

AUCTION VENUE
The Cliffs Pavilion

**DEDMAN
GRAY**

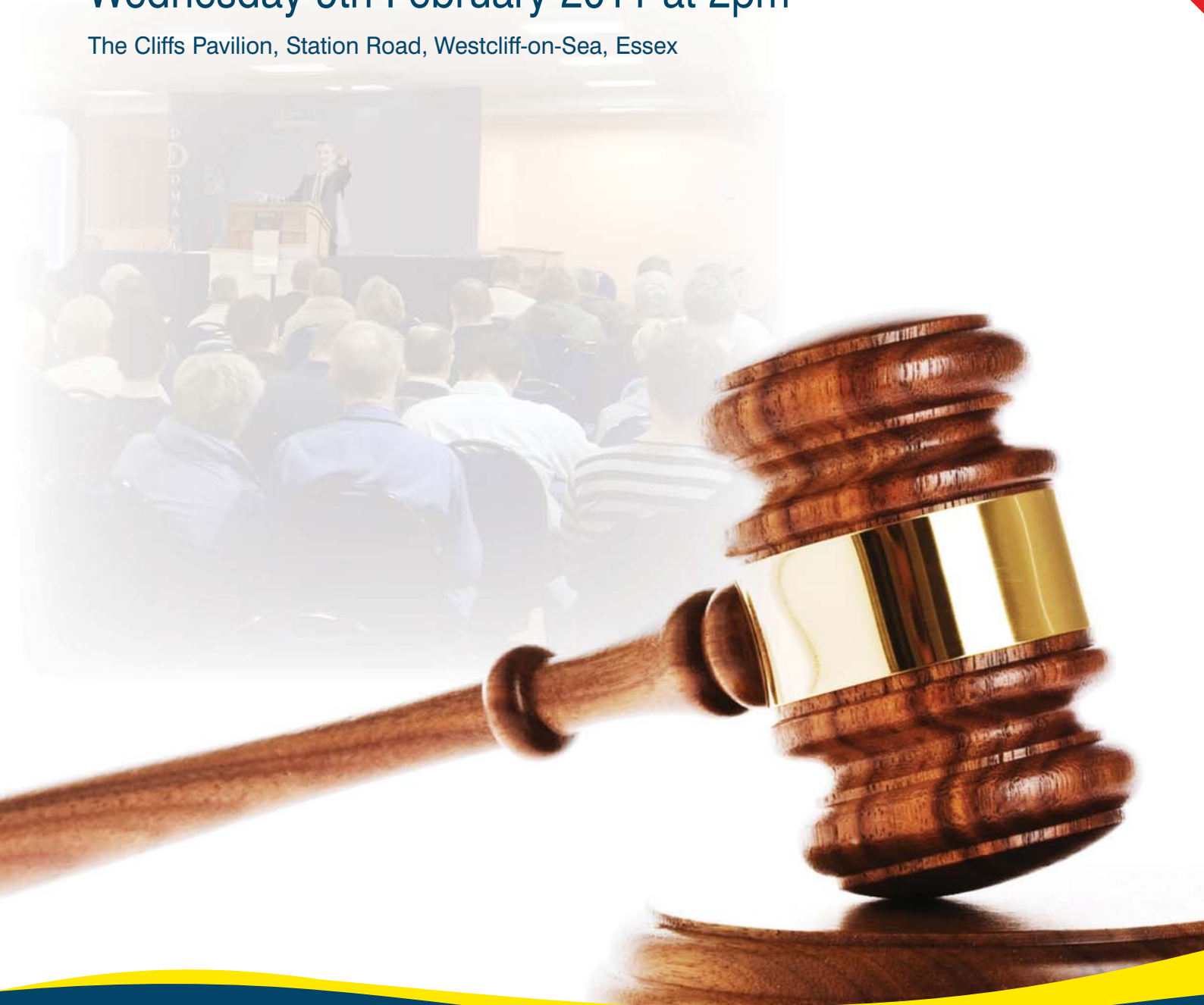
Auction

The Land & Property

Auction

Wednesday 9th February 2011 at 2pm

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



www.dedmangray.co.uk

LAST AUCTION RESULTS

Results of Auction held:

