The Land & Property
Auction
Wednesday 5th December 2012 at 2pm
The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex
Results of Auction held:
3rd October 2012 at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

<table>
<thead>
<tr>
<th>LOT</th>
<th>PROPERTY DESCRIPTION</th>
<th>RESULT</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Flat 3, Chelsea Court, 138 Southchurch Avenue, Southend on Sea</td>
<td>WITHDRAWN</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>73 Heygate Avenue, Southend on Sea</td>
<td>SOLD</td>
<td>£155,000</td>
</tr>
<tr>
<td>3</td>
<td>Plots of Land, South of Hoe Lane, Nazeing</td>
<td>SOLD</td>
<td>£6,250</td>
</tr>
<tr>
<td>4</td>
<td>Pier Kiosk, Southend on Sea</td>
<td>WITHDRAWN</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>33a Cranley Road, Westcliff on Sea</td>
<td>SOLD</td>
<td>£57,000</td>
</tr>
<tr>
<td>6</td>
<td>Builders Yard, 24-27 Howards Chase, Westcliff on Sea</td>
<td>AVAILABLE AT</td>
<td>£90,000</td>
</tr>
<tr>
<td>7</td>
<td>The Coach House, Station Avenue, Southend on Sea</td>
<td>WITHDRAWN</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>430 Rayleigh Road, Eastwood, Leigh on Sea</td>
<td>SOLD</td>
<td>£160,000</td>
</tr>
<tr>
<td>9</td>
<td>1 Chalkwell Lodge, London Road, Westcliff on Sea</td>
<td>WITHDRAWN</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>84 &amp; 84a Hamlet Road, Westcliff on Sea</td>
<td>AVAILABLE</td>
<td>£145,000</td>
</tr>
<tr>
<td>11</td>
<td>Flat 3, 76 York Road, Southend-on-Sea</td>
<td>WITHDRAWN</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Flat 10 Chalkwell Bay, Undercliff Gardens, Leigh on Sea</td>
<td>WITHDRAWN</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Honeywood Farm, Honey Pot Lane, Purleigh, Chelmsford</td>
<td>AVAILABLE AT</td>
<td>£525,000</td>
</tr>
<tr>
<td>14</td>
<td>Flat 6 Willow Court, 8 St Georges Lane, Shoeburyness, Southend on Sea, Essex</td>
<td>SOLD</td>
<td>£142,500</td>
</tr>
<tr>
<td>15</td>
<td>Oxley House, High Road, Horndon on the Hill, Stanford-le-Hope, Essex</td>
<td>AVAILABLE AT</td>
<td>£415,000</td>
</tr>
<tr>
<td>16</td>
<td>17 Stromness Place, Southend on Sea</td>
<td>WITHDRAWN</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>5 High Street, Halstead</td>
<td>AVAILABLE AT</td>
<td>£147,500</td>
</tr>
<tr>
<td>18</td>
<td>32 Ness Road, Shoeburyness, Essex</td>
<td>WITHDRAWN</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Flat 2, Mount Liell Court West, 13/14 The Leas, Westcliff on Sea</td>
<td>WITHDRAWN</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Flat 3, 11-12 Eastern Esplanade, Southend on Sea, Essex</td>
<td>SOLD</td>
<td>£91,000</td>
</tr>
<tr>
<td>21</td>
<td>20 Leigh Beck Road, Canvey Island</td>
<td>WITHDRAWN</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>25 Links Court, Colbert Avenue, Southend on Sea</td>
<td>SOLD</td>
<td>£145,000</td>
</tr>
<tr>
<td>23</td>
<td>165 Central Avenue, Southend on Sea</td>
<td>SOLD</td>
<td>£69,000</td>
</tr>
<tr>
<td>24</td>
<td>1176 Eastern Avenue, Ilford</td>
<td>STC</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Flat 5 Prittlewell Mews, 74 East Street, Southend on Sea</td>
<td>WITHDRAWN</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL REALISATION £825,750

