

AUCTION VENUE
The Cliffs Pavilion

**DEDMAN
GRAY**

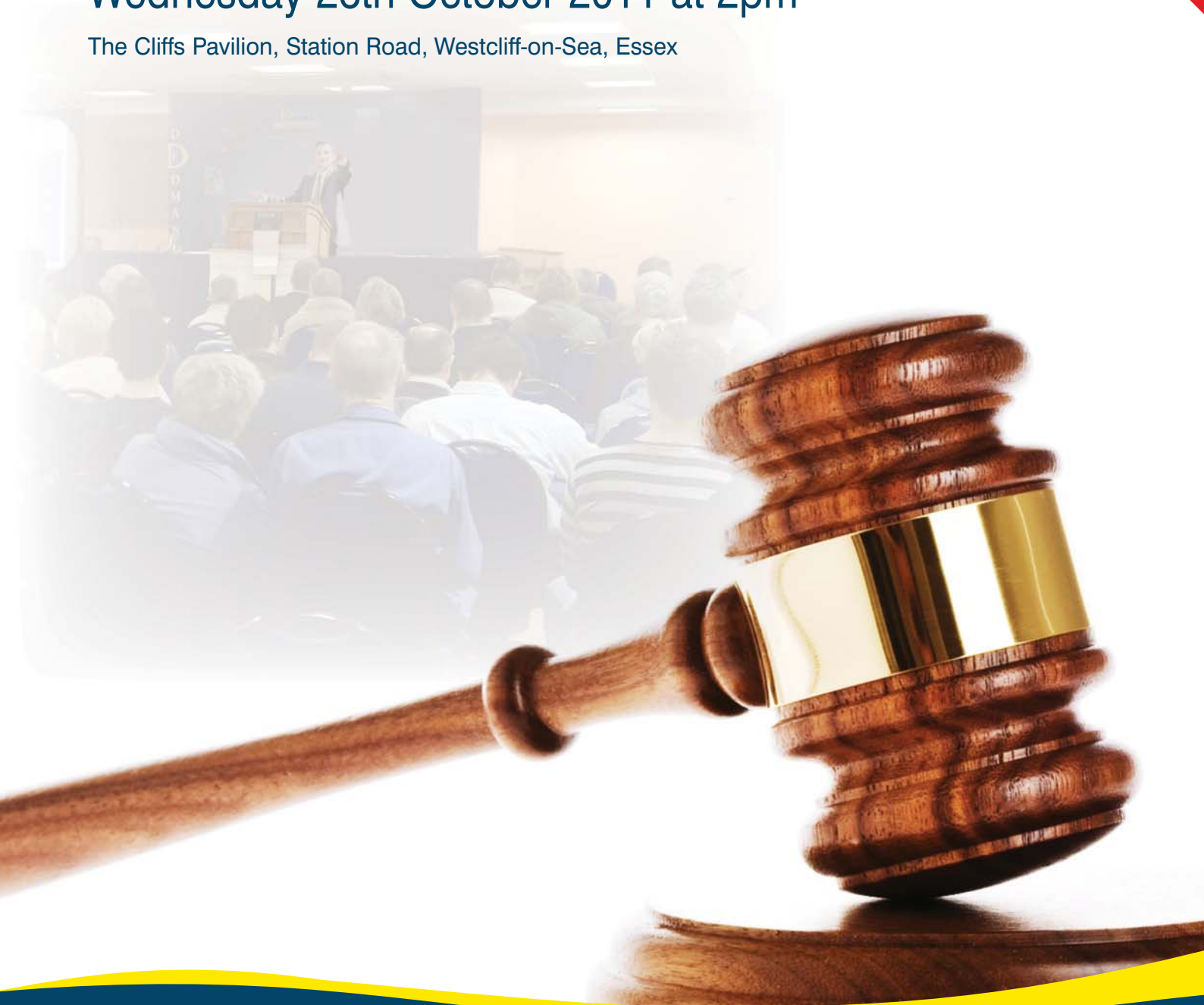
Auction

The Land & Property

Auction

Wednesday 26th October 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.	2 Ensign Close, Leigh on Sea, Essex, SS9 1FG	SOLD	£153,000
2.	130 Station Road, Burnham on Crouch, Essex, CM0 8HQ	Available at	£229,995
3.	879b London Road, Leigh on Sea, Essex, SS0 9SZ	SOLD	£85,000
4.	126 Whitmore Way, Basildon, Essex, SS14 3JT	SOLD	£79,500
5.	3a Westborough Road, Westcliff on Sea, Essex, SS0 9DR	SOLD	£65,000
6.	Land between 283-289 Plumberow Avenue, Hockley, Essex, SS5 5NT	Withdrawn	£42,000
7.	46 Woodside, Leigh on Sea, Essex, SS9 4QY	Available at	£795,000
8.	40 Gorse Way, Jaywick, Clacton on Sea, CO15 2HT	SOLD	£35,000
9.	21 Osborne Road, Pilgrims Hatch, Brentwood, Essex, CM15 9LE	SOLD	£210,000
10.	24 Chestnut Court, High Road, Vange, Basildon, Essex, SS16 4UB	SOLD	£79,500
11.	177 Old Road, Clacton on Sea, Essex, CO15 3AU	Available at	£100,000
12.	86-88 Point Road, Westcliff on Sea, Essex, SS0 9SZ	Withdrawn	£150,000
13.	58-60 Belgrave Road, Eastwood, Southend on Sea, Essex, SS9 5ET	Withdrawn	£230,000
14.	2 Sovereign House, Sterling Close, Rainham, Essex, RM13 9NG	Available at	£90,000
15.	5 Chelsea Avenue, Southend on Sea, Essex, SS1 2YL	SOLD	£160,000
16.	141 Hilton Road, Canvey Island, Essex, SS8 9XP	SOLD	£112,000
17.	5 Princes Court, Prince Avenue, Southend-on-Sea Essex SS2 6RN	SOLD	£42,000
TOTAL REALISATION			£1,021,000

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

The next Dedman Gray Property Auction is to be held on: **7TH DECEMBER 2011**

ONE OF THE UK'S LEADING LAND AND PROPERTY AUCTIONEERS



Mike Gray
Managing Director
mikegray@dedmangray.co.uk



Michael E Hughes
BSc (Hons) FRICS FFAV FNAEA
Auctioneer



Russell Hawkes
Auction Sales Consultant
russellhawkes@dedmanauctions.com



Eleonora Marino
Auction Sales/Administrator
eleonoramarino@dedmanauctions.com



Denise Wass
Auction Administrator

Contact Auction Tel: 01702 311010 Fax: 01702 587970 Email: auction@dedmanauctions.com