8th December 2010 at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	Garages r/o 121-123 New Road, Great Wakering, Southend-on-Sea	FEBRUARY AUCTION	
2	The Chase, Green Lane, Little Burstead, Billericay, Essex	SOLD	£25,000
3	29 Station Avenue, Southend-on-Sea, Essex	WITHDRAWN	
4	251A Hamstel Road, Southend-on-Sea, Essex	AVAILABLE AT	£62,500
5	Land at Pound Lane Central, Noak Hill, Basildon, Essex	SOLD	£100,000
6	7 Sea Way, Jaywick, Clacton-on-Sea, Essex	AVAILABLE AT	£50,000
7	66 Ashburnham Road, Southend-on-Sea, Essex	SOLD	£163,000
8	6, 10,12, 14 & 16 Vineyard Street, Colchester, Essex	SOLD	£150,000
9	49 Burton Place, Chelmsford, Essex	SOLD	£62,000
10	Land at 47 Wethersfield Way, Shotgate, Wickford, Essex	SOLD	£90,000
11	61a West Road, Shoeburyness, Southend-on-Sea	SOLD	£56,500
12	23 The Grove, Southend-on-Sea, Essex	SOLD	£123,500
13	Land adj to Wethersfield Way, Wickford, Essex	FEBRUARY AUCTION	
14	15 Alvis Avenue, Jaywick, Clacton-on-Sea, Essex	SOLD	£25,000
15	26A & 26B Westbury Road, Brentwood, Essex	SOLD	£400,000
16	Apartment 4 Arcade Chambers, St. Thomas Road, Brentwood, Essex	AVAILABLE AT	£125,000
17	Apartment 15 Arcade Chambers, St. Thomas Road, Brentwood, Essex	AVAILABLE AT	£125,000
18	R/O Barclay Court, 14 Southchurch Boulevard, Southend-on-Sea, Essex	SOLD	£31,000
19	Land r/o Station Approach, North Fambridge, Essex	SOLD	£30,000
20	286a Leigh Road, Leigh-on-Sea, Essex	FEBRUARY AUCTION	
21	113-117 South Street, Romford, Essex	WITHDRAWN	
22	32 Sunbeam Avenue, Jaywick, Clacton-on-Sea, Essex	SOLD	£27,000
23	5 Mill Street, St. Osyth, Clacton-on-Sea, Essex	SOLD	£230,000
24	42 Dukes Farm Road, Billericay, Essex	WITHDRAWN	
25	192 South Avenue, Southend-on-Sea, Essex	SOLD	£135,000
TOTAL REALISATION			£1,648,000

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

The next Dedman Gray Property Auction is to be held on: **30TH MARCH 2011**

ONE OF THE UK'S LEADING LAND AND PROPERTY AUCTIONEERS



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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

9th February 2011, 2.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex, SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	45 Alvis Avenue, Jaywick, Essex	£50,000
2	Land at London Road and Nethermayne, Vange, Basildon, Essex	£70,000
3	Ground floor flat, 279 Central Avenue, Southend-on-Sea, Essex	£86,000
4	Land adjoining 44-46 Pondfield Road, Colchester, Essex	£35,000
5	Land adjacent to Wethersfield Way, Shotgate, Wickford, Essex	£10,000
6	30 Felicia Way, Grays, Essex	£80,000
7	42 York Road, Ashingdon, Essex	£290,000
8	32 Collier Way, Southend-on-Sea, Essex	£125,000
9	First Floor Flat 6 Rivermead, Bocking, Braintree, Essex	£120,000
10	Evergreen, Crays Hill, Billericay, Essex	£300,000
11	Land adjacent to 2 Hoblongs Cottages, Chelmsford Road, Great Dunmow, Essex	£110,000
12	Land adjoining Lambourne Hall Road and Gardeners Lane, Canewdon, Rochford, Essex	£40,000
13	14c Oxford Road, Canvey Island, Essex	£180,000
14	88 Queens Road, Southend-on-Sea, Essex	£120,000
15	Land South of 9 Armitage Road, Southend-on-Sea, Essex	£55,000
16	18 Mornington Crescent, Hadleigh, Benfleet, Essex	£180,000
17	286A Leigh Road, Leigh-on-Sea, Essex	£80,000
18	106 Church Road, Hadleigh, Essex	£180,000
19	The Crown Public House, Guithavon Street, Witham, Essex	£350,000
20	Garages No. 31-32 r/o 121-123 New Road, Great Wakering, Southend-on-Sea, Essex	£10,000
21	Land at Hammond Street, Cheshunt, Waltham Cross	£100,000
22	34 Kenneth Road, Chadwell Heath, Romford, Essex	£110,000

These guide prices were correct at the time of print, they will be reviewed on a daily basis to reflect the interest shown.
Contact the Auction Team for current prices.

