

**DEDMAN  
GRAY**

Auction

The Land & Property

# Auction

Wednesday 22nd May 2013 at 2pm

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



[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

# IMPORTANT NOTES

TO BE READ BY ALL PROSPECTIVE PURCHASERS

# AUCTION INFORMATION

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.

## 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:

Wednesday 27th March at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	Ground floor flat, 20 Ronald Park Avenue, Westcliff-on-Sea, Essex, SS0 9QL	SOLD	£80,000
2	2 & 2A Elderton Road, Westcliff-on-Sea, Essex, SS0 7PN	SOLD	£15,000
3	Lindisfarne Cottage, Manchester Drive, Leigh-on-Sea, Essex, SS9 3HS	SOLD	£220,000
4	Flat 1, Palmerston Road, Westcliff-on-Sea, Essex, SS0 7TA	SOLD	£95,000
5	Land at the back of, 363 Little Wakering Road, Wakering, Essex, SS3 0LB	SOLD	£58,000
6	8 Willow Drive, Rayleigh, Essex, SS6 9LD	REFER	£285,000
7	1 West Road, Westcliff-on-Sea, Essex, SS0 9AU	REFER	£195,000
8	Unit 12, Capricorn Centre, Cranes Farm Road, Basildon, Essex, SS14 3JJ	REFER	£150,000
9	Land on the North West Side of High Street, Feering, Colchester, Essex, CO5 9GE	REFER	£50,000
10	Flat 81, Lockside Marina, Chelmsford, Essex, CM2 6HF	REFER	£170,000
11	25 & 29 Falklands Road, Burnham-on-Crouch, Essex, CM0 8SN	SOLD	£149,000
12	Annexe 46a School Lane, Great Leighs, Chelmsford, Essex, CM3 1GU	SOLD	£90,000
13	4 Waterloo Road, Shoeburyness, Southend-on-Sea, Essex, SS3 9EQ	REFER	£120,000
14	118 William Street, Grays, Essex, RM17 6DZ	REFER	£145,000
15	40 Crescent Road, South Benfleet, Essex, SS7 1JL	SOLD	£200,000
16	19 Costead Manor Road, Brentwood, Essex, CM14 4XU	SOLD	£215,000
17	Apartment 4, Arcade Chambers, St Thomas Road, Brentwood, Essex, CM14 4DB	SOLD	£92,500
18	423 Fairfax Drive, Westcliff-on-Sea, Essex, SS0 9LY	SOLD	£226,000
TOTAL REALISATION			£1,440,500

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

## FUTURE AUCTION DATES

**Next Auction: Wednesday 17th July 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](mailto: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

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	Lockup Garage adj to 180 on the Eastern Side of Brightwell Avenue, Westcliff on Sea, Essex, SS0 9EH	£5,000 - £10,000
2	127 Knox Road, Clacton-on-Sea, Essex, CO15 3TT	£77,500
3	Flat 81, Lockside Marina, Chelmsford, Essex, CM2 6HF	£170,000 PLUS
4	Land on the North West Side of High Street, Feering, Colchester, Essex, CO5 9GE	£50,000
5	199 Eastern Esplanade, Southend on Sea, Essex, SS1 3AD	£90,000 - £100,000
6	Beach Hut A110, Marine Parade East, Clacton-on-Sea, Essex	£1,000 - £2,000
7	7 Stadium Road, Southend-on-Sea, Essex, SS2 5DH	£90,000 PLUS
8	Land at 2 Morris Avenue, Jaywick, Clacton-on-Sea, Essex, CO15 2JN	£10,000 PLUS
9	22 Midway, Jaywick, Clacton-on-Sea, Essex, CO15 2LQ	£60,000 - £65,000
10	11 Austin Avenue, Jaywick, Clacton-on-Sea, Essex, CO15 2JT	£25,000 PLUS
11	Land at Lower Road, Little Hallingbury, Essex, CM22 7RA	£150,000
12	Land on the South Side of Old Heath Road, Althorne, Chelmsford, Essex, CM3 6EW	£60,000
13	17 Park Street, Westcliff-on-Sea, Essex, SS0 7PA	£135,000
14	71 Clydesdale Road, Hornchurch, Essex, RM11 1AJ	£175,000 PLUS

# SPECIAL ANNOUNCEMENT

To be offered for sale by public auction on  
15<sup>th</sup> July 2013 (unless sold prior)



