

**DEDMAN
GRAY**

Auction

The Land & Property

Auction

Wednesday 30th May 2012 at 2pm

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



www.dedmangray.co.uk

LAST AUCTION RESULTS

Results of Auction held:

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

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	13b Cromer Road, Southend on Sea, Essex	SOLD	£50,000
2	Flat 24 Meridian Point, 445 Southchurch Road, Southend on Sea, Essex	SOLD	£100,000
3	86-88 Point Road, Canvey Island, Essex	SOLD	£134,000
4	Garage 2, ro 21-23 Marine Avenue, Leigh-on-Sea, Essex	SOLD	£11,500
5	114 Dawlish Drive, Leigh on Sea, Essex	SOLD	£230,000
6	Flat 1, 25 Middlemead, Rochford, Essex	SOLD	£47,500
7	70 Whalebone Lane South, Dagenham, Essex	SOLD	£229,000
8	11-15 Leigh Hill, Leigh on Sea, Essex	WITHDRAWN	
9	374, 374a, 374b and 376-378, 376a, 376b, 378a and 378b London Road, Westcliff on Sea, Essex	WITHDRAWN	
10	94 Leigh Road, Leigh on Sea, Essex	WITHDRAWN	
11	4 Church Street, Rayleigh, Essex	SOLD	£80,000
12	47 Bostocke Close, Laindon, Basildon, Essex	AVAILABLE AT	£115,000
13	Unit 2, 393 Sutton Road, Southend on Sea, Essex	AVAILABLE AT	£55,000
14	39 Nash Close, Lawford, Manningtree, Essex	SOLD	£114,000
15	The Old Bakery, 62 West Street, Rochford, Essex	WITHDRAWN	
16	370/374a Victoria Avenue, Southend on Sea, Essex	WITHDRAWN	
17	47 & 47a West Road, Westcliff on Sea, Essex	SOLD	£162,500
18	672 New North Road, Hainault, Ilford, Essex	SOLD	£155,000
19	33 Kilworth Avenue, Southend on Sea, Essex	WITHDRAWN	
20	Smith Shop, 102E-102F Southchurch Avenue, Southend-on-Sea, Essex	AVAILABLE AT	£85,000
21	8a Belle Vue Place, Southend on Sea, Essex	SOLD	£85,000
22	1-3 Montague Buildings, Southchurch Road, Southend on Sea, Essex	WITHDRAWN	
23	Flat 2, Chalkwell Bay, Undercliff Gardens, Leigh on Sea, Essex	SOLD	£110,000
24	559 London Road, Westcliff-on-Sea, Essex	SOLD	£210,000
TOTAL REALISATION			£1,718,500

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

FUTURE AUCTION DATES

**20th July 2012 – closing date of 22nd June 2012
3rd October 2012 – closing date of 7th September 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

