

Auction Addendum

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Online Auction : Bidding Commences, 22 September 2026

LAND AND PROPERTY AUCTIONEERS

Auction Ends : Thursday, 24 September 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 6 - Bell House Studio, The Windmills, St. Marys Close, Alton - Postponed
- Lot 20 - Parlour Cottage, Higher Grants, Exebridge, Dulverton, Somerset - Sold Prior
- Lot 23 - 59-67 High Street & 1-5 Stephen Close, Broadstairs, Kent - Postponed
- Lot 25 - Wrotham Court, Wrotham Road, Gravesend, Kent - Postponed
- Lot 27 - Apartment 2, Bedford House, 14 Bedford Street, Princesshay Square, Exeter, Devon - Postponed
- Lot 35 - Chywoon Quarry, Longdowns, Chywoon, St. Gluvias, Penryn, Cornwall - Postponed
- Lot 80 - Fountain House, 1 Eastbourne Road, St. Austell, Cornwall - Postponed
- Lot 83 - 109 & 109A Union Street, Torquay, Devon - Withdrawn Prior
- Lot 88 - Land Adj Jemaro, Hyde Lane, Swindon Village, Cheltenham, Gloucestershire - Sold Prior
- Lot 93 - 43 Wellington Road, Bridgwater, Somerset - Withdrawn Prior
- Lot 94 - Land at Chipperfield, Charmouth Road, Axminster, Devon - Postponed
- Lot 104 - Bengal Brasserie, 79 Springbank Road, London - Postponed
- Lot 127 - 28 Tor Hill Road, Torquay, Devon - Postponed
- Lot 129 - Former Stepping Stones, 5 Ferris Town, Truro, Cornwall - Postponed
- Lot 138 - Pygnoweth, Trevaylor Vean, Gulval, Penzance, Cornwall - Postponed
- Lot 178 - Tudor Cottage, Lime Avenue, Torquay, Devon - Sold Prior
- Lot 183 - 63 Mount Pleasant Road, Brixham, Devon - Sold Prior
- Lot 194 - 2 Goings Wharf, Colchester Road, Heybridge, Maldon, Essex - Postponed
- Lot 201 - Flat 5, 2 York Mews, Shaftesbury Avenue, Folkestone, Kent - Postponed
- Lot 212 - Flat 62, Laurel Court, 24 Stanley Road, Cheriton, Folkestone, Kent - Sold Prior

LOT 1 - 67 AVENUE ROAD, HAROLD WOOD, ROMFORD

Revised Special Conditions of Sale, dated 22nd September 2026, are available. Remainder of 88-year lease from 29th January 1997 to 19th September 2085 and not as stated.

LOT 2 - BROADVIEW WOOD AND BROADSTRING WOOD, LODGE LANE, TUNBRIDGE WELLS, KENT

There is an Article 4 direction covering the land.

LOT 3 - PORTHERAS FARM BUILDINGS, PENDEEN, PENZANCE, CORNWALL

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

LOT 4 - GROUND RENTS, 1-51 BANHAM DRIVE, SUDBURY, SUFFOLK

The Office Copy Entries state the address as 56 Waldingfield Road and Land and Buildings on the South East and not as stated.

LOT 7 - SUNNYBANK, SUNTON, COLLINGBOURNE DUCIS, MARLBOROUGH, WILTSHIRE

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

LOT 9 - LAND ON REDLEAF CLOSE, TUNBRIDGE WELLS, KENT

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

LOT 10 - GARAGES 1-7 WARRATON GREEN, WARRATON GREEN, SALTASH, CORNWALL

The current rental for Garage 3 is £23.48 per week.

LOT 11 - 93 LONDON ROAD, BEXHILL-ON-SEA, EAST SUSSEX

Both flats are sold on remainder of a 125-year lease, from 29th September 2003, and not as stated.

LOT 16 - FIRST FLOOR, THE CROWN HOUSE, 2 SOUTHAMPTON ROAD, RINGWOOD, HAMPSHIRE

The Offices are all let on Tenancy at Wills and not as stated. The car parking spaces are let for £1,920 per annum and not as stated. EPC Rating D (92). Total Floor Area 353 sq.m.