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

FUTURE AUCTION DATES

13th February 2013 – closing date of 18th January 2013

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.
### LOT PROPERTY DESCRIPTION PRICE GUIDE

<table>
<thead>
<tr>
<th>LOT</th>
<th>PROPERTY DESCRIPTION</th>
<th>PRICE GUIDE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4 Ellesmere Road, Canvey Island, Essex, SS8 0HE</td>
<td>£80,000</td>
</tr>
<tr>
<td>2</td>
<td>Garage on the south side of Maple Avenue, Leigh-on-Sea, Essex, SS9 1PR</td>
<td>£12,000-£15,000</td>
</tr>
<tr>
<td>3</td>
<td>423 Fairfax Drive, Westcliff-on-Sea, Essex, SS0 9LY</td>
<td>£150,000</td>
</tr>
<tr>
<td>4</td>
<td>1 &amp; 1A Kingston Way, Thundersley, Essex, SS7 3AP</td>
<td>£500-£750</td>
</tr>
<tr>
<td>5</td>
<td>2 &amp; 2A Kingston Way, Thundersley, Essex, SS7 3AP</td>
<td>£1,500-£2,000</td>
</tr>
<tr>
<td>6</td>
<td>3 &amp; 3A Kingston Way, Thundersley, Essex, SS7 3AP</td>
<td>£1,500-£2,000</td>
</tr>
<tr>
<td>7</td>
<td>4 &amp; 4A Kingston Way, Thundersley, Essex, SS7 3AP</td>
<td>£1,500-£2,000</td>
</tr>
<tr>
<td>8</td>
<td>First floor flat, 17 Stromness Place, Southend-on-Sea, Essex, SS2 4JH</td>
<td>£100,000-£110,000</td>
</tr>
<tr>
<td>9</td>
<td>The Metro Club, 20/21 Commercial Road, Lowestoft, Suffolk, NR32 2TD</td>
<td>£60,000</td>
</tr>
<tr>
<td>10</td>
<td>10 Imperial Park, Towerfields Industrial Estate, Shoeburyness, Essex, SS3 9QT</td>
<td>£55,000</td>
</tr>
<tr>
<td>11</td>
<td>374 - 378 (and flats) London Road, Westcliff-on-Sea, Essex, SS0 7HZ</td>
<td>£550,000</td>
</tr>
<tr>
<td>12</td>
<td>36 &amp; 36A Kenneth Road, Thundersley, Essex, SS7 3AT</td>
<td>£500-£750</td>
</tr>
<tr>
<td>13</td>
<td>34 &amp; 34A Kenneth Road, Thundersley, Essex, SS7 3AT</td>
<td>£1,500-£2,000</td>
</tr>
<tr>
<td>14</td>
<td>Uplands, The Ridge, Little Baddow, CM3 4RT</td>
<td>£575,000</td>
</tr>
<tr>
<td>15</td>
<td>Builders Yard, 24-27 Howards Chase, Westcliff-on-Sea, Essex, SS0 7AF</td>
<td>£70,000</td>
</tr>
<tr>
<td>16</td>
<td>118 George Street, Romford, Essex, RM1 2EB</td>
<td>£160,000</td>
</tr>
<tr>
<td>17</td>
<td>6 Ceylon Road, Westcliff-on-Sea, Essex, SS0 7HP</td>
<td>£90,000</td>
</tr>
<tr>
<td>18</td>
<td>46 Wimborne Road, Southend-on-Sea, Essex, SS2 5JF</td>
<td>£75,000-£80,000</td>
</tr>
</tbody>
</table>

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.
LOT 1 – 4 Ellesmere Road, Canvey Island, Essex
Solicitors: Giles Wilson Solicitors, 1711 London Road, LEIGH-ON-SEA, Essex Tel: 01702477106
paul@gileswilson.co.uk

LOT 2 – Garage in Maple Avenue, Leigh on Sea, Essex
Solicitors: Thomas Lindsey Brown & Co, 821 Southchurch Road, SOUTHEND-ON-SEA, Essex Tel: 01702466266
info@tlb-law.co.uk

