

**DEDMAN
GRAY**

Auction

The Land & Property

Auction

Wednesday 27th March 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:

13th February 2013 at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	First Floor Flat, 27 Warwick Road, Thorpe Bay, Essex	SOLD	£120,000
2	96 Norman Way, St Osyth, Clacton-on-Sea, Essex	SOLD	£30,000
3	Flat 3, 68 Rosemary Way, Clacton-on-Sea, Essex	SOLD	£36,000
4	35 Spait Close, Hutton, Brentwood, Essex	SOLD	£142,000
5	Land to the rear of 1-10 Camper Road, Southend-on-Sea, Essex	SOLD	£276,000
6	38 Lesney Gardens, Rochford, Essex	SOLD	£60,000
7	24 Sandon Close, Rochford, Essex	SOLD	£60,000
8	69 Sandon Close, Rochford, Essex	SOLD	£60,000
9	144 Kings Road, Chelmsford, Essex	SOLD	£179,000
10	299/307 Holland Road, Clacton-on-Sea, Essex	SOLD	£135,000
11	The Village Store, Main Road, Great Holland, Frinton on Sea	SOLD	£103,000
12	Hunters Lodge, Tileworks Lane, Rettendon Common, Chelmsford, Essex	AVAILABLE	£360,000
13	1 West Road, Westcliff-on-Sea, Essex	AVAILABLE	£200,000
14	Former Substation, Wakering Road, Shoeburyness, Essex	SOLD	£14,250
15	Flat 1, Willow Court, 8 St Georges Lane, Shoeburyness, Southend-on-Sea, Essex	SOLD	£110,500
16	91 Dundonald Drive, Leigh-on-Sea, Essex	SOLD	£236,000
17	21b Valkyrie Road, Westcliff-on-Sea, Essex	SOLD	£50,000
18	17 Stromness Place, Southend-on-Sea, Essex	SOLD	£102,000
19	62 Hadleigh Road, Leigh-on-Sea, Essex	SOLD	£150,000
TOTAL REALISATION			£1,863,750

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

FUTURE AUCTION DATES

Wednesday 22nd May 2013 - closing date for entries 26th April

**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 27th March 2013 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	Ground floor flat, 20 Ronald Park Avenue, Westcliff-on-Sea, Essex, SS0 9QL	£75,000
2	2 & 2A Elderton Road, Westcliff-on-Sea, Essex, SS0 7PN	£4,000 - £6,000
3	Lindisfarne Cottage, Manchester Drive, Leigh-on-Sea, Essex, SS9 3HS	£200,000
4	Flat 1, 17 Palmerston Road, Westcliff-on-Sea, Essex	£95,000
5	Land at the back of, 363 Little Wakering Road, Wakering, Essex, SS3 0LB	£60,000
6	8 Willow Drive, Rayleigh, Essex, SS6 9LD	£285,000
7	1 West Road, Westcliff-on-Sea, Essex, SS0 9AU	£195,000
8	Unit 12, Capricorn Centre, Cranes Farm Road, Basildon, Essex, SS14 3JJ	£165,000
9	Land on the North West Side of High Street, Feering, Colchester, Essex, CO5 9GE	£50,000
10	Flat 81, Lockside Marina, Chelmsford, Essex, CM2 6HF	£165,000
11	25 & 29 Falklands Road, Burnham-on-Crouch, Essex, CM0 8SN	£150,000 PLUS
12	Annexe 46a School Lane, Great Leighs, Chelmsford, Essex, CM3 1GU	£90,000
13	4 Waterloo Road, Shoeburyness, Southend-on-Sea, Essex, SS3 9EQ	£130,000
14	118 William Street, Grays, Essex, RM17 6DZ	£150,000 PLUS
15	40 Crescent Road, South Benfleet, Essex, SS7 1JL	£195,000
16	19 Costead Manor Road, Brentwood, Essex, CM14 4XU	£210,000 PLUS
17	Apartment 4, Arcade Chambers, St Thomas Road, Brentwood, Essex, CM14 4DB	£100,000
18	423 Fairfax Drive, Westcliff-on-Sea, Essex, SS0 9LY	£150,000 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**FOR SALE BY PRIVATE TREATY - FREEHOLD RESIDENTIAL INVESTMENT - THREE BEDROOM HOUSE LET ON ASSURED SHORTHOLD TENANCY****116 Araglen Avenue, South Ockendon, Essex, RM15 5DD**

