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Description automatically generated**AMENDMENTS / ANNOUNCEMENTS**

**FOR 15TH MAY 2025**

**NOTICE TO SUCCESSFUL BUYERS**

If you are the successful Buyer of any Lot, you will – from the moment the Auctioneer’s gavel falls – become legally bound by the Conditions of Sale in relation to that Lot. You have given us authority in advance to sign the auction contract on your behalf. If you have provided us with your card details then we will process your payment in due course, if you have not then an email will follow within 24 hours requesting payment by bank transfer, please ensure the payment is made immediately.

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**Amendments**

Lot 2: Please be aware that the tenants have served a Section 6(3) Notice under the Landlord & Tenant Act of 1987. A Section 8(b)2 Notice has also been served by the tenants. Please refer to the Special Notice of the legal pack for further details.

Lot 16: Please note that as a result of remedial works highlighted on the recent Gas Safety and EICR Reports the seller has agreed to make an allowance of £2,010 to the buyer upon completion to cover these costs.

**Lots sold prior**

Lot 1: 69 Rylands Road, Southend on Sea

Lot 9: 261 / 261a London Road, Hadleigh, Benfleet

Lot 15: 82 Swanstead, Vange, Basildon

**Guide Price Changes**

Lot 11: Was £375,000 – Now £340,000

Lot 17: Was £290,000 – Now £280,000

**Withdrawn Lots**

Lot 4: Land R/O 151 East Street, Southend on Sea

Lot 5: 15 Avoca Court, 146 Cheapside, Birmingham

**Late Entries**

None

**EPC’s**

**Lot 6 – 3 / 5 Windermere Road**,

Southend on Sea, Essex SS1 2RF - 3 Windermere Road - G

5 Windermere Road - C

**Lot 7 – 174a / 174b London Road,**

Southend on Sea, Essex SS1 1PH - 174a London Road - C

174b London Road - D

**Lot 8 – 82 / 82a Fairfax Drive,**

Westcliff on Sea, Essex SS0 9AF - 82 Fairfax Drive - G

82a Fairfax Drive - E

**Lot 10 – 168 / 168a / 170 / 172 Leigh Road,**

Leigh on Sea, Essex SS9 1BT - 170/172 London Road - C

**Lot 11 – 140 / 142 / 142a / 144 / 144a Sutton Road,**

Southend on Sea, Essex SS2 5ER

140 / 142 - C

144 - C

144a - D

**Lot 16 – 51 Butterys** - C

If you are the highest bidder above the reserve, then you are the buyer – there is no going back – so you should have done all that you would normally do before signing a binding contract. You should have inspected the Lot, arranged finance, inspected all the legal documentation and satisfied yourself on all aspects of the purchase.

**THESE NOTICES WERE ANNOUNCED FROM THE ROSTRUM TODAY BEFORE THE FIRST LOT WAS OFFERED. THESE COMMENTS WILL FORM PART OF THE CONTRACT AND SHOULD BE READ BY ANYONE EXPECTING TO BID WHO ARRIVES AFTER THE START OF THE AUCTION**

**AUCTION RULES AND GUIDANCE**

* The sale is held in accordance with the Common Auction Conditions of Sale, save where amended by any Special Conditions of Sale which relate to the individual Lots. The legal documentation is available for inspection online.
* We are selling on the basis that your legal adviser has read and understood the legal pack, the General Conditions of Sale, the extra Conditions, the Special Conditions, the important notes and the auctioneer’s information and that you are therefore aware of and are happy with all the implications therein.
* Similarly, we are selling on the basis that you have either seen the property yourself or your professional advisor has inspected on your behalf, and you are aware of and are happy with the condition and state of repair.
* Each bidder should read a copy of the Amendment Sheet, which records any alterations and additions to the information contained in the catalogue and will form part of the contract.