LOT 3 – 423 Fairfax Drive, Westcliff on Sea, Essex
LOT 15 – Builders Yard, Howards Chase, Westcliff on Sea, Essex
Solicitors: Southend-on-Sea Borough Council Legal Department, PO Box 6, SOUTHEND-ON-SEA, Essex
Tel: 01702 214348
andrewbrown@southend.gov.uk

LOTS – 4, 5, 6, 7 - 1, 1a, 2, 2a, 3, 3a, 4 & 4a Kingston Way, Thundersley, Essex
LOTS – 12 & 13 - 34, 34a & 36, 36a Kenneth Road, Thundersley, Essex
Solicitors: David Webb & Co Solicitors, 492 London Road, WESTCLIFF-ON-SEA, Essex Tel: 01702 392939
angusthornes@btconnect.com

LOT 8 – 17 Stromness Place, Southend on Sea, Essex
Solicitors: Waller Pollins Solicitors, Premier House, 112 Station Road, Edgware, Middlesex Tel: 0208 2385858
ataylor@wallerpollins.com

LOT 9 – The Metro Club, 20/21 Commercial Road, Lowestoft, Suffolk, NR32 2TD
Solicitors: Suffolk Legal, Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk
Tel: 01473 264344
amanda.timcke@suffolk.gov.uk

LOT 10 – 10 Imperial Park, Towerfields Industrial Estate, Shoeburyness, Essex
Solicitors: Kloosmans Solicitors, 706 Southchurch Road, SOUTHEND-ON-SEA, Essex Tel: 01702 600090
mail@kloosmans.com

LOT 11 – 374-378 (and flats) London Road, Westcliff on Sea, Essex
Solicitors: Walker Morris Solicitors, Kings Court, 12 King Street, Leeds, West Yorkshire Tel: 0113 283 2500
steven.young@walkermorris.co.uk

LOT 14 – Uplands, The Ridge, Little Baddow, Essex
Solicitors: Bright & Sons, West House, West Square, MALDON, Essex Tel: 01621 852323
gemma.cowell@brights.eu.com

LOT 16 – 118 George Street, Romford, Essex
Solicitors: Wortley Byers LLP Solicitors, Cathedral Place, Brentwood, Essex Tel: 01277 268368
dchapman@wortleybyers.co.uk

LOT 17 – 6 Ceylon Road, Westcliff on Sea, Essex
Solicitors: Paul Robinson Solicitors, The Old Bank, 470-474 London Road, WESTCLIFF-ON-SEA
Tel: 01702 338338
llancaster@paulrobinson.co.uk

LOT 18 – 46 Wimborne Road, Southend on Sea, Essex
Solicitors: Jefferies Essex LLP Solicitors, 3rd Floor, Dencora Court, Tylers Avenue, Southend-on-Sea Tel: 01702 332311
ddb@essexlaw.co.uk
IMPORTANT NOTES
TO BE READ BY ALL PROSPECTIVE PURCHASERS

1. Prospective purchasers attention is drawn to the General and Extra Conditions of Sale listed on the reverse 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 Auctioneers 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. Bidders 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 the 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.

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

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.

Auction Information
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.

**General**

- **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.

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- 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.
<table>
<thead>
<tr>
<th>LOT 1 – 4 Ellesmere Road, Canvey Island, Essex</th>
<th>LOT 10 – 10 Imperial Park, Towerfields Industrial Estate, Shoeburyness, Essex</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viewings - all at 10.00am:</td>
<td>Viewings - all at 11.00am</td>
</tr>
<tr>
<td>24th November</td>
<td>21st November</td>
</tr>
<tr>
<td>27th November</td>
<td>30th November</td>
</tr>
<tr>
<td>3rd December</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>LOT 2 – Garage in Maple Avenue, Leigh on Sea, Essex</th>
<th>LOT 16 – 118 George Street, Romford, Essex</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viewings - all at 1.00pm:</td>
<td>Viewings - all at 10.00am</td>
</tr>
<tr>
<td>24th November</td>
<td>22nd November</td>
</tr>
<tr>
<td>28th November</td>
<td>26th November</td>
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<tr>
<td>1st December</td>
<td>29th November</td>
</tr>
<tr>
<td>4th December</td>
<td>4th December</td>
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</table>

