

Auction Addendum **Clive Emson**

Online Auction : Bidding Commences, 21st July 2026

LAND AND PROPERTY AUCTIONEERS

Auction Ends : Thursday, 23rd July 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 53 - Land Adjacent Hollytree House, Cuckfield Road, Burgess Hill, West Sussex - Sold Prior

Lot 67 - Barn Whites Cottages, Feniton, Honiton, Devon - Postponed

Lot 75 - 19 Acres Road, Bournemouth - Sold Prior

Lot 76 - 29 Fore Street, Cullompton, Devon - Postponed

Lot 87 - Flat 6, Stevanne Court, 26 Lessness Park, Belvedere, Kent - Sold Prior

Lot 89 - 52 Meadfoot Lane, Torquay, Devon - Withdrawn Prior

Lot 96 - 46 College Road, Maidstone, Kent - Postponed

Lot 108 - 1 Church Farm Cottages, Church Lane, Stockbury, Sittingbourne, Kent - Postponed

Lot 109 - Flat 1, 42 George Street, Ryde, Isle Of Wight - Postponed

Lot 111 - 94 Pelham Road, Cowes, Isle Of Wight - Sold Prior

Lot 112 - 3 Cherry Cottages, Sheppey Way, Bobbing, Sittingbourne, Kent - Sold Prior

Lot 116 - 47 Canute Gardens, Rotherithe, London - Postponed

Lot 118 - Bobbing Kennels Bungalow, Off Quinton Road, Bobbing, Sittingbourne, Kent - Sold Prior

Lot 138 - 51 Trafalgar Street, Gillingham, Kent - Postponed

Lot 140 - 4 Cherry Cottages, Sheppey Way, Bobbing, Sittingbourne, Kent - Sold Prior

Lot 161 - 2 Church Farm Cottages, Church Lane, Stockbury, Sittingbourne, Kent - Postponed

Lot 162 - Rose Cottage, German Street, Winchelsea, East Sussex - Sold Prior

Lot 169 - 2 The Woods, Gordon Road, Curdridge, Southampton - Postponed

LOT 1 - 1 & 2 BIMBURY COTTAGE, BIMBURY LANE, DETLING, MAIDSTONE, KENT

The current rental is £1,000 per calendar month (£12,000 per annum) and not as stated.

LOT 2 - LAND REAR OF 59 SUMMERFIELD CLOSE, WISBECH, CAMBRIDGESHIRE

The Office Copy Entries states the address as Land North Side Of 59 Summerfield Close, Wisbech, and not as stated.

LOT 3 - GROUND RENTS, 8-14 COPENHAGEN ROAD, GILLINGHAM, KENT

The current ground rental for 8A is a peppercorn and 8B ground rental is £467.50 per annum, and not as stated. Number 10 is the remainder of a lease, from 11th September 2015 to 24th March 2180 at a peppercorn ground rent, without further review and 14A ground rental is a peppercorn, and not as stated. Therefore currently let at £930 per annum, and not as stated.

LOT 4 - GARAGES 106-112 SHIPWRIGHTS AVENUE, CHATHAM

We have been informed three of the garages are let a weekly tenancy of £20 per week - this has been verbally agreed, and not as stated. If the other four garages are occupied this is without the Seller's consent. The Office Copy Entries state the address as Land and Garages to the East of Castle Road, Chatham and not as stated.

LOT 6 - FLAT 18, THE LODGE, 3 BLACKWATER ROAD, EASTBOURNE, EAST SUSSEX

The tenure is remainder of a 999-year lease, from 25th December 1998, at a peppercorn ground rent, and not as stated. Leasehold with vacant possession, and not as stated.

LOT 7 - LAND ADJACENT 10 FORTH SCOL, REDRUTH, CORNWALL

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

LOT 9 - GARAGES 14,15 & 17, PRINCES ROAD, ROMSEY, HAMPSHIRE

The Site Measurements description in the auction particulars/marketing information should read "The garage shaded brown on the location plan is excluded from the sale". To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated.

LOT 11 - 46 BISHOPRIC COURT, HORSHAM, WEST SUSSEX

The lease is for a term of 99 years, from 25th March 1977.

LOT 12 - LAND AT WILSEY VIEW & LAND OPPOSITE KILARNEY, TRESMEER, LAUNCESTON, CORNWALL

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

LOT 13 - GROUND RENTS, THE HOYSTINGS, 56 OLD DOVER ROAD, CANTERBURY, KENT

The Office Copy Entries state the address as Flats 1-6, The Hoystings, 56 Old Dover Road, and not as stated.

