

AUCTION VENUE
The Cliffs Pavilion

**DEDMAN
GRAY**

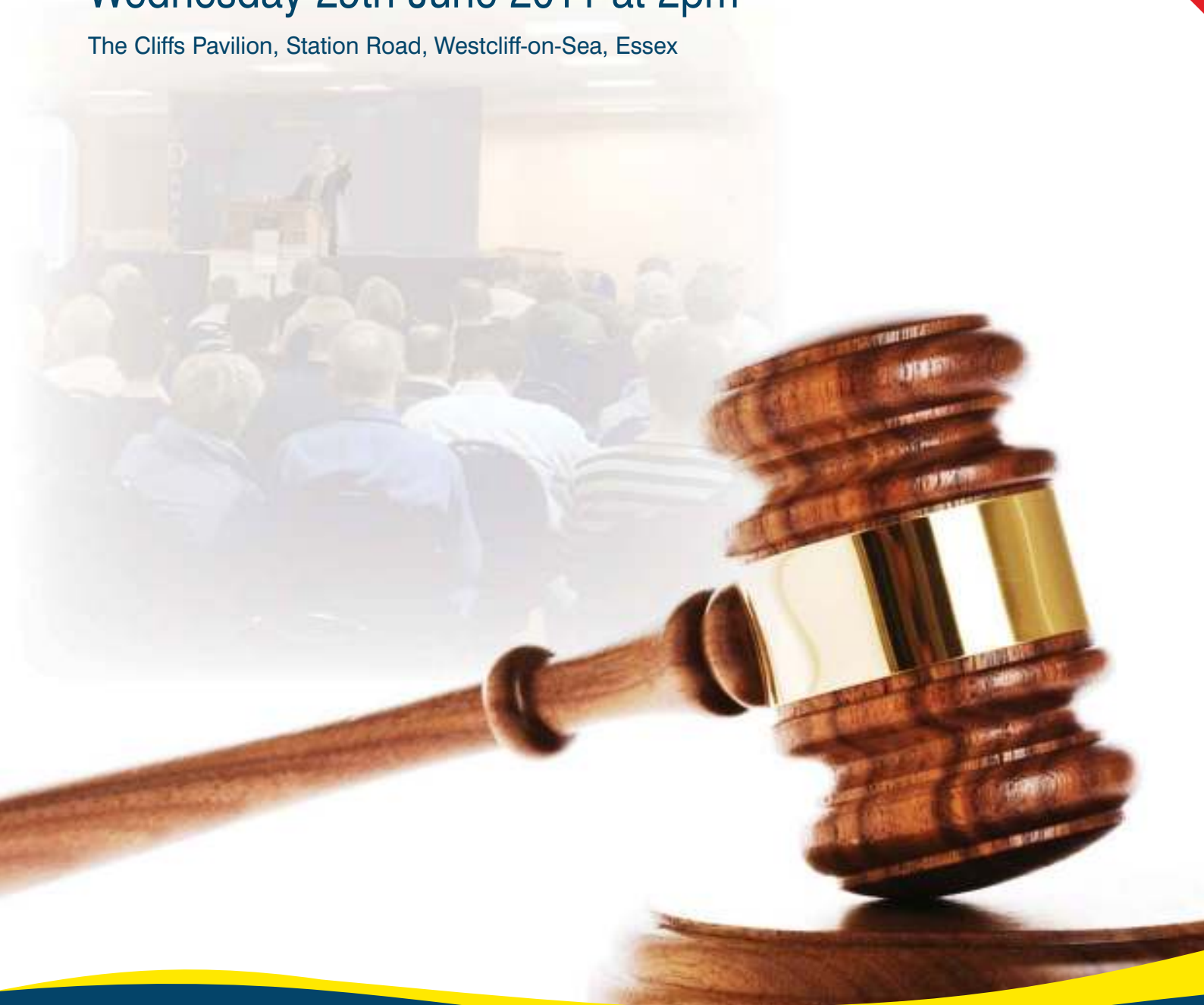
Auction

The Land & Property

Auction

Wednesday 29th June 2011 at 2pm

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



www.dedmangray.co.uk

LAST AUCTION RESULTS

Results of Auction held:
30th March 2011 at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	Village Hall, South Street, Tillingham, Essex	Available at	£155,000
2	31 Jones Close, Southend-on-Sea Essex	Available at	£110,000
3	24 Wesley Road, Southend-on-Sea, Essex	Withdrawn	
4	7 Sea Way, Jaywick, Clacton-on-Sea, Essex	SOLD	£40,000
5	Land adjacent to Church Road, Bowers Gifford, Basildon, Essex	SOLD	£8,000
6	Land rear of 26 and 28 Northview Drive, Westcliff on Sea, Essex	Available at	£65,000
7	Catherine Cottage, Summerhill, Althorne, Essex	Available at	£525,000
8	75D West Road, Shoeburyness, Southend-on-Sea, Essex	Available at	£110,000
9	7 Edith Road, Southend-on-Sea, Essex	SOLD	£160,000
10	18 Mornington Crescent, Hadleigh, Essex	Withdrawn	
11	51 Hartington Road, Southend-on-Sea, Essex	Available at	£143,000
12	1 Roots Hall Avenue, Southend-on-Sea, Essex	SOLD	UNDISCLOSED
13	178 Sutton Road, Southend-on-Sea, Essex	Withdrawn	
14	Site rear of St Johns Mews, College Road, Grays, Essex	Available at	£85,000
15	150 Sutton Road, Southend-on-Sea, Essex	Withdrawn	
16	39 Cranley Road, Westcliff-on-Sea, Essex	Available at	£250,000
17	Land Adjacent to 2 Hoblongs Cottages, Chelmsford Road, Great Dunmow, Essex	Available at	£95,000
18	12 Sutton Court, Pantille Avenue, Southend-on-Sea, Essex	SOLD	£39,500
20	Unit M Kings Road, Charfleets Industrial Estate, Canvey Island, Essex	Available at	£300,000
21	Land at Hepworth Road, Thelneyham, Diss, Norfolk	SOLD	£70,000
22	42 Millers Drive, Great Notley, Braintree, Essex	SOLD	£95,000
TOTAL REALISATION			£548,500

