

**DEDMAN
GRAY**

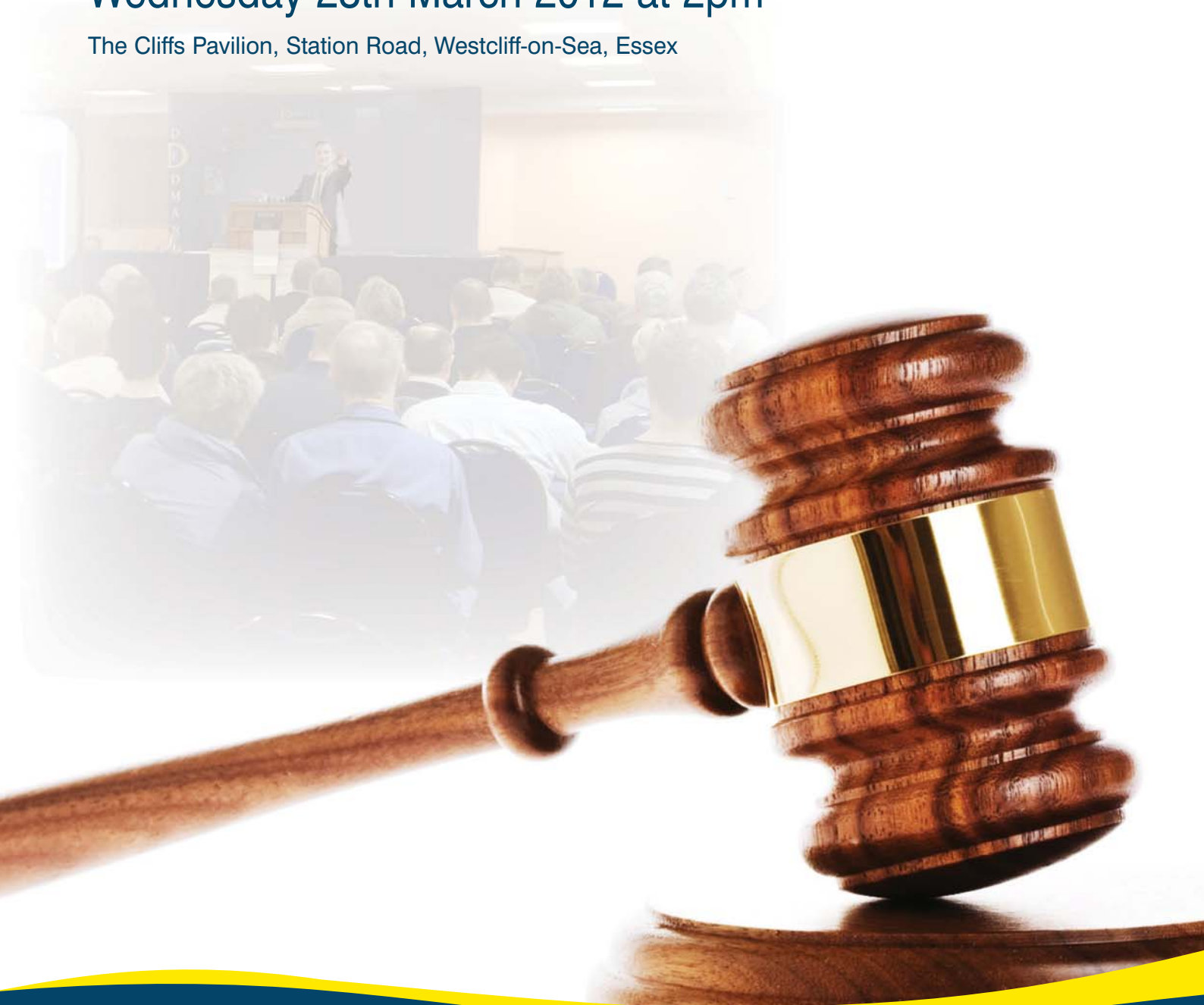
Auction

The Land & Property

Auction

Wednesday 28th March 2012 at 2pm

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



www.dedmangray.co.uk

LAST AUCTION RESULTS

Results of Auction held:
8th February 2012 at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	Flat 1 Chalkwell Bay, Undercliff Gardens, Leigh-on-Sea, Essex, SS9 1EA	SOLD	£110,000
2	86-88 Point Road, Canvey Island, Essex, SS8 7TG	WITHDRAWN	
3	Land to the rear of 31 Green Lane, Eastwood, Leigh-on-Sea, Essex, SS9 5AP	SOLD	£12,000
4	Pier Hotel, 1 Orwell Road, Clacton-on-Sea, Essex CO15 1PR	AVAILABLE	£290,000
5	11 Linton Road, Shoeburyness, Essex, SS3 9HY	SOLD	£155,000
6	309 London Road, Hadleigh, Essex, SS7 2BN	SOLD	£176,000
7	The Lemon Tree, 2-4 Orwell Road, Clacton-on-Sea, Essex, CO15 1PR	AVAILABLE	£380,000
8	9 Ramuz Drive, Westcliff-on-Sea, Essex, SS0 9JA	SOLD	£102,000
9	18 Gainsborough Drive, Westcliff-on-Sea, Essex, SS0 9AJ	WITHDRAWN	
10	70 Whalebone Lane South, Dagenham, Essex, RM8 1BB	WITHDRAWN	
11	137 High Street, Shoeburyness, Essex, SS3 9AU	SOLD	£285,000
TOTAL REALISATION			£840,000

