

**DEDMAN
GRAY**

Auction

The Land & Property

Auction

Wednesday 13th February 2013 at 2pm

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



www.dedmangray.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.

LAST AUCTION RESULTS

Results of Auction held:

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

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
	4 Ellesemere Road, Canvey Island, Essex	SOLD	£85,000
2	Garage on the south side of Maple Avenue, Leigh-on-Sea, Essex	SOLD	£17,500
3	423 Fairfax Drive, Westcliff-on-Sea, Essex	MARCH AUCTION	
4	1 & 1A Kingston Way, Thundersley, Essex	SOLD	£500
5	2 & 2A Kingston Way, Thundersley, Essex	SOLD	£1,500
6	3 & 3A Kingston Way, Thundersley, Essex	SOLD	£1,500
7	4 & 4A Kingston Way, Thundersley, Essex	SOLD	£1,500
8	First Floor Flat, 17 Stromness Place, Southend-on-Sea, Essex	MARCH AUCTION	
9	The Metro Club, 20/21 Commercial Road, Lowestoft, Suffolk	SOLD	£42,000
10	10 Imperial Park, Towerfields Industrial Estate, Shoeburyness, Essex	AVAILABLE AT	£55,000
11	374-378 (and flats) London Road, Westcliff-on-Sea, Essex	SOLD	£525,000
12	36 & 36a Kenneth Road, Thundersley, Essex	SOLD	£500
13	34 & 34A Kenneth Road, Thundersley, Essex	SOLD	£1,500
14	Uplands, The Ridge, Little Baddow, Essex	WITHDRAWN	
15	Builders Yard, 24-27 Howards Chase, Westcliff-on-Sea, Essex	SOLD	£66,000
16	118 George Street, Romford, Essex	WITHDRAWN	
17	6 Ceylon Road, Westcliff-on-Sea, Essex	SOLD STC	£85,000
18	46 Wimborne Road, Southend on Sea, Essex	SOLD	£75,000
TOTAL REALISATION			£902,500

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

FUTURE AUCTION DATES

27th March 2013 - closing date of 8th March 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 13th February 2013, 2.00pm at The Cliffs Pavilion

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	First Floor Flat, Warwick Road, Thorpe Bay, Essex, SS1 3BN	£127,500
2	96 Norman Way, St Osyth, Clacton-on-Sea, Essex, CO16 8LX	£35,000 PLUS
3	Flat 3, 68 Rosemary Way, Clacton-on-Sea, Essex, CO15 2SD	£35,000 PLUS
4	35 Spalt Close, Hutton, Brentwood, Essex, CM13 2UN	£140,000 PLUS
5	Land to the rear of 1-10 Camper Road, Southend-on-Sea, Essex, SS1 2YR	£280,000
6	38 Lesney Gardens, Rochford, Essex, SS4 1TY	£60,000 PLUS
7	24 Sandon Close, Rochford, Essex, SS4 1TT	£60,000 PLUS
8	69 Sandon Close, Rochford, Essex, SS4 1TT	£60,000 PLUS
9	144 Kings Road, Chelmsford, Essex, CM1 2BB	£150,000
10	299/307 Holland Road, Clacton-on-Sea, Essex, CO15 6PD	£125,000 PLUS
11	The Village Store, Main Road, Great Holland, Frinton on Sea, CO13 0JN	£125,000 PLUS
12	Hunters Lodge, Tileworks Lane, Rettendon Common, Chelmsford, Essex, CM3 8HB	£385,000
13	1 West Road, Westcliff-on-Sea, Essex, SS0 9AU	£225,000 PLUS
14	Former Substation, Wakering Road, Shoeburyness, Essex, SS3 9TP	£10,000 - £15,000
15	Flat 1, Willow Court, 8 St Georges Lane, Shoeburyness, Southend-on-Sea, Essex, SS3 9QH	£100,000 PLUS
16	91 Dundonald Drive, Leigh-on-Sea, Essex, SS9 1NA	£195,000 PLUS

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

VACANT LEASEHOLD FIRST FLOOR TWO BEDROOM CONVERTED FLAT WITH BUY TO LET POTENTIAL

First Floor Flat, 27 Warwick Road, Thorpe Bay, Essex, SS1 3BN

This converted two bedroom flat is located in a turning just off Eastern Esplanade within easy walking distance of Seafront, local shops, Southend seafront attractions and bus routes through to Southend town centre. It is considered to have excellent buy to let potential, in an area where there is high demand for rented accommodation.



