

AUCTION VENUE
The Cliffs Pavilion

**DEDMAN
GRAY**

Auction

The Land & Property

Auction

Wednesday 30th March 2011 at 2pm

The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex



www.dedmangray.co.uk

LAST AUCTION RESULTS

Results of Auction held:

9th February 2011 at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	45 Alvis Avenue, Jaywick, Clacton-on-Sea, Essex	SOLD	£39,000
2	Land at London Road and Nethermayne, Vange, Basildon, Essex	SOLD	£65,000
3	279 Central Avenue, Southend-on-Sea, Essex	AVAILABLE AT	£86,000
4	44-46 Pondfield Road, Colchester, Essex	SOLD	UNDISCLOSED
5	Land adj to Wethersfield Way, Wickford, Essex	SOLD	£35,000
6	30 Felicia Way, Chadwell St Mary, Grays, Essex	SOLD	£95,000
7	42 York Road, Rochford, Essex	SOLD	£300,000
8	32 Collier Way, Southend-on-Sea, Essex	AVAILABLE AT	£125,000
9	6 Rivermead, Bocking, Braintree, Essex	SOLD	£110,000
10	Evergreen, Crays Hill, Billericay, Essex	AVAILABLE AT	£300,000
11	Land Adjacent to 2 Hoblongs Cottages, Chelmsford Road, Great Dunmow, Essex	MARCH SALE	£95,000
12	Land adjoining Lambourne Hall Road and Gardeners Lane, Canewdon, Rochford, Essex	SOLD	UNDISCLOSED
13	14c Oxford Road, Canvey Island, Essex	AVAILABLE AT	£180,000
14	88 Queens Road, Southend-on-Sea, Essex	AVAILABLE AT	£120,000
15	Land South of 9 Armitage Road, Southend-on-Sea	SOLD	£40,000
16	18 Mornington Crescent, Hadleigh, Essex SS7 2HP	MARCH SALE	£160,000
17	286a Leigh Road, Leigh-on-Sea, Essex	AVAILABLE AT	£75,000
18	106 Church Road, Hadleigh, Benfleet, Essex	WITHDRAWN	
19	The Crown Public House, 53 Guithavon Street, Witham, Essex	AVAILABLE AT	£320,000
20	Garages r/o 121-123 New Road, Great Wakering, Southend-on-Sea, Essex	AVAILABLE AT	£10,000
21	Land at Hammond Street, Cheshunt, Waltham Cross, Herts	SOLD	£100,000
22	34 Kenneth Road, Romford, Essex	SOLD	£151,000
TOTAL REALISATION			£1,004,000

**Viewings can be arranged for the lots still available
Please call 01702 311010**

The next Dedman Gray Property Auction is to be held on: **18TH MAY 2011**

ONE OF THE UK'S LEADING LAND AND PROPERTY AUCTIONEERS



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Auction Room Telephone: 07775 708881 (available during the auction and 1 hour prior)

Office: 103 The Broadway, Thorpe Bay, Essex, SS1 3HQ

ORDER OF SALE

30th March 2011, 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	Peculiar Peoples Chapel, South Street, Tillingham, Southminster, Essex, CM0 7TH	£135,000
2	31 Jones Close, Southend-on-Sea, Essex, SS2 6PF	£110,000
3	24 Wesley Road, Southend-on-Sea, Essex, SS1 2HE	£135,000
4	7 Seaway, Jaywick, Clacton-on-Sea, Essex, CO15 2HX	£40,000
5	Land adjacent to Church Road, Bowers Gifford, Basildon, SS13 2DU	£8,000
6	Land to the rear of 26 and 28 Northview Drive, Westcliff-on-Sea, Essex, SS0 9NG	£65,000
7	Catherine Cottage, Summerhill, Althorne, Essex, CM3 6BY	£550,000
8	75d West Road, Shoeburyness, Southend on Sea, Essex, SS3 9DT	£110,000
9	7 Edith Road, Southend-on-Sea, Essex, SS2 6JU	£165,000
10	18 Mornington Crescent, Hadleigh, Benfleet, Essex, SS7 2HP	£160,000
11	51 Hartington Road, Southend-on-Sea, Essex, SS1 2HR	£143,000
12	1 Roots Hall Avenue, Southend, Essex, SS2 6HN	£142,000 PLUS
13	178 Sutton Road, Southend-on-Sea, Essex, SS2 5ES	£150,000
14	Site rear of St Johns Mews, College Road, Grays, Essex, RM17 5NH	£90,000
15	150 Sutton Road, Southend-on-Sea, Essex, SS2 5ER	£60,000 - £65,000
16	39 Cranley Road, Westcliff-on-Sea, Essex, SS0 8AJ	£270,000
17	Land adj. to 2 Hoblongs Cottages, Chelmsford Road, Great Dunmow, Essex, CM6 1LW	£95,000 PLUS
18	12 Sutton Court, Pantile Avenue, Southend-on-Sea, Essex, SS2 4BH	£38,000 PLUS
19	2-4 Hartington Road, Southend-on-Sea, Essex, SS1 2HS	£280,000
20	Unit M, Kings Road, Charfleets Ind Estate, Canvey Island, Essex, SS8 0QY	£300,000
21	Land at Hepworth Road, Thelnetnam, Diss, Norfolk, IP22 1JH	£70,000
22	42 Millers Drive, Great Notley, Braintree, Essex, CM77 7FD	£80,000 - £90,000

These guide prices were correct at the time of print, they will be reviewed on a daily basis to reflect the interest shown.
Contact the Auction Team for current prices.