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

26th October 2011, 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1.	13 Shakespeare Drive, Westcliff-on-Sea, Essex, SS0 9AH	£120,000
2.	Flat C 50 Brightwell Avenue, Westcliff-on-Sea, Essex, SS0 9EE	£60,000
3.	32A Ilfracombe Road, Southchurch Village, Southend-on-Sea, Essex, SS2 4PB	£85,000
4.	70 Lincoln Road, Basildon, Essex SS14 3RD	£60,000 plus
5.	73 Lincoln Road, Basildon, Essex, SS14 3RD	£60,000 plus
6.	74 Lincoln Road, Basildon, Essex, SS14 3RD	£60,000 plus
7.	75 Lincoln Road, Basildon, Essex, SS14 3RD	£40,000 plus
8.	76 Lincoln Road, Basildon, Essex, SS14 3RD	£60,000 plus
9.	67 Elderton Road, Westcliff-on-Sea, Essex SS0 8AG	£190,000
10.	The Danube, 10 Lawn Avenue, Southend, Essex, SS2 4BX	£150,000
11.	71 Coleman Street, Southend-on-Sea, Essex, SS2 5AW	£100,000 - £120,000
12.	19 Vansittart Street, Harwich, Essex, CO12 3HZ	£65,000
13.	Land adjacent to 43 Main Road, Little Leighs, Chelmsford, Essex, CM3 1NB	£25,000 - £30,000
14.	Land at St Teresa's Close, Basildon, Essex, SS14 1SW	£10,000 - £15,000
15.	Land at Park Gardens, Hawkwell, Essex, SS5 4HF	£27,500
16.	140b Carlton Avenue, Westcliff-on-Sea, Essex, SS0 0QQ	£80,000
17.	14 Corringham Road, Stanford Le Hope, Essex, SS17 0AH	£60,000
18.	771 Southchurch Road, Southend-on-Sea, Essex, SS1 2PP	£225,000
19.	63 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7EY	£125,000
20.	102 Flemming Crescent, Leigh-on-Sea, Essex, SS9 4HS	£180,000
21.	Land at New Farm Drive, Abridge, Essex, RM4 1BS	£200,000
22.	Land at St Andrews Church, Westborough Road, Westcliff-on-Sea, Essex, SS0 9PR	£70,000
23.	268 Ashingdon Road, Rochford, Essex, SS4 1TQ	£175,000
24.	11 North Crescent, Prittlewell, Southend-on-Sea, Essex, SS2 6TH	£150,000
25.	1 Bowbank Close, Shoeburyness, Essex SS3 9AU	£155,000
26.	Cambridge House, 121 Ness Road, Shoeburyness, Essex, SS3 9ES	£150,000

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 December 2011 – Closing date for entries 11th November 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 VACANT THREE OR FOUR BEDROOM HOUSE IN NEED OF MODERNISATION****13 Shakespeare Drive, Westcliff-on-Sea, Essex, SS0 9AH**

This terraced two storey house is located in a turning between Fairfax Drive and West Street, just a short walk from local shopping, Southend shopping centre and just over half a mile from Prittlewell mainline station.



GUIDE PRICE: £120,000

The property overall requires updating and modernising

Rear Garden a minimum of 60'
Access to rear via side alley.

ACCOMMODATION

First Floor
Bedroom One 15'3 x 8'10
Bedroom Two 12'1 x 10'5 into recess
Bedroom Three 5'6 x 9'4
Bathroom/WC

TENURE
Freehold

VIEWING
By appointment with the Auctioneers.

Staircase leading to:
Loft Room/Bedroom Four

GROUND FLOOR

Kitchen/diner 8'10 x 21'
Ground Floor WC
Two inter-connecting reception rooms 27'10 into bay x 11'9 > 10'

LOT 2**LEASEHOLD VACANT ONE BEDROOM FLAT WITH BUY TO LET POTENTIAL****Flat C 50 Brightwell Avenue, Westcliff-on-Sea, Essex, SS0 9EE**

A converted one bedroom first floor flat situated in a turning off London Road, convenient for local shopping and access to Southend Town Centre. The flat is considered to have good buy to let potential for investors.



GUIDE PRICE: £60,000

ACCOMMODATION

Bedroom 11'7 x 8'6 into bay
Lounge 15'2 x 15'6 into bay
Kitchen area 9'7 x 6'4
Shower room/WC

GROUND RENT
£50.00 per annum

VIEWING
By appointment with the Auctioneers

N.B.
Double Glazed
Gas central heating

The property also benefits from off street parking

TENURE
Leasehold

LEASE
We understand that the lease has approximately 76 years unexpired

LOT 3

LEASEHOLD TWO BEDROOM FIRST FLOOR FLAT WITH REAR GARDEN AND OFF STREET PARKING

32A Ilfracombe Road, Southchurch Village, Southend-on-Sea, Essex, SS2 4PB

Located in a popular turning off Southchurch Road is this first floor flat with its own section of rear garden. It is considered that this would be a good buy to let opportunity.



GUIDE PRICE: £85,000

ACCOMMODATION
Lounge 15'9 x 11'11 + 2' bay)
Bedroom One 12 x 10'6
Bedroom Two 8'1 x 7'3
Bathroom
Separate WC
Kitchen 10 x 8
Rear Garden

N.B.
Double glazed
Gas central heating

LEASE
Approximately 74 years unexpired

GROUND RENT
£50.00 per annum rising

VIEWING
By appointment with the Auctioneers

LOT 4

UPON INSTRUCTIONS BY THE LPA RECEIVERS: RESIDENTIAL INVESTMENT: GROUND FLOOR LEASEHOLD SPLIT LEVEL THREE BEDROOM MAISONETTE LET ON ASSURED SHORTHOLD TENANCY

70 Lincoln Road, Basildon, Essex, SS14 3RD

This post-war built ex-local authority maisonette is located on the Craylands Estate, in a single block of two-level first and second floor maisonettes in Hereford Walk, off Lincoln Road. It is considered to be a very good buy to let opportunity for investors.



GUIDE PRICE: £60,000 PLUS

N.B. Please note that the auctioneers have not inspected this property.

ASSUMED ACCOMMODATION
Ground level entrance, three beds, lounge, bathroom/WC, kitchen, rear garden.

LEASE
We understand from the Land Registry Title Extracts that the lease is dated from 1/04/2010 for a term of 99 years

GROUND RENT & SERVICE CHARGES
Please refer to the legal pack for more information.

TENANCY
Let on an Assured Shorthold Tenancy, for a

term of 12 months from 3rd July 2010 at a rent of £735.00 PCM. The tenancy is now holding over on a month to month basis.

RENT RESERVED
£8,820 per annum

Viewing
By arrangement with the Auctioneers

Joint Auctioneers



Jones Lang LaSalle
30 Warwick Street
London W1B 5NH
Tel 020 7087 5715

LOT 5

UPON INSTRUCTIONS BY THE LPA RECEIVERS: RESIDENTIAL INVESTMENT: GROUND FLOOR
LEASEHOLD SPLIT LEVEL THREE BEDROOM MAISONETTE LET ON ASSURED SHORTHOLD TENANCY

73 Lincoln Road, Basildon, Essex, SS14 3RD

This post-war built ex-local authority maisonette is located on the Craylands Estate, in a single block of two-level first and second floor maisonettes in Hereford Walk, off Lincoln Road. It is considered to be a very good buy to let opportunity for investors.



