

AUCTION VENUE
The Cliffs Pavilion

**DEDMAN
GRAY**

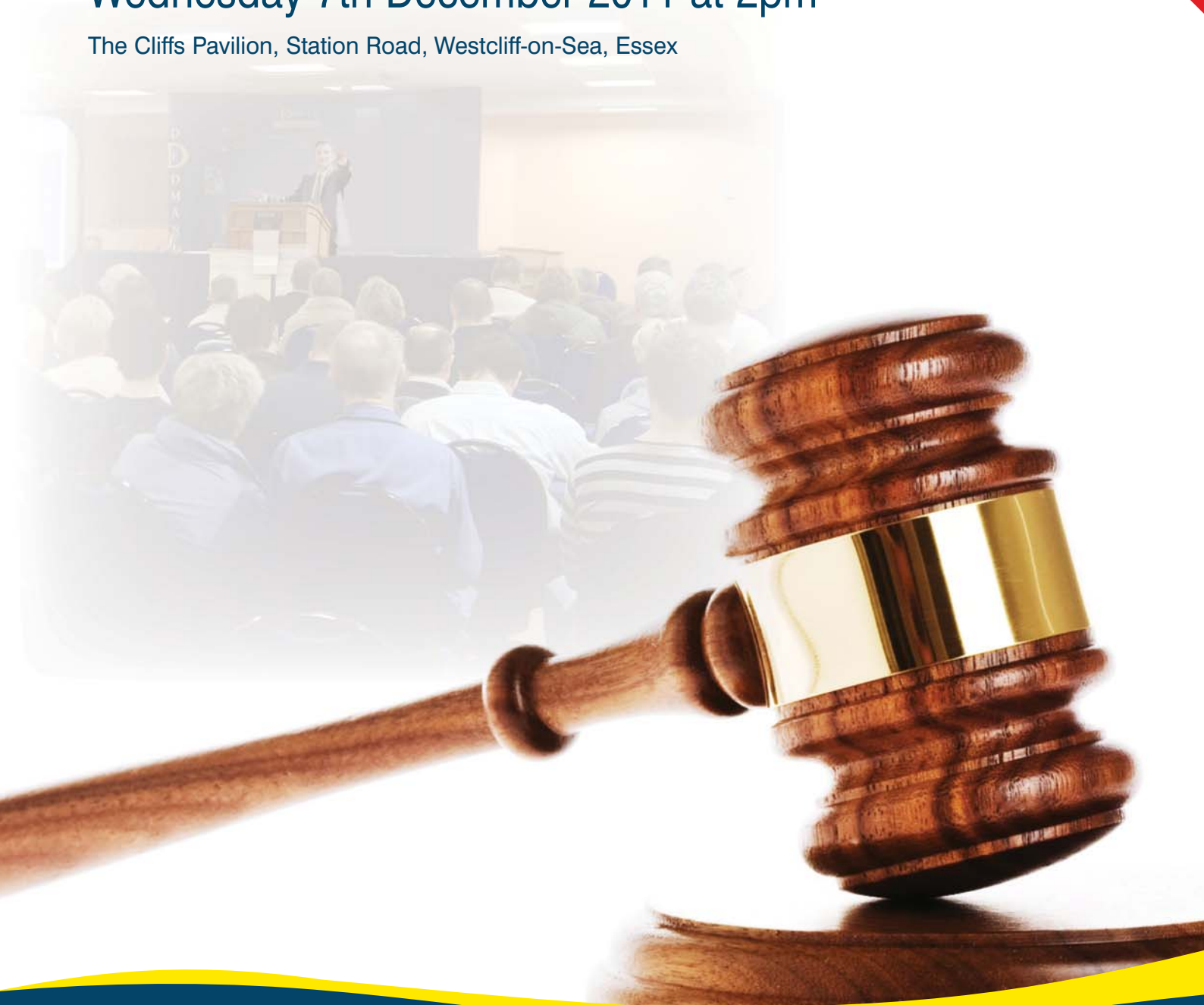
Auction

The Land & Property

Auction

Wednesday 7th December 2011 at 2pm

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



www.dedmangray.co.uk

LAST AUCTION RESULTS

Results of Auction held:

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

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	13 Shakespeare Drive, Westcliff-on-Sea, Essex, SS0 9AA Sold Prior to auction, for an undisclosed amount.	SOLD	£115,000
2	Flat C, 50 Brightwell Avenue, Westcliff-on-Sea, Essex, SS0 9EE	SOLD	£58,000
3	32A Ilfracombe Road, Southend-on-Sea, Essex, SS2 4PB	Available	£85,000
4	70 Lincoln Road, Basildon, Essex, SS14 3RB	Withdrawn	
5	73 Lincoln Road, Basildon, Essex, SS14 3RB	Withdrawn	
6	74 Lincoln Road, Basildon, Essex, SS14 3RB	Withdrawn	
7	75 Lincoln Road, Basildon, Essex, SS14 3RB	Withdrawn	
8	76 Lincoln Road, Basildon, Essex, SS14 3RB	Withdrawn	
9	67 Elderton Road, Westcliff-on-Sea, Essex, SS0 8AG	Withdrawn	
10	The Danube, 10 Lawn Avenue, Southend-on-Sea, Essex, SS2 4BX	SOLD	£153,000
11	71 Coleman Street, Southend-on-Sea, Essex, SS2 5AW	SOLD	£95,000
12	19 Vansittart Street, Harwich, Essex, CO12 3HZ	Available	£59,000
13	Land adj 43 Main Road, Little Leighs, Chelmsford, Essex, CM3 1NB	SOLD	£25,000
14	Land at St. Teresa's Close, Basildon, Essex, SS14 1SW	SOLD	£6,000
15	Land at Park Gardens, Hockley, Essex, SS5 4HF	Available	£25,000
16	140B Carlton Avenue, Westcliff-on-Sea, Essex, SS0 0QQ	Available	£75,000
16A	57A Heygate Avenue, Southend-on-Sea, Essex, SS1 2AN	SOLD	£77,000
17	14 Corringham Road, Stanford-le-Hope, Essex, SS17 0AH	SOLD	£50,000
17A	Unit 4, Imperial Park, Towerfield Road, Shoeburyness, Southend-on-Sea, Essex, SS3 9QT	SOLD	£60,000
18	771 Southchurch Road, Southend-on-Sea, Essex, SS1 2PP	Available	£175,000
19	63 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7EY	Withdrawn	
20	102 Flemming Crescent, Leigh-on-Sea, Essex, SS9 4HS	SOLD	£150,000
21	Land at New Farm Drive, Abridge, Romford, Essex, RM4 1BS	SOLD	£230,000
22	Land at St Andrews Church, Westborough Road, Westcliff-on-Sea, Essex, SS0 9PR	Withdrawn	
23	268 Ashingdon Road, Rochford, Essex, SS4 1TQ	SOLD	£165,000
24	11 North Crescent, Southend-on-Sea, Essex, SS2 6TH	SOLD	£174,000
25	1 Bowbank Close, Shoeburyness, Southend-on-Sea, Essex, SS3 9NU	SOLD	£135,000
26	Cambridge House, 121 Ness Road, Shoeburyness, Southend-on-Sea, Essex, SS3 9ES	SOLD	£195,000
TOTAL REALISATION			£1,688,000