GUIDE PRICE: £127,500

ACCOMMODATION

Communal Entrance
Hallway
Separate flat door with staircase to first floor level
Landing area
Bedroom One 15'11 x 10'3
Bedroom Two 11'2 x 7'10
Fitted Kitchen 10'10 x 9'10
Lounge 12'4 x 12'10 (plus 3ft bay)

LEASE DETAILS

The flat is held on a lease term of 99 years from 25th March 1977 at a ground rent of £50 per annum.

EPC RATING

Energy Efficiency "E"

SERVICE CHARGE & RENT

Please refer to the Legal Pack

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

N.B.

Partly double glazed windows and gas central heating (not tested)

LOT 2

UPON EXECUTORS INSTRUCTIONS: DETACHED HOLIDAY BUNGALOW WITH POTENTIAL

96 Norman Way, St Osyth, Clacton on Sea, Essex, CO16 8LX

This detached holiday home is situated on a greensward just a short distance from the beach and about 2.5 miles from the historic village of St Osyth with a good range of shopping facilities catering for daily needs. It is considered to have excellent potential as an investment or for owner occupiers.



GUIDE PRICE: £35,000 PLUS

ACCOMMODATION

Entrance lobby
Lounge 15 x 11'6
Bedroom area 10'2 x 6'3
Dinning room 9'4 x 6'2
Kitchen 6'3 x 6'2
Separate WC/bathroom
Outside
Small front and rear gardens with outside tap

N.B.

Replacement double glazed windows and doors

EPC RATING

Energy Efficiency "E"

AUCTIONEERS NOTE

Please note this lot is subject to seasonal occupancy between 1st March to 31st October. For further details please contact the relevant local authority.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER

JOHN STIFF estate agents



01255 820424

LOT 3

VACANT LONG LEASEHOLD TWO BEDROOM SECOND FLOOR PURPOSE BUILT FLAT WITH BUY TO LET POTENTIAL, CLOSE TO THE SEAFRONT

Flat 3, 68 Rosemary Way, Clacton-on-Sea, Essex, CO15 2SD

This two bedroom purpose built flat is situated in the residential area of Jaywick a short walk from the coast line and approximately 2 mile west of the shops and amenities of Clacton-on-Sea. Transport links are provided by Clacton-on-Sea rail station. It is considered to have excellent buy to let potential, with good yield returns.



GUIDE PRICE: £35,000 PLUS

ACCOMMODATION

Second Floor level:
Bedroom 1 10'5' x 10'
Bedroom 2 11' x 8'1'
Lounge 14'4' x 11'
Kitchen 11' x 8'1'
Bathroom/WC

EPC RATING

Energy Efficiency "F"

AUCTIONEERS NOTE

The Auctioneers have not inspected internally at the time of printing.

LEASE DETAILS

999 years from 1988 at a ground rent of £50.00 per annum

TENURE

Leasehold

VIEWING

By arrangement with the Auctioneers

N.B.

Electric Heating
Double Glazed



LOT 4

VACANT LEASEHOLD MODERN BUILT ONE BEDROOM GROUND FLOOR FLAT WITH ALLOCATED PARKING

35 Spalt Close, Hutton, Brentwood, Essex, CM13 2UN

Located in the popular area of Hutton on the established Thriftwood estate is this ground floor one bedroom modern built self contained flat located within reach of local shops and Shenfield mainline station (London Liverpool Street). The property has many additional features including its own self contained rear garden, large conservatory and a long lease. It is considered to have excellent buy to let potential and although now vacant has been continually let for a period of 2 years at a rent of £700pcm.



