

Auction Addendum

Clive Emson 

Venue: The Chelmsford City Racecourse, Chelmsford

LAND AND PROPERTY AUCTIONEERS

Date: Monday 22 July 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 0 - 37 THE STREET, LITTLE CLACTON, CLACTON-ON-SEA, ESSEX

This is an additional lot which will be offered at Lot 10.

LOT 1 - LAND NORTH SIDE OF 125 MOUNT ROAD, BENFLEET, ESSEX

Sold prior.

LOT 5 - LAND SOUTH SIDE OF 125 MOUNT ROAD, BENFLEET, ESSEX

Sold prior.

LOT 6 - 40 HARWICH ROAD, MISTLEY, ESSEX

Sold prior.

LOT 10 - JUBILEE HOUSE, HATHAWAY ROAD, GRAYS, ESSEX

Revised Special Conditions of Sale, dated 17th July 2019, are available for inspection at the Clerks' Desk. The 10-year lease expired in September 2018 and not as stated. The property address is Jubilee House, Hathaway Road, Grays, Essex and not as stated in the auction catalogue.

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, 9th September	Essex and North & East London
Day 2	Tuesday, 10th September	Kent & South East London
Day 3	Wednesday, 11th September	Sussex & Surrey
Day 4	Thursday, 12th September	West Country
Day 5	Friday, 13th September	Hampshire & Isle of Wight
Auction entries are now invited		Closing date Monday, 12 August