This terraced former council house is located within easy reach of nearby shopping facilities, local junior/primary and secondary schools and just over a mile distance to Ockendon Mainline Station. The property is currently let on an Assured Shorthold Tenancy, representing an ideal opportunity for buy to let investors and landlords, looking to add to their existing portfolio.



GUIDE PRICE: £159,995
SUBJECT TO CONTRACT

ACCOMMODATION

First Floor
 Bedroom 1: 10'7 x 10'9
 Bedroom 2: 7'1 x 7'4
 Bedroom 3: 9'10 x 10'3
 Bathroom and shower/WC
 Loft space access

Ground Floor
 Entrance Hall
 Lounge 12'4 x 13'1
 Kitchen 13'2 x 8'3
 Cloakroom/WC
 Conservatory 15'2 x 9'11
 Access to garden 27' in length

N.B.
 Double Glazed
 Gas central heating (not tested)

EPC RATING

Energy efficiency "D"

RENT RESERVED

£9,900 per annum

TENANCY

Let to a tenant on local housing allowance - full details regarding the tenancy can be supplied upon request.

TENURE

Freehold

VIEWING

By appointment with Auctioneers and courtesy of the Tenant

LOT**FOR SALE BY PRIVATE TREATY - LEASEHOLD VACANT TWO BEDROOM FLAT WITH BUY TO LET POTENTIAL****2 Glenwood Avenue, Westcliff-on-Sea, Essex, SS0 9DJ**

This recently refurbished two bedroom ground floor flat is situated in a turning that runs between Westborough Road and West Road, Westcliff-on-Sea in close proximity to London Road, local shops, bus routes and Southend town centre. The location and accommodation offered makes this an attractive buy to let for existing landlords or cash investors looking to start a property portfolio.



GUIDE PRICE: £110,000
SUBJECT TO CONTRACT

ACCOMMODATION

Entrance hall
 Lounge 11'2 x 15'1
 Bedroom one 11'11 x 9'5
 Bathroom 5'8 x 5'7
 Kitchen 9'6 x 6'9
 Bedroom two/study 8'5 x 6'9

LEASE DETAILS

The flat is held on a 199 year lease from 1981

EPC RATING

Energy Efficiency "D"

SERVICE CHARGE & RENT

Ground rent £35.00 per annum

AUCTIONEERS NOTE

Some remedial damp treatment is required.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

WANTED

We urgently require properties in all areas of Essex for our forthcoming auction

Instruct us now and your property would benefit from the following:

- Exchange of contracts on the fall of the hammer
- Motivated buyers with the ability to proceed immediately
- Radio advertising in Essex
- Increased exposure
- Experienced Auction staff
- Completion within 20 working days of auction
- No re-negotiations on price
- Ideal sales platform

Any type or style of property can sell by auction. For a free auction appraisal or to find out how auctions can work for you, contact our Auction Team.

13th February Auction Results now:

89% SOLD

Total Realisation: £1,863,750

LOT 1

VACANT GROUND FLOOR ONE BEDROOM FLAT IN NEED OF REFURBISHMENT, OFFERED WITH A NEW LEASE

Ground floor flat, 20 Ronald Park Avenue, Westcliff-on-Sea, Essex, SS0 9QL

Situated only a few minutes walk of London Road, local shops, bus routes and convenient Southend Town centre is this self-contained ground floor flat, ideally suited for builders, developers and buy to let purchasers. Although there is a degree of refurbishment required, it is also considered an excellent opportunity for first time landlords, benefiting from a new lease.



GUIDE PRICE: £75,000 PLUS

ACCOMMODATION

Living Room 15'7 x 14'3
Bedroom 15' x 12'6
Kitchen 14'9 x 9'
Bathroom/WC
Small section of rear garden

LEASE DETAILS

New lease, for a term of 125 years. Further details will be in the legal pack.