GUIDE PRICE: £140,000 PLUS

ACCOMMODATION

Own separate front door
Living area 10'10' x 10'4'
Small lobby area
Bathroom WC/shower
Bedroom 9'10' x 8'11'
Kitchen 5'8' x 9'10'
Conservatory 12'3' x 13'8'

EPC RATING

Energy Efficiency 'D'

SERVICE CHARGE & RENT

We are advised that there are no service charges

LEASE DETAILS

A term of 999 years from 14th October 1980

AUCTIONEERS NOTE

We understand that the property falls within the St Martin school catchment area

N.B.

Double glazed
Electric heating

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 5

RESIDENTIAL DEVELOPMENT OPPORTUNITY - FREEHOLD VACANT DEVELOPMENT SITE WITH FULL PLANNING CONSENT FOR FIVE THREE BEDROOM HOUSES AND CAR PARKING



GUIDE PRICE: £280,000

Land to the rear of 1-10 Camper Road, Southend on Sea, Essex, SS1 2YR

This is an excellent opportunity for builders, developers, land buyers and buy to let entrepreneurs. Situated between Eastern Esplanade and Southchurch park, within easy reach of Southend's main beach, attractions, shopping centre and mainline stations. The development plot has full planning consent for an exciting residential scheme of five brand new cottage style two storey houses with car parking.

EXISTING PREMISES

The site presently contains a large warehouse/storage facility which is in poor condition.

PROPOSED ACCOMMODATION

Under the present scheme, each plot will have accommodation arranged to provide three bedrooms and family bathroom at first floor level, living room kitchen and ground floor cloak room at the ground floor.

PLANNING

Full planning consent under application number 11/00507/FUL
Appeal descion: APP/D1590/A/11/2164587 Dated 14/03/12.
Further enquiries: Southend Borough Council 01702 215000

AUCTIONEERS NOTE

Full plans of the scheme, decision notice and flood risk assessment are contained within the legal pack.

Please note that the main image is a CGI generated preview for illustration purposes only.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 6

BUY TO LET INVESTMENT - LEASEHOLD ONE BEDROOM GROUND FLOOR STUDIO FLAT
LET ON AN ASSURED SHORTHOLD TENANCY

38 Lesney Gardens, Rochford, Essex, SS4 1TY

Lesney Gardens is located on a modern development of residential flats and houses close to Ashingdon Road and a short distance from Rochford town centre and station. The flat is situated on the ground floor level and is currently let on an Assured Shorthold Tenancy. It is considered to have excellent buy to let potential.



GUIDE PRICE: £60,000 PLUS

ACCOMMODATION

Kitchen 6'10 x 6'10
Bedroom 6'10 x 9'2
Living area 11'11 x 10'5
with suspended bay window
Internal bathroom/WC

LEASE DETAILS

99 years from 1st January 1990

N.B.

Gas central heating (not tested)

EPC RATING

To be advised

RENT RESERVED

£4,800

TENANCY

Assured shorthold tenancy from 15th January 2007 for an original term of 12 months at a rent of £400pcm

SERVICE CHARGE & RENT

The ground rent is £80 per annum

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers and courtesy of the Tenant



LOT 7

BUY TO LET INVESTMENT - LEASEHOLD ONE BEDROOM SECOND FLOOR STUDIO FLAT
LET ON AN ASSURED SHORTHOLD TENANCY

24 Sandon Close, Rochford, Essex, SS4 1TT

Sandon Close is located on a modern development of residential flats and houses close to Ashingdon Road and a short distance from Rochford town centre and station. The flat is situated on the second floor level and is currently let on an Assured Shorthold Tenancy. It is considered to have excellent buy to let potential.



GUIDE PRICE: £60,000 PLUS

ACCOMMODATION

Kitchen 6'11 x 6'10
Bedroom area 9'2 x 6'10
Living area 12 x 10'5
Internal bathroom/ WC

LEASE DETAILS

The flat is held on a lease for a term of 99 years from 1st January 1990

N.B.

Electric storage heaters
Allocated parking

EPC RATING

To be advised

RENT RESERVED

£4,800

TENANCY

Assured Shorthold Tenancy for an original term of 6 months from 26th August 2006 at a rent of £400pcm.

