

# Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Chelmsford City Racecourse, Chelmsford

Date: Monday, 9th September 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 4 - LAND ADJACENT ROSEMARY COTTAGE, SCARBOROUGH ROAD, SOUTHMINSTER, ESSEX**  
Postponed.

**LOT 5 - 111 VICTORIA AVENUE, SOUTHEND-ON-SEA, ESSEX**

Revised Special Conditions of Sale, dated 2nd September 2019, are available for inspection at the Clerks' Desk.

**LOT 7 - HALLDENE, BENSKINS LANE, NOAK HILL, ROMFORD, ESSEX**

The property address is Halldene, Benskins Lane, Noak Hill, Romford and not as stated.

**LOT 11 - 28 ROSE HILL, BRAINTREE, ESSEX**

To be sold in accordance with the Conveyance Plan, dated 5th September 1975, available for inspection at the Clerks' Desk.

**LOT 17 - ASTON WATER TOWER, ASTON END ROAD, ASTON, STEVENAGE, HERTFORDSHIRE**

The Notice to Quit issued by BT is dated 11th January 2019 and is a 12-month notice.

**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, 28th October	Essex and North & East London
Day 2	Tuesday, 29th October	Kent & South East London
Day 3	Wednesday, 30th October	Sussex & Surrey
Day 4	Thursday, 31st October	West Country
Day 5	Friday, 1st November	Hampshire & Isle of Wight

**Auction entries are now invited**

**Closing date Monday, 30th September**