

**DEDMAN
GRAY**

Auction

The Land & Property

Auction

Wednesday 5th December 2012 at 2pm

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



www.dedmangray.co.uk

LAST AUCTION RESULTS

Results of Auction held:

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

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1	Flat 3, Chelsea Court, 138 Southchurch Avenue, Southend on Sea	WITHDRAWN	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4	Pier Kiosk, Southend on Sea	WITHDRAWN	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7	The Coach House, Station Avenue, Southend on Sea	WITHDRAWN	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9	1 Chalkwell Lodge, London Road, Westcliff on Sea	WITHDRAWN	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11	Flat 3, 76 York Road, Southend-on-Sea	WITHDRAWN	
12	Flat 10 Chalkwell Bay, Undercliff Gardens, Leigh on Sea	WITHDRAWN	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16	17 Stromness Place, Southend on Sea	WITHDRAWN	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18	32 Ness Road, Shoeburyness, Essex	WITHDRAWN	
19	Flat 2, Mount Liell Court West, 13/14 The Leas, Westcliff on Sea	WITHDRAWN	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21	20 Leigh Beck Road, Canvey Island	WITHDRAWN	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25	Flat 5 Prittlewell Mews, 74 East Street, Southend on Sea	WITHDRAWN	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

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 5th December 2012, 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

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

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.

INSTRUCTED SOLICITORS ACTING ON BEHALF OF THE VENDORS ARE:

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
angusthorne@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 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.

VIEWING SCHEDULE

LOT 1 – 4 Ellesmere Road, Canvey Island, Essex

Viewings - all at 10.00am:

24th November
27th November
3rd December

LOT 2 – Garage in Maple Avenue, Leigh on Sea, Essex

Viewings - all at 1.00pm:

24th November
28th November
1st December
4th December

LOT 3 – 423 Fairfax Drive, Westcliff on Sea, Essex

Viewings - all at 10.30am

23rd November
28th November
1st December

LOT 8 – 17 Stromness Place, Southend on Sea, Essex

Viewings - all at 12.00pm

22nd November
26th November
29th November
3rd December

LOT 9 – The Metro Club, 20/21 Commercial Road, Lowestoft, Suffolk, NR32 2TD

Viewing: Wednesday 28th November
between 2pm - 4pm

Arranged by block viewing - please call us or the joint
auctioneers to confirm your attendance:

Joint Auctioneers

Whirledge & Nott
Colchester Office
01206 738 393

LOT 10 – 10 Imperial Park, Towerfields Industrial Estate, Shoeburyness, Essex

Viewings - all at 11.00am

21st November
30th November

LOT 16 – 118 George Street, Romford, Essex

Viewings - all at 10.00am

22nd November
26th November
29th November
4th December

LOT 15 – Builders Yard, Howards Chase, Westcliff on Sea, Essex

Open Site

LOT 17 – 6 Ceylon Road, Westcliff on Sea, Essex

Viewing - By appointment with the

JOINT AUCTIONEERS and courtesy of the tenant:

Appointmentmoor Estates
01702 719966

LOT 18 – 46 Wimborne Road, Southend on Sea, Essex

Viewings – all at 1.00pm

22nd November
26th November
29th November
3rd December

LOT 1

UPON INSTRUCTIONS OF THE EXECUTOR TO THE ESTATE - FREEHOLD VACANT SEMI-DETACHED BUNGALOW IN PROBATE

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, benefitting 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

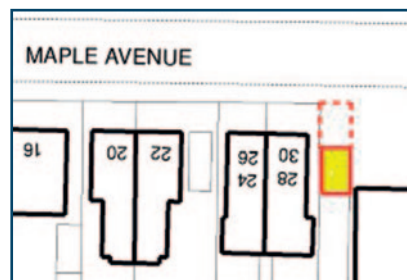
Garage on the south side of Maple Avenue, Leigh-on-Sea, Essex, SS9 1PR

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.



GUIDE PRICE: £150,000

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

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.



GUIDE PRICE: £500-£750

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.

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.

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.



GUIDE PRICE: £1,500-£2,000

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.

AUCTIONEERS NOTE

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

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 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.



GUIDE PRICE: £1,500-£2,000

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.

AUCTIONEERS NOTE

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

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 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.