SERVICE CHARGE & RENT

Ground rent is £80 per annum for the first 33 years

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenant



LOT 8

BUY TO LET INVESTMENT - LEASEHOLD ONE BEDROOM FIRST FLOOR STUDIO FLAT LET ON AN ASSURED SHORTHOLD TENANCY

69 Sandon Close, Rochford, Essex, SS4 1TT

Sandon Close is located on a modern development of residential flats and houses close to Ashingdon Road and a short distance from Rochford town centre and station. The flat is situated on the first floor level and is currently let on an Assured Shorthold Tenancy. It is considered to have excellent buy to let potential.



GUIDE PRICE: £60,000 PLUS

ACCOMMODATION

Kitchen 7'2 x 5'1
Bedroom 6'4 x 8'9
Living area 9'4 x 12'12
Internal bathroom/WC

EPC RATING

Energy Efficiency 'C'

RENT RESERVED

£4,740

LEASE DETAILS

The flat is held for a term of 99 years from the 1st January 1990

TENANCY

Assured Shorthold Tenancy for an original term of 6 months from 28th May 2012 at £395pcm

N.B.

Electric storage heaters
Allocated parking

SERVICE CHARGE & RENT

Ground rent is £80 per annum for the first 33 years



TENURE

Leasehold

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenant

LOT 9

UPON EXECUTORS INSTRUCTIONS - VACANT FREEHOLD THREE BEDROOM SEMI DETACHED HOUSE WITH POTENTIAL

144 Kings Road, Chelmsford, Essex, CM1 2BB

This two storey semi detached house is situated on a good size corner plot, just under a mile of Chelmsford town centre and Chelmsford mainline station in (London Liverpool Street line). Although the property does require a degree of redecoration, it is considered to have excellent buy to let potential, together with the possibility to extend the accommodation further and add a garage subject to planning consent approval.



GUIDE PRICE: £150,000

ACCOMMODATION

Bedroom One 11'9 x 12
Bedroom Two 8'10 x 11'9
Bedroom Three 9'11 x 9'7
Bathroom separate WC
Living room 8'11 x 11'11
Dining room 12 x 14
Kitchen 11'8 x 7'
Overall plot size 118ft depth x 40' width (0.102 acres)

EPC RATING

To be advised

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

N.B.

Mostly double glazed
Gas central heating (not tested)



LOT 10

ON THE INSTRUCTIONS OF THE FIXED CHARGE RECEIVERS: FREEHOLD THREE STOREY PREMISES COMPRISING GROUND FLOOR COMMERCIAL UNIT SUBJECT TO A LEASE (TERMINABLE ON ONE MONTH'S NOTICE) AND A VACANT THREE BEDROOM MAISONNETTE

299/307 Holland Road, Clacton-on-Sea, Essex, CO15 6PD

This freehold residential/commercial opportunity is situated in a local shopping parade, just under two miles from Clacton-on-Sea Mainline station and town centre. There is a small forecourt to the front and parking to the rear. The maisonette has a separate entrance from the side of the building and is offered with vacant possession. A commercial unit occupies the ground floor and is subject to a lease (terminable on one month's notice).



GUIDE PRICE: £125,000 PLUS

ACCOMMODATION

Ground floor
307 Holland Road . Shop
floor area 73.20m² (787ft²)
including rear office areas,
WC facilities and rear shop
access.

299 Holland Road
Living/dining area 11'3 x
25' narrowing to 8'3
Kitchen area 8'7 x 11'7
Shower room with WC
Bedroom 10' x 9'6
Bedroom 6'9 x 6'5
Main Bedroom 12'5 x 10'



EPC RATING

Commercial unit - "E"
Residential flat - "D"

RENT RESERVED

One peppercorn per month

TENANCY

A lease terminable on one
months notice. Please see
legal pack for further
details.

AUCTIONEERS NOTE

It is also considered ideal
for business owners
looking for premises with
living accommodation for
themselves or for staff.