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

The next Dedman Gray Property Auction is to be held on: **7TH SEPTEMBER 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

29th June 2011, 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	3 Rope Walk, Maldon, Essex, CM9 5EB	£150,000
2	2 Hartington Road, Southend-on-Sea, Essex, SS1 2HS	£280,000
3	39 Warwick Road, Clacton on Sea, Essex, CO15 3BY	£85,000 - £90,000
4	Unit 3 Russell Court, Russell Gardens, Wickford Industrial Estate, Wickford, SS11 8QU	£95,000
5	31 Leicester Avenue, Rochford, Essex, SS4 1JL	£150,000
6	Unit 2 Springfield Industrial Estate, Springfield Road, Burnham on Crouch, Essex, CM0 8AU	£225,000
7	The Village Hall, South Street, Tillingham, Southminster, Essex, CM0 7TH	£130,000
8	342 Fairfax Drive, Westcliff-on-Sea, Essex, SS0 9LU	£170,000
9	284A Leigh Road, Leigh on Sea, Essex, SS9 1BW	£75,000
10	23-27 Broadway, Jaywick, Clacton on Sea, Essex, CO15 2EH	£300,000
11	Mayfield Centre, Springfield Road, Springfield Ind Estate, Burnham-on-Crouch, Essex, CM0 8UB	£470,000+VAT
12	6 Hobleythick Lane Westcliff-on-Sea, Essex, SS0 0RH	£245,000
13	Beach Hut, 374 Thorpe Bay Esplanade, Thorpe Bay SS1 3BG	£12,000
14	Land Adjacent to 9 Crowhurst Way, St Mary's Cray, Kent, BR5 4BW	£8,000-£10,000
15	26 Ellis Road, Clacton-on-Sea, Essex, CO15 1EX	£250,000
16	Flats 1-4, 2 Primrose Road, Holland-on-Sea, Essex, CO15 5PX	£330,000
17	Land at rear of 1 Hastings Road, Southend on Sea, Essex, SS1 2DR	£60,000
18	39 Cranley Road, Westcliff-on-Sea, Essex SS0 8AJ	£250,000
19	92 Spring Road, St Osyth, Clacton, CO16 8RU	£125,000
20	Land South of 9 Armitage Road, Southend-on-Sea, Essex, SS1 3RR	£45,000
21	377 Victoria Avenue and land adjacent, Southend-on-Sea, Essex SS2 6NJ	£295,000
22	Land at Bell Street and High Street, Great Baddow, Chelmsford, Essex, CM2 7JT	£40,000-£60,000
23	Ground Floor Flat 9 Cranley Avenue, Westcliff-on-Sea, Essex, SS0 8AH	£80,000
24	28 Brooklands, Hockley Road, Rayleigh, Essex, SS6 8BE	£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

7th September 2011 – Closing date for entries 5th August 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

UPON INSTRUCTIONS FROM THE NHS WEST ESSEX PCT: VACANT FREEHOLD THREE BEDROOM DETACHED BUNGALOW

3 Rope Walk, Maldon, Essex, CM9 5EB

Situated near the centre of Maldon and convenient for all local amenities, this detached bungalow offers scope for improvement and is considered to be ideal for letting or for owner occupiers. The property offers extensive accommodation as follows:



GUIDE PRICE: £150,000

Lounge 17'6 x 11'5
Study 9'1 x 6'2
Kitchen 10'2 x 9'10
Dining Room 11'10 x 9'1
Main Bathroom/WC
Bedroom 1 13 x 8'4
with ensuite shower room
and WC
Bedroom 2 11'5 x 7'6
Bedroom 3 9'6 x 7'6
Rear garden 23' x 46'
with brick built and
timber sheds.

*Floor plans are available
upon request

N.B.
Gas central heating (not
tested)
Secondary glazing

TENURE
Freehold

VIEWING
By appointment with the
Auctioneers

JOINT AUCTIONEERS



Curtis O'Boyle
18 High Street
Maldon
CM9 5PJ

01621 855558

LOT 2

VACANT FREEHOLD TAKEAWAY PREMISES WITH TWO BEDROOM RESIDENTIAL FLAT

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

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



GUIDE PRICE: £280,000

ACCOMMODATION
Ground Floor Premises
Serving area 24' x 20'
Preparation area 15' x 9'
Rear Yard 22' x 10'

First floor flat
Lounge 11' x 11'
Kitchen 15' x 14'
Bedroom 1 14' x 12'
Bedroom 2 17' x 9'
Bathroom/WC

VIEWING
By appointment with the
Auctioneers

LOT 3**VACANT FREEHOLD SEMI-DETACHED TWO BEDROOM HOUSE WITH BUY TO LET POTENTIAL****39 Warwick Road, Clacton on Sea, Essex, CO15 3BY**

Situated within easy reach of Clacton's town centre, mainline station and seafront is this two storey property which in it's present condition offers an attractive opportunity for buy to let purchasers but also owner/occupiers.



GUIDE PRICE: £85,000 - £90,000

It is considered that potential rental income of between £550-600PCM could be achieved, therefore producing a possible rental yield of around 8% gross.