30th May 2012, 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	Land at the west side of Bullwood Approach, Hockley, Essex, SS5 4RR	£15,000
2	Flat 6 The Coach House, Coach House Way, Witham, Essex, CM8 1YD	£99,000
3	Flat 8, Willow Court, 8 St Georges Lane, Shoeburyness, Southend-on-Sea, Essex, SS3 9QH	£95,000
4	82 Hamlet Road, Southend-on-Sea, Essex, SS1 1HH	£125,000
5	102 E and F Southchurch Avenue, Southend-on-Sea, Essex, SS1 2RR	£65,000
6	Janda Fields, Fane Road, Thundersley, Essex, SS7 3NQ	£50,000
7	Land at Chelmsford Road, Rudley Green, Purleigh, Essex, CM3 6QP	£28,000
8	11 Friars Street, Shoeburyness, Southend-on-Sea, Essex, SS3 9BG	£100,000
9	Flats 1-6 Dodds Court, Dodds Lane, Dover, Kent, CT16 2BF	£480,000
10	Suttons Farm, Tomkyns Lane, Upminster, Essex, RM14 1TP	Refer to Auctioneer
11	12 Chancellor Road, Southend-on-Sea, Essex, SS1 2AS	£265,000
12	30 Tutors Way, South Woodham Ferrers, Chelmsford, Essex, CM3 5FB	£165,000
13	Three Trees Bungalow, Bullocks Lane, Takeley, Bishops Stortford, Essex, CM22 6TA	£250,000
14	Land on the north side of Bullocks Lane, Takeley, Bishops Stortford, Essex, CM22 6TA	£40,000
15	Former Asheldham Quarry, Asheldham, Southminster, Essex, CM0 7DZ	£150,000
16	374, 374a, 374b and 376-378, 376a, 376b, 378a and 378b London Road, Westcliff-on-Sea, Essex, SS0 7HZ	£620,000
17	Land on the West side of Plumberow Avenue, Hockley, Essex SS5 5NP	£25,000
18	Land to rear of 19 Osborne Road, Hornchurch, Essex, RM11 1EX	£135,000
19	47 Branksome Road, Southend-on-Sea, Essex, SS2 4HG	£135,000-£140,000
20	172 York Road, Southend-on-Sea, Essex, SS1 2DZ	£150,000-£160,000

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.



GUIDE PRICE: £15,000

Land at the west side of Bullwood Approach, Hockley, Essex, SS5 4RR

A freehold parcel of woodland is located just off Bullwood Approach, close to the junction of Woodside Road, Hockley. The access to the land is along an unmade road. Bullwood Approach is located off High Road, Hockley where it meets Alderman's Hill and is located approximately 1.5 miles from Hockley Station and a short distance from local shopping in Main Road, Hockley.

The plot is densely covered but the front edge and rear boundaries are clearly marked with fence posting.

Interested parties are advised to make their own investigations regarding planning with the relevant local authority:

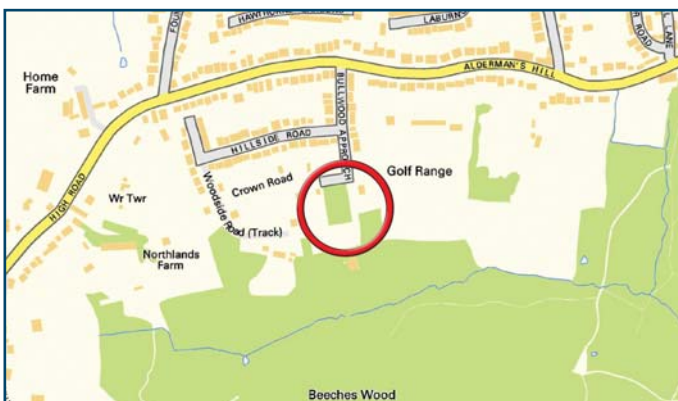
Rochford District Council
 Council Offices, South Street
 Rochford, Essex SS4 1BW
 Tel: 01702 546 366
 Email: information@rochford.gov.uk

PLOT SIZE

The Auctioneers have not measured the site and are unable to clearly verify the extent of the boundaries. However, we have been informed by the seller that the plots extends 124' to the rear by 54' frontage.

VIEWING

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



LOT 2

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



GUIDE PRICE: £99,000

Flat 6 The Coach House, Coach House Way, Witham, Essex, CM8 1YD

Located within walking distance of local shopping and amenities in Witham High Street is this ground floor flat with excellent buy to let potential. The flat has been previously let for around £600 per calendar month for a number of years and represents a good opportunity for investors.

ACCOMMODATION

Separate entrance door
Living/Dining area
Hallway leading to:
Bedroom 2
Bathroom with shower over bath/WC
Bedroom 1

MEASUREMENTS AND EPC

Further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

TENURE - Leasehold

LEASE

We understand that the lease term is for 125 years from January 2010.

