

AUCTION VENUE
The Cliffs Pavilion

**DEDMAN
GRAY**

Auction

The Land & Property

Auction

Friday 15th October 2010 at 3pm

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



www.dedmangray.co.uk

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

15th October 2010, 3.00pm at The Cliffs Pavilion, Station Road, Westcliff-on-Sea, Essex SS0 7RA

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	Flats 1-4, 1 Valkyrie Road, Westcliff-on-Sea, Essex	£10,000-£12,000
2	17 Meesons Mead, Rochford, Essex	£160,000- £165,000
3	227 Greensward Road, Hockley, Essex	£170,000- £175,000
4	Former Stables and Single Garage rear of 34 Crowstone Road, Westcliff-on-Sea, Essex	£50,000-£55,000
5	Wickham Bishops ROC Post, Goat Lodge Road, Great Totham, Maldon	£20,000- £25,000
6	10,12,14 & 16 Vineyard Street, Colchester, Essex	£160,000-165,000
7	113-117 South Street, Romford, Essex	£325,000
8	Land near Bird Land, Great Warley, Brentwood, Essex	£90,000-£95,000
9	12 Jackson Street, 5 Kimberley Street, 15 Kimberley Street and 18 Cumberland Street, Coundon Grange, Bishop Auckland, County Durham	£90,000 PLUS
10	3 Bellevue Road, Southend-on-Sea, Essex	£85,000- £90,000
11	39 Cranley Road, Westcliff-on-Sea, Essex	£280,000- £285,000
12	73 Angoods Lane, Chatteris, Cambs	£95,000- £97,000
13	3, 3a & 3b Stromness Place, Southend on Sea, Essex	£275,000- £285,000
14	23 The Grove, Southend-on-Sea, Essex	£125,000- £130,000
15	8 Hermitage Close, Benfleet, Essex	£180,000-£185,000

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

8th December – Closing date for entries 5th November

**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.**

LAST AUCTION RESULTS

8th September 2010, 3.00pm at Saxon Hall, Aviation Way, Southend-on-Sea, SS2 6UN

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	15 Tenby Road, Romford, Essex	SOLD	£51,000
2	Land adj. The Hawk, Hawk Hill, Battlesbridge, Essex	WITHDRAWN	
3	68 Arterial Road, Leigh-on-Sea, Essex	AVAILABLE	£165,000
4	2 King William Court, Church Street, Bocking	SALE AGREED	UNDISCLOSED
5	2a King William Court, Church Street, Bocking, CM7 5LJ	WITHDRAWN	
6	2 Plaza Way, Southchurch Road, Southend-on-Sea, Essex	SOLD	£78,000
7	46 Duke Street, Chelmsford, Essex	AVAILABLE	£120,000
8	Land at Hortons Way, Westerham, Kent	AVAILABLE	£265,000
9	Nnobi House, Hassenbrook Road, Stanford-le-Hope, Essex	SALE AGREED	UNDISCLOSED
10	Springfield Lodge, Batts Road, Steeple, Southminster, Essex	WITHDRAWN	
11	The Forge, 223 Greensward Lane, Hockley, Essex	AVAILABLE	£140,000
12	392 Sutton Road, Southend-on-Sea, Essex	AVAILABLE	£280,000
13	33 Thorington Avenue, Benfleet, Essex	SOLD	£150,500
14	44 Labworth Road, Canvey Island, Essex	SOLD	£130,000
15	8 Nayland Drive, Clacton-on-Sea, Essex	SOLD	£105,000
16	17 Meesons Mead, Rochford, Essex	AVAILABLE	£160,000
17	63 Feeches Road, Southend-on-Sea, Essex	AVAILABLE	£125,000
18	284a Leigh Road, Leigh-on-Sea, Essex	SOLD	£55,000
TOTAL REALISATION			£569,500



Auction Results **09067 591 163**

To use the fax retrieval system either dial from the handset of your fax machine or set to 'POLL RECEIVE' mode. The results will be available from noon the day after the auction.