N.B.
Double Glazed
Gas central heating

TENURE
Freehold

VIEWING
By appointment with the Auctioneers

ACCOMMODATION
Lounge
Dining Room
Kitchen
Ground Floor
Cloakroom/WC

First Floor
Bedroom 1
Bedroom 2
First floor bathroom/WC

LOT 4**VACANT LIGHT INDUSTRIAL UNIT WITH JUST OVER 2,500 SQFT****Unit 3 Russell Court, Russell Gardens, Wickford Industrial Estate, Wickford, SS11 8QU**

A single storey industrial unit located in a well established industrial estate. The unit benefits from a spray, room, kitchen and two parking spaces.



GUIDE PRICE: £95,000

ACCOMMODATION
All floor areas are approximate:
Industrial unit 2400 sq ft
Mezzanine office 168 sq ft

authorities as to the existence, adequacy or otherwise of these.

FEATURES
Oil heating
Three Phase electrics
Kitchen area
Two car parking spaces

PLANNING
Interested parties are recommended to make their own enquiries with the local Planning Authority Basildon District Council, telephone 01268 533333 to ensure that any proposed use is in accordance with the current planning policy.

TENURE
Freehold

SERVICES
Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory

VIEWING
By appointment with the Auctioneers

LOT 5**VACANT THREE BEDROOM SEMI- DETACHED BUNGALOW WITH GARAGE****31 Leicester Avenue, Rochford, Essex, SS4 1JL**

Located off Southend Road and just under a mile from Rochford station is this semi-detached bungalow. It is considered to have potential to extend into the roof space, creating additional bedrooms subject to planning permission.

**ACCOMMODATION**

Kitchen 9'9 x 15
 Bedroom 1 12'9 x 8'7
 Bedroom 2 12'10 x 8'8
 Bedroom 3 6'2 x 7'11
 Living room 16'5 x 11
 Bathroom/WC
 Rear garden 50
 Detached garage and drive 16'9 x 8'3
 Off street parking

N.B.
 Gas central heating
 Double glazing

VIEWING
 By appointment with the Auctioneers

**GUIDE PRICE: £150,000****LOT 6****VACANT LEASEHOLD 10,000 APPROX. SQFT INDUSTRIAL UNIT WITH POTENTIAL TO DIVIDE INTO SEPARATE UNITS****Unit 2 Springfield Industrial Estate, Springfield Road, Burnham-on-Crouch, CM0 8AU**

The property was built in 1975 and extended in 1988 comprising of a single storey light manufacturing unit with ground and first floor ancillary office and storage accommodation Ample parking is found to the front of the building.



The premises are currently arranged as one large unit, in total around 10,900 sq ft. and it is considered that this could be split into two or three separate units of different sizes.

ACCOMMODATION

All floor areas are approximate
 Ground Floor 8,420 Sq Ft
 First Floor Office/Storage Area 2,570 Sq Ft

SERVICES

Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning authority Burnham on Crouch Town Council on 01621 783426 to ensure that any proposed use is in accordance with the current planning policy.

LEASE DETAILS

Leases for a term of 85 years commencing 1st November 1975 and an extension 75 years from 1st November 1988.

GROUND RENT

£5,350 per annum payable to the landlord:
 Maldon District Council

VIEWING - By appointment with the Auctioneers

**GUIDE PRICE: £225,000**

LOT 7**FREEHOLD DEVELOPMENT OPPORTUNITY: FULL PLANNING CONSENT TO CONVERT FORMER CHAPEL AND ERECT A DETACHED DWELLING****The Village Hall, 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.

**GUIDE PRICE: £130,000**

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

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

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

PLANNING REF:
FUL/MAL/10/00930
Decision Date: 21st December 2010

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

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.

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

VIEWING
By appointment with the Auctioneers

LOT 8**UPON INSTRUCTIONS FROM THE EXECUTOR: VACANT MIXED RESIDENTIAL AND COMMERCIAL FREEHOLD CORNER PREMISES WITH POTENTIAL****342 Fairfax Drive, Westcliff-on-Sea, Essex, SS0 9LU**

Situated at the corner of Fairfax Drive and Southview Drive is this two storey corner property in need of renovation. It is considered that the accommodation could be arranged to provide a two bedroom flat on the first floor with a ground floor shop or alternatively converted into first and ground floor flats, subject to the usual planning consent approval. This property represents an ideal opportunity for builders, developers or investors.

**GUIDE PRICE: £170,000**

Accommodation with approximate measurements

Rear Garden 29'2 x 19'11 plus 26'10 x 9'10 side garden

First Floor accommodation – with access from street level front door

Rear access to ground and first floor levels.

Room 1 11'9 x 12'3
Room 2 9'5 x 12'8
Room 3 12'2 x 10'4
Room 4 7'5 x 8'1
WC
Kitchen 14'7 x 8'3

PLANNING
For more information contact the local authority: Southend-on-Sea Borough Council, Civic Centre Victoria Avenue Southend-on-Sea Essex SS2 6ER 01702 215000
planning@southend.gov.uk

Ground Floor – with separate access:

Room 1 22'5 x 7'10 narrowing to 6'5
Room 2 12'9 x 9'8
Room 3 11'9 x 11'3
Room 4 – shop area 18 x 16'5

TENURE - Freehold

VIEWING
By appointment with the Auctioneers

LOT 9**VACANT LEASEHOLD ONE BEDROOM FLAT AS A BUY TO LET OPPORTUNITY****284A Leigh Road, Leigh on Sea, Essex, SS9 1BW**

Located in a prominent position with easy reach of Leigh's popular high street, shops bars and restaurants is this refurbished first floor flat. It is considered to be an excellent buy to let opportunity and we are informed that similar flats in the area of Leigh typically let for around £600.00 per calendar month, thus producing an attractive rental yield for any investor.