**Baxter Avenue, Southend-on-Sea, Essex  
SS2 6HY**

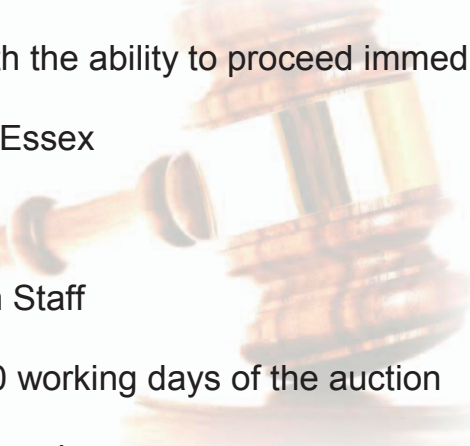
**Freehold semi-detached building consisting of two, self-contained 2 bedroom flats, each with parking spaces and own garden area.**

For further details, viewings and guide price please contact the Auction Department.

# 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 the auction
  - No re-negotiations on price
  - Ideal sales platform
- 

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

## LOT 1

A VACANT DETACHED FREEHOLD LOCK UP GARAGE/WORKSHOP SITUATED IN WESTCLIFF-ON-SEA OFF FAIRFAX DRIVE - SELLING ON BEHALF OF TRUSTEE IN BANKRUPTCY

### Garage Adjacent to 180, (Eastern side of) Brightwell Avenue, Westcliff-On-Sea, Essex, SS0 9EH

The subject property is a freehold Detached Lock Up Garage/Workshop situated in Brightwell Avenue on the left hand side of the road when approached from Fairfax Drive. The subject is offered for sale at auction with a guide price of £5,000 - £10,000.



**GUIDE PRICE: £5,000 - £10,000**

#### ACCOMMODATION

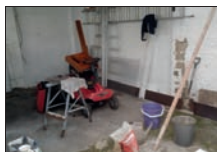
The garage benefits from an up and over door and separate entrance door. The internal measurements of the garage are 19'4" X 12'8", and has a window to the side.

#### TENURE

Freehold (Title No: EX419674)

#### VIEWING

By appointment with the Auctioneers.



## LOT 2

A TWO BEDROOM GROUND FLOOR MAISONETTE WITH GARDEN AND GARAGE (NO. 133) SITUATED IN CLACTON-ON-SEA

### 127 Knox Road, Clacton-On-Sea (and Garage 133), Essex, CO15 3TT

The subject property is a Two Bedroom Ground Floor Maisonette benefitting from Double Glazed Windows and French Doors opening to private rear patio and lawned garden, brick built bin store to front and garage in block to the rear. The property is situated in Knox Road off Old Road (B1369) close to its junction with London Road (A133), approx. 1 mile North of the Railway Station, Town Centre and Sea Front approx. 1.5 miles.



**GUIDE PRICE: £77,500 PLUS**

#### ACCOMMODATION

Entrance Hall  
Lounge 18' x 9'5"  
Kitchen 10'2" x 6'4"  
Bedroom One 14'9" x 9'8"  
Bedroom Two 10'4" x 6'2"  
Bathroom (with shower over bath)

#### EPC RATING

Energy Efficiency 'E'

#### TENURE

Leasehold (Title No: EX173602) - Term 999 years, from 1st January 1974.

#### N.B.

The seller has advised that the current Service Charge is £600 per annum, paid £50 per month to Management Company PMS Leasehold Management Ltd.

#### VIEWING

By appointment with the Auctioneers



## LOT 3

TWO BEDROOM GROUND FLOOR LEASEHOLD APARTMENT - RESIDENTIAL BUY TO LET INVESTMENT CURRENTLY LET ON AN ASSURED SHORTHOLD TENANCY

### 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 Chelmsford City Centre and amenities and benefits from gas central heating and double glazed windows. To the rear of the property is an allocated parking space.



**GUIDE PRICE: £170,000 PLUS**

#### ACCOMMODATION

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

#### LEASE DETAILS

Leasehold (Title No: EX695279) - A Term of 125 years from 25th March 2002

#### N.B.

Gas central heating (not tested)  
The Service Charges for 2013 are £1,336.26 paid to PMS Leasehold Management Ltd. The Ground Rent is £200 per annum and rising.