LOT 17 - LAND AT BUTTSFIELD LANE, EAST HOATHLY, LEWES, EAST SUSSEX

The Office Copy Entries state the address as Land on the East Side Of Pooks Cottage, 29 Buttsfield Lane, East Hoathly, and not as stated. The auction particulars have been amended since commencement of marketing.

LOT 22 - GARAGES, REAR 78 SHORNCLIFFE ROAD, FOLKESTONE, KENT

The garage that is let, is on a verbal agreement.

LOT 24 - FLAT 3, 104 SEASIDE ROAD, EASTBOURNE, EAST SUSSEX

The Lease states the ground rent as £35 per annum and not as stated, however the legal pack states the ground rent has never been collected.

LOT 26 - GARAGE OFF HOPEVILLE AVENUE, ST PETER'S, BROADSTAIRS, KENT

Revised Special Conditions of Sale, dated 18th September 2026, are available.

LOT 28 - 53 GILLS CLIFF ROAD, VENTNOR, ISLE OF WIGHT

To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated. The main heading in the sales particulars/catalogue has been amended since commencement of marketing.

LOT 29 - 10-11 VICTORIA SQUARE, TRURO, CORNWALL

The Barbers is let under the terms of a Tenancy at Will and not as stated.

LOT 30 - 34 EASTLANDS ROAD, TUNBRIDGE WELLS, KENT

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

LOT 37 - LAND BETWEEN LONDON ROAD AND GROSVENOR RD, EAST GRINSTEAD, WEST SUSSEX

The Local Planning Authority section within the auction particulars has been amended since commencement of marketing.

LOT 38 - LAND NORTH EAST OF LONDON ROAD, EAST GRINSTEAD, WEST SUSSEX

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

LOT 40 - 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 41 - CORNER SHOP, EREMUE COURT, BRIDGE ROAD, YARMOUTH, ISLE OF WIGHT

EPC Rating D (86). Total Floor Area 53 sq.m.

LOT 43 - LAND TO THE NORTH OF THE OLD BRICKWORKS, PLUMPTON GREEN, LEWES, EAST SUSSEX

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

LOT 44 - 187 QUEENS ROAD, HASTINGS, EAST SUSSEX

EPC Rating C (53). Total Floor Area 242 sq.m. The Council Tax section within the auction particulars has been amended since commencement of marketing.

LOT 46 - LAND ADJ 8 HURST ROAD, KENNINGTON, ASHFORD, KENT

To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale and not as stated. The location plan and site measurements have been amended since commencement of marketing.

LOT 47 - FLATS 1-8 CENTRE POINT AND UNITS 8-10 THE CENTRE, HIGH STREET, HALSTEAD, ESSEX

Both Commercial Units are let on a Tenancy at Will and not as stated.

LOT 48 - LAND ON THE NORTH SIDE OF RUNHAM LANE, HARRIETSHAM, MAIDSTONE, KENT

Revised Special Conditions of Sale, dated 21st September 2026, are available. The Postcode has been updated since commencement of marketing.

LOT 49 - LAND ADJACENT 28 ALMSGATE, COMPTON, GUILDFORD, SURREY

To be sold in accordance with the Office Copy Entries Filed Plan, and not as stated. The Planning Permission is dated 28th March 2024, and not as stated. The heading in the sales particulars/catalogue has been amended since commencement of marketing.

LOT 50 - 47 PARK STREET, TUNBRIDGE WELLS, KENT

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

LOT 53 - UNIT 8, STABLE HOBBA INDUSTRIAL ESTATE, STABLE HOBBA, NEWLYN, PENZANCE, CORNWALL

The auction particulars have been amended since commencement of marketing.

LOT 55 - 38 HIGH STREET, BOROUGH GREEN, SEVENOAKS, KENT

Let on a commercial lease for a term of five years, from 31st January 2024, ending on and including 30th January 2029, and not as stated.

LOT 57 - FLAT 2, 61 CANTELUPE ROAD, BEXHILL-ON-SEA, EAST SUSSEX

The Office Copy Entries refers to the address as 61A Cantelupe Road and not as stated.