FUTURE AUCTION DATES

18th May 2011 – Closing date for entries 15th April 2011

**If you have a property or land that you are considering selling at Auction,
please speak to a member of the Auction Team to arrange a free Auction appraisal.**

IMPORTANT NOTES

TO BE READ BY ALL PROSPECTIVE PURCHASERS

1. Prospective purchasers attention is drawn to the General and Extra Conditions of Sale found on our website and which relate to all properties. The Special Conditions of Sale relating to individual properties are available generally from the Auctioneers upon application.
2. Prospective purchasers shall be deemed to have inspected the relevant property and to have made all the normal Searches and Enquiries. Inspection of all tenanted properties is by courtesy of the tenants. The Auctioneers will endeavour to arrange the viewing of vacant properties. All viewings are at your own risk. The Vendor and Auctioneer do not take any responsibility for any losses, damage or accident.
3. We will only accept bids in the auction room from those prospective purchasers who have previously registered as a bidder. Purchasers are able to pre-register as a bidder at any time running up to the auction and on the day of the auction staff will be available at the auction room from 45 minutes prior to each auction.
4. Any areas and measurements referred to within the particulars within this catalogue are approximate, are for guidance only and do not form part of any contract.
5. Any photographs or plans that are included within this catalogue are provided for the convenience of prospective purchasers, are not necessarily to scale and do not form part of any contract.
6. The successful bidder will be under a legally binding contract upon the fall of the Auctioneer's Gavel and must immediately provide to the Clerk of the Auctioneer their name, address and telephone number and, where appropriate, the name, address of the person or company on whose behalf he or she has bid, together with the name and address of the solicitors acting on behalf of the purchaser. Where such bidder fails to provide such information the Auctioneer shall be entitled to re-offer the property for sale. The information provided will be used to complete a Memorandum of Contract in the form of a Memoranda found on this inside rear cover of this catalogue which the successful bidder must sign and exchange with the Auctioneer's staff prior to leaving the room.
7. Each purchaser will be required to furnish the Auctioneer's staff with a 10% deposit, minimum deposit £2,000, whichever is the greater. This deposit should be by Banker's Draft or cheque made payable to Dedman Gray Auctions Limited. A separate deposit will be required in respect of each and every Lot purchased. The purchaser will be required to provide two forms of identification to comply with the Money Laundering Regulations 2003.
8. The successful purchaser will be required to pay to the Auctioneers a Buyer's Fee of £195 + VAT on signing of the documents for each Lot purchased.
9. The Auctioneers or their Vendor client cannot be held responsible for abortive cost incurred in respect of Lots which are either withdrawn or sold prior to auction. Prospective purchasers intending to bid at the auction for a specific Lot are, therefore, advised to contact the Auctioneers prior to the Auction to check whether the particular Lot will be offered in the room.
10. The successful bidder will be responsible for insuring the property from the fall of the Gavel and should make his or her own arrangements in this regard.
11. All sales are exclusive of VAT unless otherwise provided in the particulars and Special Conditions of Sale. If applicable VAT will be added to the purchase price at the prevailing rate.

AUCTION INFORMATION

General

These notes are intended to assist bidders and buyers. If you are not familiar with auction procedures or require general information or specific information related to a particular Lot, please contact us and we will endeavour to assist.

Viewings

It may be possible to inspect a property prior to auction. However, this is not usually the case with tenanted properties where viewing is only possible with the courtesy of the tenants. The viewing arrangements are printed in the catalogue under each individual Lot.

Guide Prices and Results

We would generally issue a guide price for each property. If a guide price is not printed in the catalogue then please contact Dedman Gray Auction Department. The guide prices are indicative only and may be subject to change at any time. The guide prices are issued for guidance only and are updated regularly. The ultimate reserve price may exceed the previously quoted guide price.

Pre-Bidding Registration

To be able to bid at a Dedman Gray Auction, you need to register as a bidder. You can do this at any time by contacting the Auction team prior to the auction, or in the room on the day from approximately 45 minutes before the start of the auction. You will be given a card bearing an exclusive number which will be your bidding number. To bid at the auction, you should raise the card showing the auctioneer your number. Without a card or number we will not be able to recognise your bid.

General Conditions/Extra Conditions

All Lots within this catalogue are sold subject to these conditions which are available on our website or included in the legal packs.

Special Conditions of Sale

These conditions relate specifically to the particular Lot indicated. Where Special Conditions apply to a Lot they are available separately from Dedman Gray Auction Department and always available in the Auction Room.

Legal Documents

We strive to ensure that legal documents for all Lots are available for inspection at our office and at the Auction Sale Room. Should copies of the available documentation be required prior to Auction, these can be emailed to interested purchasers.