#### 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

#### VIEWING

By appointment with our Joint Auctioneers

#### JOINT AUCTIONEERS



The Home Partnership Tel: 01245 250222

## LOT 4

APPROXIMATELY 1.79 ACRES OF LAND IN ESSEX VILLAGE LOCATION

### 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.



**GUIDE PRICE: £50,000**

#### SIZE

1.79 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



## LOT 5

VACANT GROUND FLOOR AND BASEMENT COMMERCIAL PREMISES WITH PLANNING PERMISSION GRANTED FOR CONVERSION AND EXTENSION TO FORM A TWO BEDROOM DUPLEX APARTMENT WITH PARKING TO THE REAR



**GUIDE PRICE:** £90,000 - £100,000

### Ground Floor and Basement, 199 Eastern Esplanade, Southend-On-Sea, Essex, SS1 3AD

The subject property currently has commercial usage and is arranged over ground and basement levels. However the property has granted planning permission for the conversion and extension to create a two bedroom apartment arranged over two levels with a balcony to the front giving views over the Thames Estuary and parking to the rear.

#### ACCOMMODATION

Ground Floor  
Shop Area - 29'3" x 14'4"  
Kitchen Area - 9'10" x 7'6"  
Basement  
Room 1 - 17'9" x 17'3" + 12' x 11'2"  
Room 2 - 12'5" x 6'  
Room 3 - 9'3" x 8'7"

#### EPC RATING

Awaiting confirmation.

#### TENURE

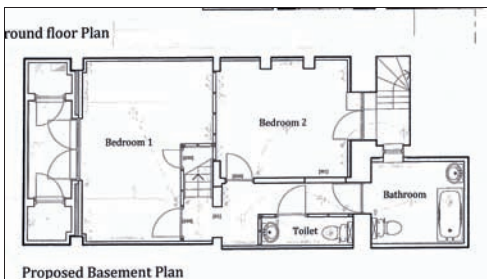
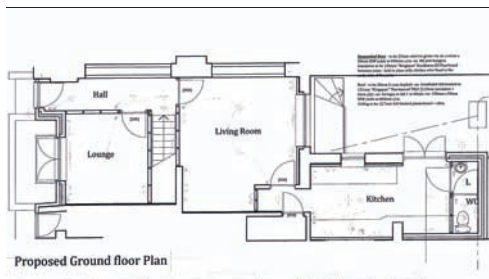
Leasehold (Title No: EX223087) Term of 999 years from 29th September 1902. In addition the property is offered with a share of the Freehold (Title No: EX863086)

#### PLANNING

The property has Planning Permission Granted under Application Number 12/01040/FUL with Southend Borough Council Tel: 01702 215000. Further information will be provided in the legal pack.

#### VIEWING

Strictly by appointment with the Auctioneers



**Beach Hut A110, Marine Parade East, Clacton-On-Sea, Essex, CO15 6JU**

This wooden beach hut is situated to the North of Clacton Pier fronting the promenade. There are beach front refreshment facilities situated at the Southern end of the row of beach huts, as can be seen in the general view photographs below. The Beach Hut itself can be replaced but is subject to Licence Conditions and Standard Beach Hut Specification. Further information is available from Tendring District Council Tel: 01255 686655 or by visiting the website [www.tendringdc.gov.uk](http://www.tendringdc.gov.uk)



**GUIDE PRICE: £1,000 - £2,000**

**N.B.**

1. Beach Hut A110 is subject to National Non Domestic Rates. However, Beach Hut owners can apply for Small Business Rate Relief, which may reduce their liability by 100% for 2013/13 and 50% thereafter. Full details from Tendring District Council Tel 01255 686266.  
 2. Payment of the full purchase price will be required on day of the auction.

**TENURE**

On an annual renewable Licence with Tendring District Council. Licence fees are £203.05 for 2013/2014 for Tendring District residents, the fee to non-residents for the same period is £420.10. An administration fee of £360.00 made payable to Tendring District Council for the change of Licence ownership will be taken at the auction.



# Commercial & Residential Finance

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## LOT 7

VACANT FREEHOLD THREE BEDROOM TERRACED HOUSE IN NEED OF REMEDIAL WORKS

### 7 Stadium Road, Southend-on-Sea, Essex, SS2 5DH

Located in a residential no through road close to Sutton Road and within half a mile of Southend Victoria Mainline Station is this vacant terraced two storey property. The seller has reported to the auctioneers that the property has suffered from heave, therefore all interested parties are advised to make their own investigations and satisfy themselves regarding the building's structural integrity prior to the auction. It is considered suitable for cash buyers, builders and developers.