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

FUTURE AUCTION DATES

**30th May 2012 – closing date of 4th May 2012
18th July 2012 – closing date of 22nd June 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.**

ONE OF THE UK'S LEADING LAND AND PROPERTY AUCTIONEERS



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Auction Room Telephone: 07775 708881 (available during the auction and 1 hour prior)

Office: 103 The Broadway, Thorpe Bay, Essex, SS1 3HQ

ORDER OF SALE

28th March 2012, 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	13b Cromer Road, Southend-on-Sea, Essex, SS1 2DU	£50,000-£55,000
2	Flat 24 Meridian Point, 445 Southchurch Road, Southend-on-Sea, Essex, SS1 2EB	£90,000-£100,000
3	86-88 Point Road, Canvey Island, Essex, SS8 7TG	£130,000
4	Garage No.2 and access, rear of 21-23 Marine Avenue, Leigh-on-Sea, Essex, SS9 2JD	£8,500
5	114 Dawlish Drive, Leigh-on-Sea, Essex, SS9 1QS	£230,000
6	Flat 1, 25 Middlemead, Rochford, Essex, SS4 1RJ	£55,000
7	70 Whalebone Lane South, Dagenham, Essex, RM8 1BB	£260,000
8	Unit 1, 11-13 Leigh Hill, Leigh-on-Sea, Essex, SS9 2DR	£65,000
9	374, 374a, 374b and 376-378, 376a, 376b, 378a and 378b London Road, Westcliff-on-Sea, Essex, SS0 7HZ	£700,000
10	94 Leigh Road, Leigh-on-Sea, Essex, SS9 1BU	£215,000
11	4 Church Street, Rayleigh, Essex, SS6 7EE	£90,000-£95,000
12	47 Bostocke Close, Laindon, Basildon, Essex, SS15 5ET	£115,000
13	Unit 2, 392 Sutton Road, Southend-on-Sea, Essex, SS2 5EY	£55,000
14	39 Nash Close, Lawford Dale, Manningtree, Essex, CO11 2LE	£115,000
15	The Old Bakery, 62 West Street, Rochford, Essex, SS4 1AJ	£145,000
16	370 and 370a Victoria Avenue, Southend-on-Sea, Essex, SS2 6NA	£160,000
17	47 & 47A West Road, Westcliff-on-Sea, Essex, SS0 9AU	£170,000-£175,000
18	672 New North Road, Hainault, Ilford, Essex, IG6 3XP	£150,000-£160,000
19	33 Kilworth Avenue, Southend-on-Sea, Essex, SS1 2DS	£300,000
20	102 E and F Southchurch Avenue, Southend-on-Sea, Essex, SS1 2RR	£85,000-£90,000
21	8a Belle Vue Place, Southend-on-Sea, Essex, SS1 2RA	£75,000 - £80,000
22	1-3 Montague Buildings, Southchurch Road, Southend-on-Sea, Essex, SS1 2LR	£170,000-£175,000
23	Flat 2 Chalkwell Bay, Undercliff Gardens, Leigh-on-Sea, Essex, SS9 1EA	£115,000

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.

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.

BLOCK VIEWING TIMES

PLEASE NOTE

All viewings are for approximately 45 minutes - 1 hour from the time stated. Please contact the Auctioneers to confirm your chosen date and time. If you are travelling any distance, you are advised to contact us prior to setting out to confirm the viewing is still proceeding. Please arrive promptly at the time stated, as it is unlikely that we will be holding any additional viewing sessions. We are only available to offer limited viewings on any tenanted properties and proposed dates/times are subject to change at short notice. No unauthorised viewings will be allowed.

4 Church Street	12th March 16th March 19th March	TBC TBC TBC	370 Victoria Avenue	10th March 14th March 21st March	10am 4pm 4pm
Flat 1 25 Middlemead	14th March 22nd March 26th March	10.30am 10.30am 1.30pm	672 New North Road	10th March 18th March 21st March	10.45am 12.30pm 11am
102 E & F Southchurch Avenue	8th March 9th March 13th March 20th March 24th March	12pm 12pm 12pm 12pm 12pm	62 West Street, Rochford	14th March 22nd March 26th March	11.30am 11.30am 12.30pm
70 Whalebone Lane South	12th March 15th March 21st March 26th March	2pm 10am 12pm 10.30am	47 Bostocke Road	8th March 13th March 19th March 24th March	10.30am 1pm 10.30am TBC
Flat 2 Chalkwell Bay	17th March 19th March 23rd March 26th March	10am 1pm 12pm 11am	Unit 1, 11-13 Leigh Hill	9th March 16th March 20th March	10.30am 12pm 10.30am
24 Meridian Point	9th March 13th March 20th March 24th March	10am 10am 10am 10am	1-3 Montague Buildings	9th March 16th March 20th March	TBC TBC TBC
114 Dawlish Drive	17th March 19th March 23rd March 26th March	11.00 2pm 1pm 10am	47/47a West Road	12th March 17th March 22nd March	TBC TBC TBC
13b Cromer Road	9th March 13th March 20th March 24th March	11am 11am 11am 11am	374/376/378 Mehmet Court and flats	15th March 21st March	12pm 12pm
86-88 Point Road	15th March 23rd March	9am 9am	8a Bellvue Place	9th March 13th March 20th March 24th March	1pm 1pm 1pm 1pm

*Lots not listed are available to view on request.