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

The next Dedman Gray Property Auction is to be held on: **8TH FEBRUARY 2012**

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

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

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	75 Lincoln Road, Basildon, Essex, SS14 3RD	£40,000 plus
2	134 & 136 Fleetwood Avenue, Westcliff-on-Sea, Essex, SS0 9RF	£6,000
3	Land at Murthing Lane, Navestock, Romford, Essex, RM4 1HL	£350,000 plus
4	135A Leighton Avenue, Leigh-on-Sea, Essex, SS9 1PZ	£145,000 plus
5	45 Eastern Esplanade, Southend-on-Sea, Essex, SS1 2ES	£190,000 plus
6	7 Glenhurst Mansions, Southchurch Road, Southend, Essex, SS1 2NR	£70,000
7	70 Lincoln Road, Basildon, Essex, SS14 3RD	£60,000 plus
8	73 Lincoln Road, Basildon, Essex, SS14 3RD	£60,000 plus
9	86 Electric Avenue, Westcliff-on-Sea, Essex, SS1 2DX	£140,000 plus
10	5 Darby Close, Purfleet, Essex, RM19 1AT	£245,000 plus
11	771 Southchurch Road, Southend-on-Sea, Essex, SS1 2PP	£175,000
12	74 Lincoln Road, Basildon, Essex, SS14 3RD	£60,000 plus
13	76 Lincoln Road, Basildon, Essex, SS14 3RD	£60,000 plus
14	135 York Road, Southend, Essex, SS1 2DX	£170,000 plus
15	Flat 2A Ravenroyde, 33 Clifftown Parade, Southend-on-Sea, Essex SS1 1DL	£95,000
16	184 Rochford Road, Prittlewell, Southend-on-Sea, Essex SS2 6TL	£140,000

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

8th February 2012 – Closing date for entries 18th January 2012

**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 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.

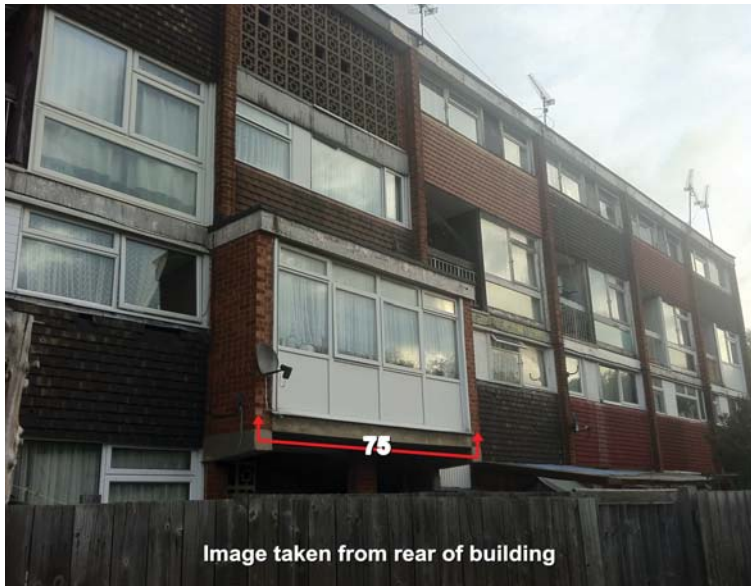


Image taken from rear of building

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 appointment with the Auctioneers

JOINT AUCTIONEERS



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

LOT 2

FREEHOLD GROUND RENT INVESTMENT SECURED ON TWO FLATS

134 & 136 Fleetwood Avenue, Westcliff-on-Sea, Essex, SS0 9RF

This ground rent investment is located just off Fairfax Drive, Westcliff-on-Sea and is convenient for local shopping in London Road and a short distance from Chalkwell Park.



GUIDE PRICE: £6,000

TENURES
First and second floor flat - 134 Fleetwood Avenue
The lease was for an original term of 99 years from 14th July 1982, which was subsequently surrendered and renewed for a further term of 150 years from 10th March 2011 at a ground rent of £150.00 per annum

Ground floor flat - 136 Fleetwood Avenue
Held on an original 99 year lease from 1st January 1972 at a ground rent of £30.00 per annum, with reversion in 2071.

AUCTIONEERS NOTE
Section 5(B) notices under the Landlord & Tenant Act have been served on the leaseholders.

THUS PRODUCING AN INCOME OF
£180.00 per annum

N.B.
The landlord has a duty to maintain and insure. The Auctioneers have not inspected internally.

LOT 3

APPROXIMATELY 34.9 ACRES OF FREEHOLD GREEN BELT LAND IN THREE SECTIONS OFFERED AS ONE LOT

Land at Murthing Lane, Navestock, Romford, Essex, RM4 1HL

These vacant parcels of land are situated between the semi-rural villages of Navestock and Stapleford Abbots but still within a short driving distance of Romford Town Centre. The majority of the land extends to approximately 34 acres (STLS) with agricultural use, together with a parcel of land including a dilapidated barn.