<table>
<thead>
<tr>
<th>LOT 3 – 423 Fairfax Drive, Westcliff on Sea, Essex</th>
<th>LOT 15 – Builders Yard, Howards Chase, Westcliff on Sea, Essex</th>
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<tbody>
<tr>
<td>Viewings - all at 10.30am</td>
<td>Open Site</td>
</tr>
<tr>
<td>23rd November</td>
<td></td>
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<td>28th November</td>
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<tr>
<td>1st December</td>
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<table>
<thead>
<tr>
<th>LOT 8 – 17 Stromness Place, Southend on Sea, Essex</th>
<th>LOT 17 – 6 Ceylon Road, Westcliff on Sea, Essex</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viewings - all at 12.00pm</td>
<td>Viewing - By appointment with the</td>
</tr>
<tr>
<td>22nd November</td>
<td>JOINT AUCTIONEERS and courtesy of the tenant:</td>
</tr>
<tr>
<td>26th November</td>
<td>Appointment Estates</td>
</tr>
<tr>
<td>29th November</td>
<td>01702 719966</td>
</tr>
<tr>
<td>3rd December</td>
<td></td>
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<table>
<thead>
<tr>
<th>LOT 9 – The Metro Club, 20/21 Commercial Road, Lowestoft, Suffolk, NR32 2TD</th>
<th>LOT 18 – 46 Wimborne Road, Southend on Sea, Essex</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viewing: Wednesday 28th November between 2pm - 4pm</td>
<td>Viewings – all at 1.00pm</td>
</tr>
<tr>
<td>Arranged by block viewing - please call us or the joint auctioneers to confirm your attendance:</td>
<td>22nd November</td>
</tr>
<tr>
<td>Joint Auctioneers</td>
<td>26th November</td>
</tr>
<tr>
<td>Whirledge &amp; Nott</td>
<td>29th November</td>
</tr>
<tr>
<td>Colchester Office</td>
<td>3rd December</td>
</tr>
<tr>
<td>01206 738 393</td>
<td></td>
</tr>
</tbody>
</table>

**VIEWING SCHEDULE**
4 Ellesmere Road, Canvey Island, Essex, SS8 0HE

Situated in a turning just off Hawkesbury Road, near Long Road, is this semi-detached single storey bungalow set in its own grounds, benefiting from double glazing but requiring modernisation and refurbishment throughout.

N.B.
This property is believed to be of timber structure.

ACCOMMODATION
Living Room
Bedroom
Kitchen/Dining room
Conservatory addition
Bathroom
Utility Room

TENURE
Freehold

VIEWING
By appointment with the Auctioneers

GUIDE PRICE: £80,000

LOT 2
FREEHOLD DETACHED GARAGE WITH OFF STREET PARKING SPACE

Garage on the south side of Maple Avenue, Leigh-on-Sea, Essex, SS9 1PR

This is another great opportunity to purchase in auction a freehold detached garage, which also benefits from having off street parking. Within walking distance of Leigh Road, Leigh Broadway and a multiple shops, restaurants and bars, the garage is considered to have a variety of uses including off street garaging, off street parking and storage.

N.B.
The Auctioneers have not inspected internally at present - further details to follow.

VIEWING
Please contact the Auctioneers to register your interest, prior to block viewing arrangements being made.

GUIDE PRICE: £12,000-£15,000
LOT 3
UPON INSTRUCTIONS FROM SOUTHEND BOROUGH COUNCIL: VACANT FREEHOLD DETACHED THREE BEDROOM HOUSE ON GOOD SIZE PLOT WITH POTENTIAL TO EXTEND FURTHER

423 Fairfax Drive, Westcliff-on-Sea, Essex, SS0 9LY

Located on the northern side of Fairfax Drive, just opposite Ronald Park Avenue, Westcliff-on-Sea and next to a children’s playground is this former school caretaker’s house. It is considered that the house offers an opportunity for a wide variety of buyers, either for potential redevelopment subject to local planning consent, or even extending the existing accommodation and providing a garage to the side.

