Auction Addendum

Online Auction : Bidding Commences, 3rd November 2026
Auction Ends : 5th November 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 6 - St Andrew's Cottage Rear Of 21 Head Street, Halstead, Essex - Postponed
Lot 17 - Land North Side Of Dunromin Oak, House Lane, Haltoft End, Boston - Postponed
Lot 19 - 65 St. Peters Place, Canterbury, Kent - Sold Prior
Lot 28 - Flat 3, 74 Osborne Road, Farnborough, Hampshire - Postponed
Lot 34 - 3 Leysdown Avenue, Bexleyheath, Kent - Sold Prior
Lot 35 - Land Adjoining The Rosary and The Leas, Wycke Hill, Maldon, Essex - Sold Prior
Lot 36 - Doctors Surgery, 27-29 Links Road, Portslade, Brighton - Postponed
Lot 43 - Ground Floor Flat, 18 Endfield Road, Bournemouth - Postponed
Lot 50 - Land at Tolvaddon Down, Off Tolvaddon Energy Park, Tolvaddon, Camborne, Cornwall - Postponed
Lot 63 - 18 St. Thomas' Square, Newport, Isle Of Wight - Postponed
Lot 67 - Site Adj. The Lodge, Boughton Mount, Boughton Lane, Boughton Monchelsea, Maidstone, Kent - Postponed
Lot 72 - 59-67 High Street & 1-5 Stephen Close, Broadstairs, Kent - Sold Prior
Lot 76 - 1 College Farm Industrial Estate, College Close, Sandown, Isle Of Wight - Postponed
Lot 86 - Albert House, Stone Street, Cranbrook, Kent - Sold Prior
Lot 94 - 28 Tor Hill Road, Torquay, Devon - Postponed
Lot 95 - 2 Colbert Hall Mews, Tar Lane, Ottery St. Mary, Devon - Postponed
Lot 97 - 14 Martens Avenue, Bexleyheath, Kent - Sold Prior
Lot 107 - Flat 1, Salsette Court, 30 The Strand, Ryde, Isle Of Wight - Sold Prior
Lot 109 - Castle View, Burnt Oak, Sidbury, Sidmouth, Devon - Postponed
Lot 111 - Old Cider House, Higher Grants, Exebridge, Dulverton, Somerset - Sold Prior
Lot 140 - 1 Colbert Hall Mews, Tar Lane, Ottery St. Mary, Devon - Postponed
Lot 153 - Flat 1, 42 George Street, Ryde, Isle Of Wight - Sold Prior
Lot 171 - 139 St. Philips Avenue, Eastbourne, East Sussex - Sold Prior
Lot 174 - Old Salehurst School, Northbridge Street, Robertsbridge, East Sussex- Sold Prior

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LOT 2 - LAND ON WEST SIDE OF BOTTLES LANE, RODMERSHAM, SITTINGBOURNE, KENT
The land is sold subject to an overage clause. The wording in the main description of the auction particulars has been amended since commencement of marketing.

LOT 3 - LAND ADJACENT 12 SOUTHERNWOOD RISE, FOLKESTONE, KENT
The Office Copy Entries state the address as Land Lying to the East Of 31 Darnley Close, Folkestone, CT20 3NR, and not as stated.

LOT 5 - GARAGES BRIGHT ROAD, CHATHAM, KENT
The Office Copy Entries state the address as 55A Castle Road, Chatham, ME4 5HU, and not as stated.

LOT 7 - 88/88B SPRINGFIELD ROAD, TUNBRIDGE WELLS, KENT
The Office Copy Entries state the address as 88 Springfield Road, Tunbridge Wells and not as stated.

LOT 9 - LAND AT BEATTY ROAD, EASTBOURNE, EAST SUSSEX
The Office Copy Entries state the address as Land on the South East Side Of Beatty Road, and not as stated.

LOT 10 - GARAGES ADJ. 23 QUEENS ROAD, SNODLAND, KENT
The Office Copy Entries states the address as Land and Buildings on the South Side Of Queens Road, Snodland and not as stated.

LOT 11 - VECTOR HOUSE, MERLE COMMON ROAD, OXTED, SURREY
The current EPC expires on 27th November 2026 and a new one will be available prior to completion. The auction particulars have been amended since commencement of marketing, adding the word kitchenette to the 'Outside' section.

LOT 12 - 9 ORCHARD COURT, BLACKFEN ROAD, SIDCUP, KENT
The property includes a share of the Freehold Company and not as stated. The tenure is the remainder of a 131-year lease, from 29th September 1967, and not as stated.

