

**DEDMAN
GRAY**

Auction

The Land & Property
Auction

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

**FRIDAY 20TH
JULY 2012 AT 2PM**



www.dedmangray.co.uk

LAST AUCTION RESULTS

Results of Auction held:
30th May 2012 at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	Land at Bullwood Approach, Hockley, Essex	SOLD	£15,000
2	Flat 6 The Coach House, Coach House Way, Witham, Essex	JULY AUCTION	£90,000
3	Flat 8 Willow Court, 8 St Georges Lane, Shoeburyness	SOLD	£102,000
4	82 Hamlet Road, Southend on Sea, Essex	SOLD	£125,000
5	102 E&F Southchurch Road, Southend on Sea, Essex	SOLD	£60,000
6	Land at Janda Fields, Fane Road, Thundersley, Essex	SOLD	£83,500
7	Land at Chelmsford Road, Rudley Green, Purleigh, Essex	WITHDRAWN	
8	11 Friars Street Shoeburyness, Shoeburyness, Southend on Sea, Essex	SOLD	£112,500
9	Dodds Court, Dodds Lane, Dover, Kent	AVAILABLE AT	£465,000
10	Suttons Farm, Tomkyns Lane, Upminster, Essex	JULY AUCTION	POA
11	12 Chancellor Road, Southend on Sea, Essex	SOLD	£270,000
12	30 Tutors Way, South Woodham Ferrers, Chelmsford, Essex	AVAILABLE AT	£155,000
13	Three Trees Bungalow, Bullocks Lane, Takely, Bishops Stortford, Essex	WITHDRAWN	
14	Land North of Bullocks Lane, Takely, Bishops Stortford	SOLD	£40,000
15	Former Asheldham Quarry, Asheldham, Southminster, Essex	AVAILABLE AT	£130,000
16	374-378 London Road, Westcliff on Sea, Essex	AVAILABLE AT	£600,000
17	Land to west side of Plumberow Avenue, Hockley, Essex	SOLD	£19,000
18	Land rear of 19 Osborne Road, Hornchurch, Essex	SOLD	£130,000
19	47 Branksome Road, Southend on Sea, Essex	SOLD	£138,000
20	172 York Road, Southend on Sea, Essex	SOLD	£137,500
TOTAL REALISATION		£1,232,500	

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

FUTURE AUCTION DATES

**3rd October 2012 – closing date of 7th September 2012
5th December 2012 – closing date of 9th November 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

Contact Auction Tel: 01702 311010 Fax: 01702 587970 Email: auction@dedmanauctions.com
Auction Room Telephone: 07775 708881 (available during the auction and 1 hour prior)
Office: 103 The Broadway, Thorpe Bay, Essex, SS1 3HQ

ORDER OF SALE

Friday 20th July 2012, 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	4 Priory Avenue, Southend-on-Sea, Essex, SS2 6LD	£85,000 - £90,000
2	196A Station Road, Westcliff-on-Sea, Essex, SS0 7SB	£65,000
3	10 Imperial Park, Towerfields Industrial Estate, Shoeburyness, Essex, SS3 9QT	£60,000
4	208A Westborough Road, Westcliff-on-Sea, Essex, SS0 9PR	£80,000
5	Flat 6 The Coach House, Coach House Way, Witham, Essex, CM8 1YD	£90,000
6	125 West Road, Shoeburyness, Essex, SS3 9EF	£100,000
7	Flats 7a, b, c & d Ramuz Drive, Westcliff-on-Sea, Essex, SS0 9JA	£250,000
8	73 Heygate Avenue, Southend-on-Sea, Essex, SS1 2AN	£200,000
9	Suttons Farm, Tomkyns Lane, Upminster, Essex, RM14 1TP	£850,000 - £900,000
10	63 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7EY	£125,000
11	28 Eastern Esplanade, Southend-on-Sea, Essex, SS1 2ER	£295,000
12	417 Westborough Road, Westcliff-on-Sea, Essex, SS0 9TN	£125,000
13	Workshop rear of 41 Park Street, Westcliff-on-Sea, Essex, SS0 7PA	£15,000
14	29 Newington Close, Southend-on-Sea, Essex, SS2 4SF	£140,000 - £145,000
15	27 Chelmsford Avenue, Southend-on-Sea, Essex, SS2 6JG	£140,000 - £150,000
16	Land to the rear of 2, 3 and 4 New Road, Leigh-on-Sea, Essex, SS9 2EA	£4,000 - £6,000
17	10 Beech Road, Hadleigh, Benfleet, Essex, SS7 2AZ	£165,000 - £175,000

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.