TENURE

Freehold

LOT 11

ON THE INSTRUCTIONS OF THE FIXED CHARGE RECEIVERS: FREEHOLD DETACHED TWO STOREY PROPERTY IN VILLAGE LOCATION WITH POTENTIAL FOR A VARIETY OF USES, SUBJECT TO A LEASE (TERMINABLE ON ONE MONTH'S NOTICE).

The Village Store, Main Road, Great Holland, Frinton on Sea, CO13 0JN

The Village Store is located in the village of Great Holland, approximately mid way between Holland on Sea and Frinton on Sea. It is considered to have excellent potential for existing use as a commercial enterprise. Alternatively suitable for reinstatement of part-residential or conversion/redevelopment to full residential subject to planning. The site benefits from a wide main road frontage of approximately 70ft and a detached garage. Details regarding the lease is contained in the legal pack.



GUIDE PRICE: £125,000 PLUS

ACCOMMODATION

Main shop area 24ft
frontage
Internally 20ft x 96 x 8'1
Rear storage 23ft x 9ft plus
6'10 x 8'6
Separate WC and
handbasin
First floor
Room One 16'10 x 11'8
Room Two 13'5 x 11'10
Rear garden area
approximately 32ft

EPC RATING

Energy Efficiency 'E'

RENT RESERVED

One peppercorn per month

TENANCY

A lease terminable on one
months notice. Please refer
to the legal pack.

AUCTIONEERS NOTE

The relevant local authority
regarding planning
enquiries: Tendering
District Council 01255
686868



TENURE

Freehold

VIEWING

Viewing by appointment
with the Auctioneers



GUIDE PRICE: £385,000

Hunters Lodge, Tileworks Lane, Rettendon Common, Chelmsford, Essex, CM3 8HB

Hunters Lodge is located in the popular rural area of Rettendon Common, approximately 2.5 miles from Battlesbridge village, 2.9 miles from Wickford and easy access to the A130/A12. Chelmsford town centre is located approximately 8 miles. The bungalow is set in approximately 3.75 acres of land (STLS) and would appeal to a variety of uses including equestrian. The property is situated in a no through Road from Old Barn Lane which in turn is off South Hanningford Road close to the A130.

ACCOMMODATION

The property is approached by a gated access with frontage parking for several vehicles. Further horsebox access and parking area leads to stable yard to the rear, which has approximately 9 stables plus paddocks.

HUNTERS LODGE

The accommodation comprises:

- Entrance lobby
- Bathroom/WC
- Lounge 16'8 x 11'3
- Kitchen 10'5 x 9'8
- Utility area
- Conservatory
- Bedroom 1 11'7 x 7'2
- Bedroom 2 11'8 x 8'7

N.B.

Gas central heating (not tested)
Double glazed windows

PLANNING

Although there is no recent planning applications lodged, all enquiries should be directed to the relevant local authority: Chelmsford City Council Tel: 01245 606826

EPC RATING

Energy Efficiency "E"

AUCTIONEERS NOTE

The Auctioneers have not carried out a land survey or can verify the boundaries as illustrated in this catalogue. For further details, please refer to the legal pack.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers





GUIDE PRICE: £225,000 PLUS

1 West Road, Westcliff on Sea, Essex, SS0 9AU

Located at the junction of West Road, Brightwell Avenue and London Road is this prominent two storey commercial premises which comprises a ground floor show room with large return frontage and first floor offices together with associated parking to rear. It is considered to have excellent potential either as a commercial venture for traders or possible investment opportunity for residential, subject to local planning consent.

ACCOMMODATION

The ground floor Accommodation
 Main show room area and storage approximately 1060 sqft
 *VOA statistics
 approximate dimensions 18ft frontage x 74ft return depth
 First floor accommodation
 Room One 17'4 x 14'9 plus bay
 Room Two 9'2 x 7'3
 Room Three 12'1 x 11'11
 Room Four 12'5 x 11'6
 Room Five 10'8 x 10'10
 Kitchen 5'2 x 13'6
 Toilet/handbasin area 6'3 x 8'2
 Customer car parking to rear for approximately 4-5 vehicles

EPC RATING

To be advised

AUCTIONEERS NOTE

All enquires relating to planning, potential redevelopment or current usage should be directed to the relevant local authority: Southend on Sea Borough Council, Ground Floor, Civic Centre, Victoria Avenue, Southend on Sea, Essex, SS2 6ER. Tel: 01702 215000

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



Former Substation, Wakering Road, Shoeburyness, Essex, SS3 9TP

This former sub station sits on a parcel of land measuring approximately 0.017 acres being of brick construction with pitched tiled roof over. There are double gates for vehicular access on to the site with drive waystanding. It is considered to have potential for a number of commercial uses, including storage.