LOT 58 - SITE BETWEEN 108-110 RINGDEN AVENUE, PADDOCK WOOD, TONBRIDGE, KENT

Revised Special Conditions of Sale, dated 17th September 2026, are available. Posts have now been put in around the site to prevent parking on the site by residents. The sale is in accordance with the sale plan included in the Legal Pack and the boundaries shown on the plan may differ from the positioning of these posts.

LOT 59 - BIRCHINGTON BAPTIST CHURCH, 31 STATION ROAD, BIRCHINGTON, KENT

The lot also comprises Flat 2, 31 Station Road, sold on a 125-year lease from and including 27th November 2017. The Office Copy Entries state the address as 31 Station Road, Birchington and not as stated.

LOT 60 - 15 CASTLE STREET, RYDE, ISLE OF WIGHT

The Tenant has served a Notice to Vacate with the intention to vacate by 19th October 2026.

LOT 61 - LAND ADJ GUILTON LODGE, PEDDING HILL, GUILTON, ASH, CANTERBURY, KENT

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

LOT 62 - THE FORMER SILVER WORKSHOP, CANONSTOWN, HAYLE, CORNWALL

Revised Special Conditions of Sale, dated 21st September 2026, are available.

LOT 64 - LAND AT CHURCH HILL, TINTAGEL, CORNWALL

The Office Copy Entries state the address as Carne Lands, Church Hill, Tintagel, PL34 0DL and not as stated.

LOT 65 - 6 ALEXANDRA ROAD, ST. AUSTELL, CORNWALL

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

LOT 71 - 84 ALFRISTON GARDENS, SOUTHAMPTON

The property is sold under the terms of a Assured Periodic Tenancy and Lease and not as stated.

LOT 72 - 34 SALISBURY ROAD, DOVER, KENT

Revised Special Conditions of Sale, dated 21st September 2026, are available.

LOT 75 - 27 CUNNINGHAM ROAD, TUNBRIDGE WELLS, KENT

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

LOT 77 - 13A CROSS STREET, RYDE, ISLE OF WIGHT

The auction particulars have been amended since commencement of marketing.

LOT 79 - LAND REAR OF 59 SUMMERFIELD CLOSE, WISBECH, CAMBRIDGESHIRE

We understand Pedley Lane (to the rear) is a private road. Interested parties must rely on their own enquiries regarding access to the land. The Office Copy Entries state the address as Land North Side Of 59 Summerfield Close, Wisbech, and not as stated.

LOT 81 - 12 STANLEY WAY, ORPINGTON, KENT

The property is NOT offered on the instructions of the Executors sale.

LOT 82 - LAND NORTH OF POINT CLEAR ROAD, ST. OSYTH, CLACTON-ON-SEA, ESSEX

An 'Auctioneer's Note' has been added to the auction particulars since commencement of marketing.

LOT 90 - 4 BEAGLES ROW, SHUTE, AXMINSTER, DEVON

EPC Rating E. The Office Copy Entries state the address as 3 and 4 Beagles Row and not as stated.

LOT 91 - SITE OF FORMER UPPER BELL INN, CHATHAM ROAD, CHATHAM, KENT

Revised Special Conditions of Sale, dated 21st September 2026, are available. The Office Copy Entries state the address as Upper Bell Inn, Chatham Road and 1 Chatham Road, Chatham, ME5 9QY, and not as stated.

LOT 96 - FLAT 1, HOMEBOROUGH HOUSE, BRINTON LANE, HYTHE, SOUTHAMPTON

The tenure and service charge information has been updated since commencement of marketing.

LOT 97 - 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 99 - SEA BREEZES, 145 KENT AVENUE, MINSTER ON SEA, SHEERNESS, KENT

The Office Copy Entries state the address as Sea Breezes, Kent Avenue, Minster on Sea, and not as stated.

LOT 101 - 70 & 71 THE MINT, RYE, EAST SUSSEX

The Office Copy Entries state the address as solely 70 The Mint, Rye, and not as stated.

