

**DEDMAN
GRAY**

ESSEX
LAND AND PROPERTY
AUCTIONS

**Essex Leading Land &
Property Auctioneers**

Sellers Guide



Who Are Dedman Gray Auctions?

Dedman Gray Land & Property Auctions have been the leading Essex Land & Property Auctioneers for over 30 years.

Our team of Auction consultants can offer our clients the best possible professional advice drawing on over 50 years combined experience in the Essex Property industry.

Our Auctions which are held in Essex continue to grow in popularity with both sellers and buyers and in 2016 Dedman Gray Auctions sold over £28M of property from the six auctions held.

Our Auction Team at Dedman Gray are convinced that, by providing our vendor's, clients and applicants with a swift and professional service, we will encourage new buyers and sellers to use public auctions as their preferred method of sale.

Mike Gray Managing Director



Over the years we are delighted to have achieved higher prices for our clients above expectations. This is delivered through using our expertise and skills to know exactly what properties benefit by selling through auction, rather than through traditional marketing methods.

**Just Under £28m
In Property Value
Sold In 2016**



**Essex Leading
Land & Property
Auctioneers**

Why Sell At Auction?

We are seeing an increased number of Vendors deciding to sell via the route of Auction. This is due to some excellent results in prices achieved and for the ease of exchange of contracts on the Auction day with completion typically 28 days later.

Selling at Auction offers piece of mind to sellers that there can be no renegotiating on price once a sale is agreed and if a buyer fails to complete they will lose the 10% deposit they exchanged with on the Auction day.

Buying or selling land and property at auction is ideal if you wish to remove the uncertainties and frustrating complexities of the normal selling process.

A sale by public auction demonstrates the best possible price has been obtained, taking into consideration market conditions and the position and repair of the property.

In addition, it brings all serious purchasers, cash buyers, investors, developers, builders and buy to let landlord's together in one room to bid competitively against one another – ready, willing and able buyers in the same place, at the same time.

The benefits to selling at Auction Are:-

- Best Possible Price From A Room Filled With Motivated Buyers
- Speed And Efficiency From Professional Auctioneers
- Maximum Coverage With Over 10,000 Buyers On Our Database
- Exchange Of Contracts On The Day With A 10% Deposit From The Purchaser
- Completion typically 28 Days Later Hassle Free With No Complications



How Do We Create Interest?

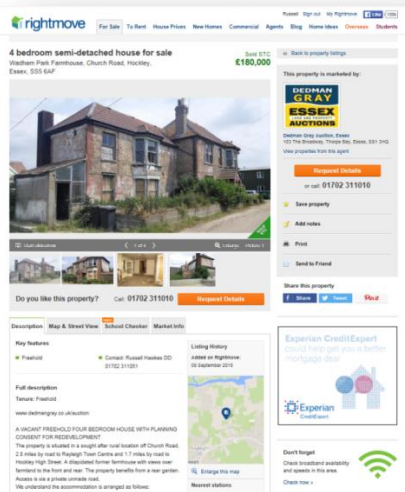
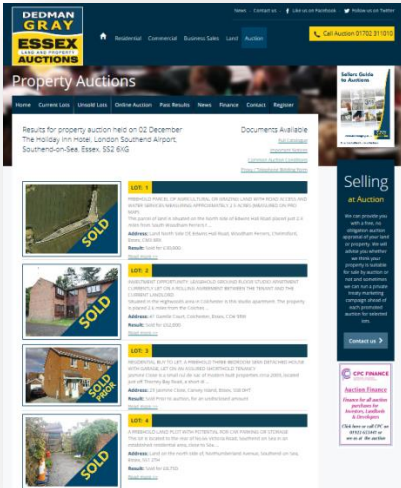
www.dedmangray.co.uk

We aim to attract the maximum number of potential bidders on all Lots by strategically placing them onto websites that will attract the highest level of potential buyers.

Your Lot will feature in our Auction catalogue which is distributed to our database of over 10,000 investors, developers and residential buyers.

Prior to the Auction we will conduct block viewings on each of our Lots. We will arrange a number of these leading up to the Auction day allowing us to channel viewing traffic to specific times to show high levels of interest.

We are able to monitor the level of interest your Lot is receiving from our websites as well as viewings levels, feedback and numbers of Legal Pack downloads in order to best advise you leading up to the Auction day.



