

**DEDMAN
GRAY**

Auction

The Land & Property

Auction

Wednesday 3rd October 2012 at 2pm

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



www.dedmangray.co.uk

LAST AUCTION RESULTS

Results of Auction held:
20th July 2012 at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	4 Priory Avenue, Southend-on-Sea, Essex, SS2 6LD	SOLD	£90,000
2	196A Station Road, Westcliff-on-Sea, Essex, SS0 7SB	WITHDRAWN	
3	10 Imperial Park, Towerfields Ind Estate, Shoeburyness, Essex, SS3 9QT	AVAILABLE AT	£57,500
4	208A Westborough Road, Westcliff-on-Sea, Essex, SS0 9PR	AVAILABLE AT	£80,000
5	Flat 6 The Coach House, Coach House Way, Witham, Essex, CM8 1YD	WITHDRAWN	
6	125 West Road, Shoeburyness, Essex, SS3 9EF	WITHDRAWN	
7	Flats 7a, b, c & d Ramuz Drive, Westcliff-on-Sea, Essex, SS0 9JA	SOLD	£225,000
8	73 Heygate Avenue, Southend-on-Sea, Essex, SS1 2AN	OCTOBER AUCTION	
9	Suttons Farm, Tomkyns Lane, Upminster, Essex, RM14 1TP	WITHDRAWN	
10	63 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7EY	WITHDRAWN	
11	28 Eastern Esplanade, Southend-on-Sea, Essex, SS1 2ER	AVAILABLE AT	£275,000
12	417 Westborough Road, Westcliff-on-Sea, Essex, SS0 9TN	SOLD	£119,000
13	Workshop rear of 41 Park Street, Westcliff-on-Sea, Essex, SS0 7PA	SOLD	£17,000
14	29 Newington Close, Southend-on-Sea, Essex, SS2 4SF	AVAILABLE AT	£140,000
15	27 Chelmsford Avenue, Southend-on-Sea, Essex, SS2 6JG	SOLD	£128,000
16	Land to the rear of 2, 3 and 4 New Road, Leigh-on-Sea, Essex, SS9 2EA	SOLD	£1,050
17	10 Beech Road, Hadleigh, Benfleet, Essex, SS7 2AZ	SOLD	£225,000
TOTAL REALISATION			£805,050

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

FUTURE AUCTION DATES

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

Wednesday 3rd October 2012, 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	Flat 3 Chelsea Court, 138 Southchurch Avenue, Southend-on-Sea, Essex, SS1 2RP	£95,000
2	73 Heygate Avenue, Southend-on-Sea, Essex, SS1 2AN	£175,000
3	Various plots of land, South of Hoe Lane, Nazeing, Essex	£12,000-£15,000
4	Ground floor of the lower terrace level of Pier Hill, Southend-on-Sea, Essex, SS1 1EE	£25,000
5	Ground floor flat, 33a Cranley Road, Westcliff-on-Sea, Essex, SS0 8AJ	£65,000
6	Builders Yard, 24-27 Howards Chase, Westcliff-on-Sea, Essex, SS0 7AF	£95,000
7	The Coach House, Station Avenue, Southend-on-Sea, Essex, SS2 5ED	£110,000
8	430 Rayleigh Road, Eastwood, Leigh-on-Sea, Essex, SS9 5PT	£150,000
9	Flat 1 Chalkwell Lodge, London Road, Westcliff-on-Sea, Essex, SS0 9HT	£105,000
10	84 & 84a Hamlet Road, Southend-on-Sea, Essex, SS1 1HH	£160,000
11	Flat 3, 76 York Road, Southend-on-Sea, Essex, SS1 2BY	£50,000
12	Flat 10 Chalkwell Bay Flats, Undercliff Gardens, Leigh-on-Sea, Essex, SS9 1EA	£180,000
13	Honeywood Farm, Honey Pot Lane, Stow Maries, Chelmsford, Essex, CM3 6RT	£525,000
14	Flat 6, Willow Court, 8 St Georges Lane, Shoeburyness, Southend-on-Sea, Essex, SS3 9QH	£130,000
15	Oxley House, High Road, Horndon-on-the-Hill, Stanford Le Hope, Essex, SS17 8LE	£440,000
16	17 & 19 Stromness Place, Southend-on-Sea, Essex, SS2 4JH	£100,000-£110,000
17	5 High Street, Halstead, Essex, CO9 2AA	£160,000
18	32 Ness Road, Shoeburyness, Essex, SS3 9DF	£200,000-£225,000
19	Flat 2, Mount Liell Court West, 13-14 The Leas, Westcliff-on-Sea, Essex, SS0 8EE	£220,000
20	Flat 3, 11-12, Eastern Esplanade, Southend-On-Sea, Essex, SS1 2ER	£90,000
21	20 Leigh Beck Road, Canvey Island, Essex, SS8 7PU	£128,000
22	Ground floor flat, 25 Links Court, Colbert Avenue, Thorpe Bay, Essex, SS1 3BW	£120,000
23	165a Central Avenue, Southend-on-Sea, Essex, SS2 4DY	£60,000

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

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



GUIDE PRICE: £95,000

Flat 3 Chelsea Court, 138 Southchurch Avenue, Southend-on-Sea, Essex, SS1 2RP

Situated in a modern built apartment block, close to Southend seafront, attractions and town centre is this ground floor flat with allocated parking. The property has been let previously for approximately £600 per calendar month and represents an ideal opportunity for investors and buy to let purchasers.