**ACCOMMODATION**

Lounge area 14'11 x 12'2
Kitchen area (with recently re-fitted units) 9' x 10'
Bedroom 10'6 x 10'4
Recently refurbished bathroom/WC

VIEWING

By appointment with the Auctioneers

N.B.

Gas central heating

LEASE DETAILS

Approximately 73 years unexpired

GROUND RENT

£50.00 per annum

GUIDE PRICE: £75,000

LOT 10**FREEHOLD DETACHED BUILDING INCLUDING AMUSEMENT ARCADE, LARGE 4/5 BEDROOM RESIDENTIAL FLAT INVESTMENT AND SOCIAL CLUB****23-27 Broadway, Jaywick, Clacton on Sea, Essex, CO15 2EH**

These established premises occupy a prominent position along the seafront in Jaywick and only a short distance from Clacton-on-Sea. It is considered to be ideal for continued existing use or alternatively converting the existing flat into separate units, subject to planning consent approval - there are many ways in which this building can be utilised. Located over three floors, there is business, social and private accommodation. The social club with bar area opens onto the front forecourt, as does the amusement arcade area.



The first floor comprises a private snooker room with arcade area and cloakroom facilities, together with large owner's or possible manager's accommodation.

*Please note – the auctioneers have not inspected the first or second floor accommodation at the time of printing.

Both the ground and first floor business areas could be let to provide a potential income of approximately £35,000 pa

CURRENT RENT RESERVED
£10,200 per annum

TENURE

Freehold, with vacant possession on completion

The whole of the second floor is a self contained four or five bedroom flat with private terrace. The property currently is let under an Assured Shorthold Tenancy at a rent of £850.00.

FIXTURES AND FITTINGS

As this is currently a trading business venture, the seller will be prepared to sell or include certain items of stock and/or equipment.

VIEWING

By appointment with the Auctioneers

Full details regarding the agreement are contained within the legal pack.

GUIDE PRICE: £300,000



GUIDE PRICE: £470,000 (PLUS VAT)

Mayfield Centre, Springfield Road, Springfield Industrial Estate, Burnham-on-Crouch, Essex, CM0 8UB

Offered as a unique freehold investment opportunity, the industrial development features nine self contained light industrial units, with good parking, further on-site storage, roller shutter doors and WC facilities. Some units have partitioned offices. Some vary slightly in size, Unit 5 being the largest with two roller shutter entrances and it may be possible to split this unit into two, subject to planning permission approval. We understand from the vendor that these premises have been elected for VAT and therefore VAT will be charged in addition to the sale price at the prevailing rate.

LOCATION

This well established industrial estate is situated approximately just under a mile Burnham-on-Crouch mainline station and shopping facilities.

SERVICES

Gas, Electric, Telephone and Water

APPROXIMATE DIMENSIONS AND SIZES

- Unit 1 972 sqft
- Unit 2 972 sqft
- Unit 3 972 sqft
- Unit 4 972 sqft
- Unit 5 3,341 sqft
- Unit 6 1,045 sqft
- Unit 7 1,045 sqft
- Unit 8 1,120 sqft
- Unit 9 1,077 sqft

LEASES

There are presently four units let under terms as follows:

- Unit 1 £5,911 pa, lease term 6/11/2007 to 5/11/2010
- Unit 4 £4,375 pa, lease term 18/01/2011 to 18/01/2014
- Unit 8 £4,500 pa, lease term 21/02/2011 to 21/02/2012
- Unit 9 £5,000 pa, lease term 15/03/2011 to 15/03/2014

CURRENT RENT RESERVED

£19,786pa

N.B. These rental figures do not include VAT.

The other remaining units are vacant, but when fully let the total rental potential could reach more than £50,000 pa.

TENURE

Freehold

VIEWINGS

By appointment with the Auctioneers





GUIDE PRICE: £245,000

6 Hobleythick Lane Westcliff-on-Sea, Essex, SS0 0RH

Situated in a very convenient position close to local schools, bus routes and within easy reach of Southend General Hospital, this detached two storey property has an attached single garage and is considered to have potential to extend into a five bed house, creating further bedrooms and ground floor accommodation, subject local planning approval.

It would be ideal for builders or developers looking for a project or even for owner/occupiers wishing for a home with scope to improve over time.

The existing accommodation comprises:

Ground Floor
 Reception Hall
 Lounge 15'6 x 13'10
 Dining Room 12' x 11'9
 Kitchen 9'10 x 7'10 < 9'10

First floor
 Bedroom 1 15'6 x 13'2
 Bedroom 2 12'1 x 10'
 Bedroom 3 10' x 7'6
 Bathroom with separate WC

EXTERIOR

Front Drive
 Attached Garage 17'11 x 7'7
 Rear Garden measuring approx. 40'

N.B.

Proposed floor-plans are provided merely as a guide only and all interested parties should make their own investigations with regards to planning. The potential to

improve the accommodation would extend this house to provide an additional three bedrooms, an en suite to the master bedroom and a ground floor utility room.

VIEWING

By appointment with the Auctioneers



LOT 13**LONG LEASEHOLD BEACH HUT****Beach Hut, 374 Thorpe Bay Esplanade, Thorpe Bay, Essex, SS1 3BG**

This is a great opportunity as these very rarely come to the market at auction. In this much sought after area and with great views over the Thames Estuary, this stilted hut is directly on the beach and has a verandah.



