENUE ROAD, FRESHWATER, ISLE OF WIGHT

The commercial tenant is moving out and has indicated they will vacate prior to the auction, however the vacation date triggered by the break clause does not, as set out in the Special Conditions of Sale, take effect until 7th July. The auction particulars have been amended since the commencement of marketing. The Office Copy Entries state the address as Cherry Tree Café, Avenue Road, and not as stated.

LOT 82 - CUDDLES CORNER, ROUD, VENTNOR, ISLE OF WIGHT

The Office Copy Entries state the address as Land on the West Side Of Roud Manor Farm, Roud, Ventnor and not as stated.

LOT 84 - FORMER CADETS UNIT, MOUNT PLEASANT ROAD, BRIXHAM, DEVON

EPC Rating D (83) Total Floor Area 120 sq.m. The Office Copy Entries state the address as Land and Buildings on the West Side Of Windmill Hill and not as stated.

LOT 85 - 16A BROAD STREET, DEAL, KENT

Revised Special Conditions of Sale, dated 9th June 2026, are available.

LOT 86 - LAND EAST OF EAST DEAN HOUSE, EAST DEAN, SALISBURY

Revised Special Conditions of Sale, dated 12th June 2026, are available. To be sold in accordance with the Plan attached to the Special Conditions of Sale.

LOT 92 - LAND ADJACENT 18 FORTH AN RYN, REDRUTH, CORNWALL

The Office Copy Entries state the address as Land Adjoining the North Eastern Side Of Coronation Road and not as stated.

LOT 95 - LAND ADJACENT 10 FORTH SCOL, REDRUTH, CORNWALL

The Office Copy Entries state the address as Land at Forth Scol, Illogan Highway, and not as stated.

LOT 104 - 15A AND 15B WARLEY HILL, WARLEY, BRENTWOOD, ESSEX

The Office Copy Entries state the address as 13 and 15 Warley Hill and not as stated.

LOT 105 - FLAT 10, CEDRA COURT, 4 WESTBY ROAD, BOURNEMOUTH

The flat is located on the First Floor. The Office Copy Entries state the address as Flat 10, Cedra Court, 4 Westby Road, Boscombe, Bournemouth, and not as stated.

LOT 106 - 66 GREEN LANE, ISLE OF GRAIN, ROCHESTER, KENT

EPC Rating D.

LOT 107 - 19 ACRES ROAD, BOURNEMOUTH

We have become aware of the presents of Japanese Knotweed at the property.

LOT 119 - 4B GILLSMANS HILL, ST. LEONARDS-ON-SEA, EAST SUSSEX

The Office Copy Entries state the address as Rose Cottage, 4B Gillsmans Hill, and not as stated.

LOT 133 - 9A CRADDOCKS PARADE, ASHTEAD, SURREY

EPC Rating D.

LOT 140 - 117 BARNSOLE ROAD, GILLINGHAM, KENT

EPC Rating D.

LOT 141 - 12 MANOR HOUSE, MIDDLE LINCOMBE ROAD, TORQUAY, DEVON

The lease is for a term of 125 years, beginning and including 1st July 2012 and ending on 30th June 2137.

LOT 142 - SILVER RETREAT, ASH GROVE, LUCCOMBE, SHANKLIN, ISLE OF WIGHT

The Office Copy Entries state the address as Palm Garden, Ash Grove, Luccombe and not as stated.

LOT 146 - 33 CARISBROOKE HIGH STREET, NEWPORT, ISLE OF WIGHT

The Office Copy Entries state the address as 33 High Street, Carisbrooke, and not as stated.