The property presently benefits from off street parking and side access.

ACCOMMODATION
Ground floor
Entrance
Hallway
Living Room
Dining Room
Kitchen

First floor
Bedroom 1 (front)
Bedroom 2
Bedroom 3
Shower room with hand basin
Separate 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), double glazing

TENURE
Freehold

VIEWING
By appointment with the Auctioneer

GUIDE PRICE: £150,000

LOT 4
FREEHOLD GROUND RENT INVESTMENT SECURED ON TWO FLATS

1 & 1A Kingston Way, Thundersley, Essex, SS7 3AP

This ground rent investment is located just a few minutes’ walk of local shopping in Hart Road, Thundersley and local bus route connections.

TENURES
No. 1 Kingston Way
Held on a 999 year lease from 17th April 1961 at a ground rent of £10 per annum fixed

No. 1A Kingston Way
Held on a 999 years lease from 5th September 1961 at a ground rent of £10 per annum fixed.

THUS PRODUCING AN INCOME OF
£20 per annum

N.B.
The Auctioneers have not inspected internally.
Due to the nature of the lot being offered, please note that viewing the property internally will not be possible.

AUCTIONEERS NOTE
Section 5(B) notices under the Landlord & Tenant Act have been served on the leaseholders.

GUIDE PRICE: £500-£750
LOT 5
FREEHOLD GROUND RENT INVESTMENT SECURED ON TWO FLATS

2 & 2A Kingston Way, Thundersley, Essex, SS7 3AP

This ground rent investment is located just a few minutes’ walk of local shopping in Hart Road, Thundersley and local bus route connections.

TENURES
No. 2 Kingston Way
Held on a 999 years lease from 16th March 1961 at a ground rent of £10 per annum fixed

No.2A Kingston Way
Held on a 999 year lease from 10th March 1961 at a ground rent of £60 per annum until 24th March 2023 and thereafter at 25 yearly intervals a multiple of 1.75 of the preceding rent.

THUS PRODUCING AN INCOME OF £70 per annum

N.B.
The Auctioneers have not inspected internally.
Due to the nature of the lot being offered, please note that viewing the property internally will not be possible.

AUCTIONEERS NOTE
Section 5(B) notices under the Landlord & Tenant Act have been served on the leaseholders.

GUIDE PRICE: £1,500-£2,000

LOT 6
FREEHOLD GROUND RENT INVESTMENT SECURED ON TWO FLATS

3 & 3A Kingston Way, Thundersley, Essex, SS7 3AP

This ground rent investment is located just a few minutes’ walk of local shopping in Hart Road, Thundersley and local bus route connections.

TENURES
No. 3 Kingston Way
Held on a 999 years lease from 2nd May 1961 at a ground rent of £10 per annum fixed.

No.3A Kingston Way
Held on a 999 year lease from 25th May 1961 at a ground rent of £60 per annum until 24th March 2032 and thereafter at 25 yearly intervals a multiple of 1.75 of the preceding rent.

THUS PRODUCING AN INCOME OF £70 per annum

N.B.
The Auctioneers have not inspected internally.
Due to the nature of the lot being offered, please note that viewing the property internally will not be possible.

AUCTIONEERS NOTE
Section 5(B) notices under the Landlord & Tenant Act have been served on the leaseholders.

GUIDE PRICE: £1,500-£2,000
LOT 7
FREEHOLD GROUND RENT INVESTMENT SECURED ON TWO FLATS

4 & 4A Kingston Way, Thundersley, Essex, SS7 3AP

This ground rent investment is located just a few minutes' walk of local shopping in Hart Road, Thundersley and local bus route connections.

TENURES
No. 4 Kingston Way
Held on a 999 year lease from 13th April 1961 at a ground rent of £60 per annum until 24th March 2023 and thereafter at 25 yearly intervals a multiple of 1.75 of the preceding rent.