LOT 1**VACANT LEASEHOLD ONE BEDROOM FIRST FLOOR FLAT WITH BUY TO LET POTENTIAL****13b Cromer Road, Southend-on-Sea, Essex, SS1 2DU**

Located within easy reach of Southend seafront, Southend town centre and a short walk from both Southend East and Southend Central railway stations is this first floor one bedroom flat which is considered to have excellent buy to let potential. The property also has a share of a rear garden.



ACCOMMODATION
Communal Entrance, stairs to landing area
Living Area 9'6 x 11'5 plus bay area
Bedroom 11'11 x 8'5 narrowing to 6'2
Bathroom/Shower with WC
Kitchen 11'6 x 7'2

LEASE
We understand that the lease has approximately 75 years unexpired and the ground rent is £50.00 per annum. We advise all interested parties to verify this information in the legal pack.

N.B.
Partly double glazed
Gas central heating (not tested)

VIEWING
By appointment with the Auctioneers

TENURE
Leasehold

GUIDE PRICE: £50,000-£55,000

LOT 2**INVESTMENT OPPORTUNITY: LEASEHOLD PURPOSE BUILT TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT LET ON ASSURED SHORTHOLD TENANCY****Flat 24 Meridian Point, 445 Southchurch Road, Southend-on-Sea, Essex, SS1 2EB**

Meridian Point is located at the junction of Christchurch Road and Southchurch Road, close to all local amenities and within easy reach of Southend East railway station. It is considered that the apartment would make an excellent buy to let with good bedroom sizes and benefits from allocated parking.



View from rear of building

ACCOMMODATION
Communal entrance lobby
Second floor landing with separate apartment door
Lounge/Kitchen area 13'5 X 20'5 (4'1 x 12'5 kitchen)
Main Bedroom 8'11 x 13'11
Bedroom 2 10'2 x 10'4
Bathroom with bath, shower cubicle and WC

RENT RESERVED
£8,100 per annum

LEASE - We understand that the lease has approximately 94 years unexpired. Please refer to the legal pack for more information.

N.B. Lifts to all floors
Double glazed windows
Electric storage heaters

SERVICE CHARGE
Approximately £1,800 per annum

TENURE - Leasehold

GROUND RENT
Currently £250.00 per annum

TENANCY - The property is let on an Assured Shorthold Tenancy on for a term of six months commencing from 25th Feb 2012 at a rent of £675.00 per calendar month.

VIEWING
By appointment with the Auctioneers and by courtesy of the Tenant

GUIDE PRICE: £90,000-£100,000

LOT 3

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

86-88 Point Road, Canvey Island, Essex, SS8 7TG

This end terrace property comprises two converted flats within a two storey house. The ground floor flat has the benefit of the rear garden area and does require some light refurbishment works. The property is considered to have excellent buy to let potential.



GUIDE PRICE: £130,000

ACCOMMODATION

N.B.

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

Gas central heating

Double glazed windows

VIEWING

By appointment with the
Auctioneers

GROUND FLOOR FLAT

Bedroom 1 10'11 x 10'10

Bedroom 2 13'7 x 6'5

Lounge 17' x 10'4

Kitchen/diner 10' x 9'8

Bathroom/WC

With access to rear
garden, side access from
front exterior.

LOT 4

FREEHOLD VACANT GARAGE FOR OWNER OCCUPIERS
OR BUY TO LET

Garage No.2 and access, rear of 21-23 Marine Avenue, Leigh-on-Sea, Essex, SS9 2JD

Situated in an established and popular residential area within easy reach of Leigh Broadway is this single garage. With access off Marine Avenue, this represents a unique opportunity for local residents to acquire garaging in an area where street parking is limited.



GUIDE PRICE: £8,500

It is also considered a likely buy to let opportunity, where garages like this could be let for approximately £40 or £50 per month on a formal or informal basis.

TENURE

Freehold

LOT 5**FREEHOLD VACANT THREE BEDROOM END TERRACE HOUSE WITH BUY TO LET POTENTIAL****114 Dawlish Drive, Leigh-on-Sea, Essex, SS9 1QS**

Located in a popular residential turning that runs between London Road and Pall Mall is this extended two storey double bayed end terrace house, which was previously let to the same tenant at over £800 pcm for the last three years. The property is situated within walking distance of all local amenities in London Road and Leigh Broadway and is therefore considered to be suitable for investors and buy to let purchasers, where there is a steady tenant demand for properties of this type and size in this area, up to approximately £1,000 pcm.