**Total realised for 2010:
£2,931,000**

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PACE

The Property Professionals

www.paceplc.co.uk Meridian Point, 461-463 Southchurch Road, Southend-on-Sea, Essex, SS1 2PH **01702 445 606**

LOT 1

FREEHOLD GROUND RENT INVESTMENT OPPORTUNITY



GUIDE PRICE: £10,000-£12,000

Flats 1-4, 1 Valkyrie Road, Westcliff-on-Sea, Essex, SS0 8BY

A semi detached Victorian house divided into four self-contained flats, located close to Westcliff-on-Sea station and local amenities in Hamlet Court Road.

Each flat has been sold on a lease for a term of 99 years from the 1st July 2007 at a current ground rent of £100 per annum, increasing by £50 per annum on each 25th Anniversary of the commencement of the lease.

The leases provide for the freeholder to arrange for the insurance, maintenance and management of the property and recover a proportion of these costs from the leaseholders. Copies of the leases are available within the legal pack.

N.B.

Section 5(b) Notices under the Landlord and Tenant Act 1987 have been served and the leaseholders have not reserved their rights under the legislation.

RENTAL INCOME
£400 per annum

LOT 2

VACANT THREE BED CHALET WITH GOOD SIZE REAR GARDEN



GUIDE PRICE: £160,000-£165,000

17 Meesons Mead, Rochford, Essex, SS4 1RN

Situated in the heart of Rochford, the three bed chalet is in walking distance to town centre and railway station.



Semi Detached Chalet
Three bedrooms
Fitted kitchen
Ground floor shower room
Double glazing
Gas central heating
South facing rear garden
Easy access for town centre and railway station
Shared driveway with off-road car parking space

VIEWING
Keys held for viewing by Auctioneers

LOT 3

FREEHOLD VACANT TWO BEDROOM SEMI DETACHED COTTAGE



GUIDE PRICE: £170,000-£175,000

227 Greensward Road, Hockley, Essex, SS5 5JN

This 1800's built cottage is located just under a mile from Hockley station and has excellent rear views over the nearby countryside. It is considered to have good buy to let potential or, perhaps ideal for owner occupation.



ACCOMMODATION
Bedroom 1 13'3 x 11'6
Bedroom 2 11'6 x 9'8
Living Room 13'1 x 11
Kitchen 14'1 x 10'8
Ground Floor Bathroom/WC
Side Access
Rear Garden overlooking fields

N.B.
Gas Central Heating

VIEWINGS
By appointment via the Auctioneers

LOT 4

FREEHOLD OF FOUR FORMER STABLE BLOCKS AND ONE SINGLE GARAGE

Former Stables and Single Garage rear of 34 Crowstone Road, Westcliff-on-Sea, Essex, SS0 8BA

The lot comprises four former stables, one with large double opening wooden doors, ideal for storage or potentially garages and a single modern garage, in a block of three.



This is a rare opportunity in a highly desirable residential area where few houses have the benefit of onsite garaging.

Stable 3 (combined with stable 4 as one) 18'7 x 35'5

Single Garage 17' x 9' with metal action security door.

APPROXIMATE MEASUREMENTS
Stable 1 (with wooden double doors) 15' x 20
Stable 2 19' x 18'

Access is via a small service road between 34 and 32 Crowstone Road.

VIEWING
By appointment via the Auctioneers



GUIDE PRICE: £50,000-£55,000

LOT 5

ROYAL OBSERVER CORPS POST/BUNKER IN 80' X 60' PLOT

Wickham Bishops ROC Post, Goat Lodge Road, Great Totham, Maldon, CM9 8BX

Royal Observer Corps Post/Bunker built constructed below ground within a site extending to approximately 80 foot by 60 foot and is bounded by an indigenous hedge. The site is approached via a pedestrian right of way from Goat Lodge Road down Scripps Farm track. The bunker is accessible via a fixed ladder.



The accommodation consists of a single room plus lobby area measuring approximately 4.6m x 2.2m.

VIEWING
By appointment with our joint Auctioneers

WHIRLEDGE & NOTT
CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

N.B.
There are no services connected.

The Black Barn, Lubards Lodge Farm, Hullbridge Road, Rayleigh, Essex SS6 9QG
01268 783 377

The site will be sold subject to covenant prohibiting use for telecommunications.

Dedman Gray has not inspected this property.