ACCOMMODATION

Communal entrance
Hallway
Living Room
Kitchen
Bedroom 1
Bedroom 2
Bathroom/WC

SERVICE CHARGE & GROUND RENT

Please see the legal pack for further details.

VIEWING

By appointment with the Auctioneers

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.

Electric storage heaters and off street allocated parking to rear.

TENURE

Leasehold, for a term of 125 years from 3rd June 1998



GUIDE PRICE: £175,000

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 & TENANCY SCHEDULE

Room	Type	Tenancy	Weekly rent
1	Double bed, kitchenette and shower	Periodic from May 2012	£70.00
2	Double bed, kitchenette and shower	Periodic from April 2012	£70.00
3	Double bed, kitchenette and shower	Expires November 2012	£70.00
4	Double bed, kitchenette and shower	Expires December 2012	£70.00
5	Double bed, kitchenette	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

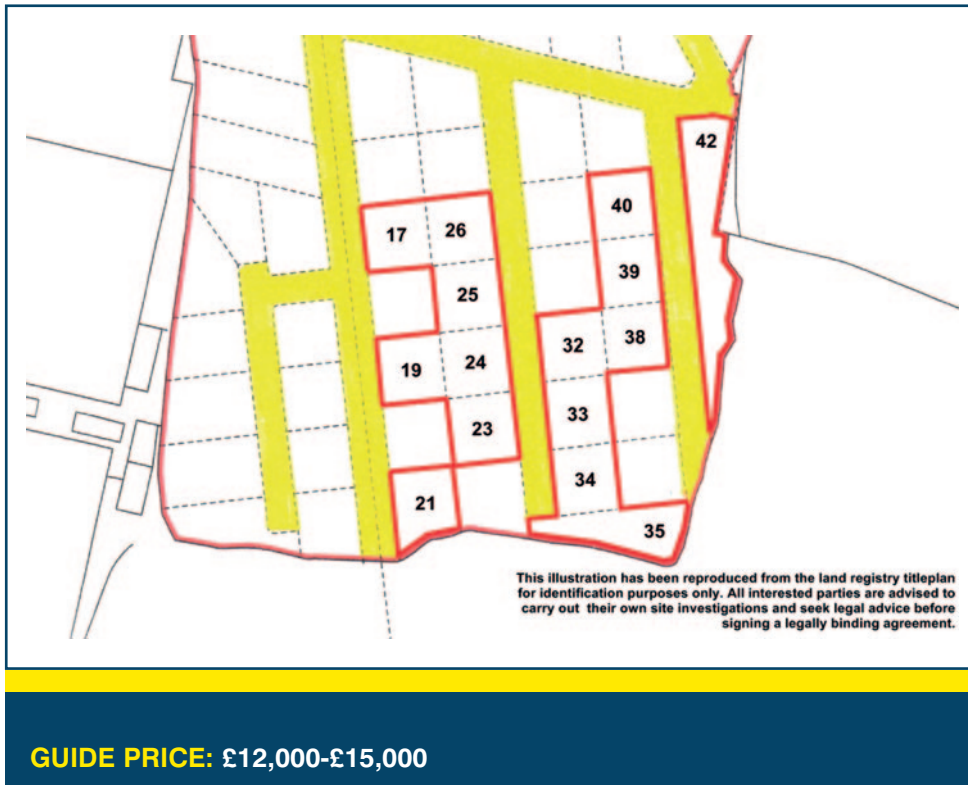
N.B.
There is no gas supply at the property and the landlord is responsible for domestic hot water, communal lighting and communal kitchen facilities.

TENURE
Freehold

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

LOT 3

FIFTEEN FREEHOLD VACANT SECTIONS OF GREENBELT LAND TO BE SOLD AS ONE LOT



Various plots of land, South of Hoe Lane, Nazeing, Essex

These various sections of grassland are located just north of Nazeing Golf Course, along Hoe Lane, approximately 7 miles from junction 7 of the M11 and 2.5 miles from Lea Valley Park. The sections form part of a larger area of land, where other parts have been sold.

TENURE
Freehold

N.B. We understand that there is a gated access point at the corner of the main area of land, directly off Hoe Lane, however at the time of inspection this was overgrown. All interested parties should make their own investigations as to any rights of way, easements, restrictions before entering a legally binding contract.