Located opposite Maplin Way, it is convenient for:

VIEWING
By appointment with the Auctioneers

- Southend seafront activities (cafes, bars and amusements) approximately 2.3 miles
- Local shopping in The Broadway, Thorpe Bay approximately 1.0 mile
- Parking (metered) in Thorpe Esplanade
- Local bus routes

Lease, Ground rent and service charge details are available in the legal pack.

GUIDE PRICE: £12,000

LOT 14**FREEHOLD PARCEL OF LAND WITHIN THE BUILT UP AREA OF ORPINGTON, KENT****Land Adjacent to 9 Crowhurst Way, St Mary's Cray, Kent, BR5 4BW**

Situated at the junction of Crowhurst Way and Rookery Gardens is this corner parcel of land, in a mainly residential area close to all local amenities, including Nugent Shopping Park and approximately 1.2 miles walking distance from St Mary Cray railway station. It is considered that the site may have potential for a variety of uses subject to obtaining the usual planning consents.



APPROXIMATE AREA
0.043 acres

For more information please contact the local authority: The London Borough of Bromley
planning@bromley.gov.uk
020 8313 4956
Civic Centre, Stockwell Close, Bromley, BR1 3UH

APPROXIMATE SITE dimensions
26' depth
84' longest point (alongside No.9 Crowhurst Way)
58' shortest side (alongside Crowhurst Way)

VIEWING
Open Site

GUIDE PRICE: £8,000-£10,000





GUIDE PRICE: £250,000

26 Ellis Road, Clacton-on-Sea, Essex, CO15 1EX

Situated in Clacton's town centre is this large three storey semi-detached house which is considered to have potential for a variety of uses, subject to planning permission. We understand from the seller that the property was previously used as both a guest house and a licensed HMO although according to local authority records no planning consent exists. Please refer to the legal pack for further details.

The extensive accommodation over three floors provides:

GROUND FLOOR

Entrance Hall
 Dining Room 11'2 x 9'8
 Sitting Room 13 x 10'9
 Lounge 17' x 11'5
 Further Hallway
 Kitchen 16'2 x 12'2
 Utility Room/Office 9'6 x 8'11
 Separate WC

FIRST FLOOR

Separate WC
 Bathroom
 Bedroom 1 11' x 9'8
 Bedroom 2 13'2 x 10'9
 Bedroom 3 11'6 x 13'11
 Study 6'7 x 4'1
 Bedroom 4 12'4 x 9'5

SECOND FLOOR

Bedroom 5 12'7 x 7'5
 Bedroom 6 10'4 x 10'4
 Bedroom 7 13'5 x 11'6

Please note: all room sizes are approximate

EXTERIOR

Large Driveway with space for numerous vehicles.

N.B.

Some double glazed windows
 Gas central heating (not tested)

TENURE

Freehold

PLANNING

There have been no formal planning applications, planning notices or applications for change of use since 1992 according to the local authority:
 Tendering Council 01255 686 161
planning.services@tendringdc.gov.uk

Interested buyers are advised to make their own investigations on past or future planning.

VIEWING

By appointment with the Auctioneers



GUIDE PRICE: £330,000

Flats 1-4, 2 Primrose Road, Holland-on-Sea, Essex, CO15 5PX

This former child care day nursery was converted and extended into four self-contained flats in 2008. Located only a short distance from the seafront in Holland-on-Sea, the flats have been let regularly and it is considered to be an excellent investment opportunity.

ACCOMMODATION

Flat 1 - Two bedrooms, lounge, fitted kitchen, bathroom/wc
Let on an Assured Shorthold Tenancy from 1st May 2011 for a term of 12 months at a rent of £600.00

Flat 2 – One bedroom, lounge, kitchen, bathroom/wc
Let on an Assured Shorthold Tenancy from 1st March 2011 for a term of 36 months at a rent of £500.00

Flat 3 – Two bedrooms, lounge, kitchen, bathroom/wc
Let on an Assured Shorthold Tenancy from 1st April 2011 for a term of 12 months at a rent of £600.00

Flat 4 – Three bedrooms, lounge/kitchen, bathroom/wc
Let on an Assured Shorthold Tenancy from 28th January 2011 for a term of 36 months at a rent of £700.00

For more details on the tenancies please refer to the legal pack

RENT RESERVED

£28,800 per annum
(Represents an investment yield of approximately 8.7% gross at guide price)

N.B.
Double Glazed
Gas central heating

PLANNING

For more details on planning please contact the local authority:
Tendring District Council
Council Offices, Thorpe Road, Weeley, Essex, CO16 9AJ
01255 686868

VIEWING

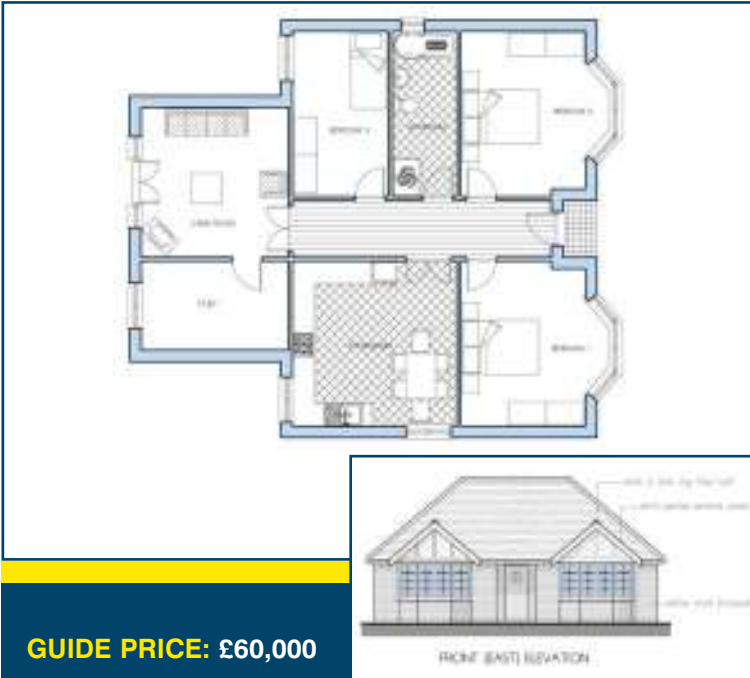
By appointment with the Auctioneers and by courtesy of the Tenants

