

AUCTION VENUE
The Cliffs Pavilion

**DEDMAN
GRAY**

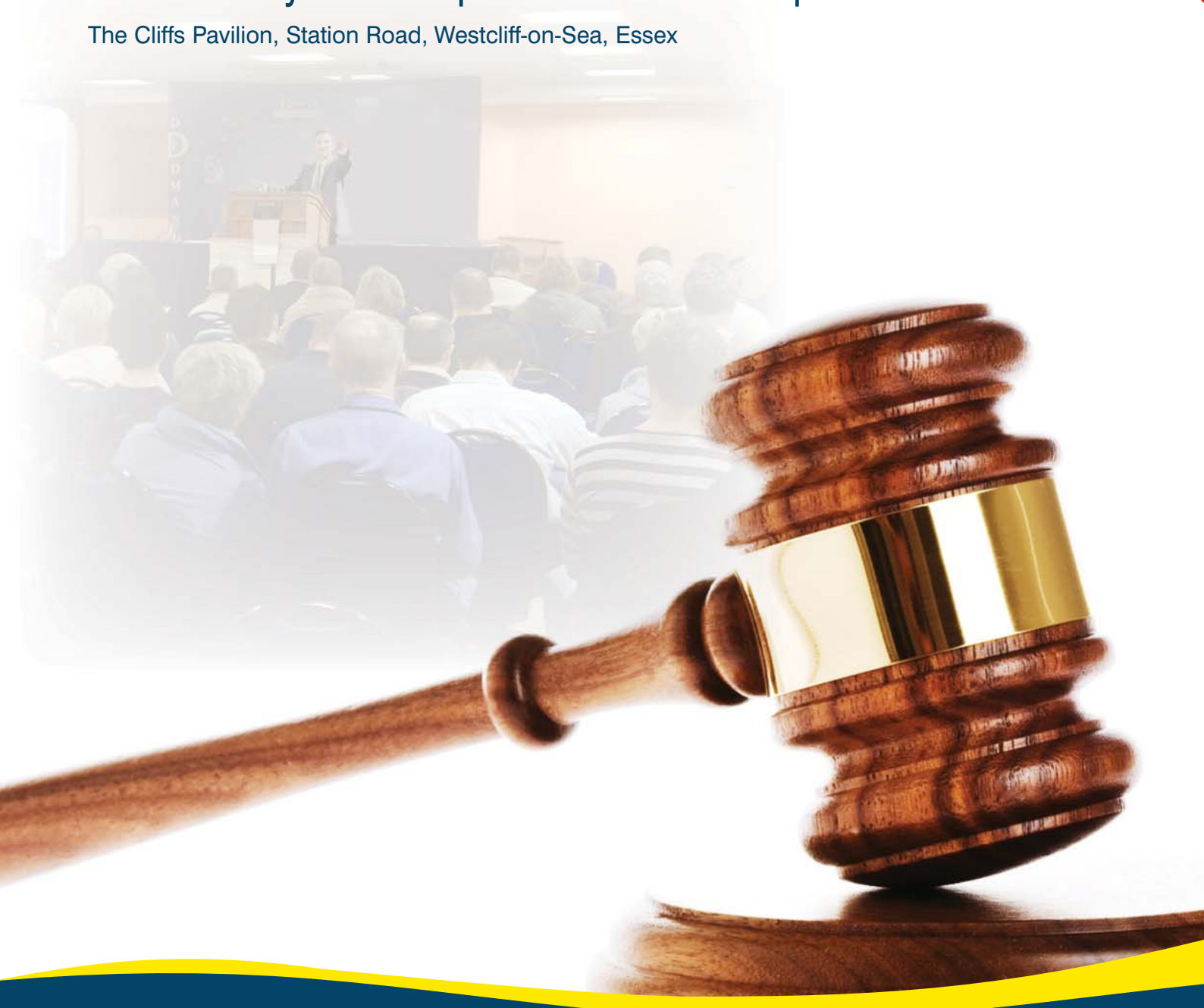
Auction

The Land & Property

Auction

Wednesday 14th September 2011 at 2pm

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



www.dedmangray.co.uk

LAST AUCTION RESULTS

Results of Auction held:

14th September 2011 at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	3 Rope Walk, Maldon, Essex	SOLD	£153,000
2	2-4 Hartington Road, Southend-on-Sea, Essex	Available at	£250,000
3	39 Warwick Road, Clacton-on-Sea, Essex	SOLD	£85,000
4	Unit 3 Russell Court, Russell Gardens, Wickford Industrial Estate, Wickford	Withdrawn	
5	31 Leicester Avenue, Rochford, Essex	Withdrawn	
6	Unit 2 Springfield Industrial Estate, Burnham-on-Crouch, Essex	Available at	£225,000
7	Village Hall, South Street, Tillingham, Essex	Available at	£130,000
8	342 Fairfax Drive, Westcliff-on-Sea, Essex	SOLD	£125,000
9	284A Leigh Road, Leigh-on-Sea, Essex	SOLD	£74,000
10	23-27 Broadway, Jaywick, Clacton-on-Sea, Essex	Withdrawn	
11	Mayfield Centre, Springfield Industrial Estate, Springfield Road, Burnham on Crouch, Essex	SOLD	STC
12	6 Hobblythick Lane, Westcliff-on-Sea, Essex	Withdrawn	
13	Beach Hut, 374 Thorpe Bay Esplanade, Thorpe Bay	SOLD	£18,300
13a	37b Anerley Road, Westcliff-on-Sea	SOLD	£70,000
14	9 Crowhurst Way, St Marys Cray, Orpington, Kent	SOLD	£16,000
15	26 Ellis Road, Clacton on Sea, Essex	Withdrawn	
16	Flats 1-4, 2 Primrose Road, Holland-on-Sea, Essex	Available at	£285,000
17	Land r/o 1 Hastings Road, Southend-on-Sea, Essex	SOLD	£50,000
18	39 Cranley Road, Westcliff-on-Sea, Essex	SOLD	STC
19	92 Spring Road, St Osyth, Clacton-on-Sea, Essex	Withdrawn	
20	Land South of 9 Armitage Road, Southend-on-Sea	SOLD	£45,000
21	377 Victoria Avenue, Southend-on-Sea, Essex, SS2 6NJ	Withdrawn	
22	Land at Bell Street & High Street, Great Baddow, Chelmsford, Essex	SOLD	£40,000
23	9 Cranley Avenue, Westcliff-on-Sea, Essex	SOLD	£100,500
24	Flat 28 Brooklands, Hockley Road, Rayleigh, Essex	Withdrawn	
TOTAL REALISATION			£776,800

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

The next Dedman Gray Property Auction is to be held on: **26TH OCTOBER 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

14th September 2011, 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1.	2 Ensign Close, Leigh on Sea, Essex, Ss9 1FG	£150,000 - £160,000
2.	130 Station Road, Burnham on Crouch, Essex, CM0 8HQ	£220,000
3.	879b London Road, Leigh on Sea, Essex, SS0 9SZ	£85,000
4.	126 Whitmore Way, Basildon, Essex, SS14 3JT	£90,000
5.	3a Westborough Road, Westcliff on Sea, Essex, SS0 9DR	£65,000 - £70,000
6.	Land between 283-289 Plumberow Avenue, Hockley, Essex, SS5 5NT	£42,000
7.	46 Woodside, Leigh on Sea, Essex, SS9 4QY	£850,000
8.	40 Gorse Way, Jaywick, Clacton on Sea, CO15 2HT	£55,000
9.	21 Osborne Road, Pilgrims Hatch, Brentwood, Essex, CM15 9LE	£240,000 - £250,000
10.	24 Chestnut Court, High Road, Vange, Basildon, Essex, SS16 4UB	£80,000 - £100,000
11.	177 Old Road, Clacton on Sea, Essex, CO15 3AU	£140,000
12.	86-88 Point Road, Westcliff on Sea, Essex, SS0 9SZ	£150,000 - £160,000
13.	58-60 Belgrave Road, Eastwood, Southend on Sea, Essex, SS9 5ET	£230,000
14.	2 Sovereign House, Sterling Close, Rainham, Essex, RM13 9NG	£85,000 - £95,000
15.	5 Chelsea Avenue, Southend on Sea, Essex, SS1 2YL	£160,000 Plus
16.	141 Hilton Road, Canvey Island, Essex, SS8 9XP	£100,000
17.	5 Princes Court, Prince Avenue, Southend-on-Sea Essex SS2 6RN	£55,000