**GUIDE PRICE: £230,000**

ACCOMMODATION
GROUND FLOOR
 Large Entrance Hall
 First reception room 15'2 x 13'5 (plus bay window)
 Second reception room 14'1 x 9'9
 Extended Kitchen/diner 8'4 x 20'
 Ground floor cloakroom/WC
 Small rear garden 29' approximately

Bedroom 1 (front) 18'11 x 12'1 (from bay)
 N.B.
 Gas central heating (not tested)
 Double glazed windows

TENURE
 Freehold

VIEWING
 By appointment with the Auctioneers

FIRST FLOOR
 Bathroom with separate WC
 Bedroom 2 (rear) 10'7 x 14'10
 Bedroom 3 6'7 x 9'6

LOT 6**LEASEHOLD VACANT SELF CONTAINED ONE BEDROOM GROUND FLOOR FLAT****Flat 1, 25 Middlemead, Rochford, Essex, SS4 1RJ**

Situated in a cul-de-sac turning within walking distance of Rochford town centre, with its local shopping facilities and main-line railway station is this ground floor one bedroom flat in a block of four similar flats, which has the benefit of allocated parking. It is considered that the property would be ideally suited to investors and buy to let purchasers.

**GUIDE PRICE: £55,000**

ACCOMMODATION
 Living Room/Kitchen 13' x 11'2
 Bedroom 9'6 x 11
 Bathroom/WC
 Communal front garden
 Allocated rear parking

refer to the legal pack for further information.

GROUND RENT/SERVICE CHARGES
 Please refer to the legal pack for further information.

N.B. Gas central heating

TENURE - Leasehold

LEASE - We understand the lease has in excess of 70 years unexpired. Please

VIEWING - By appointment 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 appointment with the Auctioneers and with the occupants of the offices.





GUIDE PRICE: £65,000

Unit 1, 11-13 Leigh Hill, Leigh-on-Sea, Essex, SS9 2DR

Occupying a prominent corner position on Leigh Hill at the junction of Leigh Park Road is this commercial opportunity comprising a ground floor commercial studio unit on long leasehold.

The premises are situated within walking distance of Chalkwell and Leigh-on-Sea railway stations into London Fenchurch Street. Leigh Broadway is only minutes away giving access to numerous bars, restaurants and shopping facilities.

Accommodation (measurements are approximate)
 Ground floor commercial unit 462ft²
 Internal measurements 20'4 x 25'1

It is considered that the commercial unit would be suitable for an artist/photography studio or maybe other similar practices. We understand that there are some services available to the unit, including the potential for WC facilities.

The premises are currently occupied by a tenant on an informal and flexible basis and it is considered that the tenant would happy to remain on more formal terms, the likely rental being approximately £550.00 per calendar month. However, the unit can also be available with vacant possession if required.

LEASES

Please refer to the legal pack for more information.

SERVICES CHARGES

We understand that the freeholder presently insures the building and the costs are collected from the leaseholders by service charge payments. Please refer to the legal pack for details.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers and by courtesy of the commercial unit occupant



374, 374a, 374b and 376-378, 376a, 376b, 378a and 378b London Road, Westcliff-on-Sea, Essex, SS0 7HZ

LOCATION

Situated in a busy trading position close to the junction of Hamlet Court Road and London Road.

N.B.

At the time of printing, Flat 376B was currently on the market to let and Flat 376A is currently undergoing refurbishment works in accordance with an insurance claim.

DESCRIPTION

The lot to be sold includes three titles: 374, 374A & 374B London Road Lock-up shop approximately 350ft² with two x 2 bedroom flats above Held under one title – EX150186

376-378 London Road (double shop unit) approximately 675ft² 376A, 376B, 378A & 378B London Road (Four x 2 bedroom flats above) Held under two titles EX158281 & EX 158184

Address	Type	Occupied by	Current Rent	ERV
374 London Road	Single Unit	Sparkles	£9,000.00	
374A London Road	Flat	Tenant	£7,800.00	
374B London Road	Flat	Tenant	£8,100.00	
376/378 London Road	Double Unit	Olympia Grill	£15,500.00	
376A London Road	Flat	Vacant		£7,800.00
376B London Road	Flat	Vacant		£8,100.00
378A London Road	Flat	Tenant	£7,800.00	
378B London Road	Flat	Tenant	£7,800.00	
Total			£56,000.00	£15,900.00

The buildings form part of what is commonly known as Mehmet Court.

CURRENT RENT RESERVED

£56,000 per annum with potential for £71,900 per annum

TENURE

Freehold

VIEWING

Please contact the Auctioneers for dates and times for viewing.

For all details regarding leases and assured shorthold tenancies please refer to the legal pack for more information.

LOT 10

FREEHOLD LOCK-UP SHOP UNIT WITH ONE BEDROOM RESIDENTIAL ACCOMMODATION ABOVE IN POPULAR RETAIL LOCATION



94 Leigh Road, Leigh-on-Sea, Essex, SS9 1BU

Located in a busy trading position in Leigh-on-Sea, only a short distance from Leigh Broadway, bars and restaurants in this three storey terraced building comprising a lock-up shop on the ground floor, together with a two-level self-contained one bedroom flat above. There is also access to the rear of the building, with off street parking available for one vehicle.