AUCTIONEERS NOTE
The areas of land are indicated by the illustrated plan for guidance only.

VIEWING
Open site



LOT 4

LEASEHOLD VACANT 650FT² COMMERCIAL PREMISES WITH PLANNING PERMISSION FOR A3 USE



GUIDE PRICE: £25,000

Ground floor of the lower terrace level of Pier Hill, Southend-on-Sea, Essex, SS1 1EE

This is an unusual auction lot is located close to Southend Pier, Adventure Island and many other seaside attractions, forming part of the multi-million pound Pier Hill (Southend) Regeneration Scheme. The property occupies an immediate trading position and given the valuable planning permission granted, is considered an ideal opportunity for a variety of uses.

APPROXIMATE SIZES

Being of circle dimensions, this is a unique building of approximately 650ft². The ceiling height of approximately 16ft is capable of possibly supporting a mezzanine floor.

TENURE

Leasehold - A copy of the lease is available in the legal pack.

TERMS

The lease was granted for 99 years from 27th May 2011 at a rent of £15,000 per annum.

RATES

No assessment has been made at the time of printing.

AUCTIONEERS NOTE

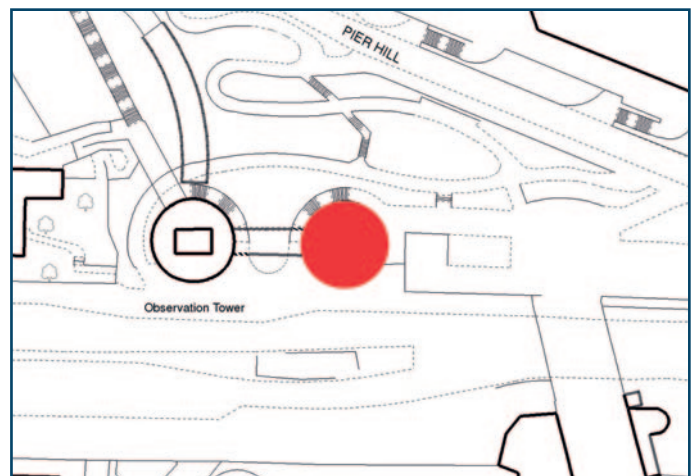
The landlords are Southend-on-Sea Borough Council and the lease provides for a reducing rent-free period, subject to certain works being completed by the 1st March 2013. The sale is also subject to the council's licence to assign.

LOCAL AUTHORITY

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

VIEWING

By appointment with the Auctioneers





GUIDE PRICE: £65,000

Ground floor flat, 33a Cranley Road, Westcliff-on-Sea, Essex, SS0 8AJ

Situated conveniently for local shopping and public transport in London Road and being only a short distance from Hamlet Court Road and Westcliff-on-Sea mainline station, this self-contained ground floor flat forms part of a converted two storey semi-detached house. The flat benefits from a separate section of rear garden and would appeal to buy to let purchasers and investors looking to add to their existing portfolio.

ACCOMMODATION

Communal Entrance
 Separate front door
 Hallway
 Living area
 Kitchen area
 Internal bathroom/WC
 Bedroom
 Double glazed doors leading out to own section of rear garden (there is also a side access to the garden)
 N.B. Gas central heating (not tested)
 Double Glazed

TENURE

Leasehold

LEASE

The property is held on a lease for a term of 199 years from September 1987 at a ground rent of £50.00 per annum.

TENANCY

The property is sold subject to an Assured Shorthold Tenancy for an original term of 12 months from 23rd September 2011 at a rent of £450.00 PCM. A new agreement has been already issued to the tenant for a further 12 month period.

