

# Auction Addendum

Venue: The Chelmsford City Racecourse, Great Leighs  
Date: Monday, 10th December 2018 - Commencing 11am

Clive Emson 

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 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 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 4 - LAND REAR OF ASHDOWN COURT, PRINCES GATE, HIGH WYCOMBE, BUCKS

To be sold in accordance with the plan attached to the Revised Special Conditions of Sale, dated 7th December 2018, available for inspection at the Clerks' Desk.

### LOT 5 - FLAT 9, FERN COURT, COTTONS APPROACH, ROMFORD, ESSEX

Revised Special Conditions of Sale, dated 7th December 2018, are available for inspection at the Clerks' Desk. To be sold with vacant possession on completion, and not as stated.

### LOT 6 - FLAT 11, FERN COURT, COTTONS APPROACH, ROMFORD, ESSEX

To be sold with vacant possession on completion, and not as stated.

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

## Our Next Five Day Auction

Day 1	Monday, 4th February	Essex and North & East London
Day 2	Tuesday, 5th February	Kent & South East London
Day 3	Wednesday, 6th February	Sussex & Surrey
Day 4	Thursday, 7th February	West Country
Day 5	Friday, 8th February	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday, 7th January