LOT 17

BUILDING DEVELOPMENT POTENTIAL – SINGLE PLOT WITH FULL PLANNING APPROVAL OBTAINED FOR DETACHED BUNGALOW

Land at rear of 1 Hastings Road, Southend on Sea, Essex, SS1 2DR

Located to the rear of residential properties in Hastings Road this single building plot with full planning permission approval for the erection of 1 detached bungalow under planning application number SOS/09/02215/FUL. Hastings Road is located within easy reach of Southend Seafront, local shops and a short distance from Southend Central station.



GUIDE PRICE: £60,000

It is considered to have excellent potential for investors & developers, looking for a buy to let opportunity or ideal for a builder to build his own home and perhaps have a small yard associated.

PLANNING

We advise all interested parties to make their own investigations regarding planning to the local authority:

Southend-on-Sea
Borough Council,
Civic Centre
Victoria Avenue
Southend-on-Sea
Essex SS2 6E

Planning: 01702 215004
planning@southend.gov.uk
www.southend.gov.uk/
planning

N.B.
Architect Elevations
illustrations are for
guidance only.

After permission was granted, a minor non-material amendment was requested and granted. Full details regarding planning, site plans, planning amendments and architect elevations are available in the legal pack.

VIEWING
Open site

LOT 18

FREEHOLD REGISTERED HMO WITH GOOD RENTAL INCOME AND PLANNING POTENTIAL

39 Cranley Road, Westcliff-on-Sea, Essex SS0 8AJ

A large semi detached property registered as a HMO with seven rooms, three 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.



GUIDE PRICE: £250,000

ACCOMMODATION

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 £310.00pcm.
Room 4 - Vacant
Room 5 – Let for a term of 6 months from 25th May 2010 at £310.00pcm
Room 6 – Let for a term of 12 months from 13th July 2010 at £260.00pcm
Room 7 – Vacant
Total amount – £1,550 PCM.
Bathroom/WC
Showerroom/WC

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

LOT 19**VACANT FREEHOLD SEMI-DETACHED TWO BEDROOM HOUSE WITH BUY TO LET POTENTIAL****92 Spring Road, St Osyth, Clacton, CO16 8RU**

Situated in the popular village of St Osyth, this two storey property has a converted loft space giving additional accommodation and considered to have both buy to let potential and suitable for owner/occupiers.



GUIDE PRICE: £125,000

ACCOMMODATION

Open plan lounge/diner 35'6
narrowing to 23'3 x 16'
Kitchen 15'5 x 6'11

First Floor

Bedroom 1 11'11 x 10'5
Bedroom 2 10'11 10'6
First floor shower room/WC

Staircase leading to:

Loft Room (head restrictions)
16'5 narrowing to 9'10 x 14

We advise all interested parties to satisfy themselves as to any local planning permission or building regulation approval that may affect the property:
Tending District Council, Council Offices, Thorpe Road, Weeley, Essex, CO16 9AJ
01255 686868

N.B.

Double Glazed

EXTERIOR

Rear garden in two sections measuring overall approximately 125ft

TENURE

Freehold

JOINT AUCTIONEERS

Omega Property Services
45 Station Road
Clacton-on-Sea
01255 222882

VIEWING

By appointment with the Auctioneers

LOT 20**FREEHOLD DEVELOPMENT OPPORTUNITY WITH PLANNING CONSENT FOR A ONE BED DETACHED STARTER HOME****Land South of 9 Armitage Road, Southend-on-Sea, Essex, SS1 3RR**

This is an excellent opportunity for small project buyers, developers or investors to build a brand new contemporary one bedroom house accommodating off street parking, kitchen/dining/living space, bedroom, shower-room and a terrace. The site is located just off Bournes Green Chase and close to Southchurch Boulevard, being only a short distance from Thorpe Bay station, The Broadway and other local amenities.

**PLANNING**

Consent under no.10/01668/FUL granted on 25th November 2010 to demolish building and erect part 1/part 2 storey dwelling with car park, cycle and refuse storage and terrace to rear on land adjacent to 73 Shoebury Road.

All interested parties should make their own investigations with regards to planning by contacting the local authority:
Southend-on-Sea Borough Council, Civic Centre, Victoria Avenue, Southend-on-Sea SS2 6ER
01702 215 004

Further details on plans and drawings can be found on the council's planning portal <http://www.southend.gov.uk/planning> under the planning reference.