**GUIDE PRICE: £90,000 PLUS**

#### ACCOMMODATION

Entrance Hall  
Living Room 11' x 11'10"  
plus bay  
Dining Room 9'11 x 12' plus bay  
Kitchen 6'8 x 7'9

Main Bedroom 10'4 into recess x 11'7 plus bay  
Second Bedroom 10'5 into recess x 12'  
Third Bedroom 8'4 x 8'6  
Bathroom/WC

#### N.B.

Double glazed windows  
Rear Garden in excess of 70

#### EPC RATING

Rating "F"

#### AUCTIONEERS NOTE

We understand that adjoining properties have had work carried out over the years to rectify and remedy structural defects.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEERS



Southend office:  
01702 462455

## LOT 8

A VACANT FREEHOLD PLOT OF LAND CLOSE TO THE WATERFRONT - SELLING ON BEHALF OF TRUSTEE IN BANKRUPTCY

### Land at 2 Morris Avenue, Jaywick, Clacton-On-Sea, Essex, CO15 2JN

The plot of land is situated on the right hand side of Morris Avenue as you enter the road from Brooklands on the Sea Front. We understand that a dwelling formerly occupied the site. Planning Permission would need to be sought from the Local Authority to erect a new dwelling on the plot.



**GUIDE PRICE: £10,000 PLUS**

#### N.B.

Historic photographs show a building on the plot. However, interested parties must rely on their own enquiries.

#### PLANNING

Planning Permission to erect a new dwelling on the plot would need to be sought from the Planning Dept of Tendring District Council Tel: 01255 686868.

#### TENURE

Freehold (Title No: EX811376)

#### VIEWING

The site is available for inspection at any reasonable time but at the sole risk of the viewer. Care should be taken to avoid trespass on neighbouring properties and land. Please advise the auctioneers of your interest Tel: 01702 311010



## LOT 9

A VACANT FREEHOLD TWO/THREE BEDROOM DETACHED HOUSE - SELLING ON BEHALF OF TRUSTEE IN BANKRUPTCY

### 22 Midway, Jaywick, Clacton-on-Sea, Essex, CO15 2LQ

The subject property is a Two/Three Bedroom Detached House situated a short distance from the beach and water front at Jaywick approx. 4 miles to the West of Clacton Town Centre and Railway Station. The property offers accommodation arranged over two levels. The property has the benefit of mostly having replacement double glazed windows.



**GUIDE PRICE:** £60,000 - £65,000

#### ACCOMMODATION

Entrance Hall  
Lounge - 15'5" x 10'10"  
Reception Room  
2/Bedroom - 16'4" x 7'11"  
Kitchen - 9'11" x 7'4"  
Bedroom 1 - 10'11" x 8'11"  
Bedroom 2 - 9'10" x 8'7"  
Bathroom - 5'11" x 4'10"

#### EPC RATING

Energy rating to be confirmed

#### TENURE

Freehold (Title No: EX493877)

#### VIEWING

By appointment with the Auctioneers

#### N.B.

We have been advised by the seller that work to install heating and clad the exterior is scheduled to be carried out following a grant for improvements.



## LOT 10

A VACANT TWO BEDROOM DETACHED TIMBER FRAMED PROPERTY CLOSE TO THE SEA FRONT

### 11 Austin Avenue, Jaywick, Clacton-On-Sea, Essex, CO15 2JT

The subject property is a timber framed Two Bedroom detached property situated on the left hand side as you travel along Austin Avenue from the Sea Front (Brooklands). To the front of the property there is an area of hard standing and a yard to the rear. The property benefits from replacement double glazed windows and has recently been redecorated. Jaywick is located approx. 4 miles West of Clacton Town Centre and Railway Station.



**GUIDE PRICE:** £25,000 PLUS

#### ACCOMMODATION

Lounge - 17'6" x 7'5"  
Kitchen - 10'2" x 7'4"  
Bedroom One - 7'8" x 7'4"  
Bedroom Two - 7'5" x 7'5"  
Shower Room - 6'7" x 4'7"

#### EPC RATING

Energy Efficiency 'G'

#### TENURE

Freehold (Title No: EX468266)

#### VIEWING

By appointment with the Auctioneers.

