

**DEDMAN
GRAY**

Auction

The Land & Property

Auction

Wednesday 8th February 2012 at 2pm

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



www.dedmangray.co.uk

LAST AUCTION RESULTS

Results of Auction held:

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

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	75 Lincoln Road, Basildon, Essex	SOLD	£35,000
2	134/136 Fleetwood Avenue, Westcliff-on-Sea, Essex	SOLD	£8,750
3	Land at Murthering Lane, Navestock, Essex	AVAILABLE AT	£350,000
4	135A Leighton Avenue, Leigh-on-Sea, Essex	AVAILABLE AT	£145,000
5	45 Eastern Esplanade, Southend-on-Sea, Essex	AVAILABLE AT	£190,000
6	Flat 7 Glenhurst Mansions, Southchurch Road, Southend on Sea, Essex	AVAILABLE AT	£60,000
7	70 Lincoln Road, Basildon Essex	SOLD	£65,500
8	73 Lincoln Road, Basildon, Essex	SOLD	£63,000
9	86 Electric Avenue, Westcliff-on-Sea, Essex	SOLD	£139,000
10	5 Darby Close, Purfleet, Essex	WITHDRAWN	
11	771 Southchurch Road, Southend on Sea, Essex	WITHDRAWN	
12	74 Lincoln Road, Basildon, Essex	SOLD	£65,500
13	76 Lincoln Road, Basildon, Essex	SOLD	£51,000
14	135 York Road, Southend-on-Sea, Essex	SOLD	£235,000
15	Flat 2a, Ravenroyde, 33 Clifftown Parade, Southend on Sea, Essex	WITHDRAWN	
16	184 Rochford Road, Southend-on-Sea, Essex	SOLD	£145,000
17	Unit 5, Cranes Close, Basildon, Essex	SOLD	£110,000
18	161 Swan Lane, Wickford, Essex	AVAILABLE AT	£160,000
TOTAL REALISATION			£917,750

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

The next Dedman Gray Property Auction is to be held on: **28TH MARCH 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

8th February 2012, 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	Flat 1 Chalkwell Bay, Undercliff Gardens, Leigh-on-Sea, Essex, SS9 1EA	£110,000
2	86-88 Point Road, Canvey Island, Essex, SS8 7TG	£130,000
3	Land to the rear of 31 Green Lane, Eastwood, Leigh-on-Sea, Essex, SS9 5AP	£15,000
4	Pier Hotel, 1 Orwell Road, Clacton-on-Sea, Essex CO15 1PR	£325,000
5	11 Linton Road, Shoeburyness, Essex, SS3 9HY	£145,000
6	309 London Road, Hadleigh, Essex, SS7 2BN	£165,000
7	The Lemon Tree, 2-4 Orwell Road, Clacton-on-Sea, Essex, CO15 1PR	£400,000
8	9 Ramuz Drive, Westcliff-on-Sea, Essex, SS0 9JA	£75,000
9	18 Gainsborough Drive, Westcliff-on-Sea, Essex, SS0 9AJ	£135,000
10	70 Whalebone Lane South, Dagenham, Essex, RM8 1BB	£260,000
11	137 High Street, Shoeburyness, Essex, SS3 9AU	£280,000

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

28th March 2012 – closing date of 2nd March 2012

30th May 2012 – closing date of 4th May 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

VACANT LEASEHOLD GROUND FLOOR PURPOSE BUILT TWO BEDROOM FLAT WITH BUY TO LET POTENTIAL



GUIDE PRICE: £110,000

Flat 1 Chalkwell Bay, Undercliff Gardens, Leigh-on-Sea, Essex, SS9 1EA

Located close by to Chalkwell mainline station, this is an excellent opportunity for buy to let investors. The property was previously let for many years to the same tenant and would currently attract a rental of around £725.00 per calendar month. With views over the Thames Estuary, the flat also includes 25% share in the Right to Manage Company that oversees the building.