 **rightmove**
The UK's number one property website



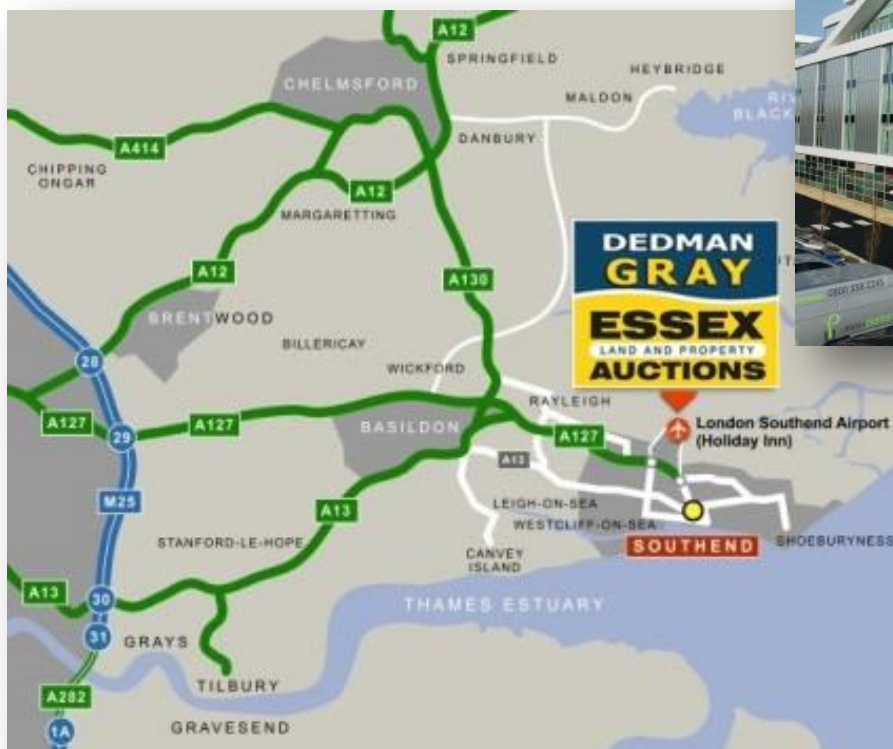
LinkedIn

Where Are Our Auctions Held?

A professional and popular Land & Property Auction such as ours requires a venue that is able to provide a sizeable room to allow all bidders to be clearly seen by our Auctioneer, modern facilities as well as ample FREE parking for the convenience of all attendees and the ability to accommodate our modern approach to Auctions.

The Holiday Inn Hotel at the London Southend Airport is exactly that Venue, being conveniently located for travel links including the Airport Railway Station, A127 and A13 roads.

We have held our Land & Property Auctions here for a few years now. We are always impressed with the professionalism and courtesy they continue to show to our clients and attendees on Auction day and always help to ensure that anyone attending has a memorable and enjoyable experience at our Auctions.



The Holiday Inn Hotel, London Southend Airport, Southend-On-Sea, Essex, SS2 6XG

Online Auctions

Online Auction Bidding is a brand new concept in selling and buying property and land by auction. The transactions are swift and carried out without the pressure and very short time frames associated with a traditional auction



- Complete peace of mind that your potential buyers are serious about completing the sale
- Exposing your property to 1000's of potential bidders
- Fully registered and verified bidders only
- Log in at any time and track the bidding on your property
- Successful bidders will instantly Exchange Contracts with a 10% deposit
- Completion 28 days later unless you have specified otherwise
- Flexible timescales and options to increase deadlines to meet your needs
- Automatic deadline extensions for new bids close to closing date
- Quality advice from experienced Auctioneers
- Quick, Easy and stress free process

What Do You Need?

Check List

Confirm with us your Guide Price	
Confirm with us your Reserve Price	
Complete and return your Terms Of Business to us	
Make payment of the Auction Entry Fee	
Gain permission of all owners to sell at Auction	
Provide us with Proof of Identification	
Provide us with Proof of Address	
Provide us with your Solicitors details	
Instruct your Solicitor to complete Legal Pack and Searches	
Formally Terminate Agency Terms with any existing Agents	
Supply or Commission EPC or CEPC	
Provide us with Power of Attorney If Applicable	
Provide us with Grant of Probate/Letters of Administration If Applicable	
Provide us with a set of Keys for Viewings if applicable	
If The property Is Rented	
Notify Tenants of intention to sell at Auction	
Provide us with up to date Tenancy Agreement	
Provide us with Tenants contact details	
For Plots With Planning Permission	
Provide us with the Planning Decision Notice	
Provide us with up to date Plans/Drawings	
Provide us with the Land Registry Title Number	

Where We Cover



**Covering the whole of the county making
Dedman Gray Land & Property Auctions the
Leading Land & Property Auctioneers in Essex**

Additional Information

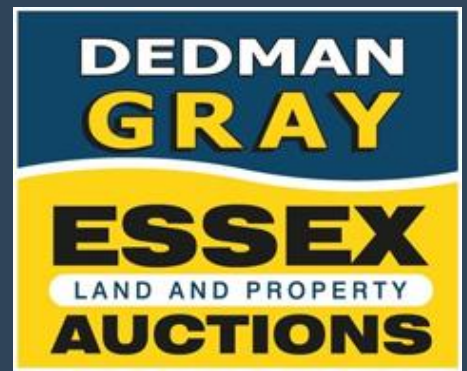


www.dedmangray.co.uk

103 The Broadway, Thorpe Bay, Essex, SS1 3HQ

Tel: 01702 311010

Email: auction@dedmanauctions.com



In Association With