EPC RATING

Energy Efficiency "E"

SERVICE CHARGE & RENT

Ground rent £150.00 per annum

TENURE

Leasehold

VIEWING

15th March, 19th March, 25th March. Please call to check viewing times.

JOINT AUCTIONEERS

Duncan

T H Duncan & Co.
Tel: 01702 476184

LOT 2

FREEHOLD GROUND RENT INVESTMENT SECURED ON TWO FLATS IN A SEMI-DETACHED HOUSE

2 & 2A Elderton Road, Westcliff-on-Sea, Essex, SS0 7PN

This freehold ground rent investment comprises a semi-detached house arranged as two self-contained flats on ground and first floor levels. The property is located in a popular turning just off London Road, within easy reach of local shops, bus routes and Southend town centre.



GUIDE PRICE: £4,000 - £6,000

ACCOMMODATION

Assumed to be for each flat: one bedroom, lounge, Kitchen and bathroom/WC

LEASE DETAILS

Flat 2 Elderton Road: 99 years from 27/09/2010 at a ground rent of £150.00 pa.
Flat 2a Elderton Road: 99 years from 29/09/1965 at a ground rent of £21 pa

N.B.

The Auctioneers have not inspected the flats

RENT RESERVED

£171 per annum. The ground rent for Flat 2 doubles every 25 years and the ground rent for Flat 2A increases to £31.50 pa after 2031.

AUCTIONEERS NOTE

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

TENURE

Freehold

VIEWING

Due to the nature of the sale, internal viewing will not be possible



GUIDE PRICE: £200,000 plus

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

This exciting development opportunity is located just off Manchester Drive, near the junction with Eastwood Boulevard. The existing Lindisfarne Cottage is a vacant, derelict two storey dwelling roughly 110m² (1,183ft² GEA), situated on a large site of approximately 725m² (7,801ft²) on the outskirts of Our Lady of Lourdes Catholic School and opposite the playing fields of Westcliff High School for Boys.

PROPOSED ACCOMMODATION

Outline planning consent under application no.12/00385/OUT has been granted to "demolish existing dwelling and erect a three storey building consisting of six self-contained flats with associated parking and amenities"

PLANNING

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

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

AUCTIONEERS NOTE

Access to the site, over Prittlewell Brook has been detailed in further outline planning consent granted under application 11/01514/OUT to "remove the existing pedestrian bridge and lay out hard standing to form a vehicular crossover"

TENURE

Freehold

VIEWING

By appointment with the Auctioneers -Please note that internal viewings will not be possible due to the condition of the property



LOT 4

VACANT LEASEHOLD TWO BEDROOM GROUND FLOOR FLAT CLOSE TO THE SEAFRONT, WITH SHARE OF FREEHOLD

Flat 1, 17 Palmerston Road, Westcliff-on-Sea, Essex, SS0 7TA

This two bedroom ground floor flat situated at the back of a converted building close to the seafront facilities in Western Esplanade and within a short walking distance of Westcliff Mainline Station (London Fenchurch Street). It is considered to be a suitable buy to let opportunity, with a long residual lease term and central location for amenities.



General view of building

GUIDE PRICE: £95,000 PLUS

ACCOMMODATION

Entrance hall
Lounge 13'3 x 11'5
Kitchen 7' x 10'6
Bedroom one 9'1 x 11'5
Bedroom two 11'5 x 5'5
Bathroom

LEASE DETAILS

Leasehold - For a term of 199 years from 24th June 1977 and has a share of the freehold

N.B.

Gas central heating (not tested)

EPC RATING

Energy Efficiency 'D'

SERVICE CHARGE & RENT

Ground rent of £15.00 per annum

TENURE

Leasehold

VIEWING

13th, 15th, 19th, 25th March. Please call to check viewing times.