ACCOMMODATION

Single storey outbuilding measuring 14 x 13'5 approximately

PLANNING

All enquiries regarding planning should be directed to the relevant local authority:
Rochford District Council
01702 546366

AUCTIONEERS NOTE

The Auctioneers have been unable to verify the boundaries and therefore we advise all interested parties to check the legal pack prior to bidding

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

GUIDE PRICE: £10,000 - £15,000



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Reasons to invest in Essex:

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LOT 15

LEASEHOLD ONE BEDROOM GROUND FLOOR APARTMENT ON SHOEBURY GARRISON, OFFERED WITH VACANT POSSESSION ON COMPLETION

Flat 1 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 ground floor one-bedroom apartment offers an excellent buy to let opportunity for investors in an extremely popular area. The property is currently let, however notice has been served on the tenant.



GUIDE PRICE: £100,000 PLUS

ACCOMMODATION

Communal Entrance
Living area 12'6 x 19'4
Kitchen area 7'10 x 6'6
Bedroom 9'7 x 10'6
Bathroom/WC

EPC RATING

To be advised

TENANCY

Section 21 notice has been served on the existing tenant

LEASE DETAILS

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

SERVICE CHARGE & RENT

Ground rent £150 for the first 25 years

N.B.

Gas central heating and double glazed windows
Allocated parking

AUCTIONEERS NOTE

This lot will be subject to a six-week completion



TENURE

Leasehold

VIEWING

By appointment with the Auctioneers and by courtesy of the Tenant

LOT 16

UPON EXECUTORS INSTRUCTIONS: VACANT FREEHOLD THREE BEDROOM SEMI-DETACHED HOUSE IN NEED OF REFURBISHMENT

91 Dundonald Drive, Leigh-on-Sea, Essex, SS9 1NA

This two storey extended three bedroom property is located in a popular and established residential turning, only a few minutes walk from Leigh Broadway and therefore close to local bars, shops, restaurants and public transport. Although there is a degree of modernisation and refurbishment required, it is considered to have excellent potential for builders, developers investors and cash buyers.



GUIDE PRICE: £195,000 PLUS

ACCOMMODATION

Living Room 12'5 x 11'10 plus bay
Sitting Room 18'4 x 12'1
Dining Room 8'2 x 7'3
Conservatory 7'6 x 12'4
Bathroom/WC
Kitchen 11'11 x 10'1

EPC RATING

Energy Efficiency "E"

AUCTIONEERS NOTE

Gas central heating (not tested)
Double glazed

First floor:

Bedroom 1 12'5 x 12'2
Bedroom 2 12'1 x 8'3
Bedroom 3 16'7 x 9'5
Shower room with WC

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

N.B.

Off street parking



TELEPHONE/PROXY BID FORM

BIDDING BY TELEPHONE OR PROXY

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.

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

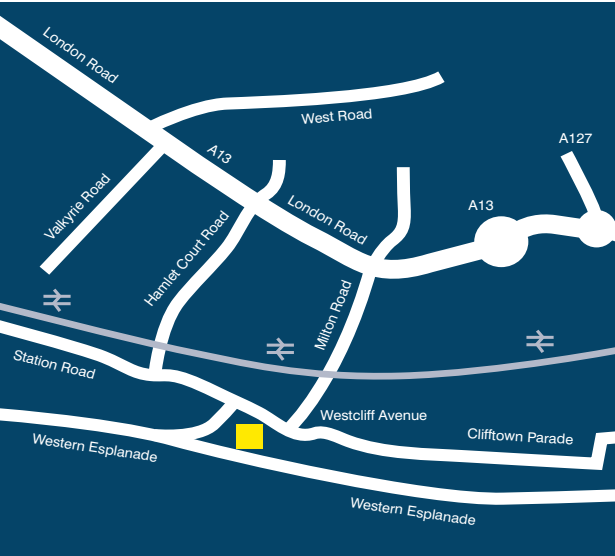
27th March 2013 (The Cliffs Pavilion, Westcliff-on-Sea)
22nd May 2013 (The Cliffs Pavilion, Westcliff-on-Sea)