No. 4A Kingston Way
Held on a 999 years lease from 25th May 1961 at a ground rent of £10 per annum fixed.

THUS PRODUCING AN INCOME OF £70 per annum

N.B.
The Auctioneers have not inspected internally. Due to the nature of the lot being offered, please note that viewing the property internally will not be possible.

LOT 8
BUY TO LET OPPORTUNITY: VACANT THREE BEDROOM FIRST FLOOR FLAT INCLUDING THE FREEHOLD

First floor flat, 17 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 leasehold flat, which includes the freehold. 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 plus bay
Bedroom 2
Bedroom 3
Kitchen/diner
Bathroom/WC
Own section of rear garden

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

N.B.
Gas central heating (not tested)

VIEWING
By appointment with the Auctioneers

GUIDE PRICE: £1,500-£2,000

GUIDE PRICE: £100,000-£110,000
LOT 9  FREEHOLD VACANT FORMER YOUTH CLUB EXTENDING TO 2,435FT² NIA, WITH POTENTIAL FOR A VARIETY OF USES

The Metro Club, 20/21 Commercial Road, Lowestoft, Suffolk, NR32 2TD

This Grade II Listed building identified as The Metro Club is located on Commercial Road, Lowestoft. The property has been operated as a youth club by Suffolk County Council but it is now vacant.

TENURE
Freehold with vacant possession.

LOCAL AUTHORITY
Waveney District Council - 01502 562111

VIEWING
By appointment with the Auctioneers

GUIDE PRICE: £60,000

LOT 10  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 235 x 296
Mezzanine floor
Office 1
Office 2
WC Facilities
Water and drainage
Electric

SERVICE CHARGES
Please refer to the legal pack

TENURE
Freehold

VIEWING
By appointment with the Auctioneers

GUIDE PRICE: £55,000
LOT 11
COMMERCIAL INVESTMENT OPPORTUNITY: TO BE SOLD AS ONE LOT – THREE LET SHOP PREMISES (ONE DOUBLE UNIT) AND SIX FLATS LET ON ASSURED SHORTHOLD TENANCIES

374 - 378 (and flats) 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.

DESCRIPTION
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)
approximately

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

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

CURRENT RENT RESERVED
We are advised that the current rent reserved will be £71,000
We are awaiting an up to date rent schedule from the receivers

VIEWING - Please contact the Auctioneer for dates and times for viewing

GUIDE PRICE: £550,000

LOT 12
FREEHOLD GROUND RENT INVESTMENT SECURED ON TWO FLATS

36 & 36A Kenneth Road, Thundersley, Essex, SS7 3AT

This ground rent investment is located just a few minutes’ walk of local shopping in Hart Road, Thundersley and local bus route connections.

TENURES
Both flats are held on a 999 year leases from 24th April 1961 at a ground rents of £10 per annum fixed.

AUCTIONEERS NOTE
Section 5(B) notices under the Landlord & Tenant Act have been served on the leaseholders.

THUS PRODUCING AN INCOME OF
£20 per annum

N.B.
The Auctioneers have not inspected internally.
Due to the nature of the lot being offered, please note that viewing the property internally will not be possible.

GUIDE PRICE: £500-£750
34 & 34A Kenneth Road, Thundersley, Essex, SS7 3AT

This ground rent investment is located just a few minutes’ walk of local shopping in Hart Road, Thundersley and local bus route connections.

**LOT 13**

FREEHOLD GROUND RENT INVESTMENT SECURED ON TWO FLATS

**GUIDE PRICE:** £1,500-£2,000

**TENURES**

No. 34 Kenneth Road
Held on a 999 year lease from 18th January 1961 at a ground rent of £100 per annum until 24th March 2032 and thereafter at 25 yearly intervals a multiple of 1.75 of the preceding rent.

No.34A Kenneth Road
Held on a 999 years lease from 26th January 1961 at a ground rent of £10 per annum fixed.