GROUND RENT

£150 per annum

SERVICE CHARGE

Estimated at £450 per annum

VIEWING

By appointment with the Auctioneers





GUIDE PRICE: £95,000

Flat 8, Willow Court, 8 St Georges Lane, Shoeburyness, Southend-on-Sea, Essex, SS3 9QH

Situated within the historical Shoebury Garrison facing the cricket green, this purpose built first floor one bedroom apartment is sold subject to an Assured Shorthold Tenancy. It is considered an excellent buy to let opportunity for investors in an extremely popular area.

ACCOMMODATION

- Communal Entrance
- Living area with balcony
- Kitchen area
- Bedroom
- Internal Bathroom/WC

N.B.

- Gas central heating and double glazed windows
- Allocated parking for one vehicle

MEASUREMENTS & EPC

For further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

TENURE

Leasehold

TENANCY

We understand that the tenant has been in occupation for approximately 8 months, paying a rent of £650 per calendar month, however there is no formal written tenancy agreement.

LEASE

The property is held on a 125 year lease from 1st January 2002

GROUND RENT

We understand that the ground rent is £150 for the first 25 years doubling every 25 years thereafter.

SERVICE CHARGE

Please refer to the legal pack for any service charge details, where applicable.

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenant

LOT 4

UPON INSTRUCTIONS OF THE EXECUTOR: FREEHOLD VACANT TERRACED HOUSE WITH IN NEED OF REFURBISHMENT



GUIDE PRICE: £125,000

82 Hamlet Road, Southend-on-Sea, Essex, SS1 1HH

This two storey terraced house is located only a short distance from Southend shopping centre, bus routes along London Road and Southend Central Mainline Station. It is considered to have excellent potential, appealing equally to cash buyers, investors and buy to let purchasers.

ACCOMMODATION

Ground floor
Living Room plus bay
Kitchen
Utility area
Rear garden/off street parking
Outside W.C.
First Floor
Bedroom 1
Bedroom 2
Bedroom 3
Bathroom/WC

MEASUREMENTS & EPC

For further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

N.B.

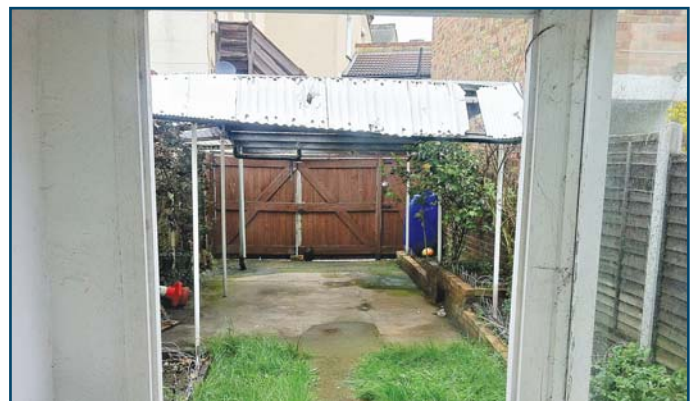
Gas central heating (not tested)

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 5

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: £65,000

The building was originally used for stabling and accommodation comprises:

TENURE
Freehold

VIEWING
By appointment with the Auctioneers

Ground floor
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.

MEASUREMENTS & EPC
For further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

LOT 6

FREEHOLD VACANT LAND

Janda Fields, Fane Road, Thundersley, Essex, SS7 3NQ

Approximately 2 acres of amenity land with frontage to and has vehicular access from Fane Road, Thundersley. The property benefits from various buildings including stabling and stores. Please refer to the legal pack for further details.