LOT 1

UPON INSTRUCTIONS FROM THE EXECUTOR: VACANT FREEHOLD TWO STOREY WORKSHOP WITH YARD

4 Priory Avenue, Southend-on-Sea, Essex, SS2 6LD

Located in a mainly residential area, within the immediate vicinity of Prittlewell Station and easy reach of local shopping and amenities this former carpenter's workshop is considered to have excellent redevelopment and conversion potential, subject to local planning consent. The building may also be suitable for other uses, including storage.



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



GUIDE PRICE: £85,000 - £90,000

LOT 2

VACANT LEASEHOLD ONE BEDROOM GROUND FLOOR FLAT OFFERED WITH NEW LEASE

196A Station Road, Westcliff-on-Sea, Essex, SS0 7SB

Situated directly opposite the entrance to Westcliff-on-Sea mainline station, this vacant ground floor flat is most suitable for buy to let purposes, with the added benefit of a new lease. Given the location to transport and local shopping facilities, we consider this an excellent opportunity for investors looking to add to their existing portfolio.



ACCOMMODATION

Living area
Kitchen area
Internal bathroom/WC
Bedroom

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

N.B

Gas central heating
Double glazing
Laminated flooring

LEASE DETAILS

We understand that a new lease will be available. All interested parties should check the legal pack for further information.

VIEWING

By appointment with the Auctioneers

GUIDE PRICE: £65,000

LOT 3**FREEHOLD VACANT LIGHT INDUSTRIAL WAREHOUSE****10 Imperial Park, Towerfields Industrial Estate, Shoeburyness, Essex, SS3 9QT**

A single storey light industrial unit with roller shutter doors and allocated parking. Located on the popular Towerfields Industrial Park, close to local amenities in Shoeburyness.

**ACCOMMODATION**

Single open space with mezzanine floor and office
WC Facilities
Water and drainage
Heating

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

GUIDE PRICE: £60,000

LOT 4**LEASEHOLD VACANT TWO BEDROOM FIRST AND SECOND FLOOR FLAT WITH BUY TO LET POTENTIAL****208A Westborough Road, Westcliff-on-Sea, Essex, SS0 9PR**

An opportunity to acquire this two bedroom split level flat located between Electric Avenue and Northview Drive, which is convenient for local amenities and facilities of London Road, Westcliff and in turn, those of the Southend town centre. The property is presented in good decorative order and has been modernised to a good standard throughout. It is considered an ideal rental investment opportunity or, of course, will mutually appeal to owner-occupiers or first time buyers.

**GROUND FLOOR**

Communal entrance.
Separate flat door with staircase to:

FIRST FLOOR

Landing, bathroom/WC,
bedroom, living and
kitchen area

Second Floor

Further bedroom

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, for a term of 99 years from 6th March 1987

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEERS

easy-move
ESTATE AGENTS

Easymove Estate Agents
521 London Road,
Westcliff-on-Sea, Essex
SS0 9LJ
Tel: 01702 343311

GUIDE PRICE: £80,000

LOT 5**VACANT LEASEHOLD TWO BEDROOM GROUND FLOOR COURTYARD FLAT WITH BUY TO LET POTENTIAL****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

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

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

VIEWING
 By appointment with the Auctioneers

TENURE - Leasehold

GUIDE PRICE: £90,000

LOT 6**FREEHOLD TWO STOREY HOUSE SOLD SUBJECT TO AN EXISTING TENANCY****125 West Road, Shoeburyness, Essex, SS3 9EF**

Located close by to local shopping in West Road shopping centre and just under a mile from Shoeburyness mainline station, this terraced property is considered an excellent buy to let opportunity. However, we understand that the property does require a degree of internal redecoration.