LOT 14 - THE STUDIO, BUCKINGHAM COURT, THE CLOSE, GREAT DUNMOW, ESSEX

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

LOT 15 - AVENUE BUSINESS CENTRE, 17 NEW ROAD AVENUE, CHATHAM, KENT

The building was previously let at £63,030 per annum (£5,252.50 per calendar month) however the tenants are currently paying a reduced wind-down figure of £36,240 per annum and not as stated. All tenants have been served a Notice to Vacate. The Office Copy Entries state the address as 17 New Road Avenue, Chatham, and not as stated.

LOT 17 - 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 18 - GROUND RENTS, COLLEGE PLACE, COLLEGE AVENUE, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 17th July 2026, are available. Flat 3 also includes a car parking space and not as stated.

LOT 19 - GARAGES REAR OF HARCOURT LODGE, 365 CROYDON ROAD, WALLINGTON, SURREY

The licences are as per the agreements in the legal pack and not as stated in the auction particulars and marketing information. The Office Copy Entries state the address as Land and Buildings at the back Of 23 and 25 Harcourt Road, Sutton, and not as stated. The garages are currently let at £8,760 per annum and not as previously stated.

LOT 20 - 28 SOUTHMOOR LANE, HAVANT, HAMPSHIRE

Revised Special Conditions of Sale, dated 20th July 2026, are available. To be sold in accordance with the measurements stated in the Special Conditions of Sale, being 0.89 of an acre and not as stated in the auction particulars/marketing information. The Office Copy Entries state the address as Unit 3, Southmoor Lane, Havant and not as stated.

LOT 24 - 177 BEXHILL ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

EPC Rating F (143). Total Floor Area 176 sq.m.

LOT 26 - LAND TUNSTALL ROAD, TUNSTALL, SITTINGBOURNE, KENT

Revised Special Conditions of Sale, dated 15th July 2026, are available.

LOT 28 - THE CROFT, HOOKE HILL, FRESHWATER, ISLE OF WIGHT

EPC Rating C (54). Total Floor Area 551 sq.m.

LOT 30 - REAR OF 51 HIGH STREET, COSHAM, PORTSMOUTH

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

LOT 31 - GARAGES 1-12 WOODLEY CLOSE, ROMSEY, HAMPSHIRE

The auction particulars/marketing material has been amended to reflect the address as Garages 1-12.

LOT 32 - HARTSHEAD HOTEL, 17 KING EDWARD AVENUE, BLACKPOOL

The Office Copy Entries state the address as solely 17 King Edward Avenue, and not as stated.

LOT 33 - 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 35 - GARAGES 1-13 & 15-20, FISHER CLOSE, ANDOVER, HAMPSHIRE

Revised Special Conditions of Sale, dated 15th July 2026, are available.

LOT 38 - LAND WEST OF CAMELLIA ROAD, MINSTER ON SEA, SHEERNESS, KENT

The Office Copy Entries state the address as Land Lying to the East Of Parish Road, Minster on Sea, and not as stated.

LOT 45 - 4, 5, 6 PENRYN STREET & 1 STATION HILL, REDRUTH, CORNWALL

To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated. 4 Penryn, EPC Rating C (66). Total Floor Area 20 sq.m and 4A Penryn, EPC Rating - C (65). Total Floor Area 20 sq.m.

LOT 47 - 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 49 - THE LODGE, HIGHER GRANTS, EXEBRIDGE, DULVERTON, SOMERSET

Revised Special Conditions of Sale, dated 15th July 2026, are available. To be sold in accordance with the TP1 Plan, attached to the Special Conditions of Sale, and not as stated. The property has two bedrooms and not as previously stated.

LOT 50 - MEADOW COTTAGE, THE STREET, PRESTON, CANTERBURY, KENT

To be sold in accordance with the TP1 Plans attached to the Special Conditions of Sale, and not as stated. The Planning section within the marketing/auction particulars has been amended since commencement of marketing.

LOT 51 - UNIT 10A, ASPEN HOUSE, VANTAGE PARK, WASHINGLEY ROAD, HUNTINGDON, CAMBRIDGESHIRE

Leasehold with part vacant possession, and not as stated. Unit 10B is sold under the terms of approximately a 989-year lease, from and including 5th January 2026, at a peppercorn ground rent. The Office Copy Entries state the address as Unit 10A and 10B, Vantage Park, and not as stated.

LOT 58 - FLAT 3, MADISON HOUSE, 252 ALBERT ROAD, PLYMOUTH, DEVON

The tenure is the remainder of a 125-year lease, from 1st January 2006, and not as stated.