Offers Prior To Auction

Where a party is interested in purchasing he should ensure that the Auctioneer is aware of his interest as sometimes properties are sold prior to auction. Should you wish to make an offer to purchase prior to the sale then contact Dedman Gray Auction Department by telephone, letter or email. These offers should be the bidders best and final offer as the Auctioneer may not consult the bidder further. If the offer is accepted there will be no commitment on either party until a contract is exchanged. We will strive to respond immediately to all offers, however, if you do not hear from us within 48 hours of submitting an offer then it should be assumed that the offer is not acceptable at that time but may subsequently be reviewed.

If You Cannot Attend The Auction

We strongly recommend that interested parties attend the Auction in order to bid. If this is not possible then by prior arrangement you can authorise the Auctioneer to bid on your behalf (by Proxy) up to a specified limit. Alternatively, you can bid by telephone whereby a member of the Auction Team will take bids, by telephone, and bid on your behalf in the room. Please contact the Auction Department if you wish to do this.

Finance

Please ensure that you have arranged for adequate finance for your purchase. At the auction you will be asked for a deposit of 10% of the purchase price (minimum £2,000) whichever is the greater. A cheque or Bankers Draft is sufficient. In addition you will be required to pay to the Auctioneers the Buyer's Fee of £195 + VAT (£234.00), this is to be included in your deposit cheque/draft. This fee is payable for each Lot purchased.

IMPORTANT NOTICE

PLEASE NOTE THAT any person buying or bidding at auction MUST produce documentation to confirm their name and residential address.

The following tables detail the documents accepted for proof of identity and proof of residency, 1 (one) document is required from each table:

Proof of Identity

- Current signed Passport
- Current full UK/EU Photo Card Driving Licence
- Current full UK Driving Licence (old style)
- Resident Permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification statement containing current address
- Firearms Certificate

Proof of Address

- Current full UK/EU Photo Card Driving Licence
- Current full UK Driving Licence (old style)
- A utility bill issued within the last 3 months (excluding mobile phone bills)
- Local Authority tax bill - valid for the current year
- Bank, Building Society or Credit Union containing current address
- The most recent original mortgage statement from a UK Lender

- Please note that a Provisional Driving Licence will NOT be accepted, it must be a FULL licence.
- A Driving Licence can only be used as evidence of identity OR address but not both.

If the purchaser's details are different from the successful bidder, the purchaser must then provide proof of identity and residency to their solicitor, a copy of this will be requested by us following the auction.

LOT 1

FREEHOLD DEVELOPMENT OPPORTUNITY: FULL PLANNING CONSENT TO CONVERT FORMER CHAPEL AND ERECT A DETACHED DWELLING



GUIDE PRICE: £135,000

Peculiar Peoples Chapel, South Street, Tillingham, Southminster, Essex, CM0 7TH

A unique opportunity for a contemporary development of a historic building and its curtilage in a quiet rural village setting. The planning permission allows for conversion and extension of a former chapel into two semi-detached properties and also to erect a new detached dwelling.

Proposed accommodation
Dwelling 1, semi detached, two storey
Two bedrooms, bathroom/WC's living area, kitchen, cloakroom

Dwelling 2, semi detached, two storey
Two bedrooms, bathroom/WC's living area, kitchen, cloakroom

Dwelling 3, detached, single storey
1 bedroom, kitchen/living area, bathroom/WC's

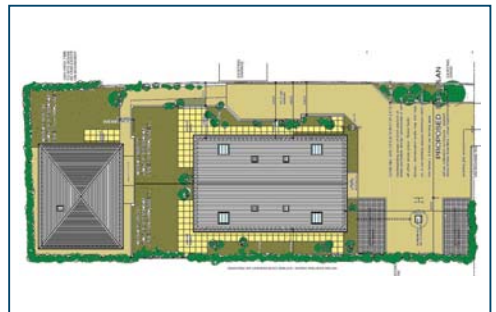
Full details of the planning approval can be found by contacting the local authority:

Maldon District Council
Princes Road, Maldon, Essex, CM9 5DL
Tel: 01621 854 477
Email: planning@maldon.gov.uk
www.maldon.gov.uk

Planning Ref: FUL/MAL/10/00930
Decision Date: 21st December 2010

N.B. Whilst the building was originally listed as being of special architectural or historic interest the listed status was removed by appeal. See legal pack for details.

VIEWING
By appointment with the Auctioneers



31 Jones Close, Southend-on-Sea, Essex, SS2 6PF

Located in an established residential cul-de-sac, this three bedroom end terrace two storey house is considered suitable as a letting investment. The property is situated near Priory Park and just under a mile from Prittlewell Railway station.



ACCOMMODATION
 Three bedrooms
 Two reception rooms
 Kitchen
 Bathroom/WC

TENURE
 Freehold

VIEWING
 By appointment with the Auctioneers and courtesy of the tenant.

N.B.
 This property is of non-traditional construction and has not been inspected by the Auctioneers.

TENANCY
 Let on an Assured Shorthold Tenancy at a rent of £725.00 PCM.