ACCOMMODATION

Living room 14'5 x 9'9
Main Bedroom 14'10 x 9'1
Bedroom 2 7'9 x 8'6
Bathroom/WC
Kitchen (L-shaped) 12'6 x 6'5 x 10'10

N.B.
Gas central heating (not tested)

TENURE
Leasehold

LEASE
For a term of 90 years from 1st August 1988.

GROUND RENT
Please check the legal pack for more information.

VIEWING
By appointment with the Auctioneers

JOINT AUCTIONEERS

R. V. Hall
& company

Messrs R V Hall & Co
48 Broadway
Leigh-on-Sea
SS9 1AG



LOT 2

UPON INSTRUCTION OF THE BANK AS MORTGAGEES - FREEHOLD PROPERTY ARRANGED AS TWO SELF CONTAINED GROUND AND FIRST FLOOR FLATS



GUIDE PRICE: £130,000

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 and does require some light refurbishment works. The property is considered to have excellent buy to let potential.

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

GROUND FLOOR FLAT

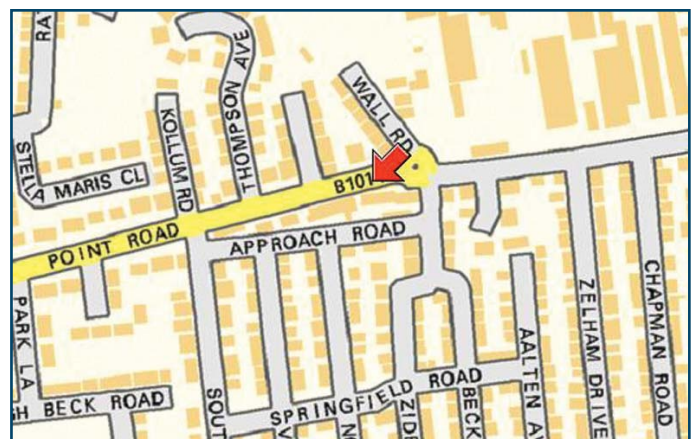
Bedroom 1 10'11 x 10'10
Bedroom 2 13'7 x 6'5
Lounge 17' x 10'4
Kitchen/diner 10' x 9'8
Bathroom/WC
With access to rear garden, side access from front exterior.

N.B.

Gas central heating
Double glazed windows

VIEWING

By appointment with the Auctioneers



LOT 3

FREEHOLD PARCEL OF GREEN BELT LAND

Land to the rear of 31 Green Lane, Eastwood, Leigh-on-Sea, Essex, SS9 5AP

Located to the rear of residential houses and backing onto Edwards Hall Park is this parcel of green belt land, with access onto the parkland from the rear.



APPROXIMATE MEASUREMENTS
170' x 50'

TENURE - Freehold

AUCTIONEERS NOTE
The illustration provided in the catalogue is intended as a guide only and interested parties are advised to conduct their

own investigations as to the accuracy of the boundaries. Further details can be found in the legal pack provided.

VIEWING - Mainly an open site with viewing from the parklands, however access can be obtained onto the land by contacting the Auctioneers.



GUIDE PRICE: £15,000

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- Southend 01702 334466
- Basildon 01268 411110
- Grays 01375 390400

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Pier Hotel, 1 Orwell Road, Clacton-on-Sea, Essex, CO15 1PR

Located within easy reach of Clacton-on-Sea’s tourist attractions and shopping facilities is this three storey former hotel building, which has been extended at various levels, provides nearly 3,500 ft² (NIA) of accommodation. There is also a hard surfaced driveway with space for approximately two medium sized vehicles.

ACCOMMODATION WITH APPROXIMATE SIZES

GROUND FLOOR

- Lounge Bar
- Café/Dining Room
- Kitchen
- Mens/Womens/Disabled WC
- Store room
- Office
- Utility room
- Letting bedroom - Total 1,897 ft²

FIRST FLOOR

- 6 letting bedrooms
- Store room - Total 946 ft

SECOND FLOOR

- 5 letting bedrooms - Total 597 ft

N.B. Most letting rooms have ensuite WC, handbasin and shower cubicle facilities.