Situated in a highly desirable area, it is considered to be an excellent opportunity for buy to let investors or even entrepreneurial business owners, looking for premises with the benefit of additional living accommodation.

GROUND FLOOR ACCOMMODATION

Shop area 29' x 10'10 internal
Rear shop 17'5 x 6'8
Ground floor wc
Rear garden 28'4 x 11'6
Plus additional area for parking via gates

FIRST AND SECOND FLOOR LIVING ACCOMMODATION

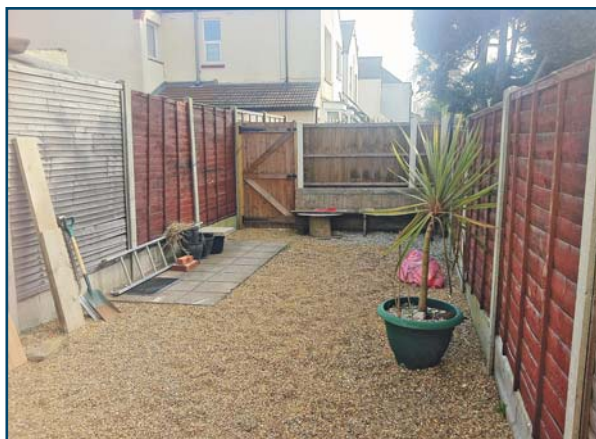
Open plan kitchen area overall 10'9 x 14'9 including staircase
Bathroom with shower and WC
Bedroom 10'6 x 14'8 plus bay
Open plan living area 9'6 x 25'11 (measured beneath eaves)

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 11**VACANT FREEHOLD GRADE II LISTED TWO STOREY COMMERCIAL PREMISES IN TOWN CENTRE LOCATION****4 Church Street, Rayleigh, Essex, SS6 7EE**

This small office building is located only a short walking distance from the main High Street in Rayleigh, Essex and is in need of some modernisation. However, it is considered to have a variety of uses (subject to planning approval), being once a taxi firm office. This represents an ideal opportunity for a local business entrepreneur to acquire a freehold building as a start-up or even as a buy to let investment.



ACCOMMODATION
GROUND FLOOR
 Front office 8'4 x 12'4
 Rear office 10'1 x 11'1
 Kitchen area 8'4 x 5'6
 Rear Access
 WC facilities

VIEWING
 By appointment with the Auctioneers

JOINT AUCTIONEERS



The Rona Partnership
 6 High Street
 Rayleigh
 Essex SS6 7EG
 Tel: 01268 740000

FIRST FLOOR
 Room 1 7'11 x 11'6
 Room 2 8'4 x 11'7

LISTING
 List entry Number:
 1307185 Grade: II
 Date first listed:
 14-Oct-1986

TENURE
 Freehold

GUIDE PRICE: £90,000-£95,000

LOT 12**FREEHOLD VACANT MID-TERRACE THREE BEDROOM HOUSE WITH BUY TO LET POTENTIAL****47 Bostocke Close, Laindon, Basildon, Essex, SS15 5ET**

Situated in an established residential area, a short walk of Laindon railway station and within easy reach of Basildon Sporting Village and shopping centre is this terraced house, with accommodation arranged over two floors providing three bedrooms, bathroom/WC, cloakroom, kitchen/dining area and living room, plus a rear garden area.



For illustration purposes only

It is considered that there is good tenant demand for this type of accommodation in this area and rents are likely to achieve up to £750.00 PCM.

VIEWING
 By appointment with the Auctioneers and Joint Auctioneers

JOINT AUCTIONEERS



Messrs Willmotts
 0208 748 6644

N.B.
 The Auctioneers have not inspected the property prior to the catalogue going to print.

SERVICES
 Double glazing
 Gas central heating (not tested)

TENURE
 Freehold

GUIDE PRICE: £115,000



Unit 2, 392 Sutton Road, Southend-on-Sea, Essex, SS2 5EY

Situated within easy reach of local amenities and a short distance from Prittlewell railway station is this newly built commercial unit with approximately 785 sqft² of open space. It is considered that the unit could be used for a variety of business ventures under the current B1 business use, or alternatively makes an excellent investment opportunity where commercial rents in this area could potentially be around £7,000 per annum.

The unit has access to a rear storage area, a cycle store and WC facilities.