N.B. At the time of printing, the Auctioneers have not inspected the property internally.

tenancy agreement and therefore cannot verify the start date or the tenant's security of tenure.

ASSUMED ACCOMMODATION
 Entrance Hall
 2 Reception rooms
 Kitchen

RENT RESERVED
 £5,196 per annum

TENURE
 Freehold

First floor
 2 Bedrooms, bathroom with WC.

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

TENANCY
 We have been advised that the tenant is paying a rent of £433.00 per calendar month. However the auctioneers have not seen a copy of the

GUIDE PRICE: £100,000



GUIDE PRICE: £250,000

Flats 7a, b, c & d Ramuz Drive, Westcliff-on-Sea, Essex, SS0 9JA

Located in a popular turning just off London Road, this excellent residential investment is ideal for buy to let purchasers, looking to add to their property portfolio. The house comprises four self-contained flats, two on ground floor and two on the first floor, each let on an Assured Shorthold Tenancy.

ACCOMMODATION

- Flat 7A* – Ground floor Studio flat, kitchen area, shower room/WC
- Flat 7B* – Ground floor flat, 1 bedroom, kitchen, living room, bathroom/WC and garden
- Flat 7C* – First floor flat, 1 bedroom, kitchen, living room, shower room/WC
- Flat 7D* – First floor flat, assumed to have 1 bedroom, kitchen, and living room and bathroom

RENT RESERVED
£22,560 per annum

TENURE
Freehold

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

NB. The Auctioneers have been unable to inspect Flat D

Flat	Type	Term	From	Expiry	Rent PCM	Rent PA	
A	Studio	6 months	30/10/2007	Periodic	£415.00	£4,980	
B	1 bed	6 months	24/10/2012	Periodic	£495.00	£5,940	
C	1 bed	6 months	16/05/2012	15/11/2012	£495.00	£5,940	
D	1 bed	6 months	25/05/2011	Periodic	£475.00	£5,700	
					Income	£1,880PCM	£22,560PA



GUIDE PRICE: £200,000

73 Heygate Avenue, Southend-on-Sea, Essex, SS1 2AN

Located just a short walk from Southend shopping centre and within easy reach of the seafront and associated facilities, this two storey house is presently arranged to provide bedsit accommodation. The property is currently managed as a HMO although we understand it is not registered.

ACCOMMODATION SCHEDULE

Flat	Type	Tenancy	Weekly rent
1	Double bed, kitchenette and shower	Periodic from May 2012	£70.00
2	Double bed, kitchenette and shower	Periodic from May 2012	£70.00
3	Double bed, kitchenette and shower	Periodic from May 2012	£70.00
4	Double bed, kitchenette and shower	Periodic from May 2012	£70.00
5	Double bed, kitchenette and shower	Periodic from May 2012	£70.00
Total rent per week			£350.00
Annual rent			£18,200.00

In addition to the letting rooms, there is also a communal lounge, kitchen and both ground/first floor communal shower rooms.

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

RENT RESERVED
£18,200 per annum

N.B.

There is no gas supply at the property and the landlord is responsible for domestic hot water, communal lighting and communal kitchen facilities.

TENURE
Freehold

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenants via the Managing Agent

LOT 9

**SUBSTANTIAL FREEHOLD GEORGIAN STYLE FOUR-BEDROOM
DETACHED PROPERTY ON APPROXIMATELY 2.9 ACRES**



GUIDE PRICE: £850,000 - £900,000

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:

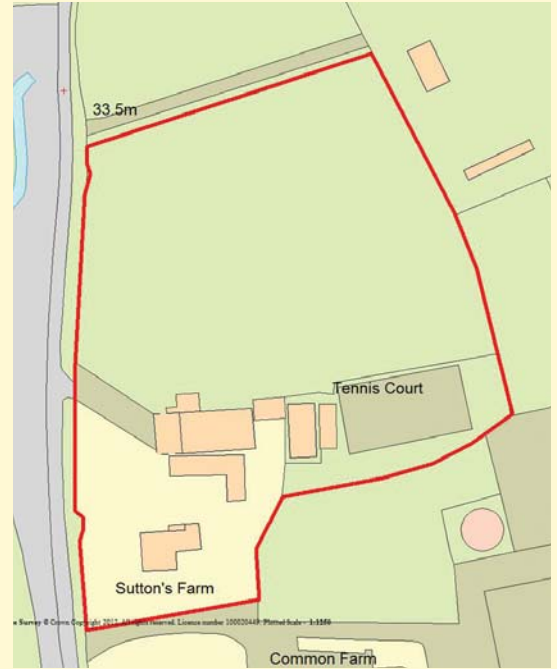
- Living room
- Bedroom 1
- Bedroom 2
- Kitchen area

