

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Chelmsford City Racecourse, Essex

Date: Monday, 4th February 2019 - 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 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 1 - LAND ADJACENT 107 HUMBER AVENUE, SOUTH OCKENDON, ESSEX

Further Revised Special Conditions of Sale, dated 25th January 2019, are available for inspection at the Clerks' Desk.

LOT 2 - 14 HOLLAND ROAD, FELIXSTOWE, SUFFOLK

Sold prior.

LOT 3 - 4 CHATSWORTH HOUSE, LOWER ANCHOR STREET, CHELMSFORD, ESSEX

Revised Special Conditions of Sale, dated 31st January 2019, are available for inspection at the Clerks' Desk.

LOT 4 - 10 WEYMOUTH CLOSE, BECKTON, LONDON

The Seller's Solicitor has confirmed that the demise of the property is only as stated on the Title Register and Title Plan, therefore, the parking space mentioned in the auction catalogue is not officially an allocated space.

LOT 6 - 66A ST MARKS ROAD, ENFIELD, MIDDLESEX

Revised Special Conditions of Sale, dated 22nd January 2019, are available for inspection at the Clerks' Desk.

LOT 9 - LAND 2 & 4 DOCK ROAD, GRAYS, ESSEX

Revised Special Conditions of Sale, dated 25th January 2019, are available for inspection at the Clerks' Desk.

LOT 11 - 107 HUMBER AVENUE, SOUTH OCKENDON, ESSEX

Revised Special Conditions of Sale, dated 25th January 2019, are available for inspection at the Clerks' Desk. The property is a semi-detached commercial premises and not as stated.

LOT 13 - CELLERS WINE MERCHANT, 15 WARLEY HILL, WARLEY, BRENTWOOD, ESSEX

Revised Special Conditions of Sale, dated 31st January 2019, are available for inspection at the Clerks' Desk. The Office Copy Entries state the address to be 13 and 15 Warley Hill.

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, 18th March	Essex and North & East London
Day 2	Tuesday, 19th March	Kent & South East London
Day 3	Wednesday, 20th March	Sussex & Surrey
Day 4	Thursday, 21st March	West Country
Day 5	Friday, 22nd March	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday, 18th February