

# Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Chelmsford City Racecourse, Chelmsford

Date: Tuesday, 11th September 2018 - Commencing 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 87 - 24 ROTHBURY ROAD, CHELMSFORD, ESSEX**

Revised Special Conditions of Sale, dated 4th September 2018, which are available for inspection at the Clerks' Desk.

### **LOT 89 - 13A BOADICEA WAY, COLCHESTER, ESSEX**

Revised Special Conditions of Sale, dated 5th September 2018, are available for inspection at the Clerks' Desk.

### **LOT 90 - FORESTERS, LAMBERTS LANE, EARLS COLNE, COLCHESTER, ESSEX**

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

### **LOT 92 - 3 LITTLE MALGRAVES COTTAGES, LOWER DUNTON ROAD, BULPHAN, UPMINSTER, ESSEX**

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

### **LOT 93 - 68 WANTZ ROAD, MALDON, ESSEX**

The accommodation is as follows:- Ground Floor: Living room, dining room, kitchen, bathroom and leanto conservatory. First Floor: Landing and four bedrooms.

### **LOT 94 - 39 PYMS ROAD, CHELMSFORD, ESSEX**

The accommodation is as follows:- Ground Floor: Entrance hall, living room, kitchen with dining area and leanto. First Floor: Landing, three bedrooms and bathroom with separate W.C.

### **LOT 95 - EAST HALL FARM COTTAGES, EAST HALL LANE, WENNINGTON, RAINHAM, ESSEX**

Postponed until the 30th October 2018 auction.

**Thank you for attending today's auction** If you intend to bid on any of the Lots to be offered in our Sussex, West Country or Hampshire auctions, the Addendum will be available to download/view on our website the evening before the auction.