LOT 5

APPROXIMATELY 4.5 ACRES OF VACANT FREEHOLD GREENBELT AMENITY LAND, WITH POTENTIAL FOR MANY USES

Land at the back of, 363 Little Waking Road, Waking, Essex, SS3 0LB

Situated between the villages of Barling and Little Waking this parcel of amenity land extends behind residential properties (nos 341 to 369 Little Waking Road & 1 to 4 Carpenters Close) with access. It is considered to have a variety of uses, including equestrian, storage, agricultural or maybe even re-development, subject to local planning consent approval.



GUIDE PRICE: £60,000

N.B.

Land is sold with vacant possession together with joint access rights from the main entrance

SIZE

Approximately 4.5 acres, subject to land survey. The site illustration opposite is for guidance only.

CURRENT USAGE

The site currently stands vacant and is overgrown.

PLANNING

Rochford District Council
01702 546366

AUCTIONEERS NOTE

We understand from the seller that planning approval in the late 1980's for the erection of stables was granted, but has since lapsed.

TENURE

Freehold - title number EX710253

VIEWING

Open site, during daylight hours.





GUIDE PRICE: £285,000 PLUS

8 Willow Drive, Rayleigh, Essex, SS6 9LD

This is a unique opportunity for builders, developers and cash investors. Willow Close is a cul-de-sac turning, located in a sought after area, only a short distance from Rayleigh Mainline Station. In addition to the planning permission granted from Rochford District Council, the existing property also has the benefit of each room being let individually, producing valuable rental income.

ACCOMMODATION

The existing accommodation comprises: Granny annexe to side (which is self contained) 9'11 x 16' includes bath/shower and WC, Kitchen area 6'2 x 9x 10, separate rear garden and parking.

Main part of the house:

Four Bedrooms (three at first floor), living area, kitchen, conservatory with WC, first floor bathroom/WC, separated rear garden with access to large DOUBLE garage.

PROPOSED ACCOMMODATION

The proposal under the planning permission is to extend the current house to the side and provide an additional three bedroom unit, with ensuite bathroom to master bedroom on the first floor, together with a lounge, dining room, kitchen and ground floor cloakroom on ground floor.

PLANNING

The planning application under ref: 11/00152/FUL was granted by appeal on 13th March 2012. For further planning details please contact the relevant local authority: Rochford District Council

EPC RATING

Energy Efficiency "F"

RENT RESERVED

£12,000 per annum

TENANCY

The rooms are individually let and produce a combined total of £1,000 PCM. Details of each tenancy are available in the legal pack.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 7

VACANT FREEHOLD TWO STOREY COMMERCIAL PREMISES WITH REAR CAR PARKING IN PROMINENT HIGH STREET POSITION, WITH POTENTIAL.

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.



GUIDE PRICE: £195,000 PLUS

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

Energy Efficiency "E"

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

LOT 8

VACANT FREEHOLD TWO STOREY OFFICE BUILDING WITH A VARIETY OF USES

Unit 12 Capricorn Centre, Cranes Farm Road, Basildon, Essex, SS14 3JJ

This two storey office unit is situated on the Capricorn Centre, a well established Business Park just off Cranes Farm Road, Basildon. The property provides easy access to both the A13 and A127, with Basildon situated 25 miles (40 km) east of Central London and 11 miles (18 km) south of the city of Chelmsford. Nearby towns include Billericay to the north, Wickford northeast and South Benfleet to the east.



GUIDE PRICE: £165,000 PLUS

ACCOMMODATION

Ground floor - 874 Sq Ft approx.

Two offices, male and female toilets, storage room, kitchen.

First floor - 881 Sq Ft approx

Large open plan area, small office to the corner. Loft access, suitable for a small amount of storage. The unit also has 5 allocated parking spaces.

EPC RATING

Energy Efficiency "D"

TENURE

Freehold

VIEWING

18th March, 22nd March. Please call to check viewing times.

PLANNING

Interested parties are recommended to make their own enquiries with the local authority: Basildon Borough Council on 01268 533 333.



Land on the North West Side of High Street, Feering, Colchester, Essex, CO5 9GE

A parcel of land lying in a strategic High Street position between the villages of Kelvedon and Feering, approx. 200m from Kelvedon mainline railway station and close to the A12. It is some 10 miles from Colchester and 13 miles from Chelmsford. Known locally as 'Ladys Meadow' the land lies in the flood plain of the adjoining River Blackwater and has been used for cricket bat willow production. It has huge potential for a variety of uses, subject to planning consent.