GUIDE PRICE: £350,000 PLUS

Land Titles included
EX546028 – main section of agricultural land
EX823030 – 3 sections of land including Barn area
EX823597 – 2 sections of land

Brentwood Borough Council, Town Hall, Ingrave Road, Brentwood, Essex CM15 8AY
enquiries@brentwood.gov.uk
Telephone: 01277 312500

It is considered that the barn could be renovated to provide attractive family accommodation, subject to obtaining the usual planning consent approval.

RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY
We understand there are restrictions with the land, please read the legal pack for further information.

PLANNING

We advise all interested parties to make further investigations regarding planning to the local authority, which we understand is:

VIEWING

By appointment with the Auctioneers

LOT 4

LEASEHOLD VACANT TWO BEDROOM MAISONNETTE WITH BUY TO LET POTENTIAL

135A Leighton Avenue, Leigh-on-Sea, Essex, SS9 1PZ

Situated south of the London Road, within a couple of minutes of Leigh Broadway, and half a mile of Chalkwell station, is this spacious first and second floor split level maisonette. It is considered to have excellent buy to let potential, where rental levels in this area regularly achieve between £650-750 per calendar month.



GUIDE PRICE: £145,000 PLUS

ACCOMMODATION

Communal entrance – separate door to:

FIRST FLOOR

Lounge 17'3 x 10'11 into bay
Kitchen/Diner 14'11 x 8'9 widening to 10'11
Bedroom 2 6'10 x 7'8
Bathroom with separate WC

SECOND FLOOR

Main bedroom 14'11 x 12'2
Eaves recess 12'6 x 4'1

N.B.

Gas central heating
Double Glazing

TENURE

Leasehold

LEASE

To be verified – please check the legal pack for further details.

GROUND RENT

We understand the ground rent to be £50.00 per annum, please check the legal pack for further details.

VIEWINGS

By appointment with the Auctioneers

LOT 5**FREEHOLD VACANT GRADE II LISTED TWO BEDROOM FISHERMANS COTTAGE WITH SEA VIEWS****45 Eastern Esplanade, Southend-on-Sea, Essex, SS1 2ES**

Situated within 10 mins walk of the main seafront leisure activities and Southchurch Park, this three storey Victorian cottage has retained many original features and affords views over the Thames Estuary. It is considered to be an unusual auction lot and also a good opportunity for investors, buy to let purchasers and even owner-occupiers.

**ACCOMMODATION****UPPER STREET LEVEL**

Entrance Hall
Lounge 21'11 x 12'10
narrowing to 11'4

LOWER LEVEL

Dining area 16'4 x 11'2
Kitchen 11'4 x 9'5

FIRST FLOOR

Bedroom 1 11'5 x 12'10
Bedroom 2 8'11 x 10'1
Bathroom/WC 6'4 x 10'

EXTERIOR

Rear Garden

TENURE

Freehold

AUCTIONEERS NOTE

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest: List Entry Number: 1322330

VIEWING

By appointment with the Auctioneers

**GUIDE PRICE: £190,000 PLUS****LOT 6****LEASEHOLD TWO BEDROOM PURPOSE BUILT FLAT LET ON AN ASSURED SHORTHOLD TENANCY****7 Glenhurst Mansions, Southchurch Road, Southend, Essex, SS1 2NR**

This second floor two bedroom flat is located close to local shops in Southchurch Road and within easy reach of Southend Town Centre, being only a short walk from both Southend East and Southend Victoria Rail stations. It is considered that the property would be suitable for buy to let purchasers and investors.

**ACCOMMODATION**

Lounge 14'1 x 12'9
Kitchen 9'10 x 8'6
Bathroom/WC
Bedroom 1 12'8 x 12'5
Bedroom 2 7'4 x 8'7
Fire Escape access to rear

N.B.

Double Glazed
Gas central heating

TENANCY

The property is let on an Assured Shorthold Tenancy from 27th June 2011 for a term of 12 months at a rent of £500.00

RENT RESERVED
£6,000 per annum

LEASE

We understand that the lease was originally for a term of 90 years from 25th December 1956.