GUIDE PRICE: £20,000-£25,000



GUIDE PRICE: £160,000-165,000

10,12,14 & 16 Vineyard Street, Colchester, Essex, CO2 7DG

This freehold property comprises a terrace of three lock-up shop premises with first and second floor offices over. Two shops are offered with vacant possession and it is considered that a possible rental income of £4,000-£6,000 could be achieved from each unit, making this overall a very attractive investment purchase.

LOCATION

The subject property is situated just off St Botolph's Street in the heart of the town's regeneration area and is close to the proposed Vineyard Gate shopping development and multi-storey car parking facilities in Osborne Street.

ACCOMMODATION

10/12 Vineyard Street
 Internal Width 13ft 0in Shop Depth 15ft 1in
 Ground Floor - Sales 165 sq.ft.
 Disabled WC
 First Floor - Offices 685 sq.ft.
 Second Floor - Offices 255 sq.ft.
 Net Internal Area 1,005 sq.ft. (102.65sq.m)

14 Vineyard Street
 Internal Width 16ft 0in Shop Depth 15ft 2in
 Ground Floor - Sales 345 sq.ft. (32 sq.m)

N.B.
 Dedman Gray have not inspected these properties.

16 Vineyard Street
 Internal Width 17ft 6in Shop Depth 27ft 3in
 Ground Floor - Sales 460 sq.ft.
 (42.7 sq.m)

TENANCY

10/12 Vineyard Street is let to the Samaritans by way of a Full Repairing and Insuring lease for fifteen years from the 25th March 1997 at a passing rent of £8,000 per annum exclusive.

VIEWING

Our Joint Auctioneers

WHYBROW 
 chartered surveyors
 & property consultants

Whybrow Chartered Surveyors 01206 577667
 Church Street,
 Colchester,
 Essex, CO1 1NF

LOT 7

3,700 SQFT COMMERCIAL OFFICE INVESTMENT WITH VIRTUAL FREEHOLD

113-117 South Street, Romford, Essex, RM1 1NX

These offices occupy the entire first and second floor offices over retail premises on South Street in the town centre, within close proximity to Romford mainline station (Liverpool Street service) and the main shopping centre.



GUIDE PRICE: £325,000

ACCOMMODATION
1st Floor 1,704 sqft
2nd Floor 2,011 sqft

VIRTUAL FREEHOLD
999 years at a peppercorn ground rent.

RENTAL INCOME
The offices are let to Essex International College with a commencing rent of £30,000pa rising to £35,000pa in the fifth year. The ten year lease commenced on the 3rd June 2010 with a mutual option to break at the seventh year. Lease details available in the legal pack.

RENT RESERVED
£30,000 per annum

VIEWINGS
By appointment via the Auctioneers

LOT 8

A VACANT FREEHOLD PARCEL OF APPROXIMATELY 11.2 ACRES OF GREEN BELT LAND

Land near Bird Land, Great Warley, Brentwood, Essex, CM13 3JX

Approximately 11.2 acres of farm land which is accessed via a track from Bird Lane and adjoins houses on the southern boundary.



GUIDE PRICE: £90,000-£95,000

The land is currently grass with some scrubs and bushes. The land has been used for the grazing of livestock.

VIEWING
Open Site or alternatively please contact

WHIRLEDGE & NOTT
CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

N.B. The land is subject to an overage clause for 30 years. Please see legal pack for further details.

The Black Barn, Lubards Lodge Farm, Hullbridge Road, Rayleigh, Essex SS6 9QG
01268 783 377

Dedman Gray have not inspected this particular lot



LOT 9

A PORTFOLIO OF FOUR FREEHOLD COTTAGES TO BE OFFERED AS ONE LOT



12 Jackson Street, 5 Kimberley Street, 15 Kimberley Street and 18 Cumberland Street, Coundon Grange, Bishop Auckland, County Durham

These one bed cottages are located just outside of Bishop Auckland town centre, therefore just under 3 miles from the mainline train station and just under 7 miles driving distance from the A1(M). It is considered that once each individual cottage is let, the total rental income could achieve between £1,300 - £1,400 per calendar month gross, representing an overall gross yield of around 18%. Each cottage is situated in close proximity to one another.

