

# The Leading Land & Property Auctioneers In Essex

Wednesday 3rd October 2018 at 2pm

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



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



# Meet The Auction Team



**Mike Gray**  
**Managing Director**

I am pleased after over 35 years of holding Auctions, Dedman Gray continue to be the leading Auctioneers in Essex providing a confident and experienced service to *our clients*.

**01702 311070**

[mikegray@dedmangray.co.uk](mailto:mikegray@dedmangray.co.uk)

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**Eleonora Marino**

For all enquiries regarding selling through Auction, any legal pack enquiries and general enquiries regarding any of our lots, contact Eleonora on:-

**01702 311050**

[eleonoramarino@dedmanauctions.com](mailto:eleonoramarino@dedmanauctions.com)

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**Auction Negotiator**  
**Sean McDonald**

For all enquiries regarding any of our lots or for information on viewing dates and times then please call Sean who is ready to go above and beyond to help you

**01702 410748**

[sean@dedmanauctions.com](mailto:sean@dedmanauctions.com)

# Important Notice

If you are attending our Auction to Bid on a Lot then you must bring with you proof of deposit to be shown at point of registration.

If bidding by telephone or proxy bid, proof of deposit must be forwarded to us 24 hours before the Auction.

Failure to produce this could result in refusal to allow bidding on the day



# CPC FINANCE

COMMERCIAL, INVESTMENT  
AND BUY TO LET MORTGAGES



## A guide to auction finance options

*By Julie Griggs, Director, CPC Finance*

Auctions can be good places to pick up a property at a competitive price. However, not everybody has the cash readily available to do this.

You should have your finance in place before going to an auction, this way you know your budget and are able to bid for a property with the confidence that you should be able to meet the timescales required, which are normally 28 days to completion. You will also need the compulsory 10%, cash equivalent, deposit available.

If you are interested in buying at auction but need help in raising the finance, there are a variety of options available.

### SHORT TERM LOAN (STL)

Also known as bridging loans, can be secured at short notice and for periods ranging from a month to two years. They can be secured on residential or commercial property. If you need to carry out work on the property, you have the choice between light and heavy refurbishment products, which will depend on the amount of proposed works to be carried out.

### SECURED LOANS

For BTL investors, secured loans or second charge mortgages provide a way to release equity from a residential or commercial property, without remortgaging. The property can be residential, BTL or commercial. Secured loans sit behind the first mortgage and enable you to retain any first charge mortgage. Consent may be required from the lender on the initial mortgage.

### REMORTGAGING

Remortgaging can be a way to release equity from a property in order to raise the capital, which can then be used to purchase a property from auction. Remortgage products are available for residential, BTL and commercial properties.

### BUY-TO-LET (BTL)

If the property you are looking to purchase requires no work to be carried out before letting out, a buy-to-let (BTL) term loan or House of Multiple Occupation (HMO) term loan may be suitable.

### DEVELOPMENT FINANCE

If you are purchasing land to build property, development finance would be an option. A typical set up would assist with the purchase of the land and the build costs.

### EXIT ROUTES

If you have taken mortgage finance in the form of development finance or a short term loan, you will need to confirm your proposed exit route with the lender at application stage. This would normally be either the sale of the property or renting the property out and therefore taking a term facility product.



**+44 (0)1923 655441**



**contact@cpcfinance.co.uk**



# CPC FINANCE

COMMERCIAL, INVESTMENT  
AND BUY TO LET MORTGAGES

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## AUCTION RESULTS FOR 11th July 2018