RENT RESERVED
 £8,700 per annum

GUIDE PRICE: £110,000

We are always looking for new and interesting lots, **but we are particular looking for:**

- Vacant flats
- Small building plots, with or without planning consent
- Bungalows in need of refurbishment and modernisation
- Vacant ex-local authority houses

If you have a suitable property which is either vacant or about to become empty, call us to find out how you can be part of the next Dedman Gray auction sale.

01702 311010

LOT 3

FREEHOLD RESIDENTIAL INVESTMENT OPPORTUNITY - TWO LEASEHOLD FLATS LET ON ASSURED SHORTHOLD TENANCIES

24 Wesley Road, Southend-on-Sea, Essex, SS1 2HE

Located just a few minutes walk from Southend seafront, town centre and a short distance from Southend Victoria Rail station, this end terrace property is converted to two good size self-contained flats and therefore providing an excellent residential investment opportunity, including the Freehold.



GUIDE PRICE: £135,000

ACCOMMODATION

Ground Floor Flat
One Bedroom
Kitchen/diner
Bathroom/WC
Lounge

First floor Flat
One bedroom
Lounge
Kitchen
Bathroom/WC

N.B.
Gas central heating

TENANCIES

26A Wesley Road – Let on an Assured Shorthold Tenancy for a term of 12 months from 3rd June 2010 at a rent of £450.00 pcm.

26B Wesley Road – Let on an Assured Shorthold Tenancy for a term of 12 months from 17th June 2010, at a rent of £425.00pcm.

RENT RESERVED
£10,500

VIEWING

By appointment with the Auctioneers and courtesy of the tenants.

LOT 4

FREEHOLD VACANT TWO BEDROOM DETACHED BUNGALOW WITH BUY TO LET POTENTIAL

7 Seaway, Jaywick, Clacton-on-Sea, Essex, CO15 2HX

This detached brick built bungalow is located close to Jaywick seafront and within walking distance of local amenities and local shops. It is considered that this would make a very good buy to let opportunity either as a holiday home or for owner occupation.



GUIDE PRICE: £40,000

ACCOMMODATION

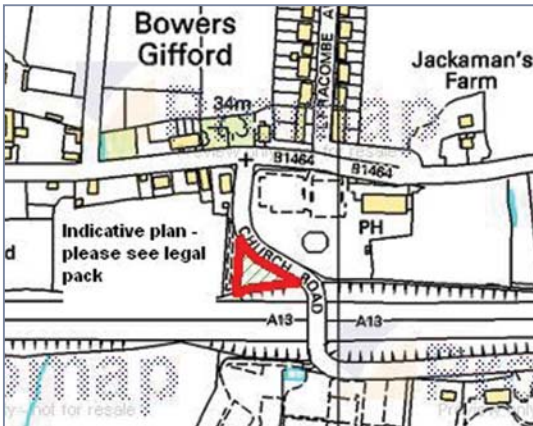
Two Bedrooms
Bathroom
Living area
Rear garden area

VIEWING

By appointment with the Auctioneers

LOT 5**FREEHOLD GREEN BELT LAND****Land adjacent to Church Road, Bowers Gifford, Basildon, SS13 2DU**

Approximately 0.23 acres of Green Belt Land adjacent to Church Road. The proposed access is as per "The Essex County Council (A13/A130 Sadlers Farm Junction Improvement Scheme) (classified road) (side roads) order 2008".



The Land is being sold subject to an overage relating to 25% of the development value over a 20 year period.

JOINT AUCTIONEERS
WHIRLEDGE & NOTT
CHARTERED SURVEYORS · AUCTIONEERS & VALUERS

PLANNING
 Basildon District Council
 01268 533 333

The Black Barn, Lubards Lodge Farm
 Hullbridge Road
 Rayleigh
 Essex SS6 9QG
 Tel: 01268 783377

Please see the legal pack.

VIEWING
 Site open

GUIDE PRICE: £8,000

LOT 6**FORMER BUILDERS YARD WITH PLANNING CONSENT FOR A DETACHED TWO BEDROOM DWELLING WITH PARKING****Land to the rear of 26 and 28 Northview Drive, Westcliff-on-Sea, Essex, SS0 9NG**

This plot lies in an established residential area, situated just off London Road within easy reach of all local amenities, including bus routes to Southend Town Centre and a short walk to Chalkwell Park. The development scheme offers the chance to build a unique property, being individually characteristic and contemporary. Plans are available for inspection at the auctioneers office.

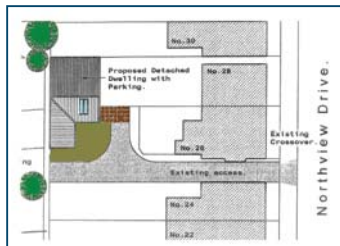


PLANNING
 Consent was granted on 14th February 2011 under planning application number SOS/10/02111/ FUL.

Southend on Sea Borough Council
 PO Box 5557
 Civic Centre
 Southend on Sea
 SS2 6ZF

Full details can be found by contacting the local authority:

VIEWING
 By appointment with the Auctioneers



GUIDE PRICE: £65,000



GUIDE PRICE: £550,000

Catherine Cottage, Summerhill, Althorne, Essex, CM3 6BY

An individual four-bedroom detached cottage, centrally located within grounds totalling approx. 1.75 acres within the village of Althorne, amongst other impressive established residential dwellings.



