

# Auction Addendum

Clive Emson 

Venue: The Chelmsford City Racecourse, Great Leighs

Date: Monday, 23rd July 2018 - Commencing 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 0 (LATE ENTRY) - 1B QUEBEC AVENUE, SOUTHEND-ON-SEA, ESSEX

To be offered prior to Lot 1. Auction particulars detailed overleaf. The legal pack will be available for inspection at the Clerks' Desk.

### LOT 1 - 128 WELLESLEY ROAD, CLACTON-ON-SEA, ESSEX

Postponed.

### LOT 2 - 14 HARRIER CLOSE, HORNCHURCH, ESSEX

Further Revised Special Conditions of Sale, dated 10th July 2018, are available for inspection at the Clerks' Desk.

### LOT 3 - 2 SEBBYS GARDENS, OWLS HILL, TERLING, CHELMSFORD, ESSEX

Sold prior.

### LOT 4 - FLATS 5 & 6, 131 EVERING ROAD, STOKE NEWINGTON, LONDON

Flat 5 has the remainder of a 99 year lease, from 24th June 2015, and Flat 6 has the remainder of a 99 year lease, from 29th September 1991, and not as stated.

### LOT 5 - 84 BROADWAY, JAYWICK, CLACTON-ON-SEA, ESSEX

There is a shower room, not a bathroom as stated. The current rental received is £414.24 paid every four weeks and not as per the Assured Shorthold Tenancy Agreement and catalogue auction entry.

### LOT 6 - 11 BROOKLANDS GARDENS, JAYWICK, CLACTON-ON-SEA, ESSEX

The correct postcode is C015 2JP and not as stated.

### LOT 9 - EAGLE HURST, 6 VALLEY ROAD, CLACTON-ON-SEA, ESSEX

The guide price has been revised to £390,000-£400,000.

### LOT 10 - 37 WYVERN HOUSE, BRIDGE ROAD, GRAYS, ESSEX

Sold prior.

### LOT 11 - 57 NORTH ROAD AVENUE, BRENTWOOD, ESSEX

We are advised by the Seller that the current tenant will be vacating prior to completion and not as stated.

### LOT 12 - 48 AUSTIN AVENUE, JAYWICK, CLACTON-ON-SEA, ESSEX

The property is in a shell-like condition and comprises a living room/kitchen (not fitted), two bedrooms and a bathroom (not fitted) and not as stated.

### LOT 13 - 86 BROADWAY, JAYWICK, CLACTON-ON-SEA, ESSEX

The outside space is mainly to the front of the property.

### LOT 14 - FLAT 1B SUTTONS LANE, HORNCHURCH, ESSEX

The guide price has been revised to £155,000 Plus. Revised Special Conditions of Sale, dated 9th July 2018, are available for inspection at the Clerks' Desk. The Assured Shorthold Tenancy is dated from 16th April 2018, and not as stated.

### LOT 17 - 65 CHASE CROSS ROAD, ROMFORD, ESSEX

To be sold in accordance with the Office Copy Entries Filed Plan, which is available for inspection at the Clerks' Desk.

### LOT 18 - 14 VAUXHALL AVENUE, JAYWICK, CLACTON-ON-SEA, ESSEX

The property has a shower room, not a bathroom as stated. The correct postcode for the property is CO15 2LA and not as stated.

# To be offered before Lot 1

To be offered for sale at The Chelmsford City Racecourse,  
Great Leighs, Essex, CM3 1PZ

on Monday 23 July 2018 - 11:00am

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## ONE BEDROOM GROUND FLOOR FLAT

Guide: £110,000 Plus  
\* Plus Fees

1b Quebec Avenue, Southend-on-Sea, Essex, SS1 2DE

■ This ground floor one bedroom flat is centrally located within walking distance of Southend High Street and the seafront as well as having access to Southend Victoria and Southend Central railway stations providing access to London (Liverpool Street and Fenchurch Street). The property is in need of some improvement and to the rear is a lock-up garage providing parking.

### ■ Ground Floor

Communal entrance hall. Property entrance door leading to lobby, living room, kitchen, bedroom, bathroom.

### ■ Outside

Garage with up and over door to the rear.

### ■ Tenure

Remainder of a 99 year lease from 25 December 1988,

further information will be available within the legal documentation.

### ■ Leasehold with Vacant Possession

Viewing By Arrangement With

**Clive Emson**  
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact

Richard Jones/Paul Bridgeman



## \*ADMINISTRATION & ADDITIONAL FEES

An administration fee is payable at the same time as the deposit for each lot purchased. The administration fee will be added to the sale price using the following scaled increments and includes VAT:-

Up to £20,000 = £400

£20,001 to £50,000 = £600

£50,001 to £100,000 = £800

£100,001 and above = £1,000

If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.

Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of Search and other fees and/or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what you may be liable for if you are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If you are in doubt you should seek advice from your own professional advisors.

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

Please check our website regularly, or contact us on 01245 205778 in order to stay fully informed with the up-to-date information. All Lots are sold subject to the Common Auction Conditions and other legal documentation, which are available on [cliveemson.co.uk](http://cliveemson.co.uk), together with the Addendum, which will be available on the auction day.