Lot	Address	Result	Price
1	Flat 7 Glenhurst Mansions, Southchurch Road, Southend on Sea, Essex, SS1 2NR	SOLD	£72,000
2	Land West Side of Halstead Road, Fordham, Colchester, Essex, CO6 3LL	SOLD	£55,000
3	419a Fairfax Drive, Westcliff on Sea, Essex, SS0 9LY	SOLD	£75,000
4	70 Inverness Avenue, Westcliff on Sea, Essex, SS0 9DX	SOLD	£137,000
5	19A High Street, Clacton on Sea, Essex, CO15 1NU	SOLD	£95,000
6	178 Greenstead Road, Colchester, Essex, CO1 2SQ	SOLD	£180,000
7	Land at Frinton Road, Thorpe Le Soken, Essex, CO16 0HD	SOLD	£68,000
8	71 High Street, Braintree, Essex, CM7 1JX	SOLD	£255,000
9	Land West of Bassenthwaite Road, Benfleet, Essex, SS7 3JG	SOLD	£53,000
10	17 & 17a Gordon Road, Southend on Sea, Essex, SS1 1NJ	SOLD	£180,000
11	2a Inverness Avenue, Westcliff on Sea, Essex, SS0 9DY	Unsold	Available
12	The Forge, Forge Lane, Great Bentley, Essex, CO7 8PJ	SOLD	£100,000
13	Land Adjacent 3 Foley Paddocks, High Garrett, Braintree, Essex, CM7 5NU	Withdrawn	Withdrawn
14	67 Salisbury Avenue, Westcliff On Sea, Essex, SS0 7BA	SOLD	£235,000
15	7a High Street, Halstead, Essex, CO9 2AA	Withdrawn	Withdrawn
16	Development Site of 28-29 Marine Parade, Dovercourt, Essex, CO12 3RG	SOLD	£460,000
17	243 Fairfax Drive, Westcliff on Sea, Essex, SS0 9EP	Withdrawn	Withdrawn
18	68 Burdett Avenue, Westcliff On Sea, Essex, SS0 9EP	SOLD	£130,000
19	17 Southwick Gardens, Canvey Island, Essex, SS8 0ER	Withdrawn	Withdrawn
20	Ashridge, Church Hill, Ramsey, Essex, CO12 5EX	Unsold	Available
21	92a Bournemouth Park Road, Southend on Sea, Essex, SS2 5LS	SOLD	£150,000
22	14 Cornwall Gardens, Braintree, Essex, CM7 9LF	Unsold	Available
23	Baddow Park Farm House, Brook Lane, Great Baddow, Chelmsford, Essex, CM2 7SX	Unsold	Available
24	40 Vine Way, Brentwood, Essex, CM14 4UU	Withdrawn	Withdrawn
25	66 Waking Avenue, Southend on Sea, Essex, SS3 9BB	SOLD	£235,000
26	West End Garage, High Street, Dedham, Colchester, Essex, CO7 6HL	Unsold	Available
27	9 Haven Road, Canvey Island, Essex, SS8 0LU	SOLD	£150,000
28	Land at 91 Victoria Road, Stanford Le Hope, Essex, SS17 0HZ	SOLD	£110,000
29	7 & 7a Ceylon Road, Westcliff on Sea, Essex, SS0 7HS	SOLD	£336,000
30	Ashbourne Cottages, 1 Churchfield Road, Walton on the Naze, Essex, CO14 8BL	SOLD	£142,000
31	91 Princess Gardens, Ashingdon, Rochford, Essex, SS4 3BJ	SOLD	£260,000
32A	Land at Orsett Cock, A13, Thurrock	SOLD	£150,000

**TOTAL REALISATION: £3.628m= 84% SUCCESS RATE**

**NEXT SALE: WEDNESDAY 5<sup>TH</sup> DECEMBER**

## A Word From Our Auctioneer



**Michael Hughes**  
**BSc (Hons) FRICS FAAV FNAEA**

“Sizzling summer for weather and property!

Our last two auctions have been amongst the best ever. Vendors have shown confidence allowing us to advertise 63 properties over 2 catalogues.

Of those properties that were actually offered, a remarkable 93% are now sold. The Halifax house price index reports house price growth increasing to 3.7%.

The Daily Telegraph suggests that this might be down to wage growth and why not when coupled with a record low 4% unemployment.