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

26th October 2011 – Closing date for entries 30th September 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 DETACHED THREE BEDROOM HOUSE WITH MINOR STRUCTURAL WORK REQUIRED****2 Ensign Close, Leigh-on-Sea, Essex, SS9 1FG**

Situated in a pleasant cul-de-sac off Fernleigh Drive, Leigh-on-Sea and being only a short walk to Leigh Broadway, is this two storey detached house built approximately 12 years ago. Although there is some minor structural damage to the right flank wall, the house generally is in a good state of repair.



GUIDE PRICE: £150,000-£160,000

It is considered that this represents an excellent investment at the guided price for builders, developers and investors.

Bedroom 1 with ensuite shower room
Bedroom 2
Bedroom 3
First floor bathroom/WC

We understand that the extent of the structural movement has been monitored continuously for some time. A successful claim was carried out under NHBC by the present owner however no remedial work was carried out.

Rear garden
Front drive leading to garage

VIEWING
By appointment with the Auctioneers

ACCOMMODATION

Entrance Hall
Cloakroom/WC
Kitchen
Lounge
Conservatory
Integral Garage

LOT 2**VACANT FREEHOLD SHOP WITH SELF CONTAINED LIVING ACCOMMODATION PLUS PLANNING CONSENT APPROVAL FOR FURTHER ALTERATIONS****130 Station Road, Burnham-on-Crouch, Essex, CM0 8HQ**

Located in a busy part of Burnham-on-Crouch, only a short distance from local amenities and Burnham Railway station, these premises are situated over three floors providing retail and residential use. The property benefits from having full planning approval for the alterations to the rear storage areas to provide further self-contained living accommodation. It is considered that together with the residential parts and the shop, this would make an attractive opportunity for investors.



GUIDE PRICE: £220,000

ACCOMMODATION WITH APPROXIMATE MEASUREMENTS
Ground Floor
Lock-up shop 42'10 x 13'9
Rear Storage 24' x 13'8
WC facilities

First and Second Floors
Bathroom with separate WC
Kitchen 14'1 x 5'10
Lounge 14'2 x 12'10
Bedroom 1 12'10 x 14'3
Bedroom 2 12' x 14'1

N.B. The rear store also has a first floor area which forms part of the planning consent, making use of the existing first floor stairway/entrance. The first floor accommodation is accessed by a side gate and is separate from the shop.

PLANNING
We advise all interested parties to satisfy themselves before bidding. Full planning consent approval and plans/drawings for "Rebuilding/conversion of store to incorporate storage and first floor flat" can be found under application reference FUL/MAL/09/00226 and expires on 9th June 2012. All enquiries should be directed to the local authority:
Maldon District Council
Princes Road
Maldon
CM9 5DL
01621 854477

VIEWING
By appointment with the Auctioneers

LOT 3**BUY TO LET OPPORTUNITY: VACANT TWO BEDROOM FIRST FLOOR FLAT****879b London Road, Westcliff on Sea, Essex, SS0 9SZ**

A two bedroom first floor flat with good size lounge and separate kitchen, ideal for first time purchasers or investors interested in the buy to let market. The flat is on the junction of Chalkwell schools and London Road and therefore in a convenience position for public transport and directly located between Leigh on Sea and Westcliff/Chalkwell. This property has been rented out in the past at a rent of between £600.00 - £650.00 pcm.

**GUIDE PRICE: £85,000****ACCOMMODATION**

Large Hall Way with side windows
Bathroom
Kitchen
Lounge at the front
Two Bedrooms

GROUND RENT

£50 per annum rising

VIEWINGS

By appointment with the Auctioneers

N.B.