AUCTIONEERS NOTE

We understand that the property lies within a conservation area and we advise all interested parties to make their own investigations regarding any restrictions or permissions as a result. Please read the legal pack for more information.

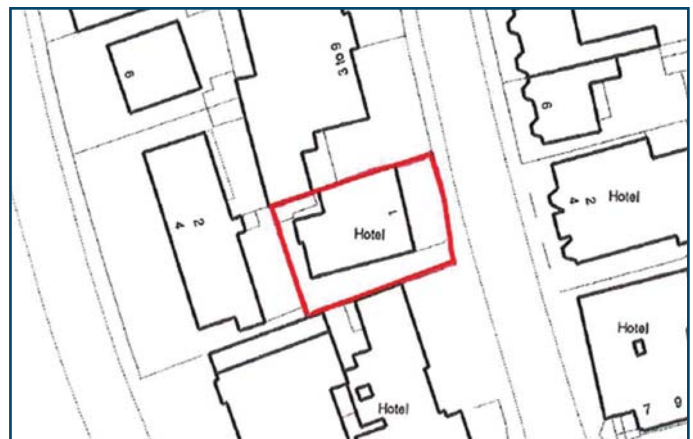
TENURE
Freehold

LOCAL AUTHORITY

Tendring District Council, Town Hall,
Station Road, Clacton on Sea, Essex, CO15 1SE
Tel: 01255 686 868

VIEWING

By arrangement with the Auctioneers





GUIDE PRICE: £145,000

11 Linton Road, Shoeburyness, Essex, SS3 9HY

Located only a short walking distance from local shopping and amenities is this two storey semi-detached property which benefits from integral garage and drive. The property does require a degree of modernisation however it is considered that once these works have been completed, this would represent a good buy to let opportunity.

ACCOMMODATION WITH APPROXIMATE DIMENSIONS

Entrance Hall
Lounge 16'10 x 13'4
Kitchen/diner 13'7 x 8'6
Access to rear garden.

FIRST FLOOR

Bedroom 1 16' x 10'10
Bedroom 2 13'3 x 9'
Bedroom 3 13'2 x 7'7
Bathroom
Separate WC

TENURE

Freehold

VIEWING

By arrangement with the Auctioneers

JOINT AUCTIONEERS



T H Duncan & Co
797 London Road
Westcliff-on-Sea
Essex
SS0 9SY
Tel: 01702 476184





309 London Road, Hadleigh, Essex, SS7 2BN

Located in a busy position on London Road, opposite Lidl superstore and amongst other established local traders is this two storey terraced building comprising a lock up shop currently let on a five year lease term and a first floor flat let on an Assured Shorthold Tenancy.

It is considered to be a good investment opportunity.

ASSUMED ACCOMMODATION

309 London Road
 Presently trading as "Klix" hair salon
 Overall size including storage 43.7 m² (470 ft²)*
 Rear area to shop with parking for a maximum of three vehicles
 *taken from VOA statistics

FIRST FLOOR

Comprising a two bedroom flat, currently occupied by the shop tenant.

TENANCY

The shop is currently let on an amended 5 year term at a rent of £7,500 per annum paid quarterly, which expires on 10th September 2014.

The flat is currently let on an Assured Shorthold Tenancy at a rent of £650 per calendar month. The original agreement expired on the 31st October 2011 and is now therefore a statutory periodic tenancy.

RENT RESERVED
 £15,300 per annum

TENURE
 Freehold

VIEWING - By arrangement with the Auctioneers and by courtesy of the Tenant.





GUIDE PRICE: £400,000

The Lemon Tree, 2-4 Orwell Road, Clacton-on-Sea, Essex, CO15 1PR

Located only a short distance from Clacton-on-Sea's beach, pier and other tourist attractions is this three storey hotel/guest house which provides letting, reception and dining room accommodation totaling approximately 5,160 ft. There is a hard surfaced driveway, which can be used as off street parking for approximately three medium size vehicles and we understand that guests to the hotel also have the right to park in a gravel surfaced car parking area to the northern side of the building.