October is traditionally a good month for property auctions and Trevor and the team have pulled together another cracking catalogue. I look forward to seeing you all on 3<sup>rd</sup> October for what promises to be a great day for vendors and purchasers alike”

# Order of Sale

Wednesday 3<sup>rd</sup> October at 2pm

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

1	Flat 7, 1 Britannia Road, Westcliff On Sea, Essex, SS0 8BS	£140,000*PLUS
2	Land at Frinton Road, Thorpe Le Soken, Essex, CO16 0HD	£30,000*PLUS
3	Land Adjacent to Bretts Farm, Marshfoot Road, Grays, Essex, RM17 6HH	£100,000*PLUS
4	68 Rosemary Way, Jaywick, Essex, CO15 2SD	£65,000*PLUS
5	Garage 10, Harley Court, Blake Hall Road, Wanstead, London, E11 2QT	£20,000*PLUS
6	39 Shipman Road, Canning Town, E16 3DT	£375,000*PLUS
7	29 Waverley Road, Rainham, Essex, RM13 9ND	£285,000*PLUS
8	Hornchurch Road, Hornchurch, Essex, RM12 4SZ	£275,000*PLUS
9	Flat F Mill Lodge, 10 West Road, Shoeburyness, Essex, SS3 9DP	£120,000*PLUS
10	7A High Street, Halstead, Essex, CO9 2AA	£165,000*PLUS
11	Land to East of Station Road, Thorpe Le Soken, CO16 0HH	£120,000*PLUS
12	Flat 1 Tylers Court, Junction Road, Brentwood, Essex, CM14 5RQ	£250,000*PLUS
13	50 Rosemary Road, Clacton On Sea, Essex, CO15 1PB	£360,000*PLUS
14	Land at St. Clements Close, Benfleet, Essex, SS7 5XF	£25,000*PLUS
15	75 Lincoln Road, Basildon, Essex, SS14 3RB	£65,000*PLUS
16	6 East Street, Braintree, Essex, CM7 3JJ	£160,000*PLUS
17	10 Edith Road, Clacton On Sea, Essex, CO15 1JU	£200,000*PLUS
18	Commercial Site at 287 High Road, Benfleet, Essex, SS7 5HA	£575,000*PLUS
19	4 Waterloo Road, Shoeburyness, Essex, SS3 9EQ	£170,000*PLUS
20	166 Old Road, Clacton On Sea, Essex, CO15 3AY	£90,000*PLUS
21	Land Adjacent to 3 Foley Paddocks, High Garrett, Braintree, Essex, CM7 5NU	£150,000*PLUS
22	Land at Blackmore End, Near Braintree, Essex, CM7 4DG	£225,000*PLUS
23	Land Adjacent to 2 Martins Gate Cottage, Colchester Road, St. Osyth, Essex, CO16 8HN	£110,000*PLUS
24	53 Marylands Avenue, Hockley, Essex, SS5 5AH	£275,000*PLUS
25	Land at Cerine, Braintree Road, Witham, Essex, CM8 2BY	£450,000*PLUS
26	86B Lovelace Gardens, Southend On Sea, Essex, SS2 4NU	£110,000*PLUS
27	110 Challis Lane, Braintree, Essex, CM7 1AJ	£255,000*PLUS
28	3 Hazlewood Grove, Leigh On Sea, Essex, SS9 4DE	£200,000*PLUS
29	158 Alexandra Road, Southend On Sea, Essex, SS1 1HE	£275,000*PLUS
30	22 Flemming Avenue, Leigh On Sea, Essex, SS9 3AW	£350,000*PLUS

Please note: Lot Order may be subject to change prior to the auction – please refer to the Auctioneers for confirmation before the day of the auction

## LOT 1

INVESTMENT PROPERTY: A VACANT LONG LEASEHOLD TWO BEDROOM APARTMENT  
CONSIDERED IDEAL FOR BUY TO LET OR OWNER OCCUPATION



**GUIDE PRICE: £140,000\*PLUS FEES**

### Flat 7, 1 Britannia Road, Westcliff-on-Sea, Essex, SS0 8BS

The property is placed within close proximity to the Westcliff on Sea c2c rail station and local shops. We have been informed by the seller that the property has recently been granted a new lease of 160 years with no ground rent payable. It is considered the property offers a potential lettings yield of 7% of the guide price.