LOT 106 - LAND AT ST. STEPHENS BEACON, CARLOGGAS LANE, ST. STEPHEN, ST. AUSTELL, CORNWALL

The Office Copy Entries state the address as Land Lying to the North Of Beacon House, St Stephen, St Austell, PL26 7RA and not as stated.

LOT 107 - GEORGE INN, STONE STREET, STELLING MINNIS, CANTERBURY, KENT

To be sold in accordance with the Office Copy Entries Filed Plans and not as stated. The Location Plan and site measurements have been amended since we started marketing. The property is NOT being sold on the instructions of the Power of Attorney.

LOT 108 - VIRGINIA COTTAGE, 31 CASTLE STREET, NEWPORT, ISLE OF WIGHT

EPC Rating D.

LOT 110 - KESTREL, EAST BEACH, BRANSCOMBE, SEATON, DEVON

The Office Copy Entries state the address as Kestrel, East Beach, Branscombe, Seaton, and not as stated. Remainder of a 99-year lease, from 1st April 2003, and not as stated.

LOT 113 - 67-69 HIGH STREET, MINSTER, RAMSGATE, KENT

69 High Street lease is for four years from 1st May 2024 to and including 30th April 2028 and not as stated.

LOT 115 - FLAT 1, 47 COLEBROOK ROAD, TUNBRIDGE WELLS, KENT

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

LOT 124 - 5 NORTH STREET, WAREHAM, DORSET

The building is a long leasehold and not freehold as previously stated.

LOT 126 - 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 128 - FLAT 1, 68 PYLE STREET, NEWPORT, ISLE OF WIGHT

The Freeholder will grant a new 189-year lease, from 12th September 1997, and not as stated.

LOT 131 - 35 BANK SIDE, HAMSTREET, ASHFORD, KENT

Revised Special Conditions of Sale, dated 21st September 2026, are available. The property comes with a parking space.

LOT 132 - 5 GLENMORE MEWS, EASTBOURNE, EAST SUSSEX

The Office Copy Entries state the address as 5 Glenmore Mews, Commercial Road and Parking Space 1, and not as stated.

LOT 133 - HAYTON MANOR BARN, HAYTON ROAD, STANFORD, ASHFORD, KENT

The Listed Building Consent is for the conversion of a barn and reinstatement of cowshed to form two dwellings with associated landscaping and parking re-submission of 20/1764/FH, and not as previously stated.

LOT 134 - HOMEALONG, BOSLIVEN, ST. BURYAN, PENZANCE, CORNWALL

EPC Rating E.

LOT 135 - 45 PARK STREET, TUNBRIDGE WELLS, KENT

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

LOT 137 - SKYLARK, KILLIGORRICK, ST. KEYNE, LISKEARD, CORNWALL

The Office Copy Entries states the address as Killigorricks Cottage, St Keyne, Liskeard, and not as stated.

LOT 139 - FLAT 1 THE ANNEX, ENTERPRISE HOUSE, ISAMBARD BRUNEL ROAD, PORTSMOUTH

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

LOT 141 - LANDFALL, BRIXHAM ROAD, PAIGNTON, DEVON

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

LOT 142 - 33A ALANBROOKE, GRAVESEND, KENT

EPC Rating C.

LOT 143 - 69C SOUTH TERRACE, LITTLEHAMPTON, WEST SUSSEX

The tenure section within the auction particulars has been amended since commencement of marketing.

LOT 144 - 1 BOHEMIA ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX

An EPC has now been carried out and with the Rating G. The Planning Permission was dated 24th October 2024 and not as stated. The auction particulars have been rewritten since commencement of marketing.

LOT 151 - SCOUTS HUT, BROCKLEY ROAD, MARGATE, KENT

The Legal pack refers to the address as 39 Brockley Road, Margate and not as stated.

LOT 152 - LA BASSEE, LOWER CHURCH STREET, COLYTON, DEVON

EPC Rating F.

LOT 153 - 9 HEATH RISE, HEATH ROAD, BRIXHAM, DEVON

EPC Rating D.

LOT 154 - REEN BUNGALOW, BUDNIC HILL, PERRANPORTH, CORNWALL

The property is inaccessible and cannot be safely accessed, therefore an EPC is not possible.