FUTURE AUCTION DATES

30th March 2011 – Closing date for entries 4th March 2011

**If you have a property or land that you are considering selling at Auction,
please speak to a member of the Auction Team to arrange a free Auction appraisal.**

LOT 1

FREEHOLD VACANT TWO BEDROOM PROPERTY WITH BUY TO LET POTENTIAL

45 Alvis Avenue, Jaywick, Essex, CO15 2JU

This two bedroom brick built detached bungalow is situated on a double plot and is offered with vacant possession. It is considered possible to achieve a rental which would equate to approximately 20% rental yield return making this a very attractive investment.



This part of Jaywick has proved extremely popular over the years for investors being close to local shops and within a short walking distance of the seafront.

Full length loft space (access from kitchen)

VIEWING
By appointment with the Auctioneers

ACCOMMODATION

Kitchen 15'6 x 7'6

Lounge 15'6 x 11'1

Bedroom 1 8'2 x 6'10

Bedroom 2 8'3 x 8'2



GUIDE PRICE: £50,000

LOT 2

TWO PARCELS OF GREENBELT LAND TOTTALLING APPROXIMATELY THREE ACRES TO BE SOLD AS ONE LOT

Land at London Road and Nethermayne, Vange, Basildon, Essex, SS16 4PR

The two sites extend along Nethermayne on the south bound lane towards the corner at the roundabout of the Five Bells public house/restaurant and front London Road next to Homebase store, Vange. This gives easy access to the A13/ M25 junction and a short distance from Basildon Town Centre. Both plots on the plan are coloured separately for illustration purposes only.



The site coloured green is on the road verge and site coloured blue is mainly overgrown. (the overall size of both plots has been calculated using OS promap technology).

PLANNING

There is no planning information available and recommend all interested applicants contact the local planning authority.

Basildon District Council
Basildon Centre
St Martins Square
Basildon
Essex SS14 1DL
Tel: 01268 533333
Email: planning@basildon.gov.uk

VIEWING
Open site

GUIDE PRICE: £70,000



LOT 3**BUY TO LET INVESTMENT OPPORTUNITY ONE BEDROOM GROUND FLOOR FLAT WITH GARDEN SUBJECT TO AN ASSURED SHORTHOLD TENANCY****Ground floor flat, 279 Central Avenue, Southend-on-Sea , Essex, SS2 4ED**

This is an excellent opportunity to acquire a one bedroom flat which is currently on an Assured Shorthold Tenancy making this an excellent investment opportunity. This property is situated within easy reach of Southend East Station, Bournes Green Park and Local Schools.

**ACCOMMODATION**

Lounge
Double Bedroom
Kitchen
Bathroom/WC
Private rear garden

N.B.

The Auctioneers have not inspected this property.

VIEWING

By appointment with the Auctioneers and courtesy of the tenant.

TENANCY

The property is currently let on an Assured Shorthold Tenancy for a term of 12 months from 15th August 2010 at a rent of £550.00 per month.

LEASE DETAILS

For a term of 99 years from 1st July 1984

GROUND RENT

£50 per annum

GUIDE PRICE: £86,000**LOT 4****FREEHOLD LAND WITH PLANNING CONSENT FOR TWO FLATS****Land adjoining 44-46 Pondfield Road, Colchester, Essex, CO4 3EG**

Pondfield Road is an established residential turning and this site forms part of an existing development. Planning has been granted (subject to an uni lateral undertaking) to erect a two storey side extension to provide two, two bedroom ground and first floor flats attached to the existing four flats. The site plan has been produced for illustration purposes only.

**PLANNING**

Under application number 081383 dated 30th July 2008

N.B.

Site photo and elevations are for illustration purposes only.