#### ACCOMMODATION

Entrance Hall  
Lounge - 16'5 x 12'2  
Kitchen - 9'8 x 4'11  
Bedroom One - 13'1 x 9'1  
Bedroom Two - 10'1 x 7'2  
Bathroom

#### LEASE DETAILS

We are informed by the seller that the lease has recently been extended to 160 years with no ground rent payable. Details can be found within the legal pack.

#### EPC RATING

C

#### RENT RESERVED

It is considered that the property could achieve a lettings figure of £825pcm producing a yield of 7% of the guide price. We recommend any interested parties contact Max Fordham from our Lettings team on 01702 311119

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers



## LOT 2

LAND INVESTMENT: A VACANT FREEHOLD PARCEL OF LAND IN A RURAL LOCATION MEASURING APPROX 0.67 ACRES (0.27 HECTARES)

### Land at, Frinton Road, Thorpe Le Soken, Essex, CO16 0HD

The parcel of land is situated in this semi rural location at Thorpe Cross to the south side of Frinton Road (B1033), approximately 1 mile from the centre of Thorpe-le-Soken and 6 miles from Clacton-on-Sea.



**GUIDE PRICE: £30,000 PLUS FEES**

#### CURRENT USAGE

An open site part of which currently has agricultural use.

#### PLANNING

Please make your own enquiries with Tendring District Council on 01255 686868

#### RESTRICTIONS, EASEMENTS OR COVENANTS

Please see the legal pack

#### TENURE

Freehold

#### OVERAGES

This plot will be sold with an overage: The term of the overage will be 30 years. The Vendor will reserve 25% of any uplift resulting from implementable planning for uses other than horticulture, equestrian, forestry and agriculture. For further details please refer to the legal pack.

#### VIEWING

Open Site

#### JOINT AUCTIONEERS

**WHIRLEDGE & NOTT**  
CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

01268 783377

## LOT 3

A FREEHOLD PLOT OF AGRICULTURAL LAND MEASURING APPROXIMATELY 6 ACRES AS MEASURED ON PROMAP

### Land Adjacent To Bretts Farm, Marshfoot Road, Grays, Essex, RM17 6HH

This plot of land is placed between the Marshfoot Road and the A1089 Dock Road providing access to the Tilbury Docks and A13. The site is currently agricultural land and may offer potential for other uses such as commercial development subject to planning permission being gained.



**GUIDE PRICE: £100,000\*PLUS FEES**

#### N.B.

We are informed that there will be an overage of 30% over 30 years. Please see the legal pack for further details regarding this

#### SIZE

Approximately 6 acres as measured on promap

#### CURRENT USAGE

The site is currently agricultural use

#### PLANNING

Please contact Thurrock Council for any planning enquiries on 01375 652652

#### TENURE

Freehold

#### VIEWING

Open Site

#### JOINT AUCTIONEER

**WHIRLEDGE & NOTT**  
CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

01268 783377



## LOT 4

REFURBISHMENT BUY TO LET INVESTMENT: A VACANT FLAT WITH A POTENTIAL RENTAL INCOME OF £7800 PER ANNUM. A 12% YIELD OF THE GUIDE PRICE

### 68 Rosemary Way, Jaywick, Essex, CO15 2SD

This Two Bedroom bedroom top floor apartment with sea views could make an excellent buy to let investment. It is considered that with some minor improvements the property could achieve a rental income of £650 per calendar month.



**GUIDE PRICE: £65,000 PLUS FEES**

#### ACCOMMODATION

Hallway  
Lounge 12'9" x 11'1"  
Kitchen 10'9" x 8'2"  
Bathroom 9'5" x 7'10"  
Bedroom One 10'4" x 9'9"  
Bedroom Two 10'9" x 8'2"

#### N.B.

We understand from our seller that improvements have recently been made to exterior of the block

#### EPC RATING

TBC

#### SERVICE CHARGE & RENT

We are informed that the Ground rent is £50 Per Annum and there is no service charge. For further information please refer to the legal pack.

#### TENURE

Leasehold- we understand that the lease term is 999 years from 1983. Please see the legal pack for more details.