LOT 14 - GARAGES REAR OF 126 HIGH STREET, LYDD, ROMNEY MARSH, KENT
Sold in accordance with the Filed Plan and not as stated together with the Auctioneers Note (supplied by the Sellers Solicitor) contained within the Legal Pack The Office Copy Entries state the address as Land and Garages on the North-West Side Of High Street, Lydd, Romney Marsh, and not as stated.

LOT 15 - 7-9 HIGH STREET, GILLINGHAM, DORSET
EPC Rating D (87). Total Floor Area 266 sq.m. The Office Copy Entries states the postcode as SP8 4NA, and not as stated. The wording in the Heading has been amended to reflect the fact that the Planning Consent has lapsed.

LOT 20 - RHODES HOUSE, BEACON HILL, CHATHAM, KENT
There has previously been vandalism and theft of significant amounts of apparatus to the heating system throughout the building. Planning information has been added to the auction particulars since commencement of marketing. The Seller will not be providing any warranties or indemnity insurance in respect of any missing planning documents and/or discharges and the Buyer will be deemed to bid accordingly. The local search reveals historic planning permissions affecting Rhodes House, including the original residential development, installation of a lift shaft, installation of boundary railings and the subdivision of Flat 9. Each permission was granted subject to conditions. Evidence of compliance with, or discharge of, the relevant planning conditions has not been reviewed and should be requested from the seller where available. We note that the original planning permission received conditional approval but cannot confirm the nature of these conditions. As such, the buyer is advised that they will take the property subject to any such conditions that may apply. The property has been used to provide assisted living accommodation for the elderly.

LOT 21 - 194 WEST STREET, FAREHAM, HAMPSHIRE
EPC Rating D (84). Total Floor Area 131 sq.m.

LOT 26 - THE PIG FARM, GUILDFORD ROAD, BUCKS GREEN, WEST SUSSEX
The Office Copy Entries state the address as Land on North Side Of Guildford Road, Bucks Green, and not as stated. To be sold in accordance with the Office Copy Entries Filed Plan, and not as stated.

LOT 27 - 35-37 HIGH STREET, CRANBROOK, KENT
Residential EPC Rating F. Commercial EPC Rating C (63). Total floor area 254 sq.m.

LOT 29 - CAR PARKING SPACES, GRANTS WALK, ST. AUSTELL, CORNWALL
The Office Copy Entries state the address as Land Lying to the North Of 38 Fore Street, St Austell, PL25 5PA and not as stated.

LOT 32 - LAND OPPOSITE SHEPHERDS COTTAGE, WAREHORNE, ASHFORD, KENT
The Office Copy Entries states the address as Land Adjoining The Railway, Warehorne, and not as stated.

LOT 33 - 116 SANDGATE ROAD, FOLKESTONE, KENT
Flat B is let to the son of the previous tenant who had occupied the property since the 1960s at a current rental of £5,400 per annum and not as stated.

LOT 38- 62 PRINCE CHARLES AVENUE, WALDERSLADE, CHATHAM, KENT
EPC Rating D.

LOT 39 - THE ESTATE OFFICE, AVENUE ROAD, FRESHWATER, ISLE OF WIGHT
Revised Special Conditions of Sale, dated 2nd November 2026, are available.

LOT 40 - WROTHAM COURT, WROTHAM ROAD, GRAVESEND, KENT
Flats 4, 6, 7, 10, 11, 15, 16, 17, 19, 20 and 23 are each let at a rental of £1,110 per calendar month, and not as stated. The rental in respect of Flat 8 is £1,000 per calendar month and Flat 5 rental is £1,360 per calendar month, and not as stated. The Office Copy Entries state the addresses as 58 & 60 Wrotham Road, Gravesend and not as stated.

LOT 45 - 35 BIGGIN STREET, DOVER, KENT
The ground floor is let on a 15-year lease, from 15th September 2025, with a break clause in March 2033, and not as stated.

LOT 52 - PENSCOMBE CROSS, LEZANT, LAUNCESTON, CORNWALL
EPC Rating G.

LOT 55 - 2 KINGSLAND CLOSE, WEST MERSEA, COLCHESTER
The auction particulars have been amended since commencement of marketing.

LOT 56 - LAND ORE PLACE, HASTINGS, EAST SUSSEX
To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated.

LOT 58 - 116 AVENUE ROAD, SANDOWN, ISLE OF WIGHT
Interested parties should read the Extra Special Conditions of Sale for information from the Managing Agents regarding the status of the tenancy, and there being no formal written Tenancy Agreement in place.

LOT 59 - 53 GILLS CLIFF ROAD, VENTNOR, ISLE OF WIGHT
To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated.