Colchester Borough Council
PO Box 889
Town Hall
Colchester
Essex
CO1 1FL

VIEWING
Open site

**GUIDE PRICE: £35,000**

LOT 5

FREEHOLD PARCEL OF LAND 0.085 ACRES APPROXIMATELY
IN TOTAL

Land adjacent to Wethersfield Way, Shotgate, Wickford, Essex, SS11 8XX

This portion of grassed area is situated on a residential housing development and lies directly opposite detached family houses.



JOINT AUCTIONEERS



Think Property
218 Leigh Road
Leigh on Sea
Essex, SS9 1BP
Tel: 01702 470625

N.B.

Please refer to the legal pack for full information.

VIEWING
Open Site



GUIDE PRICE: £10,000

LOT 6

BY ORDER OF THE MORTGAGEES IN POSSESSION: FREEHOLD END OF TERRACED
THREE BEDROOM TOWNHOUSE IN NEED OF COMPLETE REFURBISHMENT

30 Felicia Way, Grays, Essex, RM16 4JE

This three bedroom split level end of terrace town house has sheltered parking and is located within a cul de sac, in close proximity to local shopping and with easy access to the A13 and the M25. The property is in need of complete refurbishment but is considered to be an excellent investment opportunity when fully completed.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom/WC

Kitchen 13'7 x 10'7

Living Room 20'3 x 10'8
(at widest point)

FIRST FLOOR

Bathroom

Bedroom 2 10'8 x 9'11

SECOND FLOOR

Bedroom 1 11'3 x 10'8

Bedroom 3 11'6 x 7'7

Rear Garden 42' with rear
pedestrian access
Carport

VIEWING

By appointment with the
Auctioneers.

GUIDE PRICE: £80,000

LOT 7

SELF BUILD OPPORTUNITY: TWO PLOTS OFFERED AS ONE LOT WITH FULL PLANNING CONSENT FOR TWO FOUR BED DETACHED HOUSES

42 York Road, Ashingdon, Essex, SS4 3HQ

This good size double plot measures approximately 62 x 155 in an established residential area amongst other nearby detached and semi detached homes. Located in the popular area of Ashingdon close to Golden Cross shopping centre, schools and a short distance from the station.



PLANNING
Full planning approval under 08/00124/FUL to demolish existing dwelling and construct two detached houses with integral garages and new vehicle crossovers, dated 15/04/2008

ROCHFORD DISTRICT COUNCIL
01702 318 191
N.B.
Site plan and elevations are for illustration purposes only.

VIEWING
Open site



GUIDE PRICE: £290,000

LOT 8

TWO BEDROOM PURPOSE BUILT APARTMENT WITH PARKING SPACE, SUBJECT TO ASSURED SHORTHOLD TENANCY

32 Collier Way, Southend-on-Sea, Essex, SS1 2AF

Located within easy reach of Eastern Esplanade, Southend seafront and the recreational area of Southchurch Park, this modern second floor apartment is considered ideal for continued use as a letting investment. Currently let on an assured shorthold tenancy, this represents an excellent opportunity for buy to let investors.



ACCOMMODATION
Two bedrooms
Lounge
Kitchen
Bathroom/WC
Allocated parking

N.B.
The Auctioneers have not inspected this property.

LEASE
Details will be provided by the auctioneers or within the legal pack.

VIEWING
By appointment with the Auctioneers, by courtesy of the tenant.

TENANCY
Let on an Assured shorthold tenancy from 26th November 2010 for a term of 6 months, at a rental of £650.00 PCM

GUIDE PRICE: £125,000

LOT 9**UPON INSTRUCTIONS FROM THE EXECUTOR VACANT LEASEHOLD
TWO BEDROOM FLAT WITH LONG LEASE****First Floor Flat 6 Rivermead, Bocking, Braintree, Essex, CM7 9AX**

This large first floor apartment is considered to have excellent rental ability, being within walking distance of Braintree College, local shopping in the town centre and a short distance from the station. This is considered to be an ideal buy to let opportunity.

**ACCOMMODATION**

Lounge 18 x 10'4
Bedroom 1 11'8 x 9'6
Bedroom 2 11'8 x 7'10
Kitchen 8x7
Bathroom/WC

LEASE

999 years from 1st
January 1997

PEPPERCORN
GROUND RENT

N.B.

Double glazed windows
Gas central heating
Gas fireplace
Loft space access

SERVICE CHARGE

Approx £600 per annum
upto the 28th February
2011.