RENT RESERVED

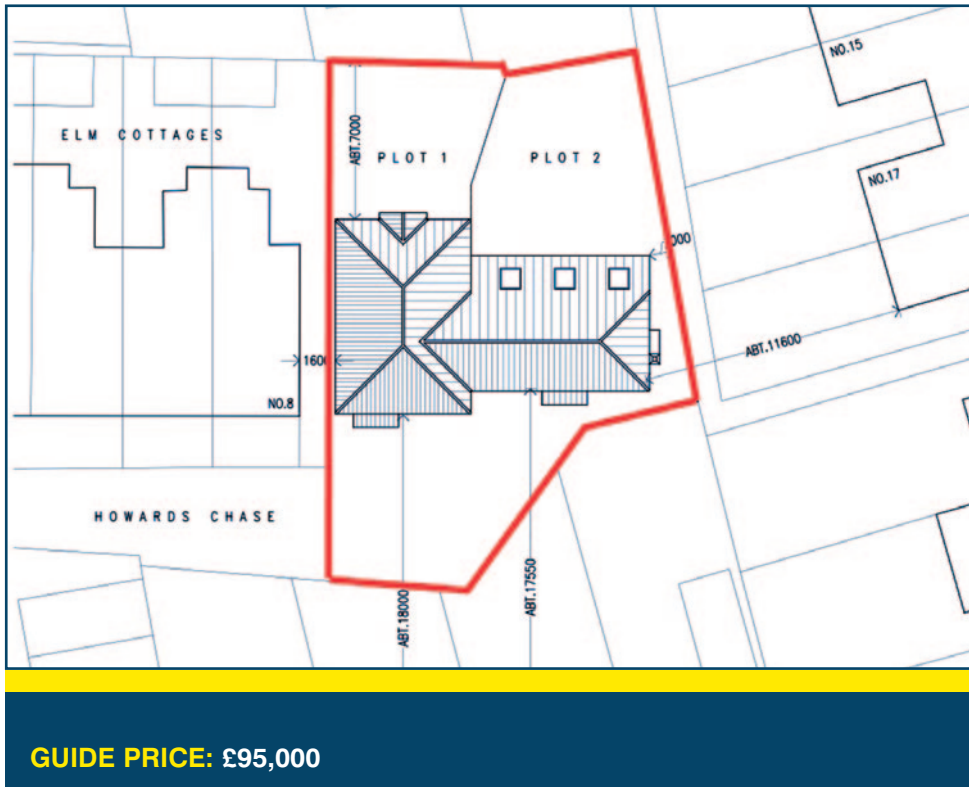
£5,400 per annum

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenant

LOT 6

UPON INSTRUCTIONS FROM SOUTHBEND BOROUGH COUNCIL: VACANT RESIDENTIAL DEVELOPMENT SITE WITH OUTLINE CONSENT FOR TWO X 2 BED SEMI-DETACHED HOUSES



GUIDE PRICE: £95,000

Builders Yard, 24-27 Howards Chase, Westcliff-on-Sea, Essex, SS0 7AF

The site is located on a former builders yard, in a cul-de-sac at the end of a residential turning just off North Road, Westcliff-on-Sea close to the junction of West Street and Victoria Avenue.

The current scheme comprises a pair of two-bedroom semi-detached houses.

PROPOSED ACCOMMODATION

Each property will have:
Two bedrooms (one with en suite shower room)
Bathroom/WC
Living Room
Kitchen/Diner
Ground floor cloakroom/WC's

APPROXIMATE SIZE

103m² (GEA) and 95m² (GEA) respectively.

MEASUREMENTS AND EPC

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

PLANNING

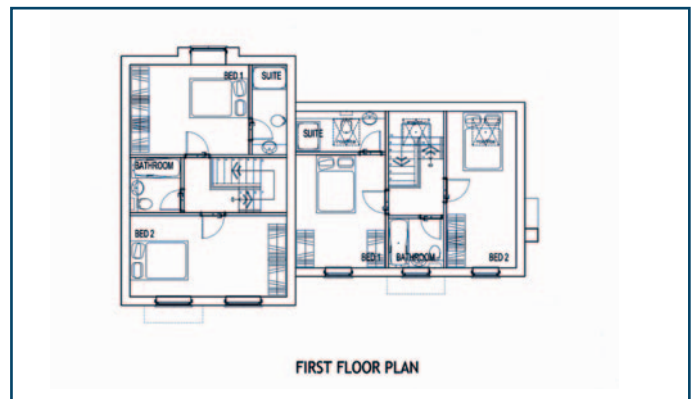
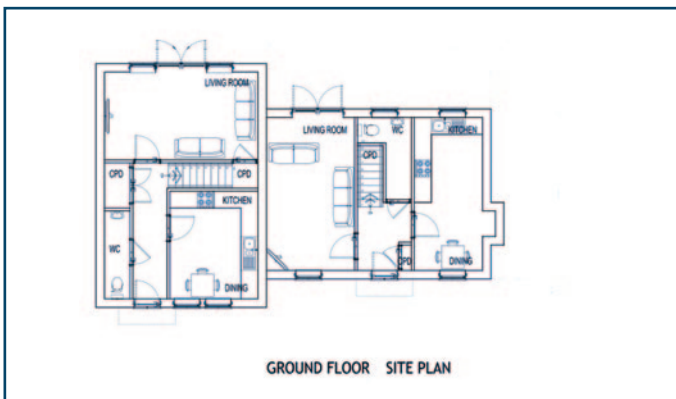
Conditional permission under regulation 3 was granted on 27th June 2012 to "Erect two semi-detached dwelling houses (outline application)"

Application no. 12/00228/BC3

All interested parties are advised to check the legal pack for all planning documentation and make their own investigations with the local authority.

VIEWING

Open site





The Coach House, Station Avenue, Southend-on-Sea, Essex, SS2 5ED

Located in a mainly residential area, within the immediate vicinity of Prittlewell Station and easy reach of local shopping and amenities, is this vacant detached commercial building, which has full planning consent to develop the building into two, one bedroom flats at ground and first floor levels, incorporating a courtyard with balcony over.