#### VIEWING

By appointment with the Auctioneers

## LOT 5

GARAGE INVESTMENT: A VACANT FREEHOLD SINGLE GARAGE WITH LETTING POTENTIAL OR TO BE USED AS STORAGE

### Garage 10, Harley Court, Blake Hall Road, Wanstead, London, E11 2QT

Situated to the rear of Harley Court and accessed by Selsdon Road in Wanstead, London is this freehold single garage with up and over door. It is considered that the garage could make an ideal lettings investment or self storage garage.



**GUIDE PRICE: £20,000\*PLUS FEES**

#### ACCOMMODATION

The garage has an up and over door and is placed within close proximity to the Wanstead Tube Station.

#### RENT RESERVED

It is considered that this garage could achieve a lettings figure ranging from £100pcm to £150pcm however we recommend any interested parties conduct their own investigations into this

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



## LOT 6

RESIDENTIAL INVESTMENT: A FREEHOLD THREE BEDROOM MID-TERRACED HOUSE  
CURRENTLY LET PRODUCING £21,600 PER ANNUM



**GUIDE PRICE: £375,000\*PLUS FEES**

### 39 Shipman Road, Canning Town, E16 3DT

Considered ideal as a buy to let investment is this three bedroom mid-terraced house placed withing close proximity to the Docklands Light Railway Station currently let and producing an income of £21,600 returning a yield of just under 6% of the guide price.

#### ACCOMMODATION

Entrance Hall  
Lounge/Diner - 22'4 x 15'3  
Kitchen - 10'9 x 9'5  
Bathroom  
First Floor Landing  
Bedroom One - 15'8 x 12'8  
Bedroom Two - 12'10 x 8'8  
Bedroom Three - 9'4 x 6'8  
Loft Room - 15'6 x 11'  
Rear Garden

#### EPC RATING

D

#### RENT RESERVED

The property is currently let for £1,800pcm producing an income of £21,600 per annum

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



Knightsbridge Estates  
0208 471 1630



## LOT 7

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD THREE BEDROOM SEMI-DETACHED HOUSE IN NEED OF LIGHT REFURBISHMENT



**GUIDE PRICE: £285,000\*PLUS FEES**

### 29 Waverley Road, Rainham, Essex, RM13 9ND

The property is placed within the Rainham Village area close to the main line rail station and has easy access to the A13 providing links to London and other areas. It is considered that the property is under market value and would be ideal for owner occupiers or investors.

#### ACCOMMODATION

Entrance Hall  
Lounge -  
Kitchen -  
First Floor landing  
Bedroom One -  
Bedroom Two -  
Bedroom Three -  
Bathroom  
Rear Garden  
Off Street Parking  
Garage

#### EPC RATING

TBC

#### RENT RESERVED

It is considered that the property could achieve a rental figure of £1,500pcm however we suggest any interested parties conduct their own investigations into this

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



**LOT 8**

**REFURBISHMENT PROPERTY: A FREEHOLD SEMI-DETACHED HOUSE CURRENTLY SPLIT AS TWO FLATS IN NEED OF CONVERTING BACK TO A THREE BEDROOM PROPERTY**

## 143 Hornchurch Road, Hornchurch, Essex, RM12 4SZ

Situated close to local shops and public transport links to the Hornchurch Tube station and Romford main line rail station is this semi-detached property which has been converted into two flats. It is considered that the property would benefit being converted back to a three bedroom house with a potential resale value of around £450,000.



**GUIDE PRICE: £275,000\*PLUS FEES**

### ACCOMMODATION

As a house the accommodation with its current footprint would be as follows

Entrance Hall  
Lounge - 14'4 x 11'10  
Dining Room - 12' x 9'4  
Kitchen - 8'7 x 8'2  
Ground Floor W/C  
First Floor Landing  
Bedroom One - 14'9 x 12'  
Bedroom Two - 12'1 x 9'4  
Bedroom Three - 8'1 x 8'1  
Bathroom  
Rear Garden

### EPC RATING

E

### RENT RESERVED

The two flats are currently let and producing an income of £16,080 per annum returning a yield of just under 6% of the guide price.