GUIDE PRICE: £60,000 PLUS

N.B. Please note that the auctioneers have not inspected this property.

ASSUMED ACCOMMODATION
Ground level entrance, three beds, lounge, bathroom/WC, kitchen, rear garden.

LEASE
We understand from the Land Registry Title Extracts that the lease is dated from 1/04/2010 for a term of 99 years

GROUND RENT & SERVICE CHARGES
Please refer to the legal pack for more information.

TENANCY
Let on an Assured Shorthold Tenancy, for a term of 12 months from 4th December 2010 at a rent of £800.00 PCM.

RENT RESERVED
£9,600 per annum

VIEWING
By arrangement with the Auctioneers

Joint Auctioneers



Jones Lang LaSalle
30 Warwick Street
London W1B 5NH
Tel 020 7087 5715

LOT 6

UPON INSTRUCTIONS BY THE LPA RECEIVERS: RESIDENTIAL INVESTMENT: GROUND FLOOR
LEASEHOLD SPLIT LEVEL THREE BEDROOM MAISONETTE LET ON ASSURED SHORTHOLD TENANCY

74 Lincoln Road, Basildon, Essex, SS14 3RD

This post-war built ex-local authority maisonette is located on the Craylands Estate, in a single block of two-level first and second floor maisonettes in Hereford Walk, off Lincoln Road. It is considered to be a very good buy to let opportunity for investors.



GUIDE PRICE: £60,000 PLUS

N.B. Please note that the auctioneers have not inspected this property.

ASSUMED ACCOMMODATION
Ground level entrance, three beds, lounge, bathroom/WC, kitchen, rear garden.

LEASE
We understand from the Land Registry Title Extracts that the lease is dated from 1/04/2010 for a term of 99 years

GROUND RENT & SERVICE CHARGES
Please refer to the legal pack for more information.

TENANCY
Let on an Assured Shorthold Tenancy, for a term of 12 months from 4th August 2011 at a rent of £735.00 PCM

RENT RESERVED
£8,820 per annum

Viewing
By arrangement with the Auctioneers

JOINT AUCTIONEERS



Jones Lang LaSalle
30 Warwick Street
London W1B 5NH
Tel 020 7087 5715

LOT 7

UPON INSTRUCTIONS BY THE LPA RECEIVERS: RESIDENTIAL INVESTMENT: LEASEHOLD ONE BEDROOM SPLIT LEVEL FIRST FLOOR FLAT LET ON ASSURED SHORTHOLD TENANCY

75 Lincoln Road, Basildon, Essex, SS14 3RD

This split level flat is located on the Craylands Estate, in a single block of two-level first and second floor maisonettes in Hereford Walk, off Lincoln Road. It is considered to be a very good buy to let opportunity for investors.

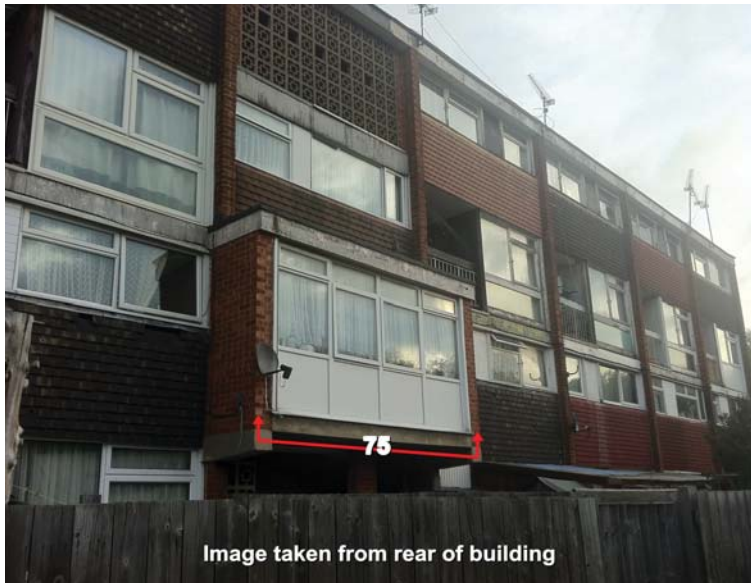


Image taken from rear of building

GUIDE PRICE: £40,000 PLUS

ASSUMED ACCOMMODATION
First floor entrance, arranged over two levels
One bed, kitchen, lounge, bathroom/WC.

LEASE
We understand from the Land Registry Title Extracts that the lease is dated from 1/04/2010 for a term of 99 years

GROUND RENT & SERVICE CHARGES
Please refer to the legal pack for more information.

TENANCY
Let on an Assured Shorthold Tenancy, for a term of 12 months from

12th July 2010 at a rent of £550.00 PCM. The tenancy is now holding over on a month to month basis.

RENT RESERVED
£6,600 per annum

VIEWING
By arrangement with the Auctioneers

Joint Auctioneers



Jones Lang LaSalle
30 Warwick Street
London W1B 5NH
Tel 020 7087 5715

LOT 8

UPON INSTRUCTIONS BY THE LPA RECEIVERS: RESIDENTIAL INVESTMENT: FIRST FLOOR LEASEHOLD SPLIT LEVEL THREE BEDROOM MAISONETTE LET ON ASSURED SHORTHOLD TENANCY

76 Lincoln Road, Basildon, Essex, SS14 3RD

This post-war built ex-local authority maisonette is located on the Craylands Estate, in a single block of two-level first and second floor maisonettes in Hereford Walk, off Lincoln Road. It is considered to be a very good buy to let opportunity for investors.



GUIDE PRICE: £60,000 PLUS

N.B. Please note that the auctioneers have not inspected this property.

ASSUMED ACCOMMODATION
First floor level entrance, three beds, lounge, bathroom/WC, kitchen, balcony.

LEASE
We understand from the Land Registry Title Extracts that the lease is dated from 1/04/2010 for a term of 99 years

GROUND RENT
Please refer to the legal pack

SERVICE CHARGES
Please refer to the legal pack

TENANCY
Let on an Assured Shorthold Tenancy, for a term of 12 months from 17th December 2010 at a rent of £700.00 PCM

RENT RESERVED
£8,400 per annum

VIEWING
By arrangement with the Auctioneers

Joint Auctioneers



Jones Lang LaSalle
30 Warwick Street
London W1B 5NH
Tel 020 7087 5715

LOT 9**UPON INSTRUCTIONS BY THE LPA RECEIVERS: FREEHOLD VACANT FIVE BEDROOM TERRACED HOUSE WITH BUY TO LET POTENTIAL****67 Elderton Road, Westcliff-on-Sea, Essex, SS0 8AG**

This terraced two storey house is located in a turning off London Road, within easy access of local shopping, bus routes and Southend Town Centre.