GUIDE PRICE: £1,500-£2,000

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.

AUCTIONEERS NOTE

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

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.



GUIDE PRICE: £100,000-£110,000

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

N.B.
Gas central heating (not tested)

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

VIEWING
By appointment with the Auctioneers

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 23'5 x 29'6

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.



GUIDE PRICE: £550,000

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

TENURE
Freehold

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

376-378 London Road
(double shop unit)
approximately

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

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.

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

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.



GUIDE PRICE: £500-£750

TENURES

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

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.

THUS PRODUCING AN INCOME OF £20 per annum

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.



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

AUCTIONEERS NOTE

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

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.

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Member of NALS - Deposit Protection Scheme - NAEA



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



Tel: 01245 293225

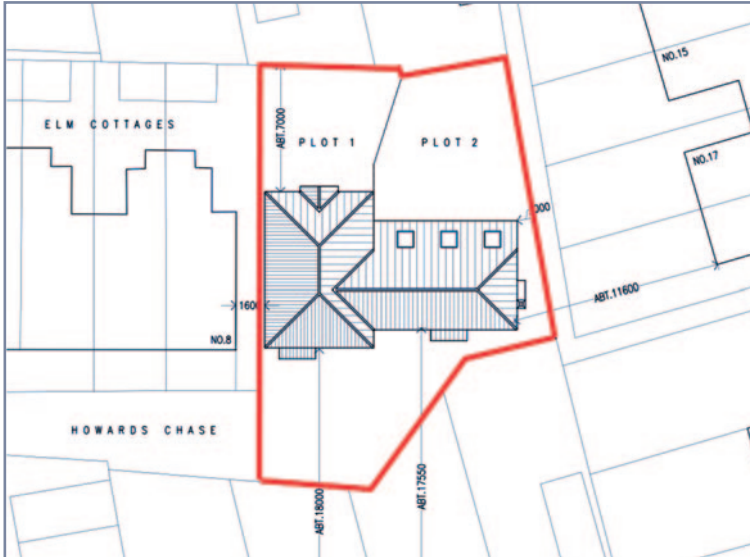


LOT 15

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

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.



GUIDE PRICE: £70,000

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

LOT 16

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

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.



GUIDE PRICE: £160,000

ACCOMMODATION
Ground floor
Two Reception rooms
Kitchen
Ground floor bathroom/WC
Rear Garden
First floor
Bedroom 1
Bedroom 2 through to:
Bedroom 3

TENURE
Freehold

VIEWING
By arrangement with the Auctioneers

LOT 17**RESIDENTIAL INVESTMENT OPPORTUNITY: A GROUND FLOOR TWO BEDROOM FLAT LET ON AN ASSURED SHORTHOLD TENANCY INCLUDING THE FREEHOLD****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.

**GUIDE PRICE: £90,000****ACCOMMODATION**

Lounge
Bedroom 1
Bedroom 2
Kitchen/diner
Bathroom/WC
Own section of rear garden
Parking for one vehicle to the front exterior

1976 at a ground rent of £25.00 per annum

NB. We advise all interested parties to check the legal documents (when available) to confirm these details prior to committing to a legally binding contract.

TENANCY DETAILS

The flat is presently let on an assured shorthold tenancy for an original term of 6 months from 17th October 2012 at a rent of £650.00 per calendar month. The tenancy is currently holding over on a month to month basis.

RENT RESERVED
£7,800.00 per annum

TENURE - Freehold

VIEWING
By appointment with the

JOINT AUCTIONEERS

**LEASEHOLD DETAILS**

Both flats are currently held on a leases for a term of 99 years from 29th September

Appointmoor Estates
01702 719966

LOT 18**VACANT LEASEHOLD TWO BEDROOM GROUND FLOOR FLAT WITH PARKING TO REAR AND OWN GARDEN****46 Wimborne Road, Southend-on-Sea, Essex, SS2 5JF**

Located in a turning between the junctions of Bournemouth Park Road and Sutton Road, this ground floor flat is considered to have excellent buy to let potential, benefiting from parking to the rear and having own section of south-facing rear garden. The flat does require a degree of redecoration but provides an ideal opportunity for investors, cash buyers and buy to let landlords looking to add to their portfolio.