#### N.B.

Electric Heaters (not tested). At the time of our inspection the electric was not connected. Replacement double glazed windows

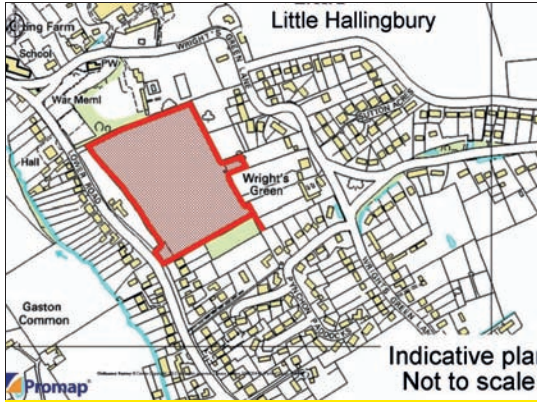


## LOT 11

10 ACRES OF FREEHOLD LAND IN VILLAGE LOCATION

### Land at, Little Hallingbury, adjoining A1060 Lower Road, Little Hallingbury, Essex, CM22 7RA

The land is situated within the village of Little Hallingbury and is surrounded in the main by residential properties. The land measures approximately 10 acres and is laid down to grass. The land is accessed from the A1060 and is currently being grazed by horses under a written agreement. Please see the legal pack for more information.



#### N.B.

Images and plans provided are not to scale and are for illustration purposes only.

#### SIZE

10 Acres (subject to land survey)

#### PLANNING

The land is designated as Metropolitan Green Belt. For more information please contact Uttlesford District Council 01799 510510.

#### TENURE

Freehold

#### OVERAGES

The land is being sold subject on an overage relating to 40% of the development value over a period of 40 years (see legal pack for further details).

#### VIEWING

Open site. All interested parties are advised to show due care and consideration for neighbours and surrounding properties.



**JOINT AUCTIONEER**  
**WHIRLEDGE & NOTT**  
EXPERIENCED SURVEYORS, AUCTIONEERS & VALUERS

Tel: 01268 783377

**GUIDE PRICE: £150,000**

## LOT 12

8 ACRES OF VACANT FREEHOLD LAND

### Land on the South Side, Old Heath Road, Althorne, Nr Chelmsford, Essex, CM3 6EW

The land is accessed from Old Heath Road and adjoins the residential properties Appleby and Fairfields, situated approximately 2.5 miles from Burnham-on-Crouch Mainline railway station, high street and local shopping facilities.



#### N.B.

Images and plans provided are not to scale and are for illustration purposes only.

#### SIZE

Approximately 8 Acres, subject to land survey.

#### PLANNING

Maldon District Council  
01621 854477

#### RESTRICTIONS, EASEMENTS OR COVENANTS

This land is being sold subject to a restrictive covenant prohibiting siting of caravans. Please see the legal pack for further details.

#### TENURE

Freehold

#### VIEWING

Open site. All interested parties are advised to show due care and consideration for neighbours and surrounding properties.

**JOINT AUCTIONEER**  
**WHIRLEDGE & NOTT**  
EXPERIENCED SURVEYORS, AUCTIONEERS & VALUERS

Tel: 01268 783377



**GUIDE PRICE: £60,000**

**LOT 13**

VACANT FREEHOLD THREE BEDROOM TERRACED HOUSE WITH BUY TO LET POTENTIAL

**17 Park Street, Westcliff-on-Sea, Essex, SS0 7PA**

This three bedroom two-storey mid-terraced house is located within easy reach of London Road and approximately half a mile from Southend Central Mainline station. Ideal for investors and buy to let purchasers, the property benefits from having two bathrooms and a west-backing rear garden.