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: £125,000

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

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

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

We understand from the seller that a new 124 or 199 year lease will be granted but all interested parties should refer to the legal pack for more information.

ACCOMMODATION

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

FIRST FLOOR

Living room, Kitchen/Diner, Bedroom Four, Bedroom Five, Bathroom/WC

SECOND FLOOR

Bedroom One, Bedroom Two, Bedroom Three, Bathroom/WC

MEASUREMENTS AND EPC

Further details on approximate room sizes and for a copy of www.dedmangray.co.uk/auction

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

TENURE

Leasehold, subject to a new lease
Please refer to Legal Pack

GROUND RENT

Please refer to Legal Pack

VIEWING

By appointment with the Auctioneers





GUIDE PRICE: £295,000

28 Eastern Esplanade, Southend-on-Sea, Essex, SS1 2ER

Located in a prominent corner position on Southend seafront and offering further development potential subject to planning consent, the property has currently approved A2 use with a commercial unit on the ground floor and a two bedroom self-contained flat on the first floor flat which offers sea views. To the rear of the property is a 1785 sq ft private yard and detached garage.

ACCOMMODATION

Ground floor retail unit with double frontage
Office area
WC facilities

First floor

Two bedroom self-contained flat

TENANCY

The Property produces a rental income, with the first floor flat rented at £500 PCM and the ground floor retail unit is subject to a Lease until September 2012 at £10,400 per annum. This allows the purchaser to enjoy some short term income from the ground floor but with the opportunity to occupy and trade from this unit at a later date.

THEREFORE, CURRENT RENT RESERVED

£16,500 per annum

LEASE & TENANCY DETAILS

Please refer to the legal pack for more information.

AUCTIONEER'S NOTE:

During 1990 the owners prepared plans for six flats. The property therefore offers potential redevelopment of residential flats subject to necessary planning consents.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenant in the first floor flat.

LOT 12

FREEHOLD VACANT END TERRACE PROPERTY COMPRISING GROUND FLOOR SHOP WITH FIRST AND SECOND FLOOR TWO BEDROOM FLAT

417 Westborough Road, Westcliff-on-Sea, Essex, SS0 9TN

Situated within walking distance of London Road, Chalkwell Park and other local amenities is this vacant property comprising a ground floor shop, together with a first and second floor vacant split level two bedroom flat.

It is considered to have excellent potential with many uses, either as a buy to let opportunity with residential/commercial enterprise, or even conversion into multiple flats, subject to obtaining the necessary planning consents.



The property does require a degree of upgrading.

ACCOMMODATION

Ground Floor
Shop entrance
3 Rooms, Utility area
Rear garden access

FIRST FLOOR

Bedroom, Living Room,
Kitchen/diner,
Bathroom & WC

SECOND FLOOR

Bedroom with eaves
storage

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

GUIDE PRICE: £125,000

LOT 13

FREEHOLD VACANT DETACHED WORKSHOP AND YARD

Workshop rear of 41 Park Street, Westcliff-on-Sea, Essex, SS0 7PA

Located close to all local amenities, including shops and public transport in London Road is this single storey brick built detached workshop, situated behind residential properties in Park Street. There is also a paved yard with gated access. The workshop has mains water, electricity and drainage. It is considered ideal as continued use for a workshop but may have other uses, including storage or even potential re-development, subject to local authority planning approval.