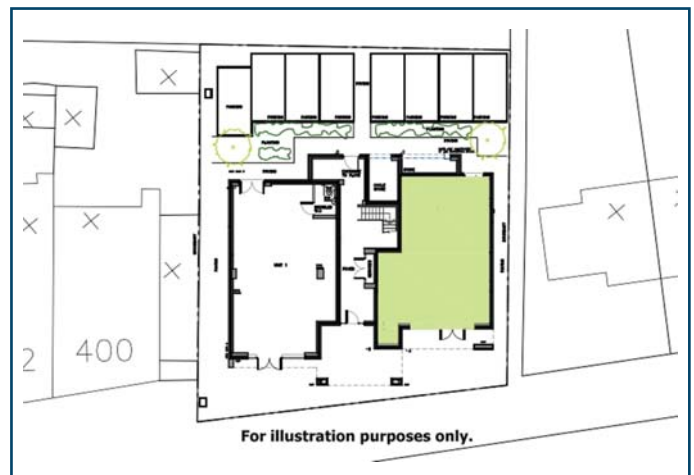
VIEWING
By appointment with the Auctioneers

PLANNING
For details relating to existing use and consents 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

TENURE
Leasehold

LEASE DETAILS
We understand that the unit is available on a new 99 year lease. Details regarding any ground rent or service charge payments can be found in the legal pack.



LOT 14**FREEHOLD VACANT TWO BEDROOM MODERN TERRACED HOUSE WITH BUY TO LET POTENTIAL****39 Nash Close, Lawford Dale, Manningtree, Essex, CO11 2LE**

Nash Close is conveniently situated for Manningtree's mainline railway station with connections to London Liverpool Street (journey time approx. 1 hour). The market town of Manningtree has a selection of shopping facilities and sits by the side of the picturesque Stour River. It is considered that the property would make an excellent buy to let, where rents in the area would achieve in the region of £600-£650 PCM.



ACCOMMODATION
Entrance Hall
Lounge 14'2 x 12'5 overall
Kitchen 12'5 x 9'3

FIRST FLOOR
Bedroom 1 9'11 x 9'2
Bedroom 2 12'6 x 6'8
Bathroom with WC

EXTERIOR
Rear garden is a min of 40' in length
Off street parking for one vehicle

N.B.
The auctioneers have not inspected the property prior to the printing of the catalogue

TENURE
Freehold

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

VIEWING
By appointment only – please contact the Joint Auctioneers:

MJM

ESTATES

Messrs MJM Estates
Manningtree
Tel: 01206 394 334

GUIDE PRICE: £115,000

LOT 15**FREEHOLD VACANT GRADE II LISTED TWO BEDROOM COTTAGE IN VILLAGE SETTING WITH BUY TO LET POTENTIAL****The Old Bakery, 62 West Street, Rochford, Essex, SS4 1AJ**

Located in Rochford's historical centre, only a few hundred yards from Rochford High Street and within walking distance of Rochford railway station is this two-storey listed building, with carriageway to the left hand side and courtyard to the rear. Whilst retaining much of its external character, the property is modernised inside and therefore makes this an excellent buy to let opportunity, where there is much demand for this type of accommodation to rent locally.



ACCOMMODATION

GROUND FLOOR
Living room
14'6 into bay x 11'10
Kitchen 9'2 x 6'8
stairs to first floor
Door to rear courtyard
Study/Breakfast room
6'7 x 6'9

FIRST FLOOR
Bathroom with WC
Bedroom 1 11'1 x 11'11
Bedroom 2 8'11 x 11'1

TENURE
Freehold

LISTING DETAILS
Grade: II
Year listed 1973

N.B.
Gas central heating (not tested)

VIEWING
By appointment with the Auctioneers



GUIDE PRICE: £145,000



370 and 370a Victoria Avenue, Southend-on-Sea, Essex, SS2 6NA

Located close to the junction with Priory Crescent and Fairfax Drive is this freehold two storey terraced house arranged to provide ground and first floor flats. The first floor is let on an assured shorthold tenancy and the ground floor is vacant, but refurbished and ready to let immediately. It is considered that once fully let the whole freehold building would represent an excellent buy to let investment.

The freehold title also includes a garage to the rear of the building, with street access off Priory Crescent.

N.B. The auctioneers have not inspected the first floor at the time of printing.

ACCOMMODATION

First floor 370a Victoria Avenue – unknown, assumed to have one bedroom, lounge, bathroom/WC, kitchen

Ground floor 370 Victoria Avenue
 Bedroom 11'9 x 10'6
 Kitchen 10'4 x 5'1
 Living area 16'2 x 13'9 narrowing to 8'2
 Bathroom/WC.

Garage to rear.

TENANCY

The first floor flat is let on an Assured Shorthold Tenancy from 28th January 2009 for an original term of six months at a rent of £425.00 per calendar month. The tenancy is currently holding over on a month to month basis, however we understand that the rent will be increased from April 2012 to £450.00 PCM.

CURRENT RENT RESERVED

£5,100 increasing to £5,400 but potentially when fully let £10,800 for whole building.

VIEWING

By appointment with the Auctioneers



LOT 17

RESIDENTIAL INVESTMENT OPPORTUNITY: FREEHOLD TERRACED HOUSE
ARRANGED AS TWO 2 BEDROOM FLATS LET ON ASSURED SHORTHOLD TENANCIES

47 & 47A West Road, Westcliff-on-Sea, Essex, SS0 9AU

Situated in a convenient location within easy walking distance of London Road, local shops, bus routes and Southend Town Centre is this two storey house arranged to provide two self contained two bedroom flats, both let on assured shorthold tenancies. It is considered that this would make an excellent buy to let investment.



