

Auction Addendum **Clive Emson**

Venue: Chelmsford City Racecourse, Essex

Date: Tuesday, 21st March 2017 - 11am.

LAND AND PROPERTY AUCTIONEERS

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 75 - GROUND RENTS, 114 & 114A ELM ROAD, LEIGH-ON-SEA, ESSEX

The current ground rental in respect of 114A Elm Road is £5 per annum, therefore the total ground rental income is currently £255 per annum and not as stated.

LOT 76 - 1 TRINITY TERRACE, TRINITY STREET, HALSTEAD, ESSEX

The correct address is 1 Trinity Terrace, Trinity Street, Halstead, Essex, CO9 1JQ and not as stated in the auction catalogue.

LOT 79 - 3 ST JUDES COURT, OLD ST MICHAELS DRIVE, BRAINTREE, ESSEX

Sold prior to auction.

LOT 80 - 199 LEY STREET, ILFORD, ESSEX

Postponed.

Thank you for attending today's auction

If you intend to bid on any of the Lots to be offered at our West Country; Hampshire or Sussex & Surrey sales the Addendums will be available on-line the day before each auction and also available in the auction room on the day.

Entries Invited For Our Next Five Day Auctions

Day 1	Tuesday, 2 May	Kent & SE London
Day 2	Wednesday, 3 May	Essex, North and East London
Day 3	Thursday, 4 May	West Country
Day 4	Friday, 5 May	Hampshire & Isle of Wight
Day 5	Monday, 8 May	Sussex & Surrey

Closing date for entries: Monday 3 April