VIEWING

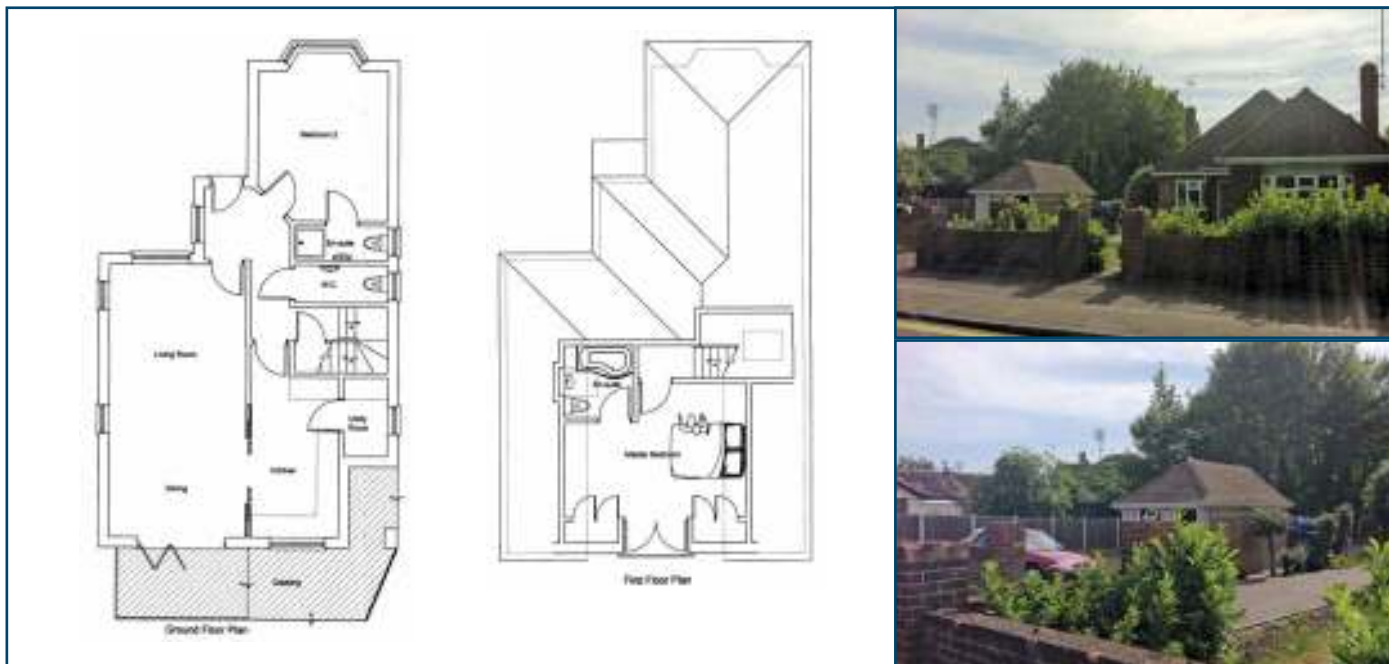
Open site



GUIDE PRICE: £45,000

LOT 21

FREEHOLD DETACHED THREE BEDROOM BUNGALOW WITH GARAGE AND CORNER PLOT WITH FULL PLANNING CONSENT FOR FURTHER DETACHED BUNGALOW TO BE SOLD AS ONE LOT



GUIDE PRICE: £295,000

377 Victoria Avenue and land adjacent, Southend-on-Sea, Essex SS2 6NJ

An excellent opportunity for self builders and possibly owner-occupiers, this exceptional lot is in fact two plots, separated with a right of way access leading to a garage. There is full planning consent approval to erect a two bedroom detached bungalow adjacent to 377 Victoria Avenue and the existing bungalow provides excellent accommodation throughout and this too could be extended further subject to planning.

Situated opposite Priory Park, this is a convenient location for access to Southend Town Centre, shops, buses and all other local amenities, including Southend General Hospital.

Proposed new bungalow - Existing plans show the accommodation to provide:
Living/Dining area
Kitchen
Utility Room
Bedroom 2 with en suite shower room/WC
Further separate WC
Decking

In the loft space there is a master bedroom, with en suite bathroom/WC. Although not indicated on the plans, there is further potential to add another bedroom in the roof space subject to planning approval.

PLANNING
Full planning consent under 10/01071/FUL from 30th March 2011

All interested parties should contact the local authority:

Southend-on-Sea Borough Council,
Civic Centre, Victoria Avenue, SS2 6ER
Tel: 01702 215004
planning@southend.gov.uk
www.southend.gov.uk/planning

Existing property at 377 Victoria Avenue
Entrance Hallway
Lounge 13'9 x 12'9 (plus 2' bay leading to garden)
Kitchen 11'11 x 8'4
Bedroom 1 12'9 x 10'6
Bedroom 2 10'11 x 8'8
Bedroom 3 12' x 13'11
Bathroom with combined WC

EXTERIOR
West facing rear garden.

N.B.
Gas Central heating via combination boiler, double glazed windows

It is considered that there is potential to extend the existing bungalow further into the roofspace, providing a further bedroom with possibly an en suite (similar to the proposed new bungalow) subject to planning approval.

Overall lot frontage measures approximately 75'. Please note that adjoining neighbours have right of access along the driveway to their own garages.

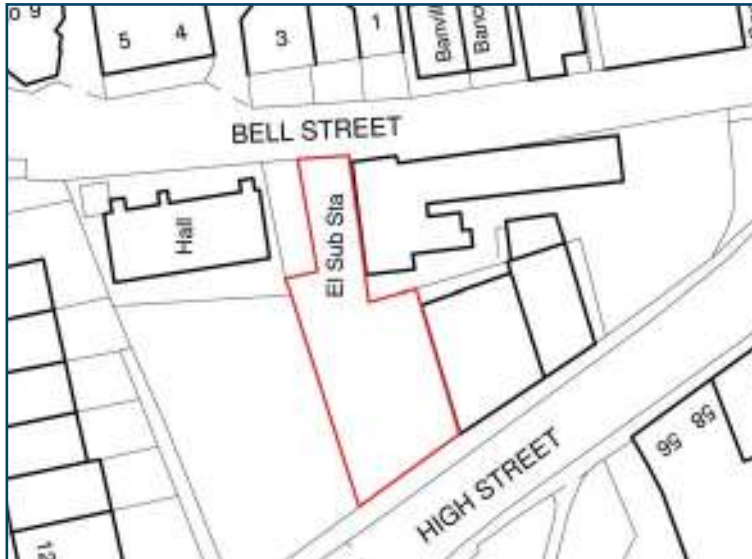
VIEWING
By appointment with the Auctioneers



LOT 22**FREEHOLD LAND****Land at Bell Street and High Street, Great Baddow, Essex, CM2 7JT**

A parcel of vacant land near the centre of Great Baddow.

