

# Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

Venue: The Chelmsford City Racecourse, Chelmsford

Date: Monday, 28th October 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 & ROADWAY, LAKESIDE INDUSTRIAL ESTATE, COTSWOLD DENE, STANDLAKE, OXFORDSHIRE

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

### LOT 6 - LAND SOUTH WEST OF 13 & 15 PARSONAGE ROAD, RAINHAM, ESSEX

Revised Special Conditions of Sale, dated 17th October 2019, are available for inspection at the Clerks' Desk.

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

### LOT 7 - GROUND RENTS, 55 MANOR ROAD, LONDON E15

The new lease (draft) for Flat C shows a ground rental of £500 per annum and not as stated.

### LOT 9 - LAND & ROADWAYS, WESTON WAY, NEWMARKET, SUFFOLK

To be sold in accordance with the TP1 and plan attached to the Revised Special Conditions of Sale, dated 17th October 2019, available for inspection at the Clerks' Desk.

### LOT 10 - FORESTERS, LAMBERTS LANE, EARLS COLNE, COLCHESTER, ESSEX

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

### LOT 12 - UNITS 48-54, FULLER ROAD, HARLESTON INDUSTRIAL ESTATE, HARLESTON, NORFOLK

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

With reference to the height of the eaves, this should be approximately 5.1 metres (measured with a sonic measurer) at the lowest point at the edge of the building, and not as stated. However, the height of the roof does increase in the centre of each half of the workshop. The postcode is IP20 9EA 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, 9th December	Essex and North & East London
Day 2	Tuesday, 10th December	Kent & South East London
Day 3	Wednesday, 11th December	Sussex & Surrey
Day 4	Thursday, 12th December	West Country
Day 5	Friday, 13th December	Hampshire & Isle of Wight

**Auction entries are now invited**

**Closing date Monday 11th November**