**THUS PRODUCING AN INCOME OF**

£110 per annum

**N.B.**

The Auctioneers have not inspected internally. Due to the nature of the lot being offered, please note that viewing the property internally will not be possible.

**AUCTIONEERS NOTE**

Section 5(B) notices under the Landlord & Tenant Act have been served on the leaseholders.

**REASONS TO INVEST IN ESSEX:**

* 6500 Jobs coming related to Southend Airport
* 36,000 jobs coming to DP World deep sea dock
* 1 Billion Pound regeneration investment into Basildon
* FREE rent & legal insurance on our managed service

**www.belvoirlettings.com**
LOT 14

FREEHOLD DETACHED NEWLY BUILT FOUR BEDROOM HOUSE ON GOOD SIZE PLOT

GUIDE PRICE: £575,000

Uplands, The Ridge, Little Baddow, CM3 4RT

Situated in the popular rural village location of Little Baddow and approximately 6 miles from Chelmsford town centre, mainline train station with direct links into London Liverpool Street (30-40 mins). Completed in January 2012, the house sits on a third of an acre plot and has been built in accordance with the Government’s Code for Sustainable Living, maintaining a high standard of energy efficiency and comes with a 10 year NHBC certificate.

FEATURES
- 4 bedrooms
- 2 Reception Rooms
- En-suite to Master bedroom
- Garage and parking

SPECIFICATIONS
- Double glazed windows
- Under floor heating
- Oak flooring
- Low energy lighting
- Solar panels

Integrated appliances
Granite worksurfaces

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

LOCAL AUTHORITY
Chelmsford Borough Council

VIEWING
By appointment with the Auctioneers

JOINT AUCTIONEER
savills
Tel: 01245 293225

GUIDE PRICE: £575,000

Uplands, The Ridge, Little Baddow, CM3 4RT

Situated in the popular rural village location of Little Baddow and approximately 6 miles from Chelmsford town centre, mainline train station with direct links into London Liverpool Street (30-40 mins). Completed in January 2012, the house sits on a third of an acre plot and has been built in accordance with the Government’s Code for Sustainable Living, maintaining a high standard of energy efficiency and comes with a 10 year NHBC certificate.

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- 4 bedrooms
- 2 Reception Rooms
- En-suite to Master bedroom
- Garage and parking

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- Double glazed windows
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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

LOCAL AUTHORITY
Chelmsford Borough Council

VIEWING
By appointment with the Auctioneers

JOINT AUCTIONEER
savills
Tel: 01245 293225

GUIDE PRICE: £575,000

Uplands, The Ridge, Little Baddow, CM3 4RT

Situated in the popular rural village location of Little Baddow and approximately 6 miles from Chelmsford town centre, mainline train station with direct links into London Liverpool Street (30-40 mins). Completed in January 2012, the house sits on a third of an acre plot and has been built in accordance with the Government’s Code for Sustainable Living, maintaining a high standard of energy efficiency and comes with a 10 year NHBC certificate.
Lot 15

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.

FREEHOLD VACANT TWO OR THREE BEDROOM TERRACED VICTORIAN HOUSE WITH BUY TO LET POTENTIAL

Lot 16

118 George Street, Romford, Essex, RM1 2EB

Located within easy walking distance of Romford Town Centre, Station, shopping and amenities is this extended terraced cottage style two storey dwelling house with full vacant possession. The property does require a certain degree of redecoration and refurbishment throughout but is considered to have excellent potential.

Lot 15 - UPON INSTRUCTIONS FROM SOUTHEND BOROUGH COUNCIL: VACANT RESIDENTIAL DEVELOPMENT SITE WITH OUTLINE CONSENT FOR TWO X 2 BED SEMI-DETACHED HOUSES

GUIDE PRICE: £70,000

Lot 16 - FREEHOLD VACANT TWO OR THREE BEDROOM TERRACED VICTORIAN HOUSE WITH BUY TO LET POTENTIAL

GUIDE PRICE: £160,000
6 Ceylon Road, Westcliff-on-Sea, Essex, SS0 7HP

Located in a turning just off London Road, in a prominent position within walking distance of local shops, bus routes and Hamlet Court Road is this ground floor flat let on an assured shorthold tenancy. The flat forms part of a semi-detached, two storey house and also comes with the freehold, collecting ground rent payments from the first floor flat which has been sold on a lease in 2008. Each flat has parking to the front and separate sections of rear garden.