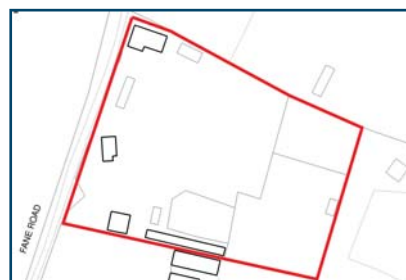
GUIDE PRICE: £50,000

All interested parties are advised to make their own investigations regarding planning with the relevant local authority: Castle Point Borough Council
info@castlepoint.gov.uk
Telephone: 01268 882200

JOINT AUCTIONEERS
WHIRLEDGE & NOTT
CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

Whirledge & Nott
The Black Barn
Lubards Lodge Farm
Hullbridge Road
Rayleigh
Essex SS6 9QG
Tel: 01268 783377

VIEWING
By arrangement with our joint Auctioneers



LOT 7**APPROXIMATELY FOUR ACRES OF FREEHOLD LAND SUBJECT TO AN AGRICULTURAL TENANCY****Land at Chelmsford Road, Rudley Green, Purleigh, Essex, CM3 6QP**

Located in the rural area of Rudley Green in the village of Purleigh, this parcel of land fronts onto Chelmsford Road and is approximately four miles from Maldon and six miles from South Woodham Ferrers.

**TENANCY**

The land is currently let on an agricultural tenancy at £250.00 per annum. Further details can be found in the legal pack.

TENURE

Freehold

LOCAL AUTHORITY

Maldon District Council

VIEWING

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



GUIDE PRICE: £28,000

LOT 8**INVESTMENT OPPORTUNITY: FREEHOLD TERRACED TWO BEDROOM HOUSE SUBJECT TO AN ASSURED SHORTHOLD TENANCY****11 Friars Street, Shoeburyness, Southend-on-Sea, Essex, SS3 9BG**

Located just a short distance from local shops, bus routes and within easy reach of Shoeburyness Mainline Station is this two storey terraced house. The property is currently let to the same tenant for the last five years and represents an excellent opportunity for buy to let purchasers.

**ACCOMMODATION**

Ground floor
Entrance Hall
1st Reception with bay
2nd Reception
Kitchen
Rear Garden

First floor
Bedroom 1
Bedroom 2
First floor bathroom/WC

N.B. Gas central heating

MEASUREMENTS & EPC

For further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

TENURE

Freehold

TENANCY

The property is currently let for £625 per calendar month and at the time of writing, this was holding over on a month to month basis. We understand that a new fixed term agreement will be offered to the tenant prior to the auction.

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenant

GUIDE PRICE: £100,000



GUIDE PRICE: £480,000

Flats 1-6 Dodds Court, Dodds Lane, Dover, Kent, CT16 2BF

Located within easy reach of Kernsey and Dover Priory railway stations and a short distance from local shopping facilities is this three storey block of six flats in a detached building – each floor comprises a one bedroom and a two bedroom apartment. The investment includes the freehold of the building, together with all six flats subject to Assured Shorthold tenancies.

There is ample off street parking for approximately 8 vehicles.

SCHEDULE OF APARTMENTS

Flat	Beds	AST	Start date	Rent PCM	Rent PA
1	1 Bed	6 months	19/12/2011	£475.00	£5,700
2	2 Bed	6 months	08/06/2011	£575.00	£6,900
3	1 Bed	6 months	29/02/2012	£475.00	£5,700
4	2 Bed	6 months	26/01/2012	£575.00	£6,900
5	1 Bed	6 months	04/01/2012	£475.00	£5,700
6	2 Bed	12 months	25/08/2011	£575.00	£6,900
				Total	£37,800

SERVICES AND INSURANCE

Please see check the legal pack for more information.