GUIDE PRICE: £190,000

It is considered suitable for investors, buy to let purchasers or owner-occupiers

N.B – the Auctioneers have not inspected this property at the time of printing this catalogue

ASSUMED ACCOMMODATION
First Floor
Four Bedrooms
Bathroom/WC

GROUND FLOOR
Fifth Bedroom
Kitchen/Reception
Dining Room
Ground Floor WC
Bathroom

TENURE
Freehold

VIEWING
By appointment with the Auctioneers.

Joint Auctioneers



Jones Lang LaSalle
30 Warwick Street
London W1B 5NH
Tel 020 7087 5715

LOT 10**FREEHOLD VACANT THREE OR FOUR BEDROOM EXTENDED SEMI DETACHED BUNGALOW WITH POTENTIAL****The Danube, 10 Lawn Avenue, Southend, Essex, SS2 4BX**

Located in a popular turning just off Bournemouth Park Road, this semi-detached bungalow has been extended to the rear and also into the loft space to provide extra accommodation over two floors.



GUIDE PRICE: £150,000

It is considered that the property does require a degree of improvement and would be suitable for investors, buy to let purchasers or even owner-occupation.

ACCOMMODATION
Bedroom One 11'6 x 11'11 plus bay recess
Bedroom Two 9'11 x 7'9
Bathroom
Separate WC
Bedroom Three 12' x 10'10 into stair recess
Dining Room 11'11 x 10'7 with doors to garden
Kitchen 8'2 x 11'4
Living Room 12'10 x 18'10 with doors to rear garden

FIRST FLOOR
Loft Room 15'6 x 10'9
Rear Garden

TENURE
Freehold

N.B.
Gas central heating

VIEWING
By appointment with the Auctioneers

LOT 11**VACANT FREEHOLD TWO BEDROOM SEMI-DETACHED HOUSE WITH BUY TO LET POTENTIAL****71 Coleman Street, Southend-on-Sea, Essex, SS2 5AW**

This two bedroom two storey house was built around late 1800's is located off Sutton Road and within easy reach of Southend town centre, seafront facilities and a short walk from Southend Victoria Railway Station.



It is considered that the property requires some light refurbishment works but represents a good buy to let investment opportunity.

TENURE
Freehold

VIEWING
By appointment with the Auctioneers

ACCOMMODATION

Lounge 13 x 11'6
Dining room 12' x 8'11
Kitchen 8'2 x 9'3
Ground Floor
Showerroom/WC
Door to rear garden measuring approximately 44'

FIRST FLOOR

Bedroom One 11'6 x 12' from chimney breast
Bedroom Two 8'11 x 12'1 with 2' wardrobe recess

GUIDE PRICE: £100,000 - £120,000

LOT 12**VACANT FREEHOLD TWO BEDROOM TERRACED HOUSE WITH BUY TO LET POTENTIAL****19 Vansittart Street, Harwich, Essex, CO12 3HZ**

A three storey terraced house which would appeal to investors, buy to let purchasers or even owner-occupiers. Located in a convenient residential location, being only a short walking distance from Harwich Town rail station and approximately a mile from Dovercourt town centre and seafront.



The property is considered to have buy to let potential, possibly achieving a rental of around £600 PCM

NB.
The auctioneers have not inspected this property.

ACCOMMODATION

Lower Ground Floor
Access to rear garden
Bathroom/Wc

TENURE
Freehold

VIEWING
By appointment with the Auctioneers

GROUND FLOOR

Entrance Hall
Lounge
Kitchen
Access to front garden

FIRST FLOOR

Bedroom One
Bedroom Two

GUIDE PRICE: £65,000

LOT 13

FREEHOLD VACANT LAND (APPROXIMATELY 2.04 ACRES)

Land adjacent to 43 Main Road, Little Leighs, Chelmsford, Essex, CM3 1NB

A parcel of approximately 2.04 acres of land which is close to several houses. The site has access from Main Road, Little Leighs and is part wooded with open areas.



GUIDE PRICE: £25,000 - £30,000

PLANNING

For all enquiries contact
Chelmsford Borough
Council – 01245 606606.

VIEWING

An open site and viewing is accepted during daylight hours provided you have a copy of this catalogue. Viewing this land is entirely at the risk of the enquirer and neither the Auctioneers, joint auctioneers or the vendor will accept any responsibility for any damage, injury or accident during viewing.

JOINT AUCTIONEERS
Whirledge & Nott

**WHIRLEDGE
& NOTT**
CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

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

LOT 14

VACANT FREEHOLD PARCELS OF LAND

Land at St Teresa's Close, Basildon, Essex, SS14 1SW

Three parcels of land within the residential area of St Teresa's Close, Basildon, totalling approximately 0.25 acre.



GUIDE PRICE: £10,000 - £15,000

PLANNING

Part of the land is designated as Existing Open Space. For further information contact Basildon District Council: 01268 533333

N.B. The land is being sold subject to an average relating to 15% of the development value over a period of 10 years. See legal pack for further details.

VIEWING

An open site and viewing is accepted during daylight hours provided you have a copy of this catalogue. Viewing this land is entirely at the risk of the enquirer and neither the auctioneers, joint auctioneers or the vendor will accept any

responsibility for any damage, injury or accident during viewing.

JOINT AUCTIONEERS
Whirledge & Nott

**WHIRLEDGE
& NOTT**
CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

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

LOT 15

FREEHOLD VACANT 0.60 ACRES OF GREEN BELT LAND

Land at Park Gardens, Hawkwell, Essex, SS5 4HF

A parcel of green belt land located to the rear of Clements Hall with frontage to Park Gardens, surrounded by wooded areas. We understand that there is vehicular access although it is presently overgrown.



GUIDE PRICE: £27,500

Outline planning was refused in 2005 for a two storey 4 bedroom detached house with detached garage under application number 05/00820/OUT. All interested parties should make their own investigations with regards to planning by contacting the relevant local authority: Rochford District Council Council Offices Rochford Essex SS4 1BW

VIEWING
An open site and viewing is accepted during daylight hours provided you have a copy of this catalogue. Viewing this land is entirely at the risk of the enquirer and neither the Auctioneers, joint Auctioneers nor the vendor will accept any responsibility for any damage, injury or accident during viewing.

AUCTIONEERS NOTE:
We understand that there is an overage clause, please refer to the legal pack for more information.

LOT 16

LEASEHOLD VACANT TWO BEDROOM FLAT IN NEED OF IMPROVEMENT

140b Carlton Avenue, Westcliff-on-Sea, Essex, SS0 0QQ

This first floor two bedroom flat is situated within close proximity to Southend Hospital. The property does require a degree of improvement to realise its full potential and therefore it is considered to be a good buy to let opportunity.



GUIDE PRICE: £80,000

ACCOMMODATION
Bedroom One 12'11 x 14'11 into bay
Bedroom Two 7' x 15'
Lounge 10' x 13'1
Kitchen 10' x 6'10
Bathroom/WC
Balcony with stairs leading to a section of rear garden

N.B.
The auctioneers are unaware of any associated parking facilities other than permit parking.