Althorne is a pleasant rural village situated within the dengie peninsular. There is a branch line station with direct connection to London's Liverpool street during commuter times, its own marina and is also only a short drive from Burnham-on-Crouch which has excellent facilities for sailing enthusiasts. There is a village store incorporating the local post office with playing fields situated opposite.

The property offers versatile accommodation and is surrounded by established attractive gardens. The excellent long driveway with electric security gates sets the scene away from the road and finishes with a TRIPLE garage building.

The accommodation comprises:
 Dining room 23'9" x 15'10" max.
 Bedroom 1 12'7" x 10'11"
 Bedroom 2 12'7" x 10'10"
 Lounge 23'7" x 18'8"
 Kitchen 11'8" x 11'3" < 14'7"
 Bathroom/WC
 Shower/WC
 Conservatory 19'5" x 9'
 Further conservatory 20'8" x 11'3"

FIRST FLOOR

Bedroom 3 12'2" x 11'5" (part restricted height)
 Bedroom 4 7'1" x 5'7"
 Cloakroom/WC
 Bedroom 16'6" + 5'7" raised area x 8'10"

EXTERIOR

There are three ponds one with pump and filtration units, single and double width green houses, one with heating and irrigation which have a vegetable garden area to the front and storage sheds to the side plus:
 Large workshop 38' x 19'
 Triple width garage block is 39'2" wide x 23'1"

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEERS



Curtis O Boyle
 28 High Street
 Burnham-on-Crouch
 Essex
 Tel: 01621 785855



Church & Hawes
 156 Station Road,
 Burnham on Crouch,
 Essex CM0 8HJ
 Tel: 01621 782652



LOT 8**LEASEHOLD THREE BEDROOM FLAT INVESTMENT LET ON ASSURED SHORTHOLD TENANCY****75d West Road, Shoeburyness, Southend on Sea, Essex, SS3 9DT**

Located above a small parade of shops in a busy local high street, this three bedroom split level purpose built maisonette is considered suitable as a letting investment. The property benefits from parking to the rear.



GUIDE PRICE: £110,000

ACCOMMODATION

Three bedrooms
Lounge/Dining area
Kitchen
Bathroom/WC

N.B.

This property has not been inspected by the Auctioneers

TENANCY

Let on an Assured Shorthold Tenancy to the same tenant for the last 14 years at a rent of £595.00 PCM. The tenancy is currently periodic and there may be scope for a considerable increase in rent.

RENT RESERVED

£7,150 per annum

LEASE

The property is subject to a lease dated 24th June 1987 for a term of 125 years.

GROUND RENT

£75.00 per annum increasing.

VIEWING

By appointment with the Auctioneers and courtesy of the tenant.

LOT 9**FREEHOLD VACANT THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE****7 Edith Road, Southend-on-Sea, Essex, SS2 6JU**

Located close to Priory Park and therefore within easy reach of Prittlewell Railway station and Southend Town centre, this two storey semi detached house offers excellent family sized accommodation and benefits from having an attached garage with driveway. It is considered a good buy to let investment, having been previously let to the same tenant for 10 years at a rent of £850.00.



GUIDE PRICE: £165,000

ACCOMMODATION

Lounge 12' 9 x 14' 2 Dining
Room 12' 11 x 11' 3
Kitchen 9' 4 x 7' 6
Bedroom 1 14' 0 x 11' 4
Bedroom 2 13' 0 x 12' 11
Bedroom 3 8' 0 x 7' 9
Bathroom
Front Garden
Rear Garden
Parking
Driveway to front aspect leading into garage.

VIEWING

By appointment with the Auctioneers

LOT 10

FREEHOLD SEMI DETACHED 2 BEDROOM BUNGALOW IN NEED OF SOME REFURBISHMENT

18 Mornington Crescent, Hadleigh, Benfleet, Essex, SS7 2HP

Situated in this popular residential area this bungalow has excellent potential for investors and buy to let purchasers, or even for owner occupation. The property is located approximately half a mile from Hadleigh Junior School and is within easy reach of London Road.



ACCOMMODATION
Bedroom 1 12'9" x 11'9"
Bedroom 2 9'7" x 8'8"
Kitchen 9'11" x 8'2"
Lounge 16'7" x 11'11"
47' approximate rear garden
Shared drive and detached GARAGE

N.B.
Double glazed
Gas central heating

VIEWING
By appointment with the Auctioneers

GUIDE PRICE: £160,000

LOT 11

FREEHOLD THREE BEDROOM HOUSE WITH GOOD BUY TO LET POTENTIAL

51 Hartington Road, Southend-on-Sea, Essex, SS1 2HR

Located within a few minutes walk of Southend seafront and the main shopping centre, this terraced two storey property does require some refurbishment but is considered to be a good investment opportunity, possibly achieving a rental income between £800-850 PCM.