As an investment, the premises are currently let on a 7 year term producing a rent of £36,000 pa from 25th May 2011 at a rent of £3,000 paid per calendar month.

result. Please read the legal pack for more information.

ACCOMMODATION AND APPROXIMATE SIZE

- Ground Floor
- Office
- Lounge bar
- Dining room
- Kitchen
- Men's/Women's/Disabled WC's
- Store
- 3 letting bedrooms - Total 2,563 ft²

TENURE - Freehold

LOCAL AUTHORITY

Tendring District Council, Town Hall,
Station Road, Clacton on Sea, Essex, CO15 1SE
Tel: 01255 686 868

VIEWING

By arrangement with the Auctioneers

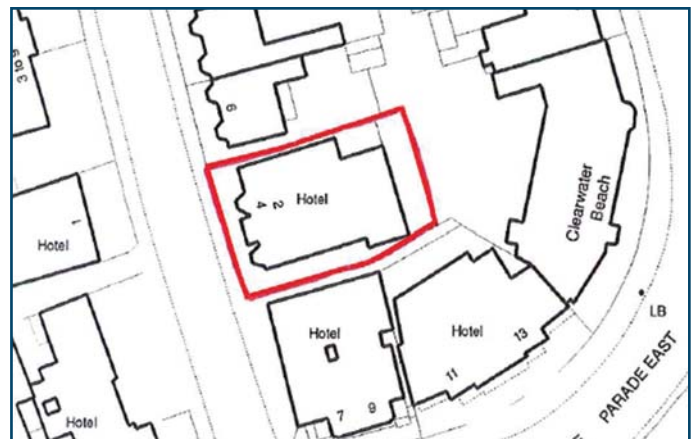
FIRST FLOOR

- 10 letting bedrooms
- Store - Total 1,620 ft²

SECOND FLOOR

- 6 letting bedrooms - Total 979 ft²

N.B. Most letting rooms have ensuite WC, handbasin and shower cubicle facilities.



AUCTIONEERS NOTE

We understand that the property lies within a conservation area and we advise all interested parties to make their own investigations regarding any restrictions or permissions as a

LOT 8**TWO BEDROOM GROUND FLOOR FLAT LET ON ASSURED SHORTHOLD TENANCY INCLUDING FREEHOLD****9 Ramuz Drive, Westcliff-on-Sea, Essex, SS0 9JA**

Located in a popular turning just off London Road, this residential investment is ideal for buy to let purchasers with the added benefit of the freehold, collecting ground rent payments from the first floor flat.

**GUIDE PRICE: £75,000**

ACCOMMODATION
Communal Entrance
Lounge 14'9 x 13'1 plus 2' bay
Main bedroom 10'5 x 9'3
Second bedroom/reception room 14'4 x 11'4
Kitchen 9'4 x 4'11
Bathroom/WC
Lean to 6'7 x 6'7

N.B.
Gas central heating

TENANCY
Let on an Assured Shorthold Tenancy from 27th October 2011 for a term of 12 months at a rent of £600.00 per calendar month.

LEASEHOLD DETAILS FOR 9A RAMUZ DRIVE
We understand that the lease was dated 18th October 1974 for a term of 199 years at a current ground rent of £20.00 pa.

CURRENT RENT RESERVED (INCLUDING GROUND RENT)
£7,220.00 pa

VIEWING
By appointment with the Auctioneers

LOT 9**FREEHOLD VACANT THREE/FOUR BED END TERRACE HOUSE WITH POTENTIAL AS A BUY TO LET****18 Gainsborough Drive, Westcliff-on-Sea, Essex, SS0 9AJ**

Located in a residential turning between West Road and Fairfax Drive is this two storey end terraced house offering good sized accommodation and future potential. The property does require extensive remedial work however it is considered that once completed, it would represent a good buy to let opportunity for investors.