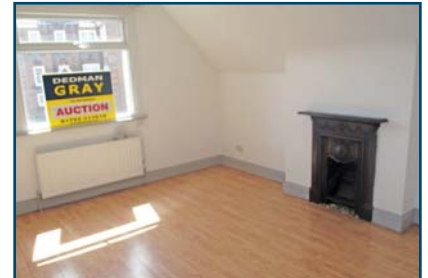
New tiled roof
Gas central heating

TENURE

Leasehold

LEASE DETAILS

199 years from
10th February
1994

**LOT 4****LEASEHOLD VACANT THREE BEDROOM FLAT WITH BUY TO LET POTENTIAL****126 Whitmore Way, Basildon Essex SS14 3JT**

This first floor flat is situated above a parade of shops in Basildon, at the junction of Whitmore Way and Battleswick. The flat offers ample accommodation for buy to let purposes and requires only minor refurbishment works.

**GUIDE PRICE: £90,000****ACCOMMODATION**

Entrance Hallway
Bedroom 1 11' x 12'5
Bedroom 2 9'8 x 11'
Bedroom 3 9'5 x 7'7
Bathroom/WC
Kitchen 9'7 x 9'6 overall
Lounge 19'1 x 12'8 with
doors to balcony
Storage shed

SERVICE CHARGE

To be verified

VIEWING

By arrangement with the auctioneers

N.B.

Gas central heating
Double Glazing

LEASE

Approximately 103 years
unexpired

GROUND RENT

Please refer to legal pack

LOT 5**LEASEHOLD ONE BEDROOM FIRST FLOOR FLAT LET ON ASSURED SHORTHOLD TENANCY****3A Westborough Road, Westcliff-on-Sea, Essex, SS0 9DR**

This first floor one bedroom flat has access to a rear garden and is currently let on an Assured Shorthold Tenancy, producing a rental income of £475.00 per calendar month. The flat is located close to all local amenities.



GUIDE PRICE: £65,000-£70,000

ACCOMMODATION

Bedroom
Lounge
Kitchen
Bathroom/WC

GROUND RENT
£50 per annum

RENT RESERVED
£5,700 per annum

Gas central heating

N.B.

At the time of printing, the Auctioneers are unaware of any rent arrears relating to this tenancy.

TENANCY

The property is let for a term of 12 months from 4th September 2010. The tenant is claiming housing benefit. Please refer to the legal pack for more information.

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenant

LEASE

The property is to be sold subject to a lease dated 15th December 1987 for a term of 99 years

LOT 6**FREEHOLD VACANT PARCEL OF LAND****Land between 283-289 Plumberow Avenue, Hockley, Essex, SS5 5NT**

A vacant parcel of land without planning consent. The land is 0.76 of a hectare, we have been unable to measure the plot, however we are advised by the vendor that the measurements are approx 45 x 250. The property is in green belt land and is a potential long term investment.

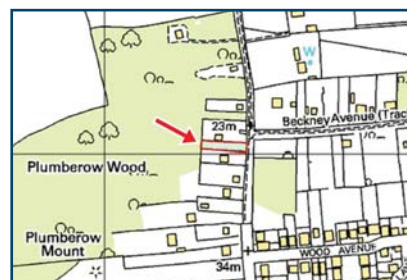


GUIDE PRICE: £42,000

VIEWING
Open Site

JOINT AGENT

Horizon
42 Hedingham Place
Rectory Road
Rochford
SS4 1UP
Tel: 01702 411000



LOT 7

UNIQUE AUCTION OPPORTUNITY: FREEHOLD VACANT DETACHED RESIDENCE, RECENTLY COMPLETED IN AUGUST 2011

46 Woodside, Leigh-on-Sea, Essex SS9 4QU

This property was recently constructed by the current owner to a very high specification and offers superb accommodation over four floors. Located in a much sought after area, the property backs onto Belfairs Golf and Country Club.

Built with the benefit of a 10 year NHBC certificate, the property incorporates many state of the art features, including an intelligent lighting system, integrated stereo audio and satellite to all living and bedrooms, under floor heatings and rainwater harvesting.



GUIDE PRICE: £850,000



ACCOMMODATION

The general specification is of exceptional high standard with deep skirting, ornate cornice, period sanitaryware to bathrooms, cloakrooms and en-suites, porcelain tiling and a bespoke oak staircase with galleried landing.