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



LOT 17**LATE LOT ENTRY - BUY TO LET OPPORTUNITY: LEASEHOLD ONE BEDROOM GROUND FLOOR FLAT LET ON AN ASSURED SHORTHOLD TENANCY****21B Valkyrie Road, Westcliff-on-Sea, Essex, SS0 8BY**

This ground floor one bedroom converted flat is located within close proximity to Westcliff-on-Sea mainline station, local shopping in Hamlet Court Road and a short walk to the seafront. The property benefits from having its own rear garden. Presently let on an assured shorthold tenancy, it is considered to be suitable for buy to let investors and existing landlords looking to add to their current property portfolio.

**GUIDE PRICE: £55,000****ACCOMMODATION**

Assumed as:
Entrance hall
Bathroom/WC
Living room
Bedroom
Kitchen/diner
Own rear garden

LEASE DETAILS

99 years from 1st January 2007

EPC RATING

Energy Efficiency "F"

RENT RESERVED

£6,600 per annum

TENANCY

For a term of 6 months from October 2012 at a rent of £550.00 per annum.

AUCTIONEERS NOTE

The Auctioneers have not inspected this property internally.

TENURE

Leasehold

VIEWING

By arrangement with the Auctioneers and by courtesy of the tenant

LOT 18**LATE LOT ENTRY: VACANT LEASEHOLD THREE BEDROOM FIRST FLOOR FLAT INCLUDING THE FREEHOLD AND GROUND RENT INCOME****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 self-contained vacant first floor flat. It is considered ideal for buy to let purchasers and investors, with the added benefit of including the freehold of the building, thus collecting ground rent payments from the bottom flat no.19 Stromness Place.

**GUIDE PRICE: £100,000 PLUS****ACCOMMODATION**

17 Stromness Place:
Separate street entrance
Living Room 10'11 x 11'4 into recess
Main bedroom 10'4 x 9'7 with plus bay
Bedroom 2 10'5 x 8'5
Bedroom 3 6'2 x 7'9
Kitchen/diner 11'4 narrowing to 6'4 x 10'9
Bathroom/WC 9'11 x 7'9
Own section of rear garden

LEASE DETAILS

Freehold title: EX208425
Both flats are held on 99 year leases from 15/11/1978

EPC RATING

Energy Efficiency "D"

RENT RESERVED

Ground Rent £25.00 per annum

TENURE

Freehold

VIEWING

By arrangement with the Auctioneers

N.B.

Gas central heating (not tested)

62 Hadleigh Road, Leigh on Sea, Essex, SS9 2LZ

This converted ground floor flat is located in the very popular part of Leigh on Sea, within minutes walk of Leigh Broadway, shops, bars, restaurants and within close proximity to Leigh on Sea mainline train station. It is considered that the flat would make an excellent buy to let opportunity and benefiting from its own rear garden.



ACCOMMODATION

Entrance hall
 Living room 14'10 x 13'1
 Main bedroom 13'11 x 14'4
 Bathroom W/C
 Kitchen 9'5 x 5'9
 Bedroom two 9'5 x 12'2
 Dining room/third bedroom
 10'5 x 11'11
 Rear garden 64ft

LEASE DETAILS

199 years from 25th March
 1970

N.B.

Double glazing
 Gas central heating

EPC RATING

Energy Efficiency "D"

SERVICE CHARGE & RENT

Ground rent £50 per annum

TENURE

Leasehold

VIEWING

Viewing by appointment with the Auctioneers

GUIDE PRICE: £150,000