**GUIDE PRICE: £75,000-£80,000****ACCOMMODATION**

Communal Entrance Hall
Separate internal front door leading to hallway
Bedroom 1
Bedroom 2
Kitchen
Bathroom/WC
Living Room
Rear Garden
Parking to rear via shared vehicular access between No.s 24 & 26 Wimborne Road

TENURE
Leasehold

LEASE DETAILS
The flat is held on a lease for 99 years from 25th March 1983

GROUND RENT/ SERVICE CHARGES
Any ground rent or service charges (if applicable) can be found in the legal pack.

MEASUREMENTS AND EPC

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

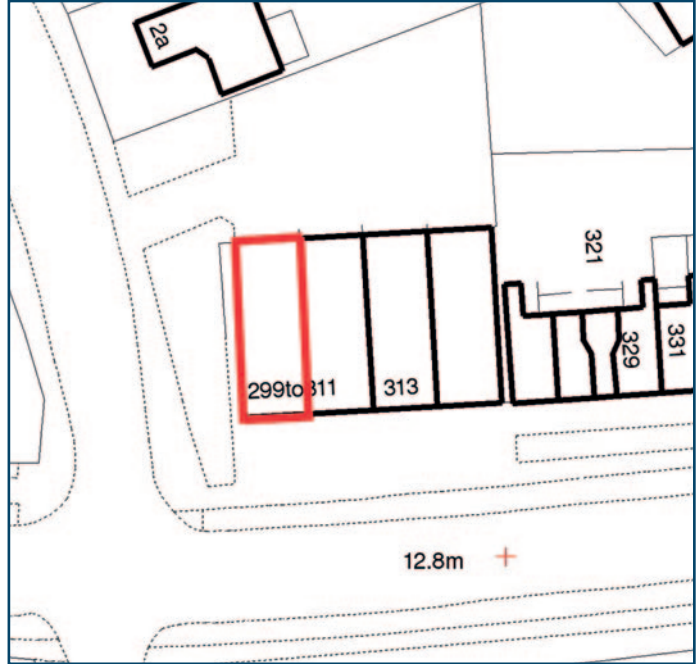
VIEWING
By arrangement with the Auctioneer

For sale by private treaty

**DEDMAN
GRAY**

Commercial

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

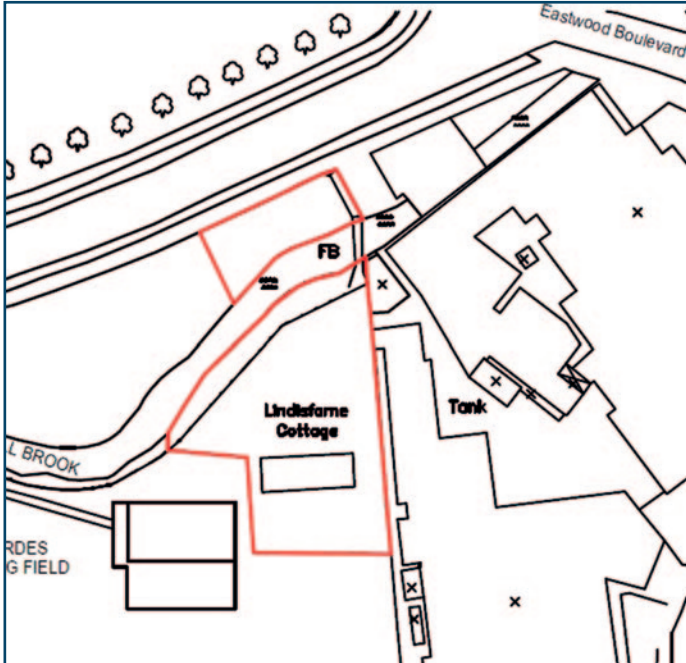
(Maisonette and shop available separately, further details available upon request)

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

COMING SOON

**DEDMAN
GRAY**

Auction



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**

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

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)

Tel: 01702 311010

www.dedmangray.co.uk

Directions to The Cliffs Pavillion

From London

Use either the A127 or A13 from the M25 to Southend and head for the town centre or seafront. Once there follow the brown tourist signs

The Cliffs Pavilion

Station Road

Westcliff-on-Sea

Essex SS0 7RA