AUCTIONEERS NOTES
1. Interested applicants are advised to satisfy themselves as to the working order of equipment or services at the property.
2. Double Glazed replacement windows

LEASE
We understand that the lease was originally for a term of 99 years from 1993

GROUND RENT
To be verified - please see legal pack

VIEWING
By arrangement with the Auctioneers

JOINT AUCTIONEERS
Horizon Estate Agents



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

LOT 17

FREEHOLD DETACHED BUILDING COMPRISING VACANT SHOP WITH YARD AND GROUND RENTS SECURED UPON TWO LONG LEASE FIRST FLOOR FLATS

14 Corringham Road, Stanford Le Hope, Essex, SS17 0AH

This two storey detached property comprises a ground floor vacant shop which was previously used as a restaurant and takeaway, together with rear parking and a gated yard with workshop.



GUIDE PRICE: £60,000

Also included are two self-contained first floor flats, sold on long leases producing a ground rent income of £100.00 per annum.

There is a side driveway which gives access to the rear of the building and adjoining properties have right of way as a shared rear loading area. The shop is in a poor state of repair and requires a complete overhaul.

It is considered that there may be potential for change of use to A1 (shops) or A2 (Finance & Professional Services) subject to the necessary planning consents being obtained.

Accommodation with approximate measurements
Shop - 44' x 19'
Rear Workshop 663 sqft GIA
& Gated site area 1,453 sq ft GEA

FIRST FLOOR

We understand from Land Registry Title extracts that the accommodation is arranged to provide Flats known as 14a & 14b, both sold on 99 year leases from 2008.

Restrictions, Easements or Rights of Way
Please refer to the legal pack for more information

PLANNING

All interested parties are advised to carry out their own

investigations with regards to any planning issues by contacting the relevant local authority:

Thurrock District Council
Development Control, Strategic Planning & Delivery, Civic
Offices, New Road, Grays, Essex, RM17 6SL
Telephone: 01375 652291
Email: development.control@thurrock.gov.uk

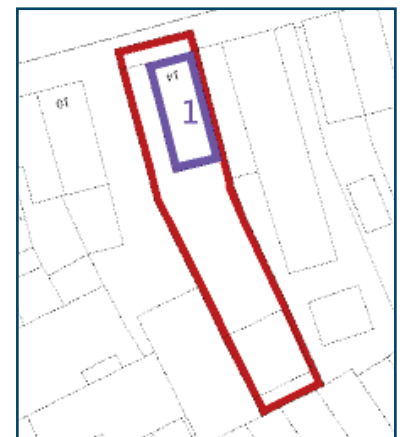
NB. The auctioneers have not inspected the first floor flats.

VIEWING

By arrangement with the auctioneers

**Currell
Chartered Surveyors**

309 Upper Street,
London,
N1 2TU
020 7704 7512



LOT 18

COMMERCIAL INVESTMENT – FREEHOLD SHOP PREMISES AND REAR STORAGE PRODUCING £7,800 PER ANNUM WITH LARGE VACANT TWO BEDROOM FLAT ABOVE.

771 Southchurch Road, Southend-on-Sea, Essex, SS1 2PP

Located in a busy trading position in Southchurch Road, close to the junction with Hamstel Road and Lifstan Way is this two storey commercial premises, which has been let to the same business for more than 20 years. There is shared cobbled driveway, giving access to rear parking and additional two storey garaging/workshop, currently used by the tenant of the shop.



GUIDE PRICE: £225,000

On the first floor there is a large, two-bedroom flat which is currently vacant but was previously let for £650.00 PCM. It is considered that the accommodation could be divided further to provide additional bedrooms, subject to obtaining the usual planning consents from the local authority.

ACCOMMODATION

Shop Front 14'8 x 11'9
Rear Shop area 15'4 x 14'10
Lobby area 6'11 x 7
WC facilities
Outside storage 11'6 x 10'9

FIRST FLOOR FLAT

Lounge 11'5 x 10'9
Kitchen 11'4 x 8'10
Long Hallway 23'11
Bathroom 8'10 x 7'9
Bedroom One 19'8 x 10'4 expanding to 13'10
Bedroom Two 22'7 x 11'2 expanding to 14'5

TENURE

Freehold

LEASE

We understand that the shop and storage areas are let on a verbal agreement and all interested parties should make their own investigations as to the regularisation of the occupancy.

RENT RESERVED
£7,800 per annum

VIEWING

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

JOINT AUCTIONEERS
Ocean Residential



116 Hamlet Court Road
Westcliff-on-Sea
Essex SS0 7LP
01702 430 416

LOT 19

FIVE BEDROOM FIRST AND SECOND FLOOR FLAT WITH NEW LEASE AND FURTHER POTENTIAL FOR CONVERSION

63 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7EY

Located above an established shopping parade in Hamlet Court Road, within walking distance of Westcliff Station and close to local amenities, this split level flat offers considerable accommodation and would be suitable for investors and buy to let purchasers.



GUIDE PRICE: £125,000

It is considered that the accommodation could be sub-divided to provide two self-contained flats, subject to the usual planning consents being obtained.

We understand from the seller that a new 125 or 199 year lease will be granted but all interested parties should refer to the legal pack for more information.

Accommodation and approximate measurements
Access via separate street entrance to first floor.
Access via separate doors to both floors from pedestrian access to the rear.

First Floor

Living Room 14'8 x 14'10
Kitchen/Diner 16'2 x 13'10
Bedroom Four 14'3 x 15'6
Bedroom Five 8'8 x 17'
Bathroom/WC

Second Floor

Bedroom One 14'10 x 15'
Bedroom Two 13'10 x 10'6
Bedroom Three 17'4 x 8'7
Bathroom/WC

N.B. Gas Central Heating (not tested)
Mostly replacement double glazed windows.

TENURE

Leasehold, subject to a new lease.

GROUND RENT

To be advised

Viewing

By appointment with the Auctioneers



LOT 20

UPON INSTRUCTIONS FROM THE EXECUTOR: FREEHOLD VACANT DETACHED TWO OR THREE BEDROOM BUNGALOW WITH GARAGE

102 Flemming Crescent, Leigh-on-Sea, Essex, SS9 4HS

This vacant detached bungalow is located off Elmsleigh Drive and only a short distance from both Blenheim & Belfairs Park. It is considered that the bungalow requires some light refurbishment but offers excellent accommodation suitable for investors or owner-occupiers. The property has been extended to the rear and there is off street parking to the front.