### TENANCY

Please see the legal pack

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers

**LOT 9**

**INVESTMENT OPPORTUNITY: A VACANT LEASEHOLD PURPOSE BUILT FIRST FLOOR TWO BEDROOM FLAT CONSIDERED IDEAL AS A BUY TO LET INVESTMENT**

## Flat F Mill Lodge, 10 West Road, Shoeburyness, Essex, SS3 9DP

This first floor two bedroom apartment is located within walking distance of the local shops as well as the sea front. The property was recently let on an assured shorthold tenancy and is considered to be an ideal buy to let investment offering a potential yield of 7%.



**GUIDE PRICE: £120,000\* PLUS FEES**

### ACCOMMODATION

Hall  
Lounge 11'9 x 9'5  
Kitchen/Diner 9'3 x 12' max  
Bedroom 1: 10'9 x 8'5 + 4' x 3'7  
Bedroom 2 7'6 x 6  
Bathroom/wc  
Parking Space

### EPC RATING

C

### RENT RESERVED

To find out how much this could Let for, please call Max Fordham from our Lettings team on 01702 311119

### LEASE DETAILS

Subject to a lease of 100 years from 1st January 1988

### TENURE

Leasehold

### VIEWING

By appointment with the Auctioneers



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## LOT 10

REFURBISHMENT/RESIDENTIAL CONVERSION: VACANT FORMER OFFICES WITH PLANNING PERMISSION GRANTED TO CONVERT INTO TWO LUXURY APARTMENTS



**GUIDE PRICE: £165,000\*PLUS FEES**

### 7A High Street, Halstead, Essex, CO9 2AA

Planning permission has been granted to convert this historic grade II listed building in the centre of Halstead into two apartments. It is considered that the apartments would be very popular due to the character of the building as well as the location and the surrounding amenities.

#### PROPOSED ACCOMMODATION

First Floor-Apartment One: Approximately 1319ft<sup>2</sup> with two/ three bedrooms with separate sitting and dining rooms, kitchen, bathroom and separate wc.

Second Floor Apartment Two: Approximately 1063ft<sup>2</sup> with Two bedrooms, shower room, large kitchen/dining room and separate living room.

#### N.B.

Potential values have been provided by local property experts. For more information please contact a member of our team.

#### PLANNING

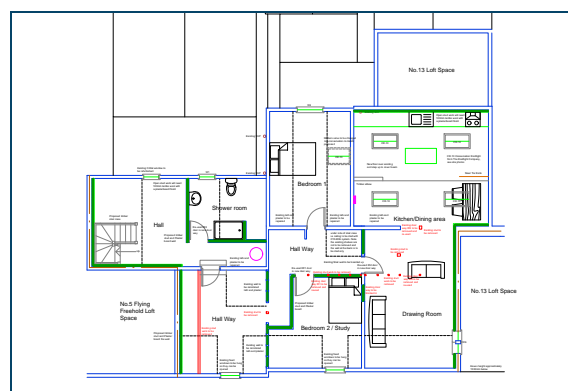
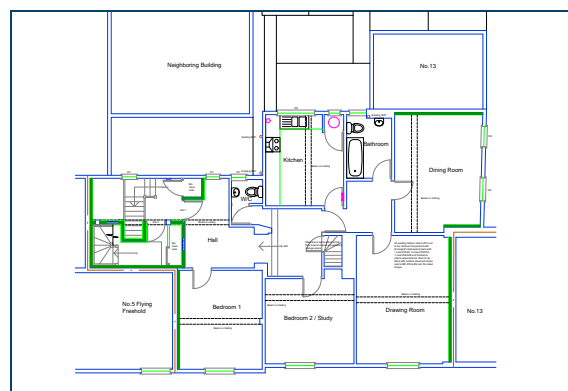
For Full Planning information please visit Braintree District council website using the reference number 17/01419/LBC

#### TENURE

We are advised that a new 250 year head lease will be issued upon completion and the ground Rent will be £200 Per annum. For more information please refer to the legal pack

#### VIEWING

By appointment with the Auctioneers



## LOT 11

COMMERCIAL LAND INVESTMENT: A FREEHOLD PARCEL OF