VIEWING

By appointment with the
Auctioneers.

There is also a car port
offering off street parking
for at least two or maybe
three small vehicles.

GUIDE PRICE: £120,000**LOT 10****FREEHOLD DETACHED FOUR BEDROOM CHALET STYLE PROPERTY
WITH LARGE GARAGE****Evergreen, Crays Hill, Billericay, Essex, CM11 2XP**

Situated between Wickford and Billericay, this detached family home offers excellent accommodation together with ample off street parking, secluded rear garden and large garage. This is an ideal chance for owner-occupiers in this popular location.

**ACCOMMODATION**

Entrance hall
Lounge
Dining area
Ground floor cloakroom
Study
Utility room
Kitchen
First floor bathroom with
shower cubicle
Four bedrooms (master
with en suite shower)

Gas central heating
Double glazed windows

VIEWING

By appointment with the
Auctioneers

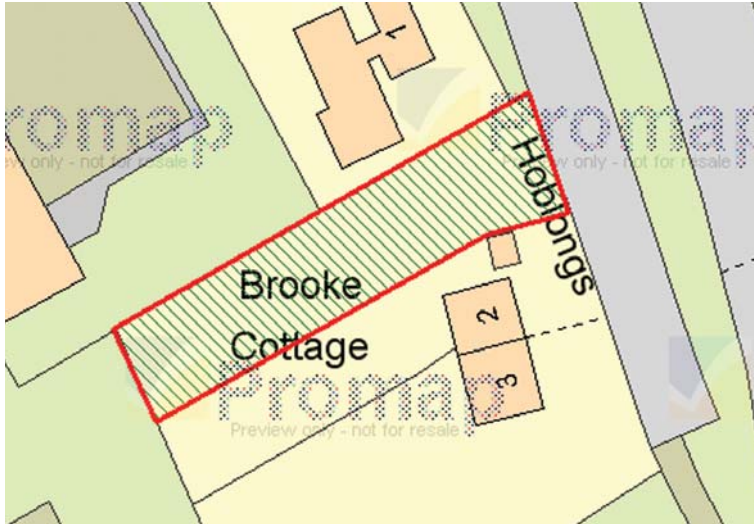
GUIDE PRICE: £300,000

LOT 11

FREEHOLD DEVELOPMENT OPPORTUNITY: BUILDING PLOT WITH FULL PLANNING CONSENT FOR TWO FLATS AND GARAGE

Land adjacent to 2 Hoblongs Cottages, Chelmsford Road, Great Dunmow, Essex, CM6 1LW

Located only a short distance from the high street in the village of Great Dunmow, this angled plot offers excellent scope for development under the existing consent, or with a resubmitted application perhaps a three or four bedroom detached house, subject to planning consent.



GUIDE PRICE: £110,000

There is lapsed planning under UTT/1750/07/FUL for a single dwelling.

Proposed accommodation under existing consent
GROUND FLOOR
one bedroom flat with lounge/kitchen diner, bedroom, bathroom/WC and further cloakroom with WC

FIRST FLOOR
Two bedrooms, lounge/kitchen diner, bathroom/WC

All interested buyers are advised to make their own investigations with the

local authority planning department:
Uttlesford district council
01799 510510

Existing planning consent for the erection of two flats and the construction of a garage for 2 Hoblong Cottages can be found under UTT/1531/08/FUL dated 27th November 2008.

VIEWING
The site can be viewed from street level. Access onto the land can be arranged by prior appointment with the Auctioneers

LOT 12

VACANT FREEHOLD GREEN BELT LAND

Land adjoining Lambourne Hall Road and Gardeners Lane, Canewdon, Rochford, Essex, SS4 3PG

A parcel of land measuring approximately 1.8 acres situated within the village of Canewdon with residential properties either side.



GUIDE PRICE: £40,000

The land is being sold subject to an overage relating to 20% of the development value over a 20 year period (Please see legal pack for further details).

PLANNING
For all enquiries contact Rochford District Council: 01702 318191.