EXISTING PREMISES

The accommodation comprises:

- Ground floor workshop area
- Reception area
- Kitchen
- WC facilities
- Store room
- Roller shutter access

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

CURRENT PLANNING PROPOSAL

Planning permission was granted under application 11/01259/FUL to “convert premises (Class B1 & B8 Storage) to two self-contained flats (class 3), first floor extension to side, alter elevations and alter roof form and incorporate courtyard with balcony over to the rear (amended proposal)”. Further details of the planning can be found by visiting the local authority planning portal or by contacting: Southend on Sea Borough Council, Ground Floor, Civic Centre, Victoria Avenue, Southend on Sea Essex, SS2 6ER Tel: 01702 215 000

N.B.

Details of the decision notice, plans and proposed elevations can be found in the legal pack and on our website entry for this lot. All interested parties are advised to make their own investigations as to the planning before entering a legally binding agreement.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 8

UPON INSTRUCTIONS FROM SOUTHEND-ON-SEA BOROUGH COUNCIL:
FREEHOLD VACANT DETACHED THREE BEDROOM SINGLE STOREY
PROPERTY OCCUPYING A GOOD SIZE PLOT, WITH POTENTIAL



GUIDE PRICE: £150,000

430 Rayleigh Road, Eastwood, Leigh-on-Sea, Essex, SS9 5PT

This is an unusual opportunity to buy a former school caretakers bungalow, located on the southern boundary of Edwards Hall Primary School playing fields, on a good size plot with frontage and direct access off Rayleigh Road. Close to all local amenities, the property is situated near the junction of Progress Road and Rayleigh Road, only a few hundred yards from local shops providing local needs.

In addition to the existing property, the plot is also considered to have potential for redevelopment, subject to the usual local authority planning approval.

ACCOMMODATION

Living Room
Kitchen
Three Bedrooms
Bathroom with WC
Frontage for off street parking
Rear garden
Good plot size

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 (not tested)
Double glazed windows
Off street parking

TENURE
Freehold

VIEWING
By appointment with the Auctioneers





GUIDE PRICE: £105,000

Flat 1 Chalkwell Lodge, London Road, Westcliff-on-Sea, Essex, SS0 9HT

Situated conveniently for local shopping and public transport in London Road and being only a short distance from Chalkwell Park, this purpose built two bedroom split-level maisonette benefits from having more than 150 years unexpired lease and would appeal to buy to let purchasers and investors looking to add to their existing portfolio.

ACCOMMODATION

Ground level:
Separate front door
Hallway
Living area
Kitchen area

Upper level:

Bathroom/WC
Bedroom 1
Bedroom 2
N.B. Gas central heating (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

TENURE

Leasehold

LEASE

The property is held on a lease for a term of 199 years from 1965.

SERVICE CHARGE & GROUND RENT

Please see the legal pack for further information.

TENANCY

The property is sold subject to an Assured Shorthold Tenancy for an original term of 12 months from November 2011 at a rent of £650.00 PCM. We understand that the tenant has expressed an interest in signing a further term upon expiry.

RENT RESERVED

£7,800.00 per annum

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenant



GUIDE PRICE: £160,000

84 & 84a Hamlet Road, Southend-on-Sea, Essex, SS1 1HH

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 one bedroom flats, both subject to long leases

ACCOMMODATION

Ground floor flat 84 Hamlet Road – assumed accommodation

Bedroom
Bathroom/WC
Kitchen/diner
Living Room
Access to rear garden
Garage to rear

First floor flat 84a Hamlet Road

Bedroom
Bathroom/WC
Kitchen/diner
Living Room
Gas central heating (not tested)
Double glazed windows

N.B.

The auctioneers have not inspected the ground floor flat at the time of printing.

LEASES

Both flats are subject to leases for 125 years from 1st January 2002.

TENURE

Freehold, with both flats subject to leases.

AUCTIONEERS NOTE

We have been advised that the ground floor flat is currently occupied but will be vacant prior to completion.

VIEWING

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

LOT 11**VACANT LEASEHOLD ONE BEDROOM GROUND FLOOR FLAT WITH PARKING TO REAR, IN TOWN CENTRE LOCATION****Flat 3, 76 York Road, Southend-on-Sea, Essex, SS1 2BY**

Situated only a short walking distance from Southend Central Mainline station, High Street shopping and Southend seafront attractions, is this ground floor one bedroom converted flat. The property benefits from having a parking area to the rear of the building and is considered to be mostly suitable for investors and buy to let purchasers.



ACCOMMODATION
Communal Entrance,
Hallway with separate flat door
Living/Kitchen area with bay
Bedroom
Bathroom with WC

N.B.
Gas central heating (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

TENURE
Leasehold. We understand the flat is held on a lease for a term of 124 years from 25th August 1988 with a ground rent currently at £100.00 per annum, rising to £200.00 per annum in 2013.