GROUND RENT

Please refer to the legal pack for further information

SERVICE CHARGE

Please refer to the legal pack for further information

VIEWINGS

By appointment with the Auctioneers and courtesy of the tenant

GUIDE PRICE: £70,000

LOT 7

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 appointment 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: 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 appointment with the Auctioneers

JOINT AUCTIONEERS



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

LOT 9**FREEHOLD VACANT THREE BEDROOM TERRACE HOUSE WITH BUY TO LET POTENTIAL****86 Electric Avenue, Westcliff-on-Sea, Essex, SS1 2DX**

This two storey terraced house is located in a popular residential turning between Fairfax Drive and Westborough Road, within easy reach of local shopping and Southend town centre. Although there is some light refurbishment and modernisation required, it is considered that once the improvements are completed, this would present an excellent opportunity for buy to let purchasers, investors and even owner-occupiers.



ACCOMMODATION
Ground Floor
Lounge 15'6 x 11'6
Dining Room 13'2 x 9'
Kitchen area 13'6 x 6

VIEWING
By appointment with the Auctioneers

JOINT AUCTIONEERS

FIRST FLOOR
Bedroom 1 13' x 10'2
Bedroom 2 13'2 x 10'6
Bedroom 3 7'7 x 6'6
Shower room with WC

Duncan

Messrs T H Duncan & Co
797 London Road
Westcliff-on-Sea
Essex SS0 9SY
Tel: 01702 476 184

EXTERIOR
Rear garden 45' in length approximately

N.B.
Gas central heating

TENURE
Freehold

GUIDE PRICE: £140,000 PLUS

LOT 10**FREEHOLD VACANT NEWLY BUILT FOUR BEDROOM DETACHED HOUSE IN PRIVATE DEVELOPMENT WITH BUY TO LET POTENTIAL****5 Darby Close, Purfleet, Essex, RM19 1AT**

Located in a security gated private development, this two storey detached house was completed in January 2011 and offers an extensive range of new home features. In addition to the integral garage, there is a driveway and visitor parking. It is considered to be an exceptional buy to let opportunity, with close proximity to Lakeside shopping complex, the A13 into London and the M25/Dartford Crossing. Purfleet Rail station is located approximately 1.2 miles.



ACCOMMODATION
Bedroom 1 11'4 x 14'11
Ensuite Shower room/WC with small dressing area
Bedroom 2 14'5 x 12'5 into wardrobe recess
Bedroom 3 8'11 x 11'3
Bedroom 4 10'6 x 9'5
Family Bathroom/WC

AUCTIONEERS NOTE
Plot 2 sold in June 2011 for £300,000

N.B.
NHBC Warranty
Gas central heating
Double Glazed

GROUND FLOOR
Lounge 24'3 x 11'3
Kitchen/Diner 17'10 x 8'4
Cloakroom/WC
Integral Garage 9'6 x 17'10

TENURE
Freehold

VIEWING
By appointment with the Auctioneers

EXTERIOR
Front & rear gardens
Driveway

GUIDE PRICE: £245,000 PLUS

LOT 11

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: £175,000

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 12

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 appointment with the Auctioneers

JOINT AUCTIONEERS



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

LOT 13

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 appointment with the Auctioneers

JOINT AUCTIONEERS



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

LOT 14**FREEHOLD VACANT THREE STOREY CORNER PREMISES WITH DEVELOPMENT POTENTIAL SUBJECT TO PLANNING CONSENT****135 York Road, Southend, Essex, SS1 2DX**

Located at the corner of Cromer Road, this impressive corner property provides a superb opportunity for builders, developers and investors. It is considered that potentially the building could be converted into residential flats, bedsits, a care/nursing home or even restored as a family home, subject to planning consent approval.