GUIDE PRICE: £180,000

ACCOMMODATION

Hallway
Room 1 10' x 14' into bay
Room 2 9'11 x 12'1
Room 3 9'11 x 11'11
Room 4 10' x 11'11
with shower room and WC
Kitchen 8'4 x 7

N.B.
Gas Central Heating
Replacement double
glazed windows

TENURE
Freehold

EXTERIOR

Rear Garden Plot 44' x 39'
Attached Garage

VIEWING

By appointment with the
Auctioneers

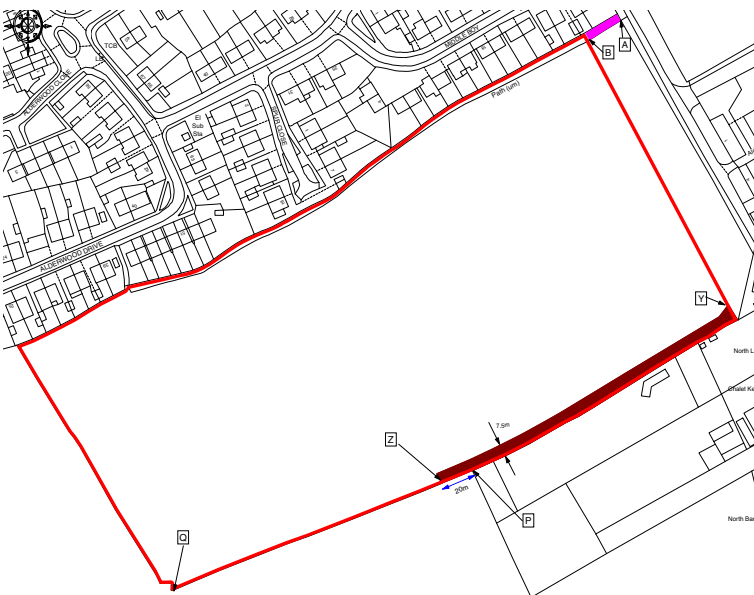


LOT 21

OVER 15 ACRES OF AGRICULTURAL LAND IN GREEN BELT AREA

Land at New Farm Drive, Abridge, Essex, RM4 1BS

This block of agricultural arable land is located in close proximity to the village of Abridge, Essex. The land is accessed via New Farm Drive by a right of way.



GUIDE PRICE: £200,000

TENURE

The land is sold Freehold with vacant possession, together with the right for the occupier to harvest crops in a timely manner.

Restrictive Covenants, Easements and rights of way. Please refer to the legal pack for more information.

AUCTIONEERS NOTE:

We understand that there is an overage clause, please refer to the legal pack for more information.

VIEWING

An open site and viewing is accepted during daylight hours provided you have a copy of this catalogue.

JOINT AUCTIONEERS
Whirledge & Nott

**WHIRLEDGE
& NOTT**
CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

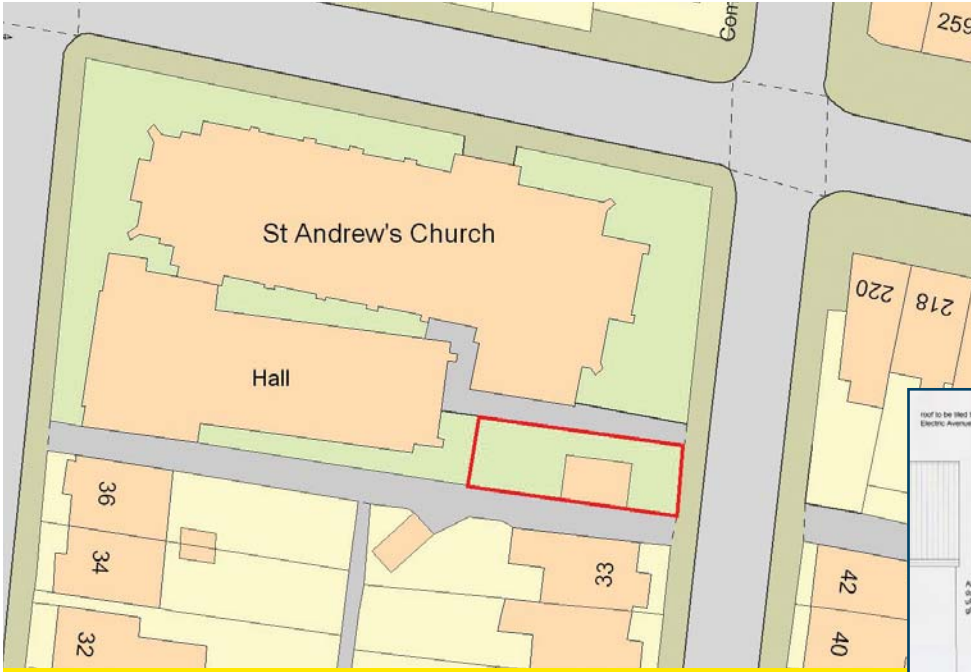
The Black Barn
Lubards Lodge Farm
Hullbridge Road
RAYLEIGH
Essex SS6 9QG
Tel: 01268 783377

LOT 22

BUILDING PLOT - FULL PLANNING CONSENT APPROVAL FOR NEW RESIDENTIAL DETACHED DWELLING AS TWO SELF-CONTAINED FLATS

Land at St Andrews Church, Westborough Road, Westcliff-on-Sea, Essex, SS0 9PR

Situated at the junction between Electric Avenue and Southview Drive and within the grounds of the church is this 60' by 20' approximate plot with full planning consent approval for a detached dwelling, consisting of ground and first floor one bedroom flats. Under the permission granted, each flat has a living/kitchen area, centrally located bathroom and allocated parking space.



GUIDE PRICE: £70,000

PROPOSED ACCOMMODATION

From the plans, the accommodation is approximately measured as follows:

Lounge/Kitchen area 4.86m x 4.20m (15'9" x 13'2")

Bedroom 3.86m x 3.46m (12'6" x 11'3")

Total living accommodation each flat approx 300 sqft.

It is considered to have excellent potential for investors & developers, looking for a buy to let opportunity or as a small one-off project for a builder.

PLANNING

Under application no. 11/00152/FUL dated 19th April 2011 the proposal is to "demolish timber building and erect two self contained flats and form two parking spaces adjacent to church"

LOCAL AUTHORITY

Southend-on-Sea Borough Council

Planning: 01702 215 004 planning@southend.gov.uk

N.B. All interested parties are to make their own investigations regarding planning proposal, consents, drawings, plans and other documentation either contained within these details or obtained from the local authority's planning portal website.

VIEWING

Open Site



LOT 23

**FREEHOLD DETACHED FOUR BEDROOM CHALET BUNGALOW WITH
DETACHED GARAGE TO REAR**

268 Ashingdon Road, Rochford, Essex, SS4 1TQ

This two storey chalet bungalow is located on the east side of Ashingdon Road and is convenient to local shopping, bus routes and approximately a mile from Rochford mainline railway station.



GUIDE PRICE: £175,000

The property does require some light refurbishment works however it is considered to be an ideal buy to let opportunity or even for owner-occupation.

ACCOMMODATION

Ground Floor
Entrance Hall
Ground floor Cloakroom/Utility Room
Living Room 23'5 x 11'11
Dining Area/Bedroom 4 12'2 x 11'11
Kitchen 11'3 x 9'
Bedroom Three 9'9 x 9'11
Front Garden
Rear Garden measures approximately 40' x 24' with block drive, gate access to:
Detached Garage

FIRST FLOOR

Bedroom One 19'9 x 14'4
Bedroom Two 12'9 x 6'10
Bathroom, shower and WC 12'7 x 9'3

N.B.
Gas Central Heating

TENURE
Freehold

VIEWING
By appointment with the Auctioneers



LOT 24

**FREEHOLD DETACHED THREE BEDROOM CHALET BUNGALOW
WITH ATTACHED GARAGE**

11 North Crescent, Prittlewell, Southend-on-Sea, Essex, SS2 6TH

This two storey detached chalet bungalow is located in an established residential turning turning off Feeches Road, close to local shopping and within easy reach of Prince Ave A127. The property benefits from having an attached garage and also off street parking.