MEASUREMENTS AND EPC

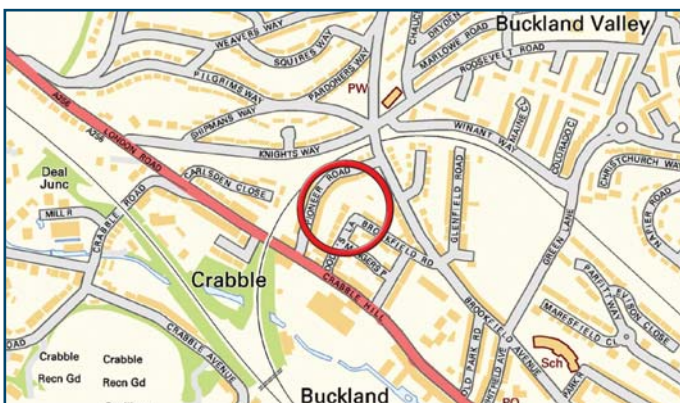
For further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

TENURE

Freehold

VIEWING

By appointment with the Auctioneers





GUIDE PRICE: REFER TO AUCTIONEER

Suttons Farm, Tomkyns Lane, Upminster, Essex, RM14 1TP

LOCATION

Situated on the Upminster/Great Warley borders, within reach of Brentwood town centre, shops, restaurant's, local schools and many recreational facilities

- Brentwood within 4.1 miles
- Upminster railway station within 5.8 miles
- Chelmsford within 18 miles
- Upminster to London within 19 miles
- Brentwood to London within 29.7 miles
- Stansted Airport within 24.7 miles

Offering spacious family accommodation, the main building is over two storeys', and forming part of an attractive courtyard area.

A vast block paved driveway leads up to the side of the house into a courtyard area capable of parking numerous cars and which in turn leads to:

STABLE COTTAGE

L- Shaped out-building incorporating a two bedroom first floor apartment, known as "Stable Cottage" comprising:

- Living room
- Bedroom 1
- Bedroom 2
- Kitchen area

- Ground floor
- Stable store, two further store rooms
- Hair Salon

Further ancillary buildings including a large concrete portal frame storage barn and a hard tennis court are located within the grounds which extend to approximately 2.9 acres (subject to land survey)



INCLUDING OUTBUILDINGS INCORPORATING A TWO BEDROOM APARTMENT WITH STORAGE AND HAIR SALON, PLUS SWIMMING POOL AND TENNIS COURT



MAIN BUILDING

Ground floor
 Living room
 Dining area
 Kitchen area
 Basement
 Swimming Pool 17.9m x 8.5m 58'7" x 27'11" (Maximum) with changing room/WC

First floor

Bedroom 1 with dressing room and ensuite bathroom
 Bedroom 2 with dressing room and ensuite bathroom
 Bedroom 3
 Bedroom 4
 Laundry room
 Main family bathroom with WC

N.B. The property internally is further enhanced by integrated music system (not tested), mood lighting and air conditioning (not tested).

MEASUREMENTS AND EPC - Further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction



AUCTIONEERS NOTE

We are informed by the vendors' solicitors that there are a number of planning issues where retrospective planning permission is now being sought on behalf of the vendors. Therefore, we advise that these outstanding planning issues should be taken into consideration by any intended purchaser - full details available on request. Applicants should be aware that some of the outbuildings and grounds do require attention.

DIRECTIONS - From Brentwood town centre heading south past Brentwood station and through Great Warley on the B186 continue on this road for approximately 2 miles turning right adjacent to the Thatches public house into Warley Road, continue along crossing the M25 and taking the next turning on the left, Tomkyns Lane where the property will be found down the lane on the left hand side.

JOINT AUCTIONEERS



Beresfords Country Homes
 01245 397475





GUIDE PRICE: £265,000

12 Chancellor Road, Southend-on-Sea, Essex, SS1 2AS

Located close to Southend seafront and within walking distance of Southend shopping centre, University and mainline stations is this two storey house, currently arranged providing extensive self-contained studio/bedsit accommodation. It is considered that this would mostly appeal to investment purchasers looking for a good rental return.