**GUIDE PRICE: £170,000 PLUS**

All interested parties are advised to make their own investigations as to the planning potential by contacting the local authority:
Southend Borough Council, Planning, Development & Building Control
Tel: 01702 215004

TENURE
Freehold

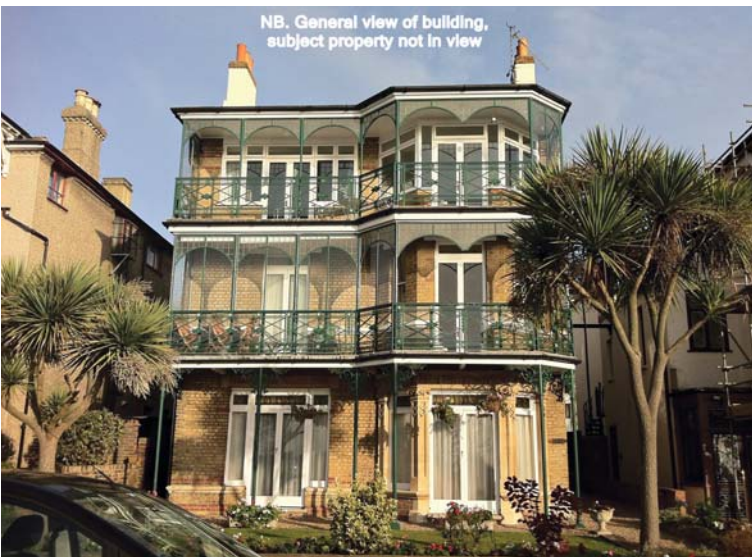
VIEWING
By appointment with the Auctioneers, accompanied viewings only.

PLEASE NOTE
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.

The accommodation is arranged over ground, first and second floor levels, including a basement and detached garage to the rear. The site boundaries are approximately 39ft frontage with an overall depth of 139ft (Promap®)

LOT 15**FIRST FLOOR ONE BEDROOM APARTMENT SUBJECT TO AN ASSURED SHORTHOLD TENANCY, OFFERED WITH A NEW LEASE****Flat 2A Ravenroyde, 33 Clifftown Parade, Southend-on-Sea, Essex SS1 1DL**

Situated in this attractive period building in the Clifftown Conservation Area is this one bedroom first floor apartment. The property is located in one of the most sought after areas of Southend, convenient for Southend High Street and Southend Central Mainline Station as well as the Seafront and promenade. Currently let on an assured shorthold tenancy, it is considered to be an excellent buy to let opportunity benefiting from a new lease.

**GUIDE PRICE: £95,000**

ACCOMMODATION
Bedroom
Bathroom/Wc
Kitchen
Lounge

RENT RESERVED
£6,300.00 per annum

EXTERIOR

LEASE
We are advised that a new lease will be created. Please read the legal pack for further information.

N.B.
Gas central heating
Double Glazed

GROUND RENT/SERVICE CHARGE
Please read the legal pack for further details, where applicable.

TENANCY
Let on an assured shorthold tenancy at a rent of £525.00 per calendar month. The tenant is currently holding over on a periodic basis

VIEWING
By appointment with the Auctioneers

LOT 16

**FREEHOLD VACANT THREE BEDROOM TERRACE HOUSE
WITH BUY TO LET POTENTIAL**

184 Rochford Road, Prittlewell, Southend-on-Sea, Essex SS2 6TL

This two storey terraced house is situated just under half a mile from Southend Airport and railway station, within easy reach of local shops and public transport. The property does require some light refurbishment, however it is considered to be an excellent buy to let opportunity, given it's proximity to local facilities.



ACCOMMODATION

GROUND FLOOR

Living room 11'4 x 17'3

Kitchen 14'8 x 8'9

Ground Floor

Cloakroom/WC

Conservatory 8'1 x 14'11

Rear garden 23'

Front garden

N.B.