**GUIDE PRICE: £135,000**

ACCOMMODATION
Ground Floor
Entrance Hall
Living/Dining Room 22'6 x 11'1 plus 3' bay
Kitchen 19'4 x 9'10
Small rear garden

FIRST FLOOR
Bedroom 1 14'1 x 9'4
Bedroom 2 11' x 9'2
Bedroom 3 8'3 x 9'11
Bedroom 4/Study 5'1 x 11'4 overall
Bathroom

TENURE
Freehold

VIEWING
By arrangement with the Auctioneers



GUIDE PRICE: £260,000

70 Whalebone Lane South, Dagenham, Essex, RM8 1BB

Located in an established trading position on a busy road, just a short distance from Chadwell Heath Mainline station and within easy reach of Romford town centre is this detached three-storey freehold building comprising ground floor offices and associated parking, together with the benefit of ground rent payments from the six flats included with the freehold interest, located on the first/ground floors. The flats are all sold on long leases producing ground rent payments of approximately £150.00 each, therefore totaling £900.00 per annum.

Although the occupier currently trades from the offices, we have been informed that they are offered with vacant possession upon completion.

We would advise all interested parties to make their own investigations as to any current planning restrictions, rights of way, covenants or easements which may affect the property and to ensure that your legal representative has checked the legal pack prior to the auction.

ACCOMMODATION
Offices – approximately 2,900 sqft

Schedule of Notices of Leases
Flats 1-5, 70 Whalebone Lane South (first and second floors)
All leases are dated 25.12.1990 for a term of 125 years.

Flat 70B Whalebone Lane South (ground floor)
Lease dated 25.9.1990 for a term of 125 years.

LOCAL AUTHORITY
London Borough of Barking & Dagenham Planning
Department, 3rd Floor, Maritime House, 1 Linton Road,
Barking, IG11 8HG. Tel: 020 8227 3933

RENT RESERVED
Approximately £900.00 per annum

TENURE
Freehold

VIEWING
By arrangement with the Auctioneers and with the occupants of the offices.





GUIDE PRICE: £280,000

137 High Street, Shoeburyness, Essex, SS3 9AU

Located within a short distance of Shoeburyness railway station, local shops and other local amenities, is this two-storey detached building with converted roof-space offering substantial accommodation over three floors, together with associated gardens and car parking. The property is considered to have potential for a number of uses subject to appropriate planning approvals, these include the development of multiple self-contained residential units, use as a house of multiple occupation, institutional uses or the creation of two spacious family homes. For more details regarding planning, please contact the relevant local authority:

Southend on Sea Borough Council,
Ground Floor, Civic Centre, Victoria
Avenue, Southend on Sea, Essex,
SS2 6ER
Tel: 01702 215 000

ACCOMMODATION

GROUND FLOOR

Entrance
Room A 19'3 x 12'11
Room B 19'3 x 12'11
Room C 8'5 x 7'5
Room D 13' x 12'7
Room E 13' x 9' approx
Disabled WC area
Separate WC/Shower room
Room F 10'10 x 8'6
Room G 9'11 x 14'3
Stock Room 4'9 x 6'11
Room H 16'4 x 19'7
Access to rear gardens

FIRST FLOOR (doors are numbered for identification)

Landing
Room 3 12'11 x 13'
2 x Separate WC's
Bathroom with hand basin
Room 4 19'3 x 13'
Room 5 19' x 13' plus bay areas
Room 6 12'11 x 13'
WC/Shower room
Separate Bathroom/WC
Room 7 9'2 x 15'2
Room 8 9'2 x 18'9

SECOND FLOOR

Landing
Room 9 8'1 x 12'6 approx
Room 10 12'11 x 8'
Room 11 15'5 x 8'1
2 x Bathroom/WC
Room 12 19'1 x 9'9

N.B.
Double Glazed
Gas central heating

TENURE
Freehold

VIEWING
By appointment with the Auctioneers



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 _____



Future Auction Dates

28th March 2012 (The Cliffs Pavilion, Westcliff-on-Sea)

30th May 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