VIEWING
By appointment with the Auctioneers

GUIDE PRICE: £50,000**LOT 12****VACANT LEASEHOLD TWO-BEDROOM FIRST FLOOR FLAT WITH ESTUARY VIEWS, SOUTH-FACING BALCONY AND REAR PARKING****Flat 10 Chalkwell Bay Flats, Undercliff Gardens, Leigh-on-Sea, Essex, SS9 1EA**

Another opportunity for investors and buy to let purchasers to acquire a property in Undercliff Gardens, Leigh-on-Sea being just a short walking distance from Chalkwell Station and having the advantage of being in good decorative order throughout. With off street parking to the rear via a private road, the property is also offered with a transfer of 1/7th of the shared freehold interest to the successful purchaser upon legal completion – more details can be found in the legal pack.



ACCOMMODATION
Communal Entrance to rear
Bedroom
Main Bedroom with ensuite shower (no WC)
Main bathroom with WC
Living/kitchen combined with balcony
N.B. Gas central heating
Double glazed windows

TENURE
The property is held on a lease for a term of 90 years from 1st July 1987.

SERVICE CHARGE & GROUND RENT
TBC

VIEWING
By appointment with the Auctioneers

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

JOINT AUCTIONEERS

R. V. Hall & company

48 Broadway,
Leigh-on-Sea,
Essex SS9 1AG
Tel: 01702 470044

GUIDE PRICE: £180,000

LOT 13

VACANT FREEHOLD 3 BEDROOM BUNGALOW, ANNEX, LAND AND BUILDINGS SET IN 7.1 ACRES



GUIDE PRICE: £525,000

Honeywood Farm, Honey Pot Lane, Stow Maries, Chelmsford, Essex, CM3 6RT

Honeywood Farm consists of a three bedroom bungalow with farm buildings, 7.1 acres and frontage to Honey Pot Lane, Stow Maries. The dwelling benefits from 3 bedrooms and a conservatory and situated in an idyllic rural position mainly by mature woodland, a golf course and a grazing paddock.

ACCOMMODATION

The buildings are approached by a concrete drive which passes by a bungalow for enhanced security and include:

- 3 bedroom bungalow with an Agricultural Occupancy Condition
- Garage with annex
- Self contained annex with kitchen and shower room
- Portacabin office and WC area
- Shower block and wash room area
- Hay barn
- Four insulated equipped poultry buildings

MEASUREMENTS AND EPC

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

TENURE

Freehold

AUCTIONEERS NOTE

The dwelling is subject to an Agricultural Occupancy Condition. For more details please see legal pack. Planning consent was granted to extend the bungalow into the roof space but has now lapsed. For all planning enquiries please contact Maldon District Council 01621 854477. For all other information, please see the legal pack.

VIEWINGS

Strictly by appointment with the Auctioneers

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 14

LEASEHOLD FLAT INVESTMENT: MODERN TWO-BEDROOM APARTMENT SUBJECT TO AN ASSURED SHORTHOLD TENANCY OR OFFERED WITH VACANT POSSESSION



GUIDE PRICE: £130,000

Flat 6, 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 two-bedroom apartment is sold either subject to an Assured Shorthold Tenancy or with vacant possession. It is considered an excellent buy to let opportunity for investors in an extremely popular area.

ACCOMMODATION

Communal Entrance
Living area
Kitchen area
Bedroom 1
Bedroom 2
Bathroom/WC

N.B.

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

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

Leasehold

TENANCY

Please refer to the legal pack.

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





GUIDE PRICE: £440,000

Oxley House, High Road, Horndon-on-the-Hill, Stanford Le Hope, Essex, SS17 8LE

Situated in the much sought after village of Horndon-on-the-Hill, this large two storey freehold building has a variety of uses, mixing ample residential accommodation with the flexibility of a potential commercial venture. The shop part has window frontage onto the high street and can be accessed from within the property.

Due to the age of the property, there are many charming original features, including exposed timbers and stock brickwork, mixed with a more fashionable kitchen and bathroom. Overall, the property does require a number of decorative alterations but is considered to have excellent future potential.

The village of Horndon-on-the-Hill is one of seven local conservation areas and contains a number of historical buildings dating back to the 15th Century and earlier.

EXISTING ACCOMMODATION

GROUND FLOOR

- Reception Room
- Living Room
- Cloakroom/WC
- Shop area (accessed via living room)
- Kitchen/breakfast room
- Cellar
- External courtyard patio to rear

FIRST FLOOR

- Master Bedroom
- Bedroom 2
- En-suite shower/WC
- Bedroom 3
- En-suite shower
- Bedroom 4
- En-suite shower/WC
- Bedroom 5
- En-suite shower/WC
- Family 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

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



GUIDE PRICE: £100,000-£110,000

17 & 19 Stromness Place, Southend-on-Sea, Essex, SS2 4JH

Located in a popular turning close to Southchurch Road, within easy reach of local shopping and public transport is this residential freehold investment. It is considered ideal for buy to let purchasers and investors, with the added benefit of the freehold, collecting ground rent payments from the bottom flat no.19 Stromness Place.