ACCOMMODATION
Lounge 14' 0" x 9' 9"
Bedroom One
13' 8" x 12' 0"
Bedroom Two
11' 7" x 9' 8"
Bedroom Three/Dining
Room 11' 6" x 9' 8"
Kitchen 16' 1" x 8' 0"
Bathroom
Rear Garden

N.B.
Part Double Glazing
Gas central heating

VIEWING
By appointment with the Auctioneers

GUIDE PRICE: £143,000

JOINT AUCTIONEERS



Griffin Estates
122 Hamlet Court Road
Westcliff SS0 7LP
Tel: 01702 334 743

LOT 12

FREEHOLD THREE BEDROOM END TERRACE PERIOD PROPERTY AS A BUY TO LET OR VACANT

1 Roots Hall Avenue, Southend, Essex, SS2 6HN

This two storey Victorian house is located within close proximity of Prittlewell and Southend Victoria railways stations and offers good size accommodation throughout. The property is currently subject to an Assured Shorthold Tenancy however it will be available with vacant possession, subject to notice.



GUIDE PRICE: £142,000 PLUS

ACCOMMODATION
(all measurements are approximate)
Lounge/diner
23'10 x 11'10
Kitchen 13'8 x 9
narrowing to 5'11
Main Bedroom 1
12' x c11'8
Bedroom 2 11'5 x 7'3
Bedroom 3 8'3 x 6
Rear Garden

TENURE
Freehold

EXISTING TENANCY
Let on an Assured Shorthold Tenancy from 5th November 2009 for a term of six months at a rent of £800 PCM. The current tenant has been served notice under Section 21 of the Housing Act, which will expire on the 4th April 2011.

RENT RESERVED
£9,600 per annum

VIEWING
By appointment with the Auctioneers and by courtesy of the tenant.

LOT 13

FREEHOLD VACANT THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING

178 Sutton Road, Southend-on-Sea, Essex, SS2 5ES

Situated in a very convenient location, being within a short walking distance of Southend Victoria Railway station, local shops and Southend Town centre, this two storey house offers good sized accommodation and is considered to have excellent buy to let potential.



GUIDE PRICE: £150,000

ACCOMMODATION
Entrance hall
Lounge 14'8 x 11'2
Dining room 9'3 x 6'2
Kitchen 9'3 x 6'2
Bedroom one 12'6 x 10'6
Bedroom two 12'11 x 10'6
Bedroom three 8'9 x 6'1
Bathroom
Front garden
Rear garden

N.B.
Gas central heating
Double Glazing

VIEWING
By appointment with the Auctioneers

JOINT AUCTIONEERS



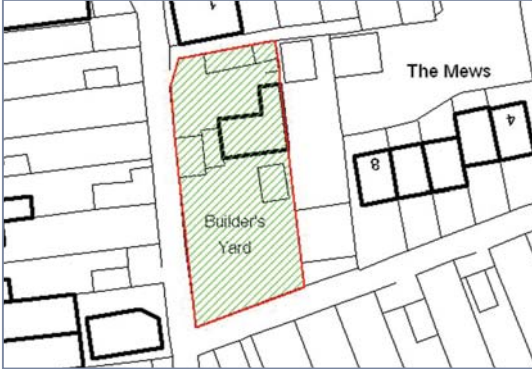
Horizon Estate Agents
42 Heddingham Place
Rectory Road
Rochford SS4 1UP
Tel: 01702 411 000

LOT 14

FORMER BUILDERS YARD AND ONSITE STORAGE, WITH POTENTIAL FOR AN ALTERNATIVE DEVELOPMENT SCHEME SUBJECT TO PLANNING CONSENT

Site rear of St Johns Mews, College Road, Grays, Essex, RM17 5NH

A predominantly rectangular shaped site located just behind residential houses and commercial shops in Southend Road, Grays. The plot is being offered without any existing planning consent, however we understand the property falls within an area allocated for residential purposes on the Approved Borough Local Plan. The site is situated just over ½ a mile from Grays Town Centre and mainline railway station and lies within a densely populated area with local shopping facilities.



The main yard is currently used for general storage and is considered to be suitable for continued in this respect. Buildings on site comprise as follows:-

Garage
Lean-To Store
Main Yard area
Site Dimensions are approximately 47ft x 110ft

SERVICES
We understand that water and electricity are connected. Please note that the services mentioned have not been tested and therefore buyers should satisfy

themselves as to their operation.

PLANNING
Interested applicants are advised to make their own enquiries with the local planning authority. For further enquiries regarding planning please contact:
Thurrock Borough Council
Civic Offices
New Road
Grays, Essex
RM17 6SL
01375 652652

VIEWING
By appointment with the Auctioneers.

GUIDE PRICE: £90,000

LOT 15

COMMERCIAL FREEHOLD AND GROUND RENT INVESTMENT OPPORTUNITY ACHIEVING £6,050 PER ANNUM

150 Sutton Road, Southend-on-Sea, Essex, SS2 5ER

These premises are situated on the corner of South Avenue and Sutton Road, Southend on Sea. Sutton Road (B1015) is a busy road with both heavy footfall and passing traffic. Southend High Street is approximately less than a mile away.



GUIDE PRICE: £60,000 - £65,000

ACCOMMODATION
The showroom is approximately 580 sqft with room for nine vehicles and there is also small office at the rear with power and lighting.

TENANCY TERMS
The current tenant has been trading here for approximately eight years on a verbal agreement with no official lease and pays the rent on a monthly basis.