JOINT AUCTIONEERS
WHIRLEDGE & NOTT
CHARTERED SURVEYORS • AUCTIONEERS & VALUERS

The Black Barn
Lubards Lodge Farm
Hullbridge Road
Rayleigh, Essex, SS6 9QG
01268 783377

VIEWING
Open site

LOT 13**FREEHOLD VACANT THREE BEDROOM DETACHED HOUSE WITH ATTACHED GARAGE WITH BUY TO LET POTENTIAL****14c Oxford Road, Canvey Island, Essex, SS8 7SJ**

This property is situated in a popular cul-de-sac location close to Canvey Island town centre public transport, local schools and offers ample accommodation for either owner occupation or as a buy to let investment.



ACCOMMODATION
 Two first floor bedrooms
 One ground floor bedroom
 Downstairs cloakroom
 Utility room
 First floor bathroom W/C
 Off street parking
 Garage

VIEWINGS
 Are by set block viewing times only. Please contact the Auctioneers for dates and times.

N.B.
 Gas central heating not tested



GUIDE PRICE: £180,000

LOT 14**LEASEHOLD VACANT TWO BEDROOM FLAT ON LONG LEASE****88 Queens Road, Southend-on-Sea , Essex, SS1 1PU**

This ground floor two bedroom flat is located close to Southend Town Centre shops and station. The property overall is in good condition having been refurbished by the present owner and is considered to offer good buy to let potential with possible rental income ranging between £700.00 - £800.00 per month.

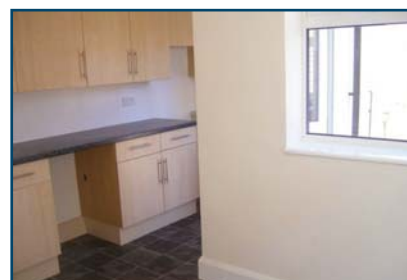


ACCOMMODATION:
 Bedroom One
 Bedroom Two
 Lounge
 Kitchen
 Bathroom/WC
 Own rear garden

GROUND RENT
 Not available at the time of printing, please refer to the legal pack.

VIEWING
 By appointment with the Auctioneers

LEASE DETAILS
 Dated 20/11/1986 for a term of 199 years.



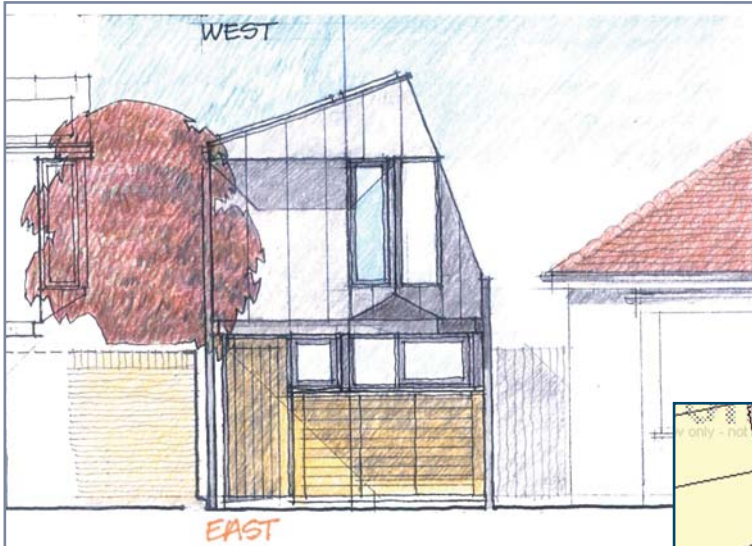
GUIDE PRICE: £120,000

LOT 15

FREEHOLD DEVELOPMENT OPPORTUNITY: FULL PLANNING CONSENT APPROVAL FOR A ONE BED DETACHED STARTER HOME

Land South of 9 Armitage Road, Southend-on-Sea, Essex, SS1 3RR

This is an excellent opportunity for small project buyers, developers or investors to build a brand new contemporary one bedroom house accommodating off street parking, kitchen/dining/living space, bedroom, shower-room and a terrace.

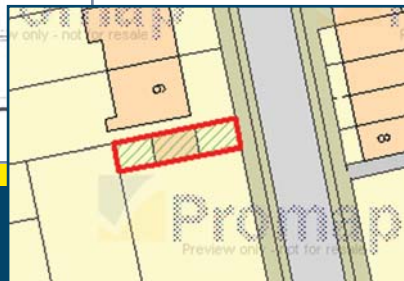


The site is located just off Bournes Green Chase and close to Southchurch Boulevard, being only a short distance from Thorpe Bay station, The Broadway and other local amenities.