Interested parties are advised to make their own investigations regarding planning with 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
Email: council@southend.gov.uk

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



GUIDE PRICE: £15,000

LOT 14**FREEHOLD TERRACED FOUR BEDROOM HOUSE LET ON AN ASSURED SHORTHOLD TENANCY****29 Newington Close, Southend-on-Sea, Essex, SS2 4SF**

This two storey house is located just off Newington Avenue, opposite and facing onto the attractive recreational area of Bournes Green Park. It is considered an excellent buy to let opportunity, where the current tenant has remained for the past 11 years.



GUIDE PRICE: £140,000 - £145,000

ACCOMMODATION

Entrance Hall
Living Room
Dining Room
Kitchen
Conservatory
Brick built shed
Rear garden
First floor
4 Bedrooms
Bathroom with separate WC

TENANCY

Let on an Assured Shorthold Tenancy and the tenant is paying a current rent of £700.00 which is currently under review by the local housing benefit office to increase.

TENURE

Freehold

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

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenant

LOT 15**FREEHOLD SEMI-DETACHED THREE BEDROOM HOUSE LET ON AN ASSURED SHORTHOLD TENANCY****27 Chelmsford Avenue, Southend-on-Sea, Essex, SS2 6JG**

Chelmsford Avenue is a continuation of North Road, just off West Street within walking distance of local shops, bus routes and half a mile from Southend Victoria mainline station. The property is sold subject to an existing tenancy, therefore making this an excellent buy to let opportunity. However, we understand there is a degree of upgrading required both internally and externally.



GUIDE PRICE: £140,000 - £150,000

N.B. At the time of printing the Auctioneers have not inspected the property.

month. The tenants are currently holding over.

ASSUMED ACCOMMODATION
Ground floor
Entrance Hall
3 Reception rooms
Kitchen

RENT RESERVED
£5,724 per annum

TENURE
Freehold

First floor
3 double bedrooms
Bathroom
Front and rear gardens

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

TENANCY

Let on an Assured Shorthold Tenancy for a term of 12 months from 2nd June 2008 at a rent of £477.00 per calendar

LOT 16

FREEHOLD PARCEL OF LAND IN POPULAR RESIDENTIAL AREA OF LEIGH-ON-SEA

Land to the rear of 2, 3 and 4 New Road, Leigh-on-Sea, Essex, SS9 2EA

This small, mainly rectangular parcel of land is located to the rear of houses in New Road and Leigh Park Road, Leigh-on-Sea. It is slightly elevated from the rear gardens in New Road and appears to be land-locked.



TENURE
Freehold title EX20510

VIEWING
Open Site



GUIDE PRICE: £4,000 - £6,000

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

Member of NALS - Deposit Protection Scheme - NAEA





GUIDE PRICE: £165,000 - £175,000

10 Beech Road, Hadleigh, Benfleet, Essex, SS7 2AZ

Located between Castle Road and Castle Lane, within a short walking distance of local shops and bus routes in London Road/Hadleigh High Street, is this two storey detached house sold subject to an existing tenancy. The property occupies a good size corner plot and is considered to be an excellent investment opportunity. N.B. At the time of printing, the Auctioneers have not inspected the property internally.

ASSUMED ACCOMMODATION

Ground floor

Entrance Hall
Two reception rooms
Kitchen
Good size garden

First floor

3 Bedrooms, bathroom with WC.

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

TENANCY

We understand that the property is let on a fixed term agreement for a period of 22 years from 26th September 1998 at a fixed rent of £100 per week. The Auctioneers have not seen a copy of this agreement, therefore we advise that all interested parties should make their own investigations as to the security of tenure with their legal representative before entering a legally binding contract to purchase.

TENURE

Freehold

VIEWING

By appointment with the Auctioneer and by courtesy of the Tenant

FOR SALE BY PRIVATE TREATY – FULLY LET RESIDENTIAL INVESTMENT
Nelsons Gate, North Road, Westcliff-on-Sea, Essex SS0 7AF



- Offers invited in the region of £950,000, Freehold
- Current rental income is £63,000 per annum
- Two blocks totalling nine flats in a secluded development with parking
- All flats let on short term leases to a registered charity

This is a private treaty sale only.

Contact Mike Gray on Tel: **01702 311070** or Email: **mikegray@dedmangray.co.uk**

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

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