Upper Flat Tenure
The first floor flat is sold on long lease from 1st July 1987 for a term of 99 years paying a ground rent of £50.00 per annum.

TOTAL RENT RESERVED
£6,050 per annum

LEASE - Details relating to the lease on the first floor flat can be found in the legal pack.

PLANNING
Interested parties are recommended to make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Southend Borough Council.
Tel: 01702 215000.

VIEWING
Open site

LOT 16**FREEHOLD REGISTERED HMO WITH GOOD RENTAL INCOME & PLANNING POTENTIAL****39 Cranley Road, Westcliff-on-Sea, Essex, SS0 8AJ**

A large semi detached property registered as a HMO with seven rooms, five of which are let under assured short-hold tenancies. It is considered that once the rooms are fully occupied, an estimated rental income of more than £26,000 could be achieved. Alternatively, there is the potential for conversion into self-contained flats subject to the usual planning consents.

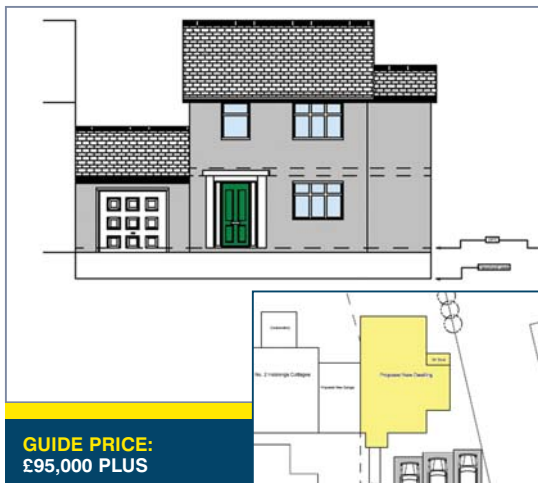


TENANCY
 Room 1 - Let for a term of 6 months from 22nd October 2010 at £350.00 pcm.
 Room 2 - Let for a term of 12 months from 25th of March 2010 at £320.00 pcm.
 Room 3 - Let for a term of 12 months from 27th June 2010 at £310.00 pcm.
 Room 4 - Vacant
 Room 5 - Let for a term of 6 months from 25th May 2010 at a rent of £310.00 pcm.
 Room 6 - Let for a term of 12 months from 13th July 2010 at a rent of £260.00 pcm.
 Room 7 - Vacant

Total amount - £1,550 PCM
 There is also a communal living room, kitchen and laundry room.
CURRENT RENT RESERVED
 £18,600 per annum
POTENTIAL RENT INCOME
 When fully let
 £27,000 per annum
VIEWING
 By appointment with the Auctioneers and courtesy of the tenants

GUIDE PRICE: £270,000**LOT 17****FREEHOLD DEVELOPMENT OPPORTUNITY: BUILDING PLOT WITH FULL PLANNING CONSENT FOR TWO FLATS AND GARAGE****Land adj. to 2 Hoblongs Cottages, Chelmsford Road, Great Dunmow, Essex, CM6 1LW**

Located only a short distance from the high street in the village of Great Dunmow, this angled plot offers excellent scope for development under the existing consent, or with a resubmitted application perhaps a three or four bedroom detached house, subject to planning consent.

**GUIDE PRICE: £95,000 PLUS**

There is lapsed planning investigations with the local authority planning department:
 for a single dwelling under UTT/1750/07/FUL for a single dwelling.
 Uttlesford district council
 01799 510510

Proposed accommodation under existing consent
 Existing planning consent for the erection of two flats and the construction of a garage for 2 Hoblong Cottages can be found under UTT/1531/08/FUL dated 27th November 2008.

GROUND FLOOR
 One bedroom flat with lounge/kitchen diner, bedroom, bathroom/WC and further cloakroom with WC

FIRST FLOOR
 Two bedrooms, lounge/kitchen diner, bathroom/WC

VIEWING
 The site can be viewed from street level. Access onto the land can be arranged by appointment with the Auctioneers

All interested buyers are advised to make their own

LOT 18

FIRST FLOOR LEASEHOLD FLAT AS AN INVESTMENT SUBJECT TO AN ASSURED SHORTHOLD TENANCY

12 Sutton Court, Pantile Avenue, Southend-on-Sea, Essex, SS2 4BH

Situated close to local shops and a short distance from bus routes is this first floor flat in a 10 floor local authority built block. There are two lifts and communal parking. It is considered to be ideal for continued use as a letting investment.



The flat is currently let under an assured shorthold tenancy, at a rent of £450 for a term of 12 months (with a 6 month break clause) starting from 18th February 2011

GROUND RENT
£10.00 per annum

LEASE - 125 years from 19th March 2001.

SERVICE CHARGE
Please refer to the legal pack.

RENT RESERVED
£5,400 per annum

VIEWING
By appointment with the Auctioneers and courtesy of the tenant

JOINT AUCTIONEERS



Ocean Residential
116 Hamlet Court Road
Westcliff-on-Sea
Essex SS0 7LP
Tel: 01702 430416

GUIDE PRICE: £38,000 PLUS

LOT 19

VACANT FREEHOLD TAKEAWAY PREMISES WITH TWO BEDROOM RESIDENTIAL FLAT

2-4 Hartington Road, Southend-on-Sea, Essex, SS1 2HS

Located only yards from Southend's busy seafront, these premises comprise a ground floor restaurant/takeaway which have been trading for many years and the freehold includes a first floor two bedroom flat.