2010 to demolish building and erect part 1/part 2 storey dwelling with car park, cycle and refuse storage and terrace to rear on land adjacent to 73 Shoebury Road.

PLANNING
Full planning consent under no.10/01668/FUL granted on 25th November

Full details can be found by at http://planning.southend.gov.uk/PublicAccess/tdc/tdc_home.aspx



Southend-on-Sea
Borough Council
Civic Centre, Victoria
Avenue, Southend-on-Sea
SS2 6ER
01702 215 004

VIEWING
Open site

GUIDE PRICE: £55,000

LOT 16

FREEHOLD SEMI DETACHED TWO BEDROOM BUNGALOW IN NEED OF SOME REFURBISHMENT

18 Mornington Crescent, Hadleigh, Benfleet, Essex, SS7 2HP

Situated in this popular residential area this bungalow has excellent potential for investors and buy to let purchasers, or even for owner occupation. The property is located close to local schools and is within easy reach of London Road.



ACCOMMODATION
Bedroom 1 12'9 x 11'9
Bedroom 2 9'7 x 8'8
Kitchen 9'11 x 8'2
Lounge 16'7 x 11'11
47' approximate rear garden
Shared drive and detached garage

N.B.
Double glazed
Gas central heating

VIEWING
By appointment with the Auctioneers

GUIDE PRICE: £180,000

LOT 17**LEASEHOLD ONE BEDROOM FLAT LET ON ASSURED SHORTHOLD TENANCY SOLD AS AN INVESTMENT****286A Leigh Road, Leigh-on-Sea, Essex, SS9 1BW**

This one bedroom first floor flat is located above a small terrace of shops in Leigh Road, close to the junction with The Broadway and therefore convenient for Leigh's local amenities, shops, bars & restaurants. The property is currently let on an assured short hold tenancy and the flat is considered ideal for its letting investment value or even owner/occupation.

**ACCOMMODATION**

Lounge 15'1 x 14'
Kitchen 9'3 x 8'6
Bedroom 10 x 9'5
Bathroom/WC

LEASE DETAILS

Approximately 73 years unexpired

GROUND RENT

£50 per annum

N.B.

Gas central heating
Double Glazing

VIEWING

By appointment with the Auctioneers. Please note block viewings only.

TENANCY DETAILS

For an initial term of 6 months, from 13th February 2010 at rent of £575.00 PCM. The tenancy is now statutory periodic.

GUIDE PRICE: £80,000

LOT 18**FREEHOLD SEMI DETACHED THREE/FOUR BEDROOM BUNGALOW WITH VACANT POSSESSION****106 Church Road, Hadleigh, Essex, SS7 2HA**

Located in a very popular residential area of Hadleigh, this property offers excellent buy to let potential or possibly owner occupation. Until recently, this bungalow has been let for many years and is only being sold due to existing tenants vacating.

**ACCOMMODATION**

Side entrance
Off street parking for one vehicle
Bedroom 1 10'5 x 10'5
Bedroom 2 12'7 x 9'10
Bathroom/WC
Kitchen extension 13 x 9'8
L shaped living area 12'6 x 13'3 plus 6'8 x 6
Conservatory
Rear garden

VIEWING

By appointment with the Auctioneers

FIRST FLOOR

Bedroom 3 14 x 7'2
Bedroom 4 11' x 6'7 plus 5x6'2

N.B.

Gas central heating
Double glazing

GUIDE PRICE: £180,000



GUIDE PRICE: £350,000

The Crown Public House, Guithavon Street, Witham, Essex, CM8 1BJ

This former public house is located in a conservation area, near to Witham town centre and with easy reach of all local amenities, schools and public services. The property is situated off Guithavon Road and close to Bridge Street. It is considered that there is also a possibility to amend the consent to provide instead two 4 bedroom houses (converting the existing pub). All applicants are advised to make their own investigations with the local authority.

This is an excellent development opportunity within this village location.

PLANNING

The conversion and extension of existing public house to provide 8 residential units with associated courtyard parking and amenity space.

Full planning consent under 10/01505/FUL was received dated 2nd November 2010. Braintree District Council 01376 552 525.