Gas central heating

Double glazed

TENURE

Freehold

VIEWING

By arrangement with the

Auctioneers

FIRST FLOOR

Bedroom 1 15'10 x 9'6

into recess

Bedroom 2 11'2 x 9'7

Bedroom 3 7'9 x 8'1

Bathroom with WC

Loft access on landing

GUIDE PRICE: £140,000

ASSOCIATED AGENTS

The auction team would like to extend their thanks to the following contributors for their continued support throughout the last 12 months



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 _____

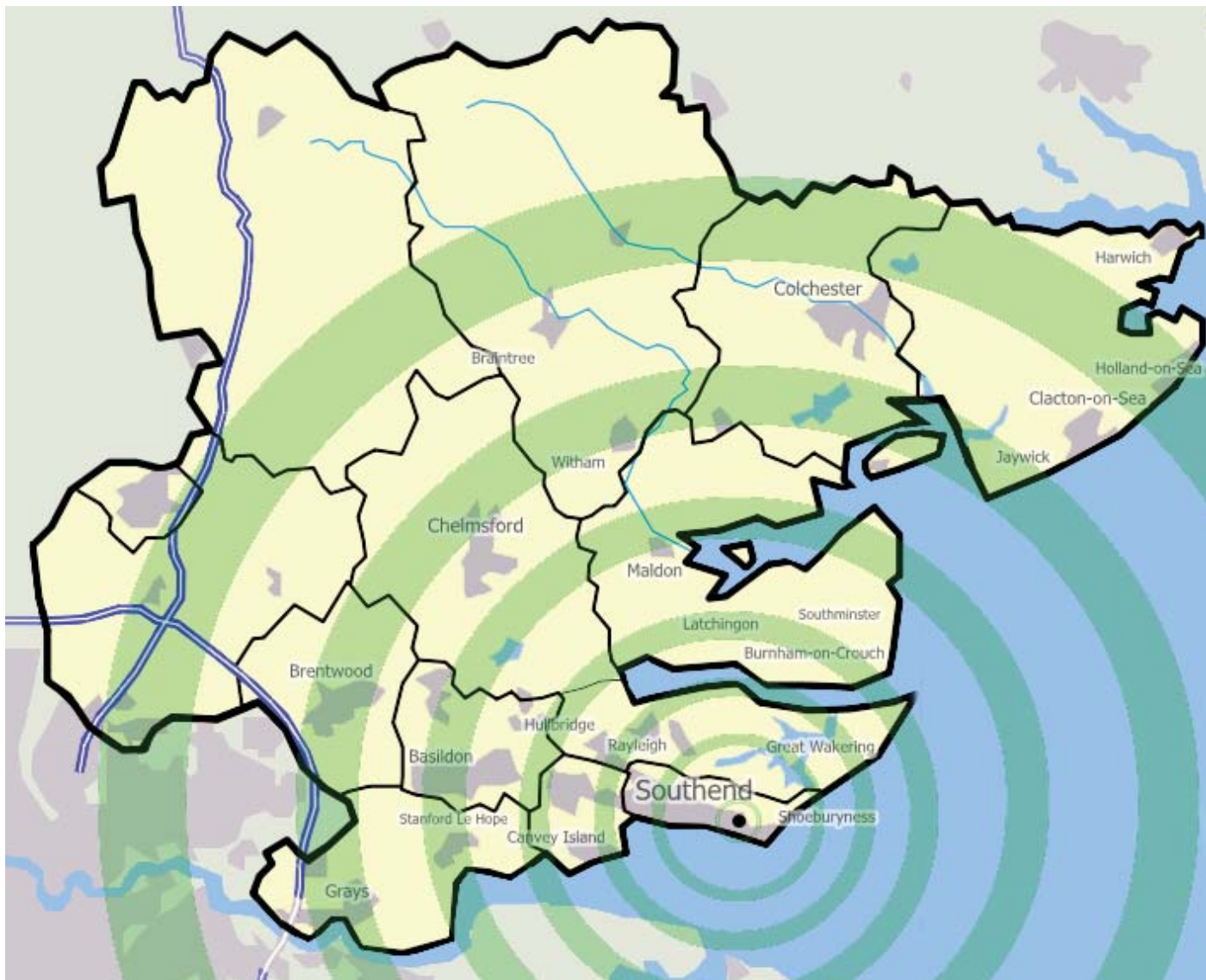
Fax _____

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

8th February 2012 (The Cliffs Pavilion, Westcliff-on-Sea)

28th March 2012 (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