LOT 61 - THE WILLOW, BROOK CLOSE, SAMPFORD COURTENAY, OKEHAMPTON, DEVON
Sold in accordance with the Filed Plan and not as stated. Please refer to the letter within the legal pack regarding the EPC. The Office Copy state the address as Land at Stamford Courtenay and not as stated.

LOT 65 - LAND, HIGHER GRANTS, EXEBRIDGE, DULVERTON, SOMERSET
Sold in accordance with the TP1 Plan attached to the Special Conditions and not as stated.

LOT 66 - 32 KINGS ROAD, ST. LEONARDS-ON-SEA, EAST SUSSEX
The current rent is £33,282 per annum, and not as stated. The Office Copy Entries state the address as 32B Kings Road, St Leonards-on-Sea, and not as stated. The auction particulars have been amended since commencement of marketing - the tenancy information is now referred to as an Auctioneer's Note.

LOT 68 - LAND AT CHIPPERFIELD, CHARMOUTH ROAD, AXMINSTER, DEVON
The Office Copy Entries state the address as Land Adjoining The Hunter's Lodge, Raymond's Hill, Axminster and not as stated.

LOT 71 - LAKESIDE LODGES, HIGHER GRANTS, EXEBRIDGE, DULVERTON, SOMERSET
The Angling Club is let at £2,646 per annum. The word 'hot tub' is deemed removed from the auction particulars, as they belong to the tenants and will not form part of the sale. The Local Authority is Mid Devon District Council and not as stated.

LOT 74 - FOUNTAIN HOUSE, 1 EASTBOURNE ROAD, ST. AUSTELL, CORNWALL
To be sold in accordance with the TP1 Plan attached to the Special Conditions of Sale, and not as stated. The Office Copy Entries state the address as 1 and 1A Eastbourne Road, St Austell, and not as stated.

LOT 79 - KENYTHON HOUSE, KENYTHON LANE, ST. JUST, PENZANCE, CORNWALL
Revised Special Conditions of Sale, dated 23rd October 2026, are available. The Land coloured brown on the location plan within the marketing and sale details, is NOT included in the sale. Seascape EPC Rating G and not as previously stated.

LOT 80 - WALNUT TREE BUILDINGS, OTTERDEN, FAVERSHAM, KENT
Sold in accordance with the TP1 Plan attached to the Special Conditions not as stated. All EPC Ratings vary between D-E. The Office Copy Entries state the address as Frith Farm and Pear Tree Farm, Eastling and Newham and Otterden and not as stated. The indoor riding school measures (30m x 20m), and not as previously stated.

LOT 82 - 187 QUEENS ROAD, HASTINGS, EAST SUSSEX
The main description has been amended to state a five storey mixed-use property, and not as previously stated.

LOT 83 - 68A DAGENHAM ROAD, ROMFORD
Prior to marketing, we were advised by the seller that internal photos would be provided within the legal pack, however this has not been actioned. Remainder of a 168-year lease, from 3rd June 2024, and not as stated.

LOT 84 - 390C BITTERNE ROAD, BITTERNE VILLAGE, SOUTHAMPTON
Ground and Basement Floor - EPC Rating C (52). Total Floor Area 300 sq.m. First and Second Floor - EPC Rating C (65). Total Floor Area 71 sq.m. Offered freehold with part vacant possession, and not as stated.

LOT 87 - 3 BRAMLEY ROAD, SNODLAND, KENT
EPC Rating E.

LOT 88 - 96 & 96A HIGH STREET, BRIDGE, CANTERBURY, KENT
The shop is let on a three-year lease at a current rental of £6,600 per annum.

LOT 90 - 20 ESPLANADE, KIRKLEY, LOWESTOFT, SUFFOLK
EPC Rating B (33). Total Floor Area 1,273 sq.m.

LOT 92 - BELL HOUSE STUDIO, THE WINDMILLS, ST. MARYS CLOSE, ALTON
Revised Special Conditions of Sale, dated 3rd November 2026, are available.

LOT 96 - 11 MALLING ROAD, SNODLAND, KENT
EPC Rating F (143). Total Floor Area 98 sq.m.

LOT 100 - 4 HUMPHREYS, PETTERIDGE LANE, MATFIELD, TONBRIDGE, KENT
The seller confirms that there is a rear garden included within the sale.

LOT 103 - THE GRANARY, COWSTEAD FARM, COWSTEAD ROAD, STOCKBURY, SITTINGBOURNE, KENT
EPC Rating E.

LOT 104 - 114 & 116 ALBERT ROAD, PLYMOUTH, DEVON
The rentals for all rooms vary from £130 to £170 per week and not as stated. Please refer to the legal documentation.

LOT 105 - FLAT 12, STURMER COURT, QUEEN ELIZABETH WAY, COLCHESTER
EPC Rating E.

