

Auction Addendum

Clive Emson 

The Chelmsford City Racecourse, Chelmsford

LAND AND PROPERTY AUCTIONEERS

Friday 10 February 2017 - 11am

ADDITIONS, AMENDMENTS AND ANNOUNCEMENTS TO BE READ IN CONJUNCTION WITH THE CATALOGUE, COMMON AUCTION CONDITIONS, SPECIAL CONDITIONS OF SALE AND ALL LEGAL DOCUMENTATION

All Lots are offered subject to their 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 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 £20,000 = £400 £20,001 to £50,000 = £600 £50,001 - £100,000 = £800 £100,001 and above = £1,000

LOT 106 - GARAGES OFF STARCH HOUSE LANE, BARKINGSIDE, ILFORD, ESSEX

The location plan in the catalogue is incorrect. The property is to be sold in accordance with the plan attached to the Special Conditions of Sale, which are available for inspection at the Clerks' Desk. The Lot comprises 11 garages and not 12 as stated.

LOT 107 - 86 HAMLET ROAD, SOUTHEND-ON-SEA, ESSEX

The bathroom is on the ground floor and not as stated.

LOT 109 - FLATS 1-7, QUEENSBURY HOUSE, EAST STREET, SUDBURY, SUFFOLK

The lease is for a term of 125 years from 20th June 2002 and not as stated.

LOT 111 - 2 VICTORIA COURT, 12 SWEYNE AVENUE, SOUTHEND-ON-SEA

Revised Special Conditions of Sale, dated 6th February 2017, are available for inspection at the Clerks' Desk.

LOT 114 - FLAT 3, 4 DITTON COURT ROAD, WESTCLIFF-ON-SEA, ESSEX

Revised Special Conditions of Sale, dated 1st February 2017, are available for inspection at the Clerks' Desk.

LOT 115 - GARAGES OFF BUSH CLOSE, NEWBURY PARK, ILFORD, ESSEX

The location plan in the catalogue is incorrect. The property is to be sold in accordance with the plan attached to the Special Conditions of Sale, which are available for inspection at the Clerks' Desk. The property is also subject to a sub-station lease for a term of 60 years from 25th March 1962 and, again, this information is available for inspection at the Clerks' Desk.

LOT 117 - FLAT 9 KINGS HOUSE, 1 BRIGHTLINGSEA PLACE, LONDON

For the purposes of clarification, the apartment is currently arranged as two bedrooms following the erection of a stud wall.

Entries Invited For Our Next Five Day Auctions

Day 1	Monday, 20 March	Kent & SE London
Day 2	Tuesday, 21 March	Essex, North and East London
Day 3	Wednesday, 22 March	Sussex & Surrey
Day 4	Thursday, 23 March	Hampshire & Isle of Wight
Day 5	Friday, 24 March	West Country

Closing date for entries: Monday 20 February