LOT 61 - LANDFALL, BRIXHAM ROAD, PAIGNTON, DEVON

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

LOT 65 - LAND SOUTH WEST OF FERRYBRIDGE HOUSE, ABBEY ROAD, DOVER, KENT

The Office Copies Entries state the address as Land Lying to the East Of Units 19 and 20, Poulton Business Park, Poulton Close, Dover, CT17 0HN.

LOT 68 - SHANGRI-LA, LOWFIELD HEATH ROAD, CHARLWOOD, HORLEY, SURREY

The Planning Permission is dated 2nd January 2026, and not as stated.

LOT 69 - 1 & 3 MAYS ROAD, RAMSGATE, KENT

1 Mays Road - EPC Rating D.

LOT 73 - FLAT 6, BAY COURT, WHEELERS BAY ROAD, VENTNOR, ISLE OF WIGHT

The flat is located on the first floor.

LOT 74 - 44-46 EAST STREET & 1 & 2 GILBERT COURT, SITTINGBOURNE, KENT

44 East Street - EPC Rating B (44). Total Floor Area 116 sq.m. 1 & 2 Gilbert Court - EPC Ratings C. The seller's solicitors have confirmed the rents in the Tenancy Schedule within the Special Conditions are correct and no notices for rental increases have been served on 1 & 2 Gilbert Court. The rental in respect of 44A East Street is £920 per calendar month, and not as stated. The Office Copy Entries state the address as 44 and 46A East Street, Sittingbourne and not as stated.

LOT 77 - 29 CHURCH STREET, BURHAM, ROCHESTER, KENT

The Office Copy Entries state the address as Burham Methodist Church, Church Street, Burham, Rochester, ME1 3SD, and not as stated.

LOT 78 - 83 SOUTH STREET, EASTBOURNE, EAST SUSSEX

The ground floor retail unit is let on a 10-year lease, from 1st September 2018, and not as stated. Commercial EPC Rating B (45). Total Floor area 45 sq.m.

LOT 79 - 110 UPPER LUTON ROAD, CHATHAM, KENT

EPC Rating D.

LOT 80 - SPORTSMANS INN, EXETER ROAD, IVYBRIDGE, DEVON

The Office Copy Entries state the address as Sportsmans Arms, Exeter Road, Ivebridge, and not as stated.

LOT 81 - 18 THE STRAND, RYDE, ISLE OF WIGHT

EPC Rating D.

LOT 88 - 18 LEESON ROAD, VENTNOR, ISLE OF WIGHT

EPC Rating F.

LOT 92 - FLAT 4, 2-4 GLENVILLE ROAD, WALKFORD, CHRISTCHURCH, DORSET

The current rent is £835 per calendar month and not as stated. Therefore currently let at £10,020 per annum.

LOT 93 - 58 ELLACOMBE CHURCH ROAD, TORQUAY, DEVON

The ground rent for the first floor flat is a peppercorn ground rent and not as previously stated.

LOT 94 - BYRE HOUSE, HIGHER GRANTS, EXEBRIDGE, DULVERTON, SOMERSET

Revised Special Conditions of Sale, dated 16th July 2026, are available.

LOT 95 - GROUND RENTS, LUNA ST. JAMES, 12 ST. JAMES ROAD, BRENTWOOD, ESSEX

The Office Copy Entries state the address as 1-87, Brunel House, St James's Road, Brentwood, CM14 4EL and not as stated.

LOT 97 - THE GRANARY, HIGHER GRANTS, EXEBRIDGE, DULVERTON, SOMERSET

Revised Special Conditions of Sale, dated 16th July 2026, are available. Currently let at £600 per calendar month (£7,200 per annum), and not as stated.

LOT 99 - 5 BEECHWOOD CLOSE, WISBECH, CAMBRIDGESHIRE

EPC Rating C.

LOT 103 - PARLOUR COTTAGE, HIGHER GRANTS, EXEBRIDGE, DULVERTON, SOMERSET

Revised Special Conditions of Sale, dated 21st July 2026, are available. Sold in accordance with the TP1 Plan attached to the Special Conditions and not as stated.

LOT 104 - FAIRVIEW FLAT, HEATH ROAD, LINTON, MAIDSTONE, KENT

EPC Rating E.

LOT 105 - 11 WALDEN CLOSE, BELVEDERE, KENT

The current ground rental is £27 per annum, and not as stated. EPC Rating D. The Additional Heading included in the auction particulars/marketing information ("On the instructions of the Trustees") has been deleted.

LOT 110 - FLAT 2, 7 QUEENS ROAD, BROADSTAIRS, KENT

The shower has been fixed since commencement of marketing.