SIZE

2.07 acres, subject to land survey. The site illustration opposite is for guidance only.

RESTRICTIONS, EASEMENTS OR COVENANTS

We understand that an angling club own, and have right of access to, the southwestern river bank.

TENURE

Freehold. Title number EX609066

OVERAGES

25% over the next 25 years. Please see legal pack for further details.

VIEWING

Open Site

JOINT AUCTIONEER



Tel: 01376 328297



GUIDE PRICE: £50,000

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

Member of NALS - Deposit Protection Scheme - NAEA





General view of block

GUIDE PRICE: £165,000

Flat 81, Lockside Marina, Chelmsford, Essex, CM2 6HF

This two bedroom ground floor apartment located within the prestigious Lockside Marina complex, built by Higgins Homes in 2002 and offering views across the Blackwater Canal. The property is within walking distance of the Town Centre and amenities and benefits from gas central heating and double glazed windows. To the rear of the property is an allocated parking space.

ACCOMMODATION

Entrance Hall
 Lounge 14'8" x 12'3" plus 6'6" x 4ft open planned to:
 Kitchen area 7'9" x 6'11"
 Bedroom one 10'10" x 10'
 Bedroom two 10'1" x 6'6"
 Bathroom

N.B.

Gas central heating (not tested)

EPC RATING

Energy Efficiency 'B'

RENT RESERVED

£9,600 per annum

TENANCY

Let on an Assured Shorthold Tenancy from 6th December 2012 for an original term of 6 months at the rent of £800.00 per calendar month

SERVICE CHARGE & RENT

The ground rent is £200 per annum and rising

TENURE

Leasehold - A Term of 125 years from 25th March 2002

VIEWING

By appointment with the Auctioneers and courtesy of the Tenant





General view of building

GUIDE PRICE: £150,000 PLUS

25 & 29 Falklands Road, Burnham-on-Crouch, Essex, CM0 8SN

This freehold investment opportunity is situated within close proximity to Burnham-on Crouch Mainline Station (London Liverpool Street), local supermarket and various other local amenities. The investment comprises two flats let on Assured Shorthold Tenancies, producing a market rental income and the freehold title of the block, which includes a further two flats held on long leases, producing ground rent income. It is considered ideal for existing portfolio landlords and residential freehold investors.

ACCOMMODATION

Flat 29 Falklands Road:
Bedroom/living area 18' x 11'5"
Kitchen 9'6 x 5'11"
Bathroom/WC

Flat 25 Falklands Road:
Bedroom/living area 18'1 x 11'4"
Kitchen 9'7 x 5'10"
Bathroom/WC

LEASE DETAILS

Each flat in the freehold title EX311318 (flats 25, 27, 29 & 31) are held on leases for a term of 105 years from 1st October 1982

N.B.

Each flat has electric heating and one car parking space

EPC RATING

Flat 25 Falklands Road - rating "D"
Flat 29 Falklands Road - rating "D"

RENT RESERVED

£10,800 per annum, plus ground rents from flats 27 & 31

TENANCY

Flat 25 Falklands Road is let on an Assured Shorthold Tenancy for a term of 12 months from 1/03/2013 at a rent of £450 PCM.

Flat 29 Falklands Road is let on an Assured Shorthold Tenancy for a term of 12 months from 7/03/2013 at a rent of £450 PCM.

SERVICE CHARGE & RENT

Ground rents are £100.00 per flat per annum. Please see the legal pack for more details on services and/or insurance.