ACCOMMODATION SCHEDULE

Flat	Type	AST	Start date	Rent PCM	Rent PA
12	1 bed	6 months	03/01/2012	£600.00	£7,200
12A	Studio	6 months	20/04/2012	£500.00	£6,000
12B	Studio	6 months	06/03/2012	£500.00	£6,000
12C	Studio	Vacant at time of printing			
12D	Studio	6 months	21/11/2011	£500.00	£6,000
12E	1 bed	6 months	23/01/2012	£500.00	£6,000
				Total	£31,200

POTENTIAL RENT WHEN FULLY LET
£37,200 per annum

TENURE
Freehold

PLANNING

All interested parties are advised to make their own investigations regarding any planning, restrictions, licensing or permissions by contacting the relevant local authority:
Southend Borough Council
Ground Floor, Civic Centre, Victoria Avenue,
Southend-on-Sea SS2 6ER
Tel: 01702 215000

TENANCIES

Details relating to the existing tenancy agreements can be found in the legal pack.

MEASUREMENTS AND EPC

For further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

TENURE
Freehold

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenants



GUIDE PRICE: £165,000

30 Tutors Way, South Woodham Ferrers, Chelmsford, Essex, CM3 5FB

Situated conveniently for local shopping in the Town Centre and approximately half a mile distance from South Woodham Ferrers Mainline Station is this two storey former one-bedroom starter home. The property was extended to the side after planning permission was given in April 2010 under application 10/0051/FUL, creating a further first floor bedroom and garage with drive.

It is considered that the property is in good decorative order, save some minor finishing works. Given the location, it would suit cash buyers and investors.

ACCOMMODATION

Living Room
Kitchen
Rear Garden
Garage
Driveway

First floor
Bedroom 1 with dormer
Bedroom 2 with dormer
First floor bathroom with WC, contemporary handbasin, shower cubicle and Jacuzzi bath.

N.B.
Gas central heating
Double Glazing

MEASUREMENTS & EPC

For further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

AUCTIONEERS NOTE

We have been made aware by the seller that where the kitchen is currently sited, was originally a conservatory and therefore presently does not meet current building regulation standards. A number of other recommendations were made by Building Control and these have been included in the legal pack. However, we recommend all interested parties make their own investigations under the building control regulations and planning by contacting the relevant local authority:

Chelmsford Borough Civic Centre
Duke Street
Chelmsford
Essex CM1 1JE
Tel: 01245 606 606
Email: mailbox@chelmsford.gov.uk

TENURE
Freehold

VIEWING
By appointment with the Auctioneers

LOT 13

FREEHOLD DETACHED BUNGALOW ON GOOD SIZE PLOT SUBJECT TO AN ASSURED SHORTHOLD TENANCY



GUIDE PRICE: £250,000

Three Trees Bungalow, Bullocks Lane, Takeley, Bishops Stortford, Essex, CM22 6TA

Bullocks Lane is located off Great Canfield Road, in the semi-rural village of Takeley in the Parish of Great Canfield, approximately 3 miles from London Stanstead International airport, 6 miles from the town of Great Dunmow and within easy reach of the A120, giving access to the M11 to London/Cambridge and across Essex to Colchester.

The bungalow is set in a good size plot, surrounded by other large detached residential properties. There is a right of way access road leading from Bullocks Lane (which forms part of Canfield Nursery).

TENANCY

Please refer to the legal pack for more details.

RENT RESERVED

Please refer to the Auctioneers

N.B.

The Auctioneers have not inspected the bungalow internally.

Assumed Accommodation

Three Bedrooms
Bathroom/WC
Reception Room
Dining Room
Conservatory/Lean to

MEASUREMENTS AND EPC - Further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

TENURE - Freehold

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



Land on the north side of Bullocks Lane, Takeley, Bishops Stortford, Essex, CM22 6TA

Located just to the south of Three Trees Bungalow, is this parcel of land held on a separate title EX621148.

The current owner has plans drawn for a detached four bedroom two storey dwelling and copies are available upon request, however no formal planning application was made.