LOT 117 - 16 LENNOX ROAD, WORTHING, WEST SUSSEX

Revised Special Conditions of Sale, dated 20th July 2026, are available.

LOT 119 - NEW LYDCOTT FARM, WIDEGATES, LOOE, CORNWALL

EPC Rating C, and not as stated.

LOT 120 - THE BYES TOLL HOUSE, SALCOMBE ROAD, SIDMOUTH, DEVON

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

LOT 125 - THE STABLES, HIGHER GRANTS, EXEBRIDGE, DULVERTON, SOMERSET

Further Revised Special Conditions of Sale, dated 21st July 2026, are available. Sold in accordance in with TP1 Plan attached to the Special Conditions and not as stated.

LOT 127 - 11 MANSFIELD WALK, MAIDSTONE, KENT

The gated parking/garage is held under a 999-year lease, from 25th March 1966, and not as stated.

LOT 128 - OLD CIDER HOUSE, HIGHER GRANTS, EXEBRIDGE, DULVERTON, SOMERSET

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

LOT 129 - FLAT 49, HIGHVIEW COURT, 46 WORTLEY ROAD, HIGHCLIFFE, CHRISTCHURCH, DORSET

The age of the resident must be 60 years onwards for one person and 2nd person 55 years, and not as stated. The tenure is the remainder of a 125-year lease, from 1st September 2007, at a current ground rent of £435 per annum, and not as stated.

LOT 130 - THE BLACK BARN, SMOCKHAM FARM, REYNOLDS LANE, TUNBRIDGE WELLS, KENT

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

LOT 131 - 32 WELLA HOUSE, WELLA ROAD, BASINGSTOKE, HAMPSHIRE

Remainder of a 125-year lease, from and including 1st January 2014, and to and including 31st December 2139, and not as stated. The Office Copy Entries states the flat is located on the second floor and not as stated.

LOT 132 - 4 MATTISON PLACE, WORMSHILL, SITTINGBOURNE, KENT

EPC Rating E, and not as stated. The security doors and grills located at the property are excluded from the sale.

LOT 139 - 55 QUEENSGATE CENTRE, ORSETT ROAD, GRAYS, ESSEX

EPC Rating F.

LOT 143 - FLAT 1, DOLPHIN HOUSE, 5 CASTLE STREET, RYDE, ISLE OF WIGHT

The existing EPC available in the auction legal pack expires on 7th August 2026. A replacement EPC has been commissioned at the Seller's expense, and will be available prior to completion.

LOT 145 - OLD SALEHURST SCHOOL, NORTHBRIDGE STREET, ROBERTSBRIDGE, EAST SUSSEX

EPC Rating E.

LOT 144 - BOBBING COURT FARMHOUSE & STUDIO FLAT, SHEPPEY WAY, BOBBING, SITTINGBOURNE, KENT

Bobbing Court House - EPC Rating D. The accommodation for Bobbing Court Farmhouse includes the following: Ground Floor: Entrance hall, study, dining room, living room, cloakroom/W.C., former snooker room, kitchen-breakfast room, utility and pool room. Basement (not inspected). First Floor: Six bedrooms and two bathrooms. Attic Floor: Two attic rooms and attic cupboard, and not as stated.

LOT 146 - 9 MAPLE AVENUE, GILLINGHAM, KENT

The words sold on behalf of the Executors has been deleted.

LOT 148 - 1 GEORGE STONE HOUSE, TRAM ROAD, FOLKESTONE, KENT

Revised Special Conditions of Sale, dated 17th July 2026, are available. The tenure is the remainder of a 999-year lease, commencing on and including 27th June 2019. The sale includes a share of the Management Company, and not as stated.

LOT 149 - SUNNY DALE, APSE MANOR ROAD, SHANKLIN, ISLE OF WIGHT

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

LOT 153 - FLAT 1, CAMERON COURT, CHURCHILL ROAD, DOVER, KENT

The tenure is the remainder of a 125-year lease, from 1st July 1989.

LOT 154 - FLAT 1, 165A ELM GROVE, SOUTHSEA, HAMPSHIRE

The tenure is remainder of a 189-year (less one day) lease, from 1st July 1984, and not as stated.

LOT 155 - 8 OTWAY STREET, CHATHAM, KENT

EPC Rating D.

LOT 163 - PORTLAND, FLETE ROAD, MARGATE, KENT

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

LOT 164 - 88 HILL ROAD, FOLKESTONE, KENT

EPC Rating D.

LOT 167 - THE JAYS, PARSONAGE LANE, BOBBING, SITTINGBOURNE, KENT

Auctioneer's Note 1 has been amended since commencement of marketing.