12 Jackson Street, Bishop Auckland, County Durham, DL14 8UQ

Subject to a six month Assured Shorthold Tenancy dated 1st July 2010 at a rent of £325.00 PCM (currently representing a gross yield of 15.6%)

5 Kimberley Street, Bishop Auckland, County Durham, DL14 8UA

Offered with vacant possession

15 Kimberley Street, Bishop Auckland, County Durham, DL14 8UA

Subject to a six month Assured Shorthold Tenancy dated 26th July 2010 at a rent of £360.00 PCM (currently representing a gross yield of 17.2%)

18 Cumberland Street, Bishop Auckland, County Durham, DL14 8UB

Offered with vacant possession

N.B.

18 Cumberland Street is in need of total refurbishment
Copies of the Assured Shorthold Tenancies can be found on the legal pack.

Our joint auctioneers currently manage the tenancies of the above lots and are happy to discuss terms with the new owner.

Dedman Gray have not inspected these properties.

VIEWING

Keys held for viewing by our joint Auctioneers:
Messrs BLP Property Management



43 High Street,
Spennymoor,
Co Durham DL16 6BB
01388 810500

LOT 10**LEASEHOLD VACANT ONE BEDROOM FLAT****3 Bellevue Road, Southend-on-Sea, Essex, SS2 4JE**

A one bedroom ground floor flat with own section of rear garden, located just off Southchurch Road within walking distance of Southend East station. There may be the possibility of changing the existing accommodation to provide two bedrooms, making this an ideal buy to let opportunity providing a good rental income.



ACCOMMODATION
 Entrance Hall via own front door
 Lounge (or bedroom) 13'4 x 13'8
 Bedroom 12'8 x 10'11
 Dining Room (or lounge) 10'9 x 8'8
 Kitchen 9'10 x 6'5
 Modern shower room/WC
 Section of rear garden approx. 25ft

VIEWING - By appointment via the Auctioneers

JOINT AUCTIONEERS


501 Southchurch Road,
 Southend-on-Sea, Essex
 SS1 2PH
 01702 462626
www.bellevue-estates.co.uk

N.B.
 Double glazed
 Gas central heating
 Off street parking for one vehicle

TENURE
 Lease dated 23rd May 1984 for a term of 99 years.

GUIDE PRICE: £85,000-£90,000

LOT 11**FREEHOLD REGISTERED HMO WITH GOOD RENTAL INCOME AND PLANNING POTENTIAL****39 Cranley Road, Westcliff-on-Sea, Essex, SS0 8AJ**

A large semi detached property registered as a HMO with seven rooms, three of which are let under Assured Short-hold Tenancies. It is considered that once the rooms are fully occupied, an estimated rental income of more than £26,000 could be achieved. Alternatively, there is the potential for conversion into self-contained flats subject to the usual planning consents.



ACCOMMODATION
 Room 1 - Vacant
 Room 2 - Vacant
 Room 3 - Let for a term of 12 months from 27th June 2010 at £310.00pcm
 Room 4 - Vacant

Room 5 - Let for a term of 6 months from 25th May 2010 at £310.00pcm
 Room 6 - Let for a term of 12 months from 13th July 2010 at £260.00pcm
 Room 7 - Vacant
 Bathroom/WC
 Showerroom/WC
 There is also a communal living room, kitchen and laundry room.



VIEWING
 By appointment via the Auctioneers

GUIDE PRICE: £280,000-£285,000

LOT 12**FREEHOLD MODERN TWO-BEDROOM MID TERRACED HOUSE WITH BUY TO LET POTENTIAL****73 Angoods Lane, Chatteris, Cambs PE16 6RG**

Situated in a small privately built residential development, this two bed house is in good condition throughout. Chatteris is a thriving, rapidly growing town; its economy still strongly dependent on agriculture, but becoming more diverse. Chatteris is just 8 miles from March, 12 miles from Ely, 14 miles from Huntingdon, and 26 miles from Cambridge.



ACCOMMODATION
 Kitchen 9'1 (2.76m)
 x 5'9 (1.75m)
 Lounge/Diner 14'7 (4.45m)
 x 12'2 (3.70m)
 Bedroom 1 12'2 (3.70m)
 x 6'11 (2.10m)
 Bedroom 2 12'2 (3.70m)
 x 6'11 (2.10m)
 First Floor Bathroom/WC

It is considered that once let, the property could achieve £450-£475 per calendar month thus providing a 5-6% gross yield return.