ACCOMMODATION
Ground floor premises:
Serving area - 24x20ft
Preparation area - 15x9ft
Rear Yard - 22x10ft

FIRST FLOOR FLAT
Lounge - 11x11ft
Kitchen - 15x14ft
Bedroom 1 - 14x12ft
Bedroom 2 - 17x9ft

VIEWING
By appointment with the Auctioneers.

GUIDE PRICE: £280,000

**GUIDE PRICE: £300,000**

Unit M, Kings Road, Charfleets Ind Estate, Canvey Island, Essex, SS8 0QY

A detached industrial unit situated within an enclosed development, part of the well established Charfleets Industrial area. Being located a short distance from the A130, the property enjoys good links with the M25 via the A13 or A127.

The property is arranged to provide an open plan storage/production area together with ground and mezzanine level offices and ancillary accommodation. Externally, there is large enclosed storage area as well as several designated car parking bays to the front.

GROUND FLOOR

Workshop/offices/amenity areas: 7,000 sq ft

Mezzanine level offices: 538 sq ft

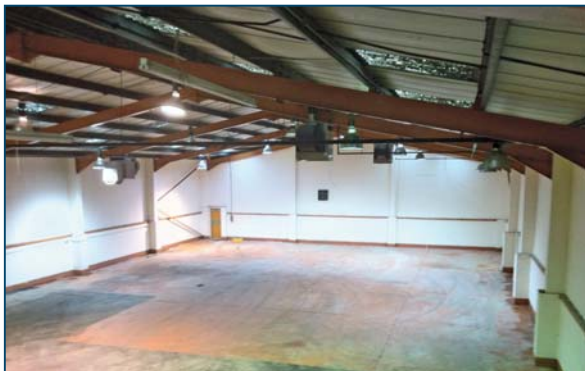
EXTERNALLY

Enclosed storage area: 2,600 sq ft

Car Parking Bays

VIEWING

By appointment with the Auctioneers



LOT 21

2.6 ACRES OF FREEHOLD LAND FOR SALE WITH POSSIBLE DEVELOPMENT POTENTIAL (SUBJECT TO USUAL PLANNING APPROVAL)

Land at Hepworth Road, Thelnetham, Diss, Norfolk, IP22 1JH

Approximately 2.6 acres with development potential subject to gaining planning consents, containing 3 single storey workshops, hard standing and open agricultural land. This piece of land is located in a lovely rural setting just a short drive from the villages of Barningham, Market Weston and Thelnetham and close to the A143 linking Diss and Bury St Edmunds.



Building 1 - currently vacant.
263 sq metres
Building 2 - occupied under a let agreement achieving £1,200 per annum
235 sq metres
Building 3 - occupied under a let agreement achieving £900 per annum
429 sq metres

Open agricultural land to the rear of the plot is let and achieving £160 per annum

Total Income produced
£2,260 per annum

N.B.
We have not inspected the lease agreements and therefore cannot verify the rental amounts.

PLANNING
Extracts from the planning history are included in the legal pack, which is available from the auctioneers upon request.

VIEWING
Only by appointment with the Auctioneer

GUIDE PRICE: £70,000

LOT 22

VACANT LEASEHOLD TWO BEDROOM FIRST FLOOR FLAT WITH BUY TO LET POTENTIAL

42 Millers Drive, Great Notley, Braintree, Essex, CM77 7FD

This purpose built two-bedroom flat offers a very good letting opportunity. It is considered that the rental income could be achieved between £500- £650 per calendar month. The flat is situated on the first floor in a block of six flats with communal entrance and allocated parking.



This popular suburban development by Countryside Properties is a mixture of residential flats, detached and semi-detached family homes as part of a self-sustainable "garden village".

Flats like this are rarely offered by auction and this is an opportunity not to be missed.

ACCOMMODATION

Lounge
Kitchen
Two bedrooms
Bathroom/wc
Allocated Parking
Easy access to communal areas.

N.B.
Heating is provided by Dimplex electric heaters
UPVC double glazed windows

TENURE
Leasehold

LEASE DETAILS

Lease commencing 28th June 2002
For a term of 125 years from 25th December 2001
Ground rent £150.00 per annum increasing

VIEWING
By appointment with the Auctioneers

GUIDE PRICE: £80,000 - £90,000

DEDMAN GRAY

Auction



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Tel: 01702 311010

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Future Auction Dates

18th May 2011 (The Cliffs Pavilion, Westcliff-on-Sea)
6th July 2011 (The Cliffs Pavilion, Westcliff-on-Sea)

Tel: 01702 311010
www.dedmangray.co.uk

Directions to The Cliffs Pavillion

From London
Use either the A127 or A13 from the M25 to Southend and head for the town centre or seafront. Once there follow the brown tourist signs

The Cliffs Pavilion
Station Road
Westcliff-on-Sea
Essex SS0 7RA