ACCOMMODATION OF 17 STROMNESS PLACE

Separate street entrance
 Living Room
 Main bedroom with bay
 Bedroom 2
 Bedroom 3 (Box room)
 Kitchen/diner
 Large Bathroom/WC
 Own section of rear garden

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 (not tested)

TENANCY

17 Stromness Place is currently let on an assured shorthold tenancy for an original term of 6 months from 6th November 2010 at a rent of £675.00 per calendar month. The tenant is presently holding over on a month to month basis.

LEASES INCLUDED IN THE FREEHOLD TITLE

17 Stromness Place is held on a 99 year lease from 15th November 1978
 19 Stromness Place is held on a 99 year lease from 15th November 1978 producing a ground rent currently at £25.00 per annum

CURRENT RENT RESERVED (INCLUDING GROUND RENT)

£8,125.00 per annum

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenant



5 High Street, Halstead, Essex, CO9 2AA

This two storey former accountant's office premises are located in the town centre of Halstead, in a prominent position at the top of the high street. This bustling market town is also home to a number of national businesses, including Prezzo restaurant chain, bank branches of Nat West and Lloyds, plus supermarket chains Sainsbury and a soon to be built Tesco store.

The premises at first floor level extend over and above the ground floor area, providing ample office or storage space. It is considered to have a variety of uses, including continued use as offices or maybe even conversion of the first floor to residential, subject to planning consent from the local authority.

All enquiries regarding planning should be directed to:
Braintree District Council, Causeway House,
Bocking End, Braintree, Essex, CM7 9HB
Phone: 01376 552 525
csc@braintree.gov.uk

ACCOMMODATION

GROUND FLOOR

- Front office/reception area
- Stairs to first floor level
- Back office
- Rear office 1
- Rear office 2
- L- shaped Kitchen
- Stairs to rear first floor area
- Male and Female WC facilities
- Basement area
- Door to outside courtyard with rear access via Parsonage Street

FIRST FLOOR

- Landing areas/corridor to:
- Office 1, Office 2, Office 3, Office 4

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 (not tested)
- Tenure
- Freehold

VIEWING

By appointment with the Auctioneers





GUIDE PRICE: £200,000-£225,000

32 Ness Road, Shoeburyness, Essex, SS3 9DF

Located in a busy section of Ness Road, close to local shopping serving local needs and with walking distance of Shoeburyness High Street is this two storey semi-detached corner premises, presently being used as a launderette and a two bedroom first floor flat. The flat is currently occupied, however the tenant has given notice to vacate shortly.

It is considered that the property is ideal for continued use as a shop unit with residential accommodation above or there may be further potential for re-development subject to planning consent. We advise all interested parties to make their own usual investigations with the local authority:

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

ACCOMMODATION

Shop – Main service area
Kitchen area
Rear Storage
Overall plot size

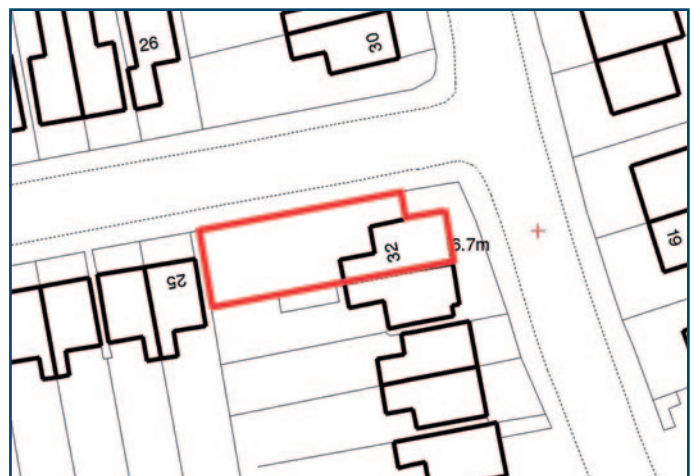
First floor flat
Two bedrooms
Living room
Kitchen
Bathroom/WC
Tenure
Freehold

N.B.

The existing tenant pays approximately £450 per calendar month, on an informal agreement with the seller.

VIEWING

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





GUIDE PRICE: £220,000

Flat 2, Mount Liell Court West, 13-14 The Leas, Westcliff-on-Sea, Essex, SS0 8EE

Overlooking the Thames Estuary, this ground floor apartment along The Leas has an unobstructed sea view from the front south-facing balcony, together with one allocated parking space and communal rear courtyard area. Situated only a few short yards from Western Esplanade beach, local restaurants and a short walking distance to both Westcliff and Chalkwell Mainline train stations, it is considered to be an ideal opportunity for investors, buy to let purchasers or even owner-occupiers.

ACCOMMODATION

- Communal Entrance
- Separate flat entrance
- Kitchen
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Living Room with balcony to front
- Bathroom with separate WC
- Rear communal area and shed storage
- Allocated parking to front.