LOT 155 - FLAT 4, 67 UPPER GROSVENOR ROAD, TUNBRIDGE WELLS, KENT

Revised Special Conditions of Sale, dated 16th September 2026, are available. The lease refers to the first and second floors, and not as stated.

LOT 159 - MULBERRY COTTAGE, ST. BONIFACE ROAD, VENTNOR, ISLE OF WIGHT

EPC Rating D.

LOT 161 - 100 GRECIAN STREET, MAIDSTONE, KENT

EPC Rating E.

LOT 164 - 75 MAYLAM GARDENS, SITTINGBOURNE, KENT

Let at a current rental of £1,350 per calendar month (£16,200 per annum), and not as stated.

LOT 167 - CHAPEL COTTAGE, FRITTENDEN, CRANBROOK, KENT

The auction particulars have been amended since commencement of marketing.

LOT 168 - 23 PRIMROSE ROAD, DOVER, KENT

We understand the tenant has given a Notice to Quit and is due to vacate 10th October 2026.

LOT 169 - 37 STURLA ROAD, CHATHAM, KENT

EPC Rating F.

LOT 170 - METHODIST CHURCH, PARTWAY LANE, HAZELBURY BRYAN, STURMINSTER NEWTON, DORSET

The Planning Permission reference is P/FUL/2024/04434, and not as stated.

LOT 173 - 9 UPTON ROAD, TORQUAY, DEVON

The EPC Rating for Flat 9 is D, and not as stated.

LOT 174 - 25A CONNAUGHT ROAD, CHATHAM, KENT

The Office Copy Entries state the address as 25A Connaught Road, Luton, Chatham, and not as stated.

LOT 175 - 2 CROSS STREET, NEWPORT, ISLE OF WIGHT

We have been informed the tenants have now given Notice to Vacate the property, on the 5th October.

LOT 176 - THE ATCHEN TAN, NETHERTON ROAD, HURSTBOURNE TARRANT, ANDOVER, HAMPSHIRE

An Auctioneer's note has been added to the auction particulars since marketing commenced, confirming we understand the site is classified as common land.

LOT 177 - SUNNY DALE, APSE MANOR ROAD, SHANKLIN, ISLE OF WIGHT

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

LOT 180 - 41C MANOR ROAD, WESTCLIFF-ON-SEA, ESSEX

The Lease states there is a 'right to use the garden' with other tenants, and not as stated.

LOT 190 - 85 & 85A ST. DENYS ROAD, SOUTHAMPTON

The tenant in ground floor front flat, known as number 85, has given Notice to Vacate and will be leaving on 4th December.

LOT 191 - 10A MOOR LANE CLOSE, TORQUAY, DEVON

EPC Rating C and not as stated.

LOT 198 - 13 WEECH ROAD, DAWLISH, DEVON

Revised Special Conditions of Sale, dated 21st September 2026, are available. The Office Copy Entries state the address as The Old Vicarage, 13 Weech Road, and Land Adjoining The Old Vicarage, Weech Road and not as stated.

LOT 199 - TORRE COTTAGE, UPTON ROAD, TORQUAY, DEVON

The guide price has been increased to £275,000 Plus, since commencement of marketing. The auction particulars have been amended since commencement of marketing.

LOT 206 - 31 CODY CLOSE, WALLINGTON, SURREY

Remainder of 990 years from 24th June 1981. The tenure term has been amended since commencement of marketing.

LOT 211 - GARAGES AND LAND NORTH WEST SIDE OF COOPER ROAD, CHATHAM, KENT

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

LOT 213 - VICTORIA COTTAGE, NEWTONS HILL, HARTFIELD, EAST SUSSEX

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

LOT 217 - 97 WILSON AVENUE, DEAL, KENT

The double glazed windows were installed in 2022, and not as stated.

LOT 222 - HIGHER GRANTS FARMHOUSE & THE ANNEX, HIGHER GRANTS, EXEBRIDGE, DULVERTON, SOMERSET

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

LOT 223 - 132 RAINHAM ROAD, GILLINGHAM, KENT

Both flats are sold on remainder of 125-year leases, from 24th June 1987, and not as stated.