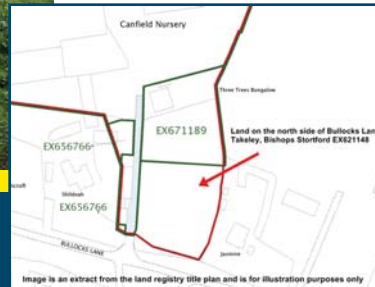


All interested bidders are advised to contact the relevant local authority regarding planning:

Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER
Tel: 01799 510 510

TENURE
Freehold

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



GUIDE PRICE: £40,000

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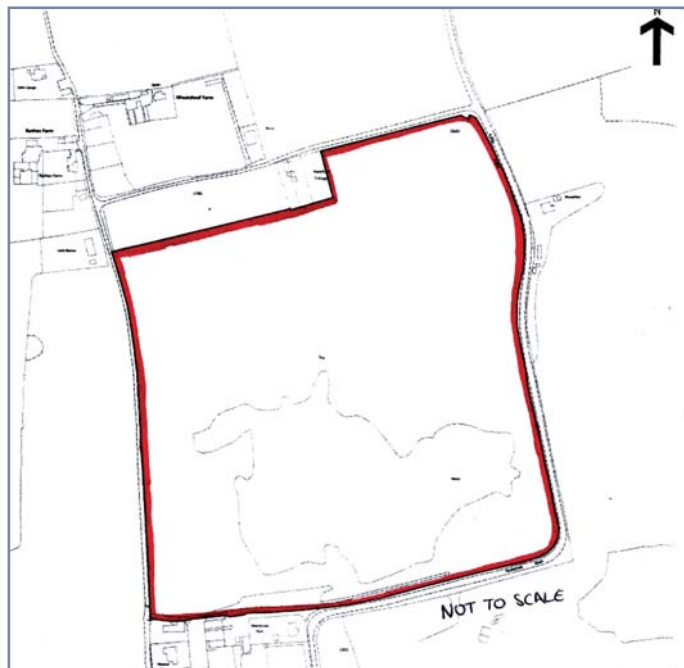
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- * 1 Billion Pound regeneration investment into Basildon
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www.belvoirlettings.com

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- Basildon 01268 411110
- Grays 01375 390400

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GUIDE PRICE: £150,000

Former Asheldham Quarry, Asheldham, Southminster, Essex, CM0 7DZ

The land extends to approximately 35 acres. The property was previously a quarry and has now regenerated with trees and scrub to form an attractive site which benefits a local designation as a site of Importance for Nature Conservation.

The Land is subject to various restrictive covenants including a retention of development clause for a period of 21 years from 2004 at 50% with an exemption relating to log cabins, fishing lodges or similar (see legal pack for further details).

Electricity cables traverse the land.

A public footpath runs along the eastern boundary.

The land is accessed via a right of way along Rushes Lane.

All interested parties are advised to make their own investigations regarding planning with the relevant local authority:

Maldon District Council
Princes Road
Maldon
Essex
CM9 5DL
Tel 01621 854 477
Fax 01621 852 575
customer.services@maldon.gov.uk

VIEWING

By arrangement with our joint Auctioneers.

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JOINT AUCTIONEERS

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

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

LOT 16

UPON INSTRUCTIONS OF LPA RECEIVERS - COMMERCIAL INVESTMENT OPPORTUNITY: TO BE SOLD AS ONE LOT – THREE LET SHOP PREMISES (ONE DOUBLE UNIT) AND SIX FLATS LET ON ASSURED SHORTHOLD TENANCIES



GUIDE PRICE: £620,000

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

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

The lot to be sold includes three titles:

374, 374A & 374B London Road
Lock-up shop with two x 2 bedroom flats above
Held under one title – EX150186

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

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

Tenure
Freehold

For all details regarding leases and Assured Shorthold Tenancies please refer to the legal pack for more information.

N.B.
376A has been completely refurbished.