LOT 106 - HEATH COTTAGE, FYRSWAY, FAIRLIGHT, HASTINGS, EAST SUSSEX
Council Tax is exempt due to redevelopment. To be sold in accordance with the Office Copy Entries Filed Plans, and not as stated. The auction particulars have been amended since we started marketing.

LOT 112 - GROUND FLOOR FLAT, 52 DOUGLAS ROAD, HERNE BAY, KENT
The auction particulars have been amended since commencement of marketing, confirming the property is being sold as a freehold. The upper flat is sold under the remainder of a 125-year lease, from 25th December 1991.

LOT 114 - SPRINGDALE FARM, LONGDOWN, EXETER, DEVON
A drainage and water search is not available for this Property. The Receivers believe that the Property may have its own independent water and sewerage however, the buyer should rely on their own inspections and enquiries. EPC Rating F. Interested parties need to make their own enquiries with the Local Planning Authority, Teignbridge District Council. Tel: 01626 361101. Website: teignbridge.gov.uk, and not as previously stated.

LOT 115 - 3 HEATH ROAD, MAIDSTONE, KENT
Updated EPC Rating D and not as previously stated.

LOT 117 - 26 HURSTCOMBE, WHITEHALL LANE, BUCKHURST HILL, ESSEX
Revised Special Conditions of Sale, dated 30th October 2026, are available. The property includes a share of the Freehold Company. The Office Copy Entries state only the lower ground floor flat is included, and not as stated.

LOT 120 - PYGNOWETH, TREVAYLOR VEAN, GULVAL, PENZANCE, CORNWALL
To be sold in accordance with the TP1 Plans attached to the Special Conditions of Sale, and not as stated.

LOT 121 - FLAT 4, MAISON DES FLEURS, HARTNUP STREET, MAIDSTONE, KENT
EPC Rating D.

LOT 123 - 19 CARTER STREET, SANDOWN, ISLE OF WIGHT
Revised Special Conditions of Sale, dated 27th October 2026, are available. The top floor flat is now vacant and the property is sold with vacant possession and not as previously stated.

LOT 133 - 12 BARFIELD, RYDE, ISLE OF WIGHT
Please refer to the Special Conditions with regards to the Tenancy situation for Flat 1. Flats 1 and 2, EPC Rating E, and Flat 3, EPC Rating D. The Seller has advised the tenant in Flat 2 will be vacating on 15th December, 2026.

LOT 134 - 104 VICTORIA AVENUE, SWANAGE, DORSET
The auction particulars has been amended since we started marketing.

LOT 136 - 16-30 BIDBOROUGH RIDGE, BIDBOROUGH, TUNBRIDGE WELLS, KENT
The property is being sold with full vacant possession, and not as previously stated. Flat 26 has two bedrooms (not three) and the auction particulars have been amended since we started marketing. The EPC Rating is C for all eight flats.

LOT 137 - AURORE, THE MARDENS, CRAWLEY, WEST SUSSEX
The Office Copy Entries state the address as Aurore, The Mardens, Ifield, Crawley, and not as stated.

LOT 139 - FLAT 3, 3 TRINITY ROAD, VENTNOR, ISLE OF WIGHT
The lot does not include ownership of a parking space. It includes a right to park one car in such space as is designated by the Landlord, and not as stated.

LOT 147 - HILL HOUSE, DOWNS ROAD, EAST STUDDAL, DOVER, KENT
EPC Rating F.

LOT 149 - 7 ST. ALBANS AVENUE, BOURNEMOUTH
The Office Copy Entries state the address as 7 St Albans Avenue, Charminster, Bournemouth, and not as stated.

LOT 152 - ACORN, 9 HORNASH LANE, SHADOXHURST, ASHFORD, KENT
Revised Special Conditions of Sale, dated 30th October 2026, are available.

LOT 155 - CARPENTERS COURT, 4A LEWES ROAD, BROMLEY
The auction particulars have been amended since we started marketing - the property is currently let at £201,180 per annum.

LOT 160 - APARTMENT 2, BEDFORD HOUSE, 14 BEDFORD STREET, PRINCESSHAY SQUARE, EXETER, DEVON
Interested parties are advised to refer to the legal pack regarding the service charge, and not as stated.

LOT 169 - LAND BEVOIS MANSIONS, BEVOIS HILL, SOUTHAMPTON, HAMPSHIRE
The Planning Permission reference is 23/01588/FUL/37346, and not as stated. To be sold in accordance with the Office Copy Entries Filed Plan, and not as stated.

LOT 170 - THE CHESTNUT SURGERY, 70 EAST STREET, SITTINGBOURNE, KENT
EPC Rating E (107). Total Floor Area 319 sq.m.