N.B. Gas central heating
Some double glazed windows

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

LEASE

The property is held on a 199 year lease from 24th June 1977.

TENURE

Leasehold

SERVICE CHARGE

We understand that average costs have been approximately £960 per annum per property, which includes building insurance, minor repairs and cleaning of communal areas.

AUCTIONEERS NOTE

We have been made aware that planning permission is expected shortly for new balconies for all the apartments in the building and the costs will be borne by the current vendor.

VIEWING

By appointment with the Auctioneers





GUIDE PRICE: £90,000

Flat 3, 11-12, Eastern Esplanade, Southend-On-Sea, Essex, SS1 2ER

Located almost opposite Southend Beach front, at the corner of Beach Road and within yards of main tourist attractions including Sea Life Centre and Adventure Island, is this second floor flat which occupies a prominent position facing the Thames Estuary. The entrance is located in Beach Road and the building comprises two other flats and a busy themed restaurant on the ground floor.

The flat is very spacious; the overall floor area covers the entire third floor. Together with the benefit of a lease in excess of 180 years left to run, we consider this to be an opportunity that investors buy to let purchasers, builders and developers should not overlook.

ACCOMMODATION

- Street entrance from Beach Road. Staircase to flat entrance.
- Large Living area
- Kitchen area
- Bedroom 1
- With en-suite bathroom, shower and sauna
- Bedroom 2
- Bathroom with Shower/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

N.B.
 Gas central heating (not tested)
 Partial double glazing

TENURE
 Leasehold

LEASE DETAILS
 The property is held on a lease for a term of 199 years from 19th September 1986, therefore 173 years unexpired

GROUND RENT
 £1.00 per annum

VIEWING
 By appointment with the Auctioneers

LOT 21

VACANT FREEHOLD TWO BEDROOM SEMI-DETACHED HOUSE

20 Leigh Beck Road, Canvey Island, Essex, SS8 7PU

Located within a short walking distance of Marine Parade seafront on Canvey Island is this two storey semi-detached house. The property benefits from being double glazed and having a good sized rear garden. It is considered that the property may let in the current market for between £700-750 PCM, making this an attractive investment purchase.



GUIDE PRICE: £128,000

ACCOMMODATION

Entrance Hall
Lounge
Kitchen
Ground Floor
Bathroom/WC
First floor
Two bedrooms

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEERS



ranger estates ltd

EXTERIOR

Rear garden
Small front garden

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

Ranger Estates Ltd

1-3 Long Road

Canvey Island

SS8 0JA

01268 455999

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LOT 22

**UPON THE INSTRUCTIONS OF THE EXECUTOR:
VACANT LEASEHOLD PURPOSE BUILT GROUND FLOOR
TWO BEDROOM FLAT WITH GARAGE AND SHARE OF FREEHOLD**



GUIDE PRICE: £120,000

Ground floor flat, 25 Links Court, Colbert Avenue, Thorpe Bay, Essex, SS1 3BW

Situated in a convenient position backing onto Southchurch Park and only a short walking distance from Thorpe Esplanade, this vacant ground floor two bedroom flat is in a three storey block of similar flats and is considered ideal for investors; buy to let purchasers and even owner-occupiers. The flat also benefits from allocated parking and a garage, together with attractive communal garden areas.

ACCOMMODATION

Communal entrance with flat door to hallway
Living Room
Kitchen
Main Bedroom
Bedroom 2
Communal gardens
Garage en bloc
Allocated parking areas

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, with share of freehold

LEASE DETAILS

The flat is held on a lease for a term of 99 years from 8th December 1965. We understand that the flat includes a share of the freehold. All interested parties are advised to check the legal pack for further information.

SERVICE CHARGE

We understand that the service charge for the current year stands at £1,200 per annum including insurance, ground rent, window cleaning, gardening and communal areas.

VIEWING

By appointment with the Auctioneers





GUIDE PRICE: £60,000

165a Central Avenue, Southend-on-Sea, Essex, SS2 4DY

Situated on an established residential turning, between the junctions of Bournemouth Park Road and The Grove is this vacant first floor flat conversion. The property is located just under a mile from Southend Victoria Mainline station and a shorter walking distance to local shopping in Southchurch Road. It is considered that the flat is in fine decorative order throughout and would ideally suit investors and buy to let purchasers, especially where there is demand for good quality rented accommodation in this popular part of Southend.

ACCOMMODATION

Communal Entrance with separate flat door to first floor.
Landing area
Front Bedroom with bay window
Living Room with window overlooking rear gardens
Kitchen
Bathroom/WC and shower

TENURE

Leasehold. We understand the flat is held on a lease for a term of 180 years from 1st July 1985 with ground rent at a peppercorn per annum.

VIEWING

By appointment with the Auctioneers

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 (not tested)
Double glazed windows
Own section of rear garden accessed via side path

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

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
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