AUCTIONEERS NOTE

Flats 27 & 31 Falklands Road have approximately 74 years unexpired on their respective leases.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers and by courtesy of the tenants

LOT 12

ON BEHALF OF JOINT FIXED CHARGE RECEIVERS: VACANT FREEHOLD ONE BEDROOM TWO STOREY PROPERTY WITH BUY TO LET POTENTIAL

Annexe, 46a School Lane, Great Leighs, Chelmsford, Essex, CM3 1GU

Located in the village of Great Leighs, in a modern development of private residential properties is this former garage block that was converted by the previous owner to a self-contained annexe. It now offers contemporary accommodation over two floors - an excellent buy to let opportunity for cash buyers, investors and buy to let purchasers. The property is located to the rear of number 46 School Lane, Great Leighs and access to the premises is in Old Moors, just off Fairfield Drive.



GUIDE PRICE: £90,000

ACCOMMODATION

Bedroom 9'9 x 18'11
Living area 12 x 16'1
Kitchen area 10'1 x 9'5
Bathroom/WC
Rear garden 27'
Two car parking spaces to the front

PLANNING

Granted permission under application 08/00512/FUL on 20th March 2008. Chelmsford Council Planning Enforcement Tel: (01245) 606826

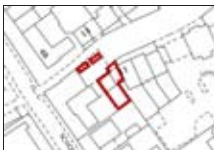
EPC RATING

Energy Efficiency "E"

AUCTIONEERS NOTE

We are advised that water/electricity services have not been connected. Interested parties should make their own legal checks regarding completion of works, prior to bidding at the auction.

NB. Please note that the garage is not included within the freehold title.



TENURE

Freehold

VIEWING

16th March, 21st March. Please call to check viewing times.

LOT 13

VACANT FREEHOLD THREE BEDROOM SEMI-DETACHED HOUSE WITH BUY TO LET POTENTIAL

4 Waterloo Road, Shoeburyness, Southend-on-Sea, Essex, SS3 9EQ

This two storey house is located between Ness Road and West Road, Shoeburyness in close proximity to local shops, bus routes, local schools and approximately a mile from Thorpe Bay Mainline Station (London Fenchurch Street). It is considered to have excellent potential as a buy to let, being the type and size of the accommodation that would appeal to a wide range of tenants.



GUIDE PRICE: £130,000 PLUS

ACCOMMODATION

Entrance Hall
Living Room 23'4 x 11'8
Kitchen 13'2 x 9'4
Conservatory 12'9 x 7'4
Rear garden approximately 52'
Side access to garden
First floor:
Bedroom 14'7 x 10'10
Bedroom 12' x 8'10
Bedroom 9'5 x 5'2 + 5'1 x 3'11

EPC RATING

Energy Efficiency "G"

TENURE

Freehold

VIEWING

Block viewing times 14th, 20th, 23rd, 25th March. Please call to check viewing times.

N.B.

This property does not have gas central heating.



LOT 14**FREEHOLD VACANT END TERRACE FOUR BEDROOM HOUSE WITH EXCELLENT BUY TO LET POTENTIAL****118 William Street, Grays, Essex, RM17 6DZ**

Located in an established residential area, close to local shopping and public transport is this end terrace two storey house situated over three floors. The accommodation provides an excellent buy to let opportunity, considering the close proximity to Grays town centre, mainline station, South Essex college and the new £45m Thurrock Campus, due for completion in 2014.

**GUIDE PRICE: £150,000 PLUS****ACCOMMODATION**

Bedroom One 13'3 x 7'2
widening to 9'9
Bedroom Two 9'7 x 9'8
Bedroom Three 7'4 x 9'4
Bedroom 4/loft room 11' x
14'9
Bathroom/WC 10'6 x 8'5
Living room 23'5 x 14'11
Kitchen/diner 19'8 x 9'11
Basement area 13'5 x 12'2

EPC RATING

Energy Efficiency "E"

TENURE

Freehold

VIEWING

20th March, 23rd March.
Please call to check
viewing times.

N.B.

Double glazed
Gas central heating (not
tested)

PLANNING

Further enquiries should be
directed to the relevant
local authority: Thurrock
Borough Council 01375
652652

**LOT 15****VACANT FREEHOLD DETACHED TWO OR THREE BEDROOM BUNGALOW WITH POTENTIAL****40 Crescent Road, South Benfleet, Essex, SS7 1JL**

This detached two storey bungalow is located in close proximity to local shops and amenities in High Road, just under a mile from Benfleet Mainline Station and backs on to Boyce Hill golf club. Although the property does need some light refurbishment, it is considered to be ideal for builders, buy to let purchasers and cash buyers looking to add to their existing rental portfolio.

