

Auction Addendum **Clive Emson**

Venue: The Chelmsford City Racecourse

Date: Tuesday, 11th February 2020 - 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 £19,999 = £400 £20,000 to £49,999 = £600 £50,000 - £99,999 = £900
£100,000 to £299,999 = £1,200 £300,000 and above = £1,500**

LOT 101 - GREENWOOD SURGERY, TYLERS RIDE, SOUTH WOODHAM FERRERS, CHELMSFORD, ESSEX

Revised Special Conditions of Sale, dated 24th January 2020, are available for inspection at the Clerks' Desk.

LOT 102 - LAND BENNETT'S LANE, NORTH END, GREAT DUNMOW, ESSEX

Sold prior.

LOT 104 - ADEN, WIGNALL STREET, LAWFORD, MANNINGTREE, ESSEX

The guide price has been revised to £275,000 plus.

LOT 105 - 33 STANDARD ROAD, ENFIELD, MIDDLESEX

The lease only allows the right to use the garage/secure storage cupboard together with the communal parking area.

LOT 110 - 182 ROMFORD ROAD, AVELEY, SOUTH OCKENDON, ESSEX

The tenure is a 125 year lease, from 20th October 2003, and not as stated.

LOT 112 - FLAT 7, WYVERN HOUSE, BRIDGE ROAD, GRAYS, ESSEX

Revised Special Conditions of Sale, dated 6th February 2020, are available for inspection at the Clerks' Desk.

Our Next Five Day Auction

Day 1	Monday, 23rd March	Essex and North & East London
Day 2	Tuesday, 24th March	Kent & South East London
Day 3	Wednesday, 25th March	Hampshire & Isle of Wight
Day 4	Thursday, 26th March	West Country
Day 5	Friday, 27th March	Sussex & Surrey

Auction entries are now invited

Closing date Monday 24 February