GUIDE PRICE: £150,000

The property does require some light refurbishment works however it is considered to be an ideal buy to let opportunity or even for owner-occupation.

ACCOMMODATION

Ground Floor
Entrance Hall
Living Room 18'9 x 10'10
Dining Area 9'7 x 8'6
Kitchen 8'5 x 12'4
Bedroom Three 9'10 x 9'9
Second reception/Further guest bedroom 11'10 x 9'9
Rear garden measuring approximately 50' in length.
Attached Garage 19'1 x 7'5

FIRST FLOOR

Front Bedroom One 12'1 x 15'4
Bedroom Two 11'10 x 16'7 into recess with eaves storage space
Bathroom with shower and WC

N.B.
Gas Central Heating

TENURE
Freehold

VIEWING
By appointment with the Auctioneers

LOT 25

FREEHOLD VACANT END TERRACE FIVE BEDROOM TOWNHOUSE WITH FULL PLANNING CONSENT FOR CONVERSION INTO TWO SELF-CONTAINED FLATS

1 Bowbank Close, Shoeburyness, Essex, SS3 9AU

This late 1980's built three-storey townhouse is located in a cul-de-sac turning, with good access to bus services and local shopping in Shoeburyness. Overall, the house offers good size family accommodation, with integral garage, off street parking and rear garden.



GUIDE PRICE: £155,000

The property is being sold with the added benefit of full planning consent approval to convert into two self-contained flats, thus providing an opportunity to improve the chances of obtaining maximum rental income. Therefore, it is considered ideal for investors, builders or developers or owner-occupiers.

EXISTING ACCOMMODATION

Ground Floor
Entrance Hall
Integral Garage
Cloakroom/WC
Living Room 12'2 x 14'6

Access to rear garden

First Floor
Landing
Kitchen 8'2 x 12'9
Bedroom 7' x 8'3
L-shaped Bedroom 7'9 x 6'3
plus 8'3 x 12'5

N.B. The property benefits from double glazed windows and gas central heating (not tested)

SECOND FLOOR

Landing
Bathroom/WC
Bedroom One 8'8 x 14'6
Bedroom Two 8'3 x 10'10
Bedroom Three 6'11 x 5'11

The proposed conversion will create:

Ground floor: One bedroom flat with en suite shower, lounge/kitchen, access to rear garden and one parking space

First and second floors: Two bedroom split level flat with bathroom/WC, kitchen, living room, dining room, study/spare bedroom and one parking space

PLANNING

Full planning consent was given on 30/11/2010 under application no. 10/01844/FUL to "Convert dwelling house into two self-contained flats, alter front elevation and widen existing vehicular access onto Bowbank Close". For more information regarding plans and notices please refer to the local authority:

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

Tel: 01702 215 5000

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

LOT 26

**UPON INSTRUCTIONS FROM SOUTHEND BOROUGH COUNCIL:
LOCALLY LISTED FREEHOLD DETACHED HOUSE IN SHOEBURNESS
WITH DEVELOPMENT POTENTIAL**

Cambridge House, 121 Ness Road, Shoeburness, Essex, SS3 9ES

This two storey detached former MOD residence is currently derelict and requires extensive remedial work, having been a vacant for many years. It is situated on the eastern side of Ness Road, within easy reach of local facilities and close proximity to Shoeburness C2C mainline station.



GUIDE PRICE: £150,000

However, it is also considered there may be potential for re-development of the site, subject to the necessary consents being obtained. Interested applicants are advised to make their own investigations with the local authority:
Southend Borough Council
Planning, Development & Building Control Tel: 01702 215004

EXISTING ACCOMMODATION

Currently unknown but believed to have originally been 4 bedrooms on the first floor with three reception rooms on the ground floor totaling over 2000 sq feet NIA.

EXTERIOR

The site has an area of approximately 600sq meters.

Restrictive covenants, easements and rights of way
Please refer to the legal pack for more information.

AUCTIONEERS NOTE:

Although the property is not nationally listed, it is locally listed to preserve the exterior of the dwelling.

VIEWING:

The dwelling is designated as dangerous structure; therefore access to the site will be extremely limited. Viewing of the site will be at the risk of the enquirer and the Auctioneers nor the sellers accept any responsibility for any damage, injury or accident.



TELEPHONE/PROXY BID FORM

PLEASE COMPLETE AND RETURN THE ATTACHED PROXY BID FORM TO THE AUCTIONEER'S OFFICE.

THE TELEPHONE NUMBER FOR TELEPHONE BIDS
(ONLY BY PRIOR ARRANGEMENT) IS
07775 708881

OUR STAFF WILL ALSO BE AVAILABLE ON THIS NUMBER FOR URGENT ENQUIRIES IMMEDIATELY BEFORE, DURING AND SHORTLY AFTER THE AUCTION.

WE STRONGLY RECOMMEND THAT BIDDERS SHOULD PERSONALLY ATTEND THE AUCTION, HOWEVER, IF THEY ARE UNABLE TO DO SO THEY MAY TAKE ADVANTAGE OF THE FACILITY TO BID BY TELEPHONE OR BY PROXY. PROXY BIDS ARE ACCEPTED UPON THE FOLLOWING TERMS AND CONDITIONS:

The bidder must complete a separate authority form for each Lot involved, and provide a banker's draft, solicitor's clients account cheque or cheque signed by a Building Society, for 10% of the maximum amount of the bid for each Lot or £2,000 whichever is the greater.

If a personal cheque is used, this MUST be in the hands of the Auctioneers five working days prior to the auction to enable the cheque to be express cleared. With proxy bids, if the property is purchased at a figure less than the amount of the bid, the payment will be used in full as the deposit.

With a telephone bid, if the property is purchased at a higher price than stated then a balancing amount from the purchaser will be required to make the deposit the full 10%. This is required within 24 hours of the auction. If the purchase price is less than the amount of the bid then the payment will be used in full as the deposit.

In the event that the bidder is unsuccessful, the full amount of the deposit will be promptly refunded.

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.

The form must be sent, or delivered to, Dedman Gray Auctions Limited, 103 The Broadway, Thorpe Bay, Essex, SS1 3QH, to arrive by 1.00pm on the day of the Auction. It is the bidder's responsibility to check that the form is received by Dedman Gray Auctions Limited, and this can be arranged by telephoning the office.

The bidder shall be deemed to have read the particulars of the relevant Lot in the catalogue and the General and Special Conditions of Sale. The bidder shall be deemed to have taken all necessary professional and legal advice, and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot.