**GUIDE PRICE: £195,000****ACCOMMODATION**

Entrance hallway
Bedroom one 10'11 x 10'9
Bedroom two 8'10 x 8'2
Bathroom/WC
Kitchen 14'11 x 6'9
Dining area 9'2 x 8'10
Living area 24'5 x 11
First floor level
Loft room/bedroom 8'10 x
16'9
Rear garden in excess of
55'

EPC RATING

Energy Efficiency rating 'E'

TENURE

Freehold

NB.

Gas central heating (not
tested)
Double glazed
Front drive and off street
parking

SIZE

Approx. plot size 30' x 118'
0.085 acres

VIEWING

16th, 22nd March. Please
call to check viewing times.



LOT 16**FREEHOLD SEMI-DETACHED THREE BEDROOM HOUSE IN NEED OF COMPLETE REFURBISHMENT****19 Costead Manor Road, Brentwood, Essex, CM14 4XU**

Situated near the junction with Ongar Road, this two storey semi-detached house is located less than one mile north east of Brentwood Station and approximately half a mile from Brentwood High Street. This part of Brentwood is an established residential area with good access to both A12 and M25. It is considered that the property will require a considerable amount of remedial work and therefore be of interest to builders, developers and small project buyers.

**ACCOMMODATION**

Entrance Hall
Lounge, Kitchen and shower room with WC
Three bedrooms
Front and rear gardens

EPC RATING

Energy Efficiency "D"

TENURE

Freehold

N.B.

The Auctioneers have not inspected the property

VIEWING

After the 19th March, by appointment only with the Auctioneers

JOINT AUCTIONEER

Michael JV Dedman
Tel: 01702 342260

**GUIDE PRICE: £210,000 PLUS****LOT 17****BUY TO LET INVESTMENT: LEASEHOLD FIRST FLOOR STUDIO APARTMENT SUBJECT TO AN ASSURED SHORTHOLD TENANCY****Apartment 4, Arcade Chambers, St. Thomas Road, Brentwood, Essex, CM14 4DB**

This property is located directly off Brentwood High Street accessible to all local amenities and High Street shopping. There is a railway station in Brentwood connecting to London Liverpool Street and vehicular access to the A12 and M25. It is considered to have excellent buy to let potential, returning just under 8% gross yield at the stated guide price.

**ACCOMMODATION**

Entrance hall
Open plan living/sleeping area
Kitchen
Bathroom

EPC RATING

Energy Efficiency 'C'

RENT RESERVED

£7,800 per annum

LEASE DETAILS

We understand the lease will be for a term of 125 years - please see the legal pack for more information.

TENANCY

We understand that this property is let on an Assured Shorthold Tenancy at a rent of £650.00 per calendar month

N.B.

Gas central heating (not tested)

SERVICE CHARGE & RENT

Ground rent £350.00 pa
Service charge £1,100 pa

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

GUIDE PRICE: £100,000 PLUS

LOT 18

UPON INSTRUCTIONS FROM SOUTHBEND BOROUGH COUNCIL: VACANT FREEHOLD DETACHED THREE BEDROOM HOUSE ON GOOD SIZE PLOT WITH POTENTIAL TO EXTEND FURTHER



GUIDE PRICE: £150,000 PLUS

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 10'9 x 12'2
Dining Room 12'11 x 13'10 overall
Kitchen 9'5 x 10'2
First floor
Bedroom 1 (front) 13'10 x 12'2
Bedroom 2 9' x 13'1
Bedroom 3 6'8 x 9'11
Shower room with hand basin
Separate WC

EPC RATING

Not available at the time of printing - please see legal pack

TENURE

Freehold

VIEWING

15th March, 19th March, 25th March. Please call to check viewing times.

N.B.

Gas central heating (not tested), double glazing



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

22nd May 2013 (The Cliffs Pavilion, Westcliff-on-Sea)
17th July 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