RESIDENTIAL INVESTMENT OPPORTUNITY: A GROUND FLOOR TWO BEDROOM FLAT LET ON AN ASSURED SHORTHOLD TENANCY INCLUDING THE FREEHOLD

LOT 17

GUIDE PRICE: £90,000

6 Ceylon Road, Westcliff-on-Sea, Essex, SS0 7HP

Located in a turning just off London Road, in a prominent position within walking distance of local shops, bus routes and Hamlet Court Road is this ground floor flat let on an assured shorthold tenancy. The flat forms part of a semi-detached, two storey house and also comes with the freehold, collecting ground rent payments from the first floor flat which has been sold on a lease in 2008. Each flat has parking to the front and separate sections of rear garden.

6 Ceylon Road, Westcliff-on-Sea, Essex, SS0 7HP

Located in a turning just off London Road, in a prominent position within walking distance of local shops, bus routes and Hamlet Court Road is this ground floor flat let on an assured shorthold tenancy. The flat forms part of a semi-detached, two storey house and also comes with the freehold, collecting ground rent payments from the first floor flat which has been sold on a lease in 2008. Each flat has parking to the front and separate sections of rear garden.

LOT 17

GUIDE PRICE: £90,000

6 Ceylon Road, Westcliff-on-Sea, Essex, SS0 7HP

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6 Ceylon Road, Westcliff-on-Sea, Essex, SS0 7HP

Located in a turning just off London Road, in a prominent position within walking distance of local shops, bus routes and Hamlet Court Road is this ground floor flat let on an assured shorthold tenancy. The flat forms part of a semi-detached, two storey house and also comes with the freehold, collecting ground rent payments from the first floor flat which has been sold on a lease in 2008. Each flat has parking to the front and separate sections of rear garden.

LOT 17

GUIDE PRICE: £90,000

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6 Ceylon Road, Westcliff-on-Sea, Essex, SS0 7HP

Located in a turning just off London Road, in a prominent position within walking distance of local shops, bus routes and Hamlet Court Road is this ground floor flat let on an assured shorthold tenancy. The flat forms part of a semi-detached, two storey house and also comes with the freehold, collecting ground rent payments from the first floor flat which has been sold on a lease in 2008. Each flat has parking to the front and separate sections of rear garden.
Holland Road, Holland-on-Sea, Essex

Upon instructions of T Perkin & T Webb of CBRE Ltd, Joint Fixed Charge Receivers:

FREEHOLD THREE STOREY PREMISES COMPRISING GROUND FLOOR COMMERCIAL PREMISES AND VACANT THREE BEDROOM MAISONETTE

Price £135,000 FREEHOLD

(Maisonette and shop available separately, further details available upon request)

All enquiries: 01702 311010
www.dedmangray.co.uk
Upon instructions of
THE BRENTWOOD ROMAN CATHOLIC DIOCESE TRUSTEE:

Lindisfarne Cottage, Manchester Drive, Leigh-on-Sea, Essex, SS9 3HS

A RESIDENTIAL DEVELOPMENT OPPORTUNITY
WITH OUTLINE PLANNING CONSENT
FOR 6 X NEW 2 BEDROOM APARTMENTS

Guide Price £200,000

All enquiries: 01702 311010
www.dedmangray.co.uk
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.

In the event that 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 or 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).

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.

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* 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

13th February 2013 (The Cliffs Pavilion, Westcliff-on-Sea)
27th March 2013 (The Cliffs Pavilion, Westcliff-on-Sea)
22nd May 2013 (The Cliffs Pavilion, Westcliff-on-Sea)

Directions to The Cliffs Pavilion

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