Decision notice, site plans and elevation drawings are available in the legal pack.

VIEWING

Open site



LOT 20

TWO FREEHOLD VACANT LOCK-UP GARAGES SOLD AS ONE LOT

Garages No. 31-32 r/o 121-123 New Road, Great Wakering, Southend-on-Sea, Essex, SS3 0AS

These lock-up garages are located just behind residential houses via a small access road. This is a rare opportunity in an established residential area where few houses have the benefit of onsite garaging.



GUIDE PRICE: £10,000

It is also considered that these would be suitable for investment purposes, each achieving approximately £500-600 per annum in rental income, thus producing an excellent rental yield.

N.B. Garages numbered 31 & 32 are coloured light blue and are situated to the left and the middle of the photograph as shown.

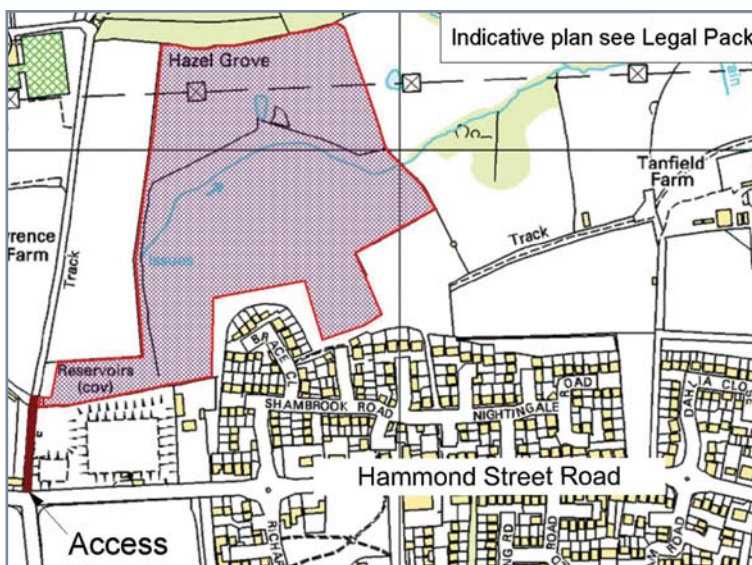


LOT 21

VACANT FREEHOLD LAND

Land at Hammond Street, Cheshunt, Waltham Cross, EN7 5TA

Approximately 22 acres of land with hedgerows. The land is situated close to a residential area in Hammond Street. The property is traversed by overhead power cables near the northern boundary and will be sold subject to any wayleaves, easements or other rights that may exist.



GUIDE PRICE: £100,000

The land is accessed via a right of way from Hammond Street Road opposite Newgate Street Road.

JOINT AUCTIONEERS

WHIRLEDGE & NOTT

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

The land is being sold subject to an overage relating to 16% of the development value over a 20 year period (Please see legal pack for further details).

The Black Barn
Lubards Lodge Fram
Hullbridge Road
Rayleigh
Essex, SS6 9QG
01268 783377

34 Kenneth Road, Chadwell Heath, Romford, Essex, RM6 6LL

Kenneth Road is situated in an established residential area close to local schools local shopping in Chadwell Heath High Street and only a short walking distance from Chadwell Heath Station.



The property has been empty for a number of years and has been left in a near derelict state. However, once the property has been restored it will provide an excellent family home or buy to let investment potential.

VIEWING
All viewings will be supervised on a strictly appointment only basis with the Auctioneers.

N.B.
Due to the possible structural defects within the property all interested parties are advised to view internally with immediate caution.

GUIDE PRICE: £110,000



- Dedman Gray extensively markets and promotes each auction
- We are the only property and land auctioneers in Essex to use radio advertising – reaching 310,000 potential buyers each week
- This ensures packed sale rooms full of eager buyers, quick sales and some of the best prices in East Anglia.



Looking for a fast and efficient sale before the end of the financial year? Contact us for more details of our next auction in March.

Tel: 01702 311010
Email: auction@dedmanauctions.com
www.dedmangray.co.uk



Future Auction Dates

30th March 2011 (The Cliffs Pavilion, Westcliff-on-Sea)

18th May 2011 (The Cliffs Pavilion, Westcliff-on-Sea)

6th July 2011 (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