**GUIDE PRICE: £135,000 PLUS****ACCOMMODATION**

Lounge area 13'7 x 9'10  
Dining area 11'3 x 9'8  
Kitchen 13'2 x 7'9  
Lobby with door to garden  
Ground floor bathroom/WC

Bedroom 14'6 x 11'6  
Bedroom 11'2 x 8'4  
Bedroom 7'10 x 6'5 plus door recess  
First floor bathroom/WC

**N.B.**

Gas central heating (not tested)  
Double glazed

**EPC RATING**

Rating "D"

**AUCTIONEERS NOTE**

Park Street is one-way and has parking restrictions

**TENURE**

Freehold

**VIEWING**

By appointment with the Auctioneers

**JOINT AUCTIONEER**

Sorrell Residential Sales  
40 Clarence Street,  
Westcliff-on-Sea SS1 1BD  
Tel: 01702 433663

**LOT 14**

FREEHOLD VACANT SEMI DETACHED HOUSE ARRANGED AS 2 X ONE BED FLATS WITH BUY TO LET POTENTIAL

**71 Clydesdale Road, Hornchurch, Essex, RM11 1AJ**

Located in an established residential turning, a short distance from Romford town centre and local amenities is this semi detached house arranged as two self contained one bedroom flats with potential. It is considered suitable for investors and property landlords looking to add to their existing portfolio and could also be converted back into a conventional three bedroom family home subject to local authority building and planning consents.

**GUIDE PRICE: £175,000 PLUS****ACCOMMODATION**

Ground floor flat:  
Living room 10'11 plus bay  
Bedroom 10'11  
Bathroom/WC  
Kitchen 5'11 x 10'11

First floor flat:  
Lounge 10'10 x 10'8 plus bay  
Bedroom 10'7 x 10'10  
Kitchen 5'5 x 7'3  
Bathroom/WC

**N.B.**

Each flat has a section of rear garden  
Gas central heating (not tested)  
Partly double glazed

**EPC RATING**

Both flats rated "D"

**TENURE**

Freehold

**VIEWING**

By appointment with the Auctioneers

**PLANNING**

London Borough of Havering  
01708 433100



# 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 \_\_\_\_\_





Tel: 01702 311010  
[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

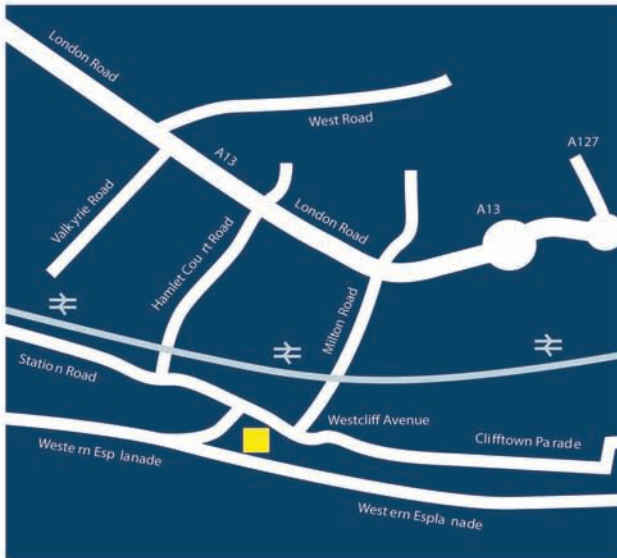
Future Auction Dates

17th July 2013  
2nd October 2013

### 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 15

LATE ENTRY - LEASEHOLD VACANT TWO BEDROOM FLAT WITH GARDEN, JUST OFF LEIGH BROADWAY

### 33B Leigh Hall Road, Leigh-on-Sea, Essex, SS9 1RL

This late entry provides an opportunity for cash buyers, investors and buy to let purchasers. Situated within close proximity to Leigh Broadway and therefore convenient for Leigh-on-Sea Mainline Station, Bars, Restaurants and local shops is this first floor two bedroom flat with its own rear garden. It is considered to have excellent appeal as a rental investment and we recommend early viewing prior to the auction – a legal pack is available upon request.



#### ACCOMMODATION

Lounge area 10'11 x 10'4  
Kitchen area 14' x 5'4  
Bedroom One 11' x 10'3  
Bedroom Two 9'9 x 7'2  
Bathroom/WC  
Rear garden with side access

#### LEASE DETAILS

99 years from the 10th September 1987 - approximately 73 years unexpired

#### N.B.

Double glazed  
Gas central heating

#### EPC RATING

Rating "D"

#### SERVICE CHARGE & RENT

See legal pack

#### AUCTIONEERS NOTE

With a strong rental market in Leigh-on-Sea, this is an excellent buy to let chance.

#### TENURE

Leasehold

#### VIEWING

Saturday 18th May at 11.30am, Monday 20th May at 10.00am, Tuesday 21st May at 2.00pm, Wednesday 22nd May at 9.30am.

**GUIDE PRICE: £130,000 PLUS**