In the case of telephone bids, at about the time that the Lot comes up for auction, attempts will be made to contact the bidder by telephone and if successful, the bidder may then compete in the bidding up to the maximum of the amount authorised in the completed authority form.

In the event that the telephone link is not established, or breaks down, or there is any confusion or disruption, Dedman Gray Auctions Limited will bid/continue to bid on behalf of the bidder up to the maximum of the authorisation.

In the case of written bids, Dedman Gray Auctions Limited staff will compete in the bidding up to the maximum of the authorisation. Dedman Gray Auctions Limited reserves the right not to bid on behalf of telephone/ written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, or for any reason whatsoever, and gives no warranty or guarantee that a bid would be made on behalf of the bidder and accept liability.

In the event that the telephone/written bid is successful the auctioneer will sign the Memorandum of Sale on behalf of the bidder (a Contract would have been formed on the fall of the hammer).

In the event of a Contract, a deposit monies will be applied so far as necessary to meet the requirement for 10% deposit (minimum £2,000) and the balance of the deposit (if any) will be returned promptly to the bidder.

In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.

Once delivered to the Auctioneers, the authority to bid is binding on the bidder up to 6.00pm on the following day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post Auction where the bidding has not reached the reserve.

The authority may only be withdrawn by notification in writing delivered to Dedman Gray Auctions Limited at their office by 1.00pm before the start of the Auction on the day the Lot is offered or by delivery into the hands of the Auctioneer in the Auction room half-an-hour before the start of the Auction. It is the bidder's responsibility to obtain a receipt on a copy of the withdrawn notification signed by a representative of Dedman Gray Auctions Limited.

BIDDING BY TELEPHONE OR PROXY

Contact Name: _____

Contact Tel No. _____

I/we authorise your firm to bid on my/our behalf

For Lot _____ in your auction on _____

Up to a maximum of £ _____

I/we would like to arrange to bid by telephone

On Lot _____ in your auction on _____

I/we enclose bankers drafts/solicitors clients account cheque/ Building Society cheque for 10% of the purchase price or £2,000* and authorise you to exchange contracts on my/our behalf in the event the Lot is knocked down to me/us at the price indicated above or the highest bid whichever is the lower. You are authorised to sign the contract on my/our behalf.

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.

* Whichever is the greater.

Solicitors/Licensed Conveyancer will be:

Name _____

Address _____

Telephone _____

Fax _____

Date _____

If the person signing is not the bidder the signatory warrants that authority has been given by the bidder.

Name of Purchaser _____

Address _____

Telephone _____

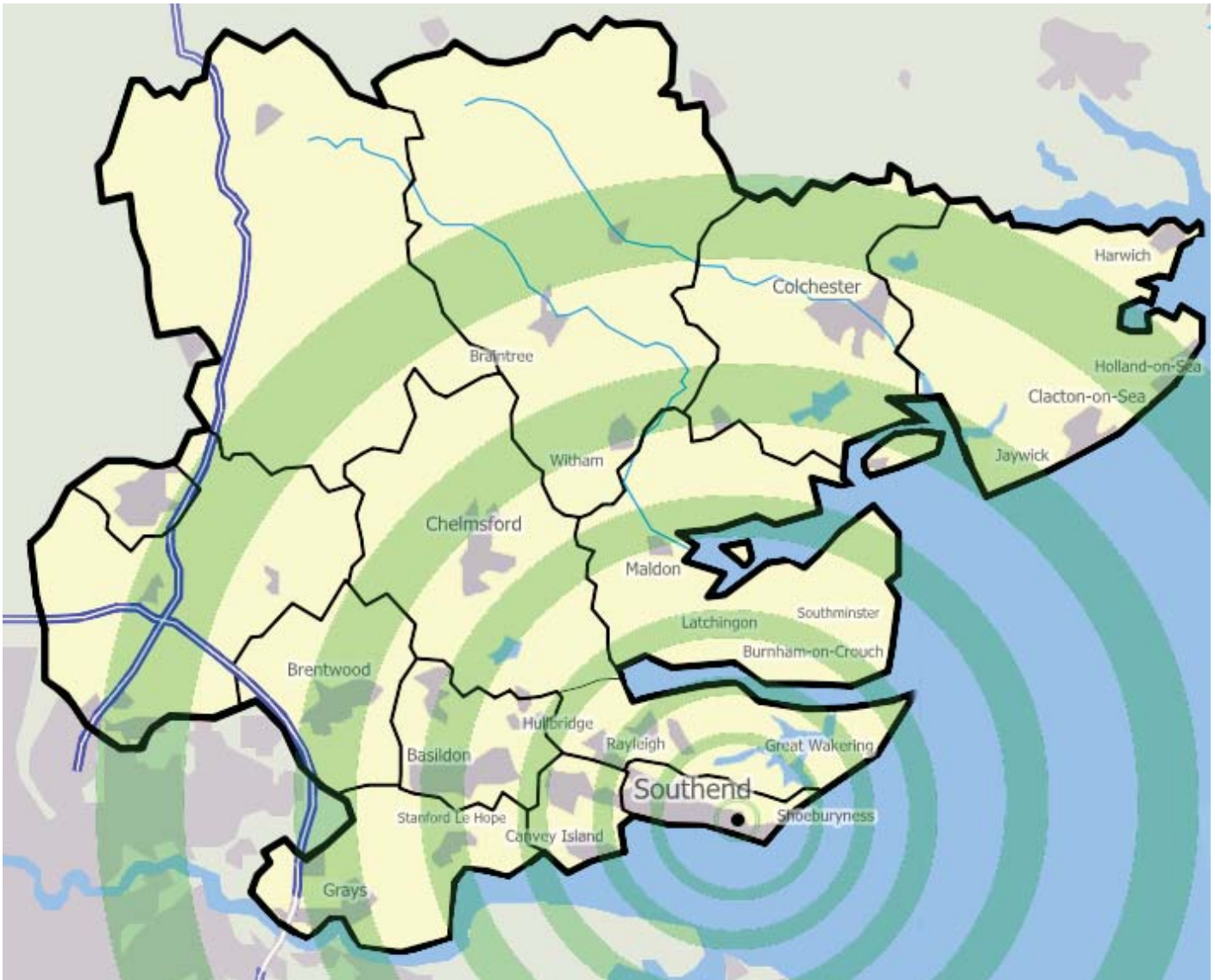
Fax _____

Signature _____

**DEDMAN
GRAY**

Auction

Call us **TODAY** to arrange for an auction valuation of your property or land.



**EXTENSIVELY
PROMOTED BY
CATALOGUE AND
ONLINE**

**RADIO ADVERTISING
REACHING 50,000
POTENTIAL BUYERS
EACH WEEK**

**FAST SALES, QUICK
COMPLETIONS AND
GUARANTEED
FUNDS**

01702 311010

Email: auction@dedmanauctions.com





Future Auction Dates

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

Tel: 01702 311010

www.dedmangray.co.uk

Directions to The Cliffs Pavilion

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

