

Auction Addendum

Clive Emson 

Venue: The Chelmsford City Racecourse, Chelmsford

Date: Monday, 10th June 2019 - 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 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 2 - 126 CONWAY AVENUE, GREAT WAKERING, SOUTHEND-ON-SEA, ESSEX

The guide price has been revised to £160,000 Plus.

LOT 3 - 195, 195A, 195B, 195C & 195D HIGH STREET, MALDON, ESSEX

195D High Street is let under the terms of an Assured Shorthold Tenancy Agreement and not as stated. The Tenancy Schedule attached to the Special Conditions of Sale, shows the rental in respect of the Takeaway Unit (number 195 High Street) as £6,000 per annum - a new unsigned lease states the rental as £6,600 per annum.

LOT 11 - LAND REAR 75 GRENVILLE GARDENS, WOODFORD GREEN, ESSEX

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

Thank you for attending today's auction If you intend to bid on any of the Lots to be offered in our Sussex, Kent, 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, 22nd July	Essex and North & East London
Day 2	Tuesday, 23rd July	Kent & South East London
Day 3	Wednesday, 24th July	Sussex & Surrey
Day 4	Thursday, 25th July	West Country
Day 5	Friday, 26th July	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday, 24 June