GUIDE PRICE: £170,000-£175,000

ACCOMMODATION

Ground floor flat
47 West Road
Two bedrooms, Bathroom/WC,
Kitchen/diner, Living Room
Access to rear garden

First floor flat
47a West Road
Two bedrooms, Bathroom/WC,
Kitchen/diner, Living Room

N.B. Gas central heating
(not tested)

TENANCIES

47 West Road is currently let
on an assured shorthold
tenancy for an original term of
six months from 5th August
2011 at a rent of £650.00
PCM. The tenancy is currently
holding over on a month to
month basis.

47A West Road is
currently let on an
assured shorthold
tenancy for an original
term of six months from
22nd October 2009 at a
rent of £625.00 PCM.

The tenancy is currently
holding over on a
month to month basis.

RENT RESERVED
£15,300.00 pa

TENURE - Freehold

VIEWING

By appointment with
the Auctioneers and by
courtesy of the Tenants
– please contact the
auctioneers for the
block viewing schedule

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- Basildon 01268 411110
- Grays 01375 390400

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GUIDE PRICE: £150,000-£160,000

672 New North Road, Hainault, Ilford, Essex, IG6 3XP

New North Road is situated in an established residential area close to Hainault Forest. The property is also well located for local shopping facilities and further facilities in Chigwell to the north, Romford town centre to the south and road access to the A12. Public transport links are provided by local bus routes and Hainault Underground Station is within 1 mile.

It is considered that there is a high demand for rental accommodation in this area; therefore the property would be an excellent buy to let opportunity.

TENURE
Freehold

The property comprises a end-terraced two storey house and accommodation is arranged to provide:

VIEWING
By appointment with the Auctioneers

GROUND FLOOR

- Entrance Hall
- Living Room 21'9 x 10'4 narrowing to 7'10
- Kitchen 11'7 x 5'8
- Rear garden with side access 30ft min

FIRST FLOOR

- Landing
- Bedroom 1 10'6 x 13'4
- Bedroom 2 9'3 x 11'3
- Bathroom/WC

N.B.
Gas central heating (not tested)
Double glazed windows





GUIDE PRICE: £300,000

33 Kilworth Avenue, Southend-on-Sea, Essex, SS1 2DS

This substantial property is located within easy reach of local facilities, being just a short distance from Southend Town Centre, seafront and Southend East Mainline Station. The accommodation has been extended over the years and benefits from an attached double garage, a 36' x 46' approximate blocked driveway, a 100ft approximate rear garden and potential to extend into the roof space.

ACCOMMODATION AND APPROXIMATE MEASUREMENTS:

- Entrance Hall with stairs to first floor
- Reception Room 1 15'4 x 12'11
- Reception Room 2 11'4 x 11'10
- Ground Floor WC/cloakroom
- Kitchen area 1 7'5 x 14'7
- Kitchen area 2 9'5 x 14'8
- Hobby Room (used as a photography room)
- Dining area 13'8 x 12', with staircase to accommodation Conservatory
- (First floor area comprises Bedroom 5 13'9 x 14'10 with it's own shower room/WC)

- Main first floor
- Split Level landing
- Bedroom 1 15'5 x 14'4
- Bedroom 2 11'4 x 12'11
- Bedroom 3/office 9'7 x 7'5
- Bedroom 4 11'2 x 11'3
- Separate WC
- Bathroom with corner bath and shower

EXTERIOR

- Rear garden in excess of 100ft
- Front drive approx 36' x 46'
- Double garage 16'2 x 15'4

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 20

FREEHOLD DETACHED VACANT INDUSTRIAL PREMISES IN ESTABLISHED POSITION CLOSE TO ALL LOCAL FACILITIES

102 E and F Southchurch Avenue, Southend-on-Sea, Essex, SS1 2RR

Due to the current owners' retirement, this detached building is offered by auction as either a vacant premises for an existing tradesman or the potential for re-development, subject to local authority planning consent.



GUIDE PRICE: £85,000-£90,000

The building was originally used for stabling and accommodation comprises:

VIEWING
By appointment with the Auctioneers

GROUND FLOOR
1,050ft² providing open plan work shop space surrounding a stairway leading up to

FIRST FLOOR
Kitchenette/staff room and Office, and a door leading to a WC with hand wash basin, all in approx 428 ft².

TENURE
Freehold

LOT 21

LEASEHOLD VACANT TWO BEDROOM FIRST FLOOR FLAT AS A BUY TO LET OPPORTUNITY

8a Belle Vue Place, Southend-on-Sea, Essex, SS1 2RA

Situated in a cul-de-sac turning off Bell Vue Avenue, within walking distance of local shops, bus routes and Southend East railway station is this two bedroom first floor flat which has the benefit of its own section of rear garden. Given the close proximity to local amenities and public transport, it is considered that this represents an excellent opportunity for buy to let investors where there is always demand for rental accommodation in this location, or even suitable for owner-occupiers looking for their first home.



GUIDE PRICE: £75,000 - £80,000

Overall the property has been extremely well cared internally and also benefits from gas central heating and replacement double glazed windows.

LEASE
We understand that there are approximately 66 years unexpired from the original term, however please refer to the legal pack for further details.

