

Auction Addendum

Clive Emson 

Venue: The Chelmsford City Racecourse, Chelmsford

LAND AND PROPERTY AUCTIONEERS

Date: Monday 9th December 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

ADDITIONAL LOT - TO BE OFFERED AFTER LOT 8

LOT 0 - 30 BROOKS HALL ROAD, IPSWICH, SUFFOLK

A copy of the auction particulars are available for inspection at the Clerks' Desk. Prospective bidders are advised that there is a basement/cellar and the garden is very overgrown. Revised Special Conditions of Sale, dated 3rd December 2019, are available for inspection at the Clerks' Desk. The guide price has been revised to £70,000 Plus.

LOT 1 - LAND EAST SIDE OF SILVER BIRCHES, HUTTON, BRENTWOOD, ESSEX

To be sold in accordance with the Office Copy Entries filed plan, available for inspection at the Clerks' Desk. The photograph shown in the auction catalogue is a general view and Silver Birches Road is in Hutton, not Hutton Mount.

LOT 4 - GREENWOOD SURGERY, TYLERS RIDE, SOUTH WOODHAM FERRERS, CHELMSFORD, ESSEX

Postponed.

LOT 7 - REED HOUSE, 2-4 MOOR LANE, UPMINSTER, 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 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, 10th February	Kent & South East London
Day 2	Tuesday, 11th February	Essex and North & East London
Day 3	Wednesday, 12th February	Sussex & Surrey
Day 4	Thursday, 13th February	West Country
Day 5	Friday, 14th February	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday 13th January