MEASUREMENTS & EPC
For further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

Address	Type	Occupied by	Current Rent
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	
376B London Road	Flat	Tenant	£7,800.00
378A London Road	Flat	Tenant	£7,800.00
378B London Road	Flat	Tenant	£7,800.00
		Total	£63,800.00

CURRENT RENT RESERVED
£63,800 per annum plus the vacant flat

VIEWING
Please contact the Auctioneer for dates and times for viewing

JOINT AUCTIONEERS



Jones Lang LaSalle
30 Warwick Street, London W1B 5NH

LOT 17

FREEHOLD VACANT PARCEL OF WOODLAND

Land on the West side of Plumberow Avenue, Hockley, Essex, SS5 5NP

The plot is situated towards the end of Plumberow Avenue, along an unmade section of road in between no.s 313 and 305 and opposite the entrance of 326 Plumberow Avenue. Auctioneers Note: The Auctioneers have been unable to verify the boundaries as the plot is overgrown and densely covered. It is recommended that all interested parties inspect the plot to verify the area marked in red on the land registry title plan.



Markings are for illustration purposes only and do not indicate the boundaries.

PLANNING

All interested parties are advised to make their own enquiries regarding planning with the relevant local authority:
Rochford District Council
Council Offices
South Street, Rochford
Essex SS4 1BW
Tel: 01702 546 366
Email: information@rochford.gov.uk

VIEWING

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



GUIDE PRICE: £25,000

LOT 18

BUILDING PLOT IN POPULAR RESIDENTIAL AREA WITH PLANNING CONSENT

Land to rear of 19 Osborne Road, Hornchurch, Essex, RM11 1EX

The site is within the residential area of Hornchurch and located at the end of a cul-de-sac. The property benefits from being within approximately a quarter of a mile of Towers School and local shops. The site extends to approximately 402 sqm and has planning consent for a detached 3 bedroom house with integral garage.



FRONT ELEVATION



Further details of the planning consent P1131.10 are included in the legal pack.

All interested parties are advised to make their own investigations regarding planning with the relevant local authority:
London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB
info@haverling.gov.uk
Tel: 01708 433100

neither the Auctioneers, joint Auctioneer nor the vendor will accept any responsibility for any damage, injury or accident during viewing.

JOINT AUCTIONEERS

WHIRLEDGE & NOTT

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

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

VIEWING

By arrangement with our joint auctioneers. Viewing this land is entirely at the risk of the enquirer and

GUIDE PRICE: £135,000



GUIDE PRICE: £135,000-£140,000

47 Branksome Road, Southend-on-Sea, Essex, SS2 4HG

This three bedroom character property is located off Bournemouth Park Road and within easy reach of local shopping facilities in Southchurch Avenue and a short distance from Southend East Mainline Station.

The property does require a degree of modernisation and is suitable for cash buyers, builders, developers and even buy to let investors looking to maximize their returns.

ACCOMMODATION

Hallway
Front reception area
Rear reception area
Kitchen
Bedroom 1
Bedroom 2
Bedroom 3
First floor bathroom/WC

N.B.
Some double glazing

MEASUREMENTS & EPC

For further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

**GUIDE PRICE: £150,000-£160,000**

172 York Road, Southend-on-Sea, Essex, SS1 2DZ

Located within easy reach of Southend seafront attractions, Southend town centre and a short distance from Southend East railway station is this vacant property which is in need of refurbishment throughout. It is considered to have excellent buy to let potential with extensive accommodation, which can be utilised in a variety of ways.

ACCOMMODATION

Ground Floor
Three reception rooms
Kitchen
Basement
Outside WC

First floor
Four Bedrooms
Bathroom/WC

TENURE

Freehold

MEASUREMENTS & EPC

Further details on approximate room sizes and for a copy of the EPC please refer to our online entry at www.dedmangray.co.uk/auction

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

20th July 2012 (The Cliffs Pavilion, Westcliff-on-Sea)
3rd October 2012 (The Cliffs Pavilion, Westcliff-on-Sea)
5th December 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