VIEWING

Strictly by appointment with the auctioneers

- Under floor heating to all floors with individual room settings
- Intelligent lighting system
- Integrated audio system (cabling installed only)
- High ceilings throughout
- Rainwater harvesting serving all toilets & washing machine.
- 171ft South facing rear garden backing onto golf course
- Bespoke sash windows throughout
- Porcelain tiled flooring / carpeting
- Bespoke Oak staircase
- Bi-fold doors leading to patio areas from sitting room and kitchen
- Fully fitted luxury kitchen –extractor, granite work tops and large island.
- Contemporary en-suites
- Wet room
- Pavilion to rear of garden and storage shed
- Cobbled granite driveway with under floor heating system
- Private gate at rear of property onto Belfair's Woods



Ground Floor

Reception Hall – 18'2 x 18 (5.54m x 5.49m)

Cloakroom

Sitting Room - 31 x 17'2 (9.45m x 5.24m)

Dining Room – 19'5 x 10'8 (5.92m x 3.25m)

Study – 10'9 x 9'4 (3.28m x 2.90m)

Kitchen/Breakfast room – 31' x 15' (9.44m x 4.57m)

Utility Room – 7' x 6'5 (2.13m x 1.96m)

First Floor

Galleried landing Master Bedroom –

19'4 x 18'3 max 13.1 min (5.89m x 5.57m max 3.99m min)

Dressing Room – 18'3 x 5'4 (5.57m x 1.63m)

Ensuite

Bedroom 2 – 20'1 x 13'7 max 10.2min

(6.12m x 4.17m max 3.10m min) with ensuite

Bedroom 3 – 12'2 x 11'6 (3.71m x 3.53m)

with ensuite

Second Floor

Bedroom 4 – 14' x 21'1max 13'5min (4.26m x 6.43m max 4.11m min)

Ensuite

Bedroom 5 – 16'10 x 21'1max 13.5min (4.90m x 6.43m max 4.11m min)

Ensuite

Basement Office – 20'5 x 15'2max 11'1min (6.24m x 4.63m max 3.38m min)

Games room – 37'4 x 20'7 (11.39m x 6.30m)

Gymnasium area – 11'3 x 11'2 (3.43m x 3.40m)

Storage area – 10'4 x 9' (3.15m x 2.74m)

Shower room Garage – 26' x 10'1max (7.95m x 3.05m max)

Garden - Approx 171' in length.



Please use the dimensions shown above rather than those noted on the floor plan.

LOT 8**FREEHOLD VACANT TWO BEDROOM DETACHED BUNGALOW WITH BUY TO LET POTENTIAL****40 Gorse Way, Jaywick, Clacton-on-Sea CO15 2HT**

This detached single storey 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.

**ACCOMMODATION**

Two Bedrooms
Bathroom
Living area
Approx 50' garden area
Off Street Parking

N.B.

The Auctioneers have not inspected this property at the time of printing

VIEWING

By appointment with the Auctioneers

GUIDE PRICE: £55,000**LOT 9****FREEHOLD SEMI-DETACHED TWO BEDROOM BUNGALOW WITH DETACHED GARAGE****21 Osborne Road, Pilgrims Hatch, Brentwood, Essex, CM15 9LE**

This is an extended two bedroom semi detached bungalow with an excellent south westerly facing rear garden. Situated just off A128 Ongar Road, so within easy reach of all local amenities.

**ACCOMMODATION**

Entrance Hall
Bedroom 1 20' x 10 > 8'11 (extended, overlooking garden)
Bedroom 2 11'11 x 8'2 (plus 2')
Lounge 16 x 11'3
Kitchen 9'8 x 10'5
Bathroom/WC

Detached Garage

Rear Garden approximately 60'
Front Garden
Own Driveway

VIEWING

By appointment with the Auctioneers

GUIDE PRICE: £240,000-£250,000

LOT 10**VACANT LEASEHOLD TWO BEDROOM FLAT WITH BUY TO LET POTENTIAL****24 Chestnut Court, High Road, Vange, Basildon, Essex, SS16 4UB**

Situated in a popular development within easy reach of local shopping centre and just under a mile from Pitsea railway station is this second floor two bedroom flat which offers excellent buy to let potential.



GUIDE PRICE: £80,000-£100,000

ACCOMMODATION

Bedroom 1 11'7 x 9
Bedroom 2 9'8 x 7'2
Lounge 12'7 x 12'2
Kitchen 7'2 x 8'5
Bathroom/WC

GROUND RENT

We understand the ground rent is £100.00 per annum, paid in two installments.

SERVICE CHARGE

We understand the service charge is £900.00 per annum, paid monthly.

VIEWING

By appointment with the Auctioneers.

N.B.

Only two windows have been replaced with UPVC double glazed windows. Electric storage heaters

Allocated parking

LEASE

We understand that the lease was dated from 1985 for a term of 99 years. Please refer to the legal pack for more information.

LOT 11**FREEHOLD VACANT SHOP WITH THREE BEDROOM SPLIT LEVEL FLAT OVER****177 Old Road, Clacton-on-Sea, Essex, CO15 3AU**

Located on a main road position within the town centre is this lock up shop premises with a good sized three bedroom split level flat above, offering excellent buy to let potential. It is considered that a likely rental income for the whole premises would be in excess of £13,000 pa.



GUIDE PRICE: £140,000

ACCOMMODATION

comprises:
Shop Front 26' x 9'1
Storage Room 11'10 x 10
Cloakroom with WC
Kitchen 9'2 x 8'9
Rear Courtyard 24'
Detached out-house storage 15'8 x 11'7

VIEWING

By appointment with the Auctioneers or our Joint Auctioneers:

JOINT AUCTIONEERS

Sheen's

Sheens Estate Agents
110 Old Road,
Clacton-on-Sea
CO15 3AA
Tel: 01255 475 444

First floor flat

Lounge 16'2 x 12'6
Kitchen
Bathroom
Separate WC
Bedroom 1 12'1 x 9'2
Bedroom 2 9' x 8'7 > 5'4
Bedroom 3 16'2 x 5'3
plus bay

LOT 12**FREEHOLD VACANT PROPERTY ARRANGED AS TWO SELF CONTAINED GROUND AND FIRST FLOOR FLATS****86-88 Point Road, Canvey Island, Essex, SS8 7TG**

This end terrace property comprises two converted flats within a two storey house. The ground floor flat has the benefit of the rear garden area. The first floor flat was originally let under an Assured Shorthold Tenancy for £650 per calendar month and the current tenant will be vacating on the 28th August. The ground floor flat does require some light refurbishment works.



GUIDE PRICE: £150,000 - £160,000

ACCOMMODATION

First Floor Flat
 Bedroom 1 11' x 11'1
 Bedroom 2 5'9 x 11'
 Lounge 10' x 13'10
 Kitchen 6'11 x 10'8
 Bathroom/WC
 Loft access from this flat

N.B

Gas central heating
 Double glazed windows

VIEWING

By arrangement with the Auctioneers

Ground Floor Flat
 Bedroom 1 10'11 x 10'10
 Bedroom 2 13'7 x 6'5
 Lounge 17' x 10'4
 Kitchen/diner 10' x 9'8
 Bathroom/WC
 With access to rear garden, side access from front exterior.

LOT 13**FREEHOLD INVESTMENT PROPERTY ARRANGED AS TWO SELF CONTAINED FLATS WITH GARAGES****58-60 Belgrave Road, Eastwood, Southend-on-Sea SS9 5ET**

Situated in the popular area of Eastwood, in a turning off Rayleigh Road close to all local amenities, this freehold investment opportunity comprises a three bedroom ground floor flat and a first floor four bedroom flat, both currently let under Assured shorthold tenancies. Each flat benefits from a rear garden and garage.



GUIDE PRICE: £230,000

ACCOMMODATION AND TENANCY DETAILS

* The Auctioneers have not inspected either flat internally at the time of printing

58 BELGRAVE ROAD

Three bedrooms, bathroom/WC, lounge, kitchen
 Currently let on an assured shorthold tenancy for a term of 12 months from 15th May 2011 at a rent of £795.00 per calendar month.

60 BELGRAVE ROAD

Four bedrooms, bathroom/WC, lounge, kitchen
 Currently let on an assured shorthold tenancy for a term of 12 months from 10th June 2011 at a rent of £795.00 per calendar month

RENT RESERVED
 £19,080 per annum

VIEWING
 By courtesy of the tenants by appointment only.

LOT 14**LEASEHOLD VACANT ONE BEDROOM GROUND FLOOR FLAT****2 Sovereign House, Sterling Close, Rainham, Essex RM13 9NG**

This modern built flat offers clean and tidy accommodation and is considered to be an ideal opportunity for investors and buy to let purchasers. Situated in a residential turning close to the A1306 New Road, being only a short walk from shopping facilities, approximately 15 minutes car journey to Lakeside Shopping centre and just over a mile from Rainham (London) railway station.

**ACCOMMODATION**

Bedroom 12'6 x 9'8
Lounge/dining 15'4 x 9'7
Kitchen 6'6 x 10'1
Bathroom with WC

VIEWING

By appointment with the Auctioneers

LEASE

77 years remaining

SERVICE CHARGE & GROUND RENT

For further details please refer to the legal pack for more information

N.B.

Double Glazed Windows
Electric Storage Heaters

Allocated car parking

GUIDE PRICE: £85,000-£95,000

LOT 15**FREEHOLD TERRACED HOUSE WITH SUBSTANTIAL ACCOMMODATION ARRANGED OVER THREE FLOORS****5 Chelsea Avenue, Southend-on-Sea, Essex SS1 2YL**

This former guest house is located in a turning just off Western Esplanade within easy reach of the main seafront facilities. The property does require extensive renovation throughout however it is considered to be an ideal investment opportunity for buy to let purchasers or even for owner occupiers, looking for a project with potentially good rental income returns.

**ACCOMMODATION**

Ground Floor
Entrance Hall
Three Reception Rooms
Kitchen
Rear Garden

TENURE

Freehold

VIEWING

By appointment with the auctioneers.

Second Floor
4 Rooms
Bathroom/WC

Second Floor
2 Bedrooms
Shower room

GUIDE PRICE: £160,000 PLUS

LOT 16**FREEHOLD VACANT TWO BEDROOM SEMI DETACHED HOUSE WITH POTENTIAL****141 Hilton Road, Canvey Island, Essex, SS8 9XP**

With instructions on behalf of Havens as executors to the estate, this semi detached house offers excellent potential for investors or owner occupiers located in a popular residential area of Canvey Island close to schools and a short distance to local shopping. It is considered that the property could be extended further to provide an additional bedroom subject to the usual planning consents.

**ACCOMMODATION**

Bedroom one 12'11 x 10'2
 Bedroom Two 8'11 x 8'7
 First Floor bathroom/WC
 Lounge 19'1 x 13'3
 Dining area 7 x 7'11
 Extended kitchen area 24'5 x 7'8
 Garage 8'9 x 19
 Small rear and front gardens
 Front driveway to garage

N.B.

This property has no heating

VIEWING

By appointment with the Auctioneers

GUIDE PRICE: £100,000**LOT 17****LEASEHOLD VACANT STUDIO FLAT WITH BUY TO LET POTENTIAL****5 Princes Court, Prince Avenue, Southend-on-Sea, Essex, SS2 6RN**

This vacant first floor studio flat is located in a five storey building just off Prince Avenue, set back off the main road and is only a short distance from Cuckoo Corner, Priory Park, local shops and other public amenities. It is considered that this would be a good buy to let opportunity.

**ACCOMMODATION**

Bedroom/Lounge 17'2 x 11'7
 Bathroom/WC
 Kitchen 8'6 x 7'2

GROUND RENT/ SERVICE CHARGE

Please refer to the legal pack for more information

LEASE DETAILS

For a term of 199 years from 29th September 1979

VIEWING

By appointment with the auctioneers

GUIDE PRICE: £55,000

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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
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Westcliff-on-Sea
Essex SS0 7RA