VIEWING
 Viewings arranged by our joint Auctioneers:

N.B.
 Allocated Parking
 Gas central heating
 Double Glazed

Dedman Gray have not inspected this property.

PK Estates
PK Estates

PK Estates
 32 High Street
 Chatteris
 Cambs
 01354 697 804

GUIDE PRICE: £95,000-£97,000

LOT 13**FREEHOLD HOUSE ARRANGED AS THREE SELF CONTAINED FLATS (ALL SUBJECT TO ASSURED SHORTHOLD TENANCIES)****3, 3a & 3b Stromness Place, Southend on Sea, Essex, SS2 4JH**

An excellent freehold residential investment comprising three self contained flats let on Assured Shorthold Tenancy agreements. The property is located close to Southchurch Road (A13) and Southend East railway station, local shops and buses.



GROUND FLOOR
 Flat 3 - Two bedrooms,
 lounge/kitchen, bathroom/W.C
 Flat 3b - Two bedrooms,
 lounge/kitchen,
 bathroom/W.C.

19th May 2010 at a rent of £866.00 pcm, which is now holding over on a month to month basis

Flat 3b - Let on an Assured Shorthold Tenancy for a term of 12 months from 5th May 2010 at a rent of £650 pcm.

FIRST FLOOR
 Flat 3a - Three bedrooms,
 lounge, kitchen,
 bathroom/W.C.

RENT RESERVED
 £26,292 per annum

EXTERNALLY
 Gardens to rear

N.B.
 Dedman Gray Auction has not inspected this property, details have been provided by the Vendor.

TENANCIES
 Flat 3 - Let on an Assured Shorthold Tenancy for a term of 12 months from 20th January 2010 at a rent of £675.00 pcm.
 Flat 3a - Let on an Assured Shorthold Tenancy originally for a term of 3 months from

VIEWING
 By appointment with Auctioneers and courtesy of the tenants.

GUIDE PRICE: £275,000-£285,000

LOT 14**VACANT TWO BEDROOM TERRACED HOUSE IN NEED OF IMPROVEMENT****23 The Grove, Southend-on-Sea, Essex, SS2 4DD**

Acting on the instructions of the Executors, this property offers excellent potential for builders, developers or investors. Situated conveniently for Southend town centre, local schools, Southend East station and all other local amenities.



ACCOMMODATION
 Bedroom 1 14'8 x 9'4
 Bedroom 2 11'6 x 8'8
 First Floor Bathroom/WC
 Lounge 1 14' x 11'2
 Dining Room 12'2 x 11'10
 Kitchen 10'4 x 8'11

VIEWING
 Keys held for viewing by Auctioneers

JOINT AUCTIONEERS

Duncan.

T H Duncan & Co
 797 London Road,
 Westcliff on Sea,
 Essex, SS0 9SY
 01702 476184

N.B.
 Gas central heating
 UPVC double glazed
 windows/door

GUIDE PRICE: £125,000-£130,000

LOT 15**VACANT THREE BEDROOM DETACHED CHALET BUNGALOW IN NEED OF IMPROVEMENT****8 Hermitage Close, Benfleet, Essex, SS7 1TH**

Acting on the instructions of the Executors, this property offers excellent potential for builders, developers or investors. Situated conveniently for Hadleigh Town centre, local schools, Benfleet station and all other amenities in the local area.



ACCOMMODATION
 250' approx south-facing
 rear garden plot (backing
 onto woodland)
 Bedroom 1 13'6 x 11'9
 Bedroom 2 13' x 12'
 Bedroom 3 8' x 6'4
 Rear Lounge 18'8 x 13'9
 Kitchen 10' x 9'9
 Ground floor bathroom/wc

N.B.
 Central heating and hot
 water is provided by a
 gas boiler (services not
 tested)

VIEWING
 Keys held for viewing by
 Auctioneers

JOINT AUCTIONEERS

Duncan.

T H Duncan & Co
 797 London Road,
 Westcliff on Sea,
 Essex, SS0 9SY
 01702 476184

EXTERNALLY
 Garage with own drive

GUIDE PRICE: £180,000-£185,000



Future Auction Dates

8th December 2010 (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