ACCOMMODATION
Living room 15'11 x 11'5 plus 2' bay
Main bedroom 11'6 x 10'1
Separate WC
Bedroom 2 7'1 x 7'6
Bathroom with Shower
Kitchen 10'7 x 6'

GROUND RENT
We understand that the ground rent is £50.00, however please refer to the legal pack for further details.

N.B. The kitchen door is approximately south-facing and opens onto a metal fire escape, overlooking the garden areas.

AUCTIONEER'S NOTE
We are advised that an offer to extend the lease was granted February 2012. For further details please contact the Auctioneers or refer to the legal pack.

TENURE
Leasehold

VIEWING - By appointment with the Auctioneers



GUIDE PRICE: £170,000-£175,000

1-3 Montague Buildings, Southchurch Road, Southend-on-Sea, Essex, SS1 2LR

Situated in a prominent position at the corner of Southchurch Road and Lancaster Gardens, within easy reach of Southend Town Centre and Southend Central, Southend East and Southend Victoria railway stations, these three ground floor office/retail premises are presently let producing an income of £22,500 per annum. It is considered that units 1 and 2 could be joined to provide a double unit, subject to the usual planning approval from the local authority.

Overall retail frontage: approximately 52'
Each unit has a depth of approximately 29'

TENANCIES

Units 1 & 2 are let on short term agreements for six months.
Unit 3 is let on a monthly periodic basis and has been trading for the last 18 months.
Further details can be found in the legal pack.

N.B.

We understand there is parking to the rear of the premises.
Interested parties are advised to check the legal pack for further details.

RENT RESERVED
£22,500 per annum

TENURE

Leasehold – subject to a lease for a term of 999 years from 12th September 2005

GROUND RENT

£1.00 per annum

LOCAL AUTHORITY

Southend-on-Sea Borough Council
Tel: 01702 215000

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenants



Flat 2 Chalkwell Bay, Undercliff Gardens, Leigh-on-Sea, Essex, SS9 1EA

Located close by to Chalkwell mainline station and under half a mile from Leigh Broadway shops, bars and restaurants, this vacant flat is considered to be an excellent opportunity for buy to let investors, having been recently refurbished. With views over the Thames Estuary from three aspects, the flat also includes 25% share in the Right to Manage Company that oversees the building.

ACCOMMODATION

Entrance Hall
 Living room 10'10 x 14'10
 Main Bedroom 9'11 x 14'3
 Bedroom 2 9'5 x 10'3
 Bathroom/WC
 Kitchen/diner 14'3 x 11'1 (overall)

N.B.
 Gas central heating (not tested)
 Partly double glazed

TENURE - Leasehold

LEASE - For a term of 199 years from 30th March 1984

GROUND RENT

Please check the legal pack for more information.

VIEWING

By appointment with the Auctioneers



LOT 24

VACANT FREEHOLD GROUND FLOOR COMMERCIAL RETAIL UNIT AND BASEMENT WITH TWO FLATS ABOVE, LET ON ASSURED SHORTHOLD TENANCIES



GUIDE PRICE: £220,000

559, 559A and 559B London Road, Westcliff-on-Sea, Essex, SS0 9PQ

This three storey building occupies a prominent corner position in a busy part of London Road, at the junction with Northview Drive. Local amenities are close by, with easy access to public transport along London Road where there is a wide range of retail operators and financial/professional service providers nearby.

The ground floor commercial retail unit is offered with vacant possession. Above this, there are two flats let on assured shorthold tenancies producing a rental income of just under £12,000 per annum. Both flats are subject to 125 year leases.

It is considered an excellent investment opportunity, where commercial rents in the area range between £6,000 and £8,000 per annum plus the added benefit of additional residential income.

ACCOMMODATION

Sales area 498ft
Workshop/rear office 549ft
Basement 195
Toilet and Showerroom facilities
Staff Kitchen

N.B.

Gas central heating (not tested)

559A London Road

A one bedroom flat, let on an assured shorthold tenancy for an original term of six months from 31st March 2010 at

a rent of 495.00 per calendar month. The tenancy is currently holding over on a month to month basis.

559B London Road

A one bedroom flat, let on an assured shorthold tenancy for an original term of six months from 28th June 2006 at a rent of £500.00 per calendar month. The tenancy is currently holding over on a month to month basis.

CURRENT RENT RESERVED
£11,940.00 per annum

POTENTIAL RENT WHEN FULLY LET
£18,000 - £20,000

LEASES

Details relating to the leases of 559A and 559B London Road can be found contained in the legal pack.

LEASES, GROUND RENT AND SERVICE CHARGES (WHERE APPLICABLE)

Please check the legal pack for further details

TENURE

Freehold, subject to two leases

VIEWING

By appointment with the Auctioneers. Please note viewings on the tenanted flats may be limited and subject to change at short notice.



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

30th May 2012 (The Cliffs Pavilion, Westcliff-on-Sea)
18th July 2012 (The Cliffs Pavilion, Westcliff-on-Sea)
3rd October 2012 (The Cliffs Pavilion, Westcliff-on-Sea)

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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

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Essex SS0 7RA