Great Baddow is a sought after urban area south of Chelmsford and the land lies within a conservation area. An ash tree on the land is subject to a Tree Preservation Order.



GUIDE PRICE: £40,000-£60,000

PLANNING

Please contact:
Chelmsford Borough
Council 01245 606826

VIEWING

Site open

JOINT AUCTIONEERS

**WHIRLEDGE
& NOTT**
CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

The Black Barn
Lubards Lodge Farm
Hullbridge Road
Rayleigh
Essex
01268 783377

LOT 23**BUY TO LET OPPORTUNITY: VACANT LEASEHOLD GROUND FLOOR TWO BEDROOM FLAT****Ground Floor Flat 9 Cranley Avenue, Westcliff-on-Sea, Essex, SS0 8AH**

Located close to London Road and within easy walking distance of local shops, bus routes and approximately half a mile walk from Westcliff Station is this spacious ground floor flat, which benefits from having a separate front door and own section of rear garden. The property does require some minor decorative improvements; however it is considered an ideal opportunity for buy to let investors.



GUIDE PRICE: £80,000

ACCOMMODATION

Entrance Hall
Bedroom 1 (front)
13'10 x 14'9 plus
3' bay window
Bedroom 2 14 x 10'11
(with doors to rear garden)
Lounge/Dining Room
10 x 10'7
Kitchen 8'10 x 7'7
Bathroom
Separate WC
Rear Garden 40ft min

TENURE

Leasehold, further details
available in the legal
pack.

LEASE DETAILS

Not available at the time
of printing

SERVICE CHARGE

Please refer to the legal
pack.

VIEWING

By appointment with the
Auctioneers

N.B.

Gas central heating
(not tested)
Some replacement UPVC
double glazed windows

LOT 24

LEASEHOLD VACANT ONE BEDROOM RETIREMENT FLAT

28 Brooklands, Hockley Road, Rayleigh, Essex, SS6 8BE

A first floor one bedroom refurbished retirement flat located in the popular Brooklands development close to all local amenities.



ACCOMMODATION

Lounge
Kitchen
Bedroom
Shower room/WC

VIEWING

By arrangement via the
auctioneers

The development also has
two resident lounges,
Visitors guest suite and a
part time house manager.

LEASE

125 year lease from 1998

SERVICE CHARGE/ GROUND RENT

£2,300 pa

Please refer to the legal
pack for more information

GUIDE PRICE: £90, 000



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Future Auction Dates

- 7th September 2011 (The Cliffs Pavilion, Westcliff-on-Sea)
- 26th October 2011 (The Cliffs Pavilion, Westcliff-on-Sea)
- 7th December 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



Barling Road, Great Wakering, SS3 0QB



Description

Designed individually by the current owners and built approximately 6 years ago, this stunning house offers bright, spacious and contemporary accommodation, complimented by the excellent interior décor finishes. Subtle touches include marble flooring and porcelain tiling, together with a bespoke kitchen and three ensuite shower rooms.

Location

Situated in this much sought after location, the property lies within the area of Thorpe Hall school and backs directly onto open farmland. The style and décor of adjacent properties in this part of Barling Road confirm that this is an unmissable opportunity.



**DEDMAN
GRAY**
AUCTION

**Wednesday June 29th Auction
Announcements, lot changes and amendments**

Lot 23 – Flat is now being offered with FREEHOLD TITLE. Please refer to the legal pack online for more information.

Lot 8 – Guide Price reduced from £170,000 to **£150,000**

Lot 24 - Please note service charge details on the catalogue PDF and printed version should read: Ground rent £25 per half year & Service Charge £847 per half year.

Lot 20 - lot details online now amended to show photographs of the site from front and rear, with the garage now demolished.

Lot 14 - Special conditions online have now been amended, clause referring to buyers being responsible for solicitors and auctioneers costs has been removed.

Lot 13 – Legal documents are now available on website.

Lot 11 – Tenancy schedule available, please contact us for details

Viewings: This auction

14 lots are vacant

4 open sites

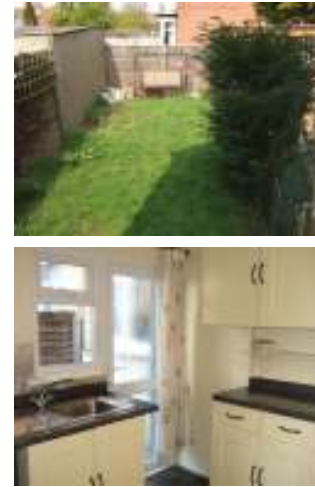
For the latest viewing arrangements please go to
www.dedmangray.co.uk/auction

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Rockall, Eastwood, Southend-on-Sea SS2 6TU
Vacant 3 bed semi-detached house with garage and further additional parking to rear
£172,500 Freehold



Pall Mall, Leigh-on-Sea SS9 1RH
Vacant 2 bed ground floor flat with garden, great location to Leigh shops/bars & restaurants. Buy to let!
£144,950



Princes Court, Prince Avenue, Southend SS2 6RN
Vacant studio flat, 5th floor, buy to let, great views, close to Cuckoo Corner
£65,000 Leasehold

For more details on these and other “out-of-auction” sales please contact us or go online at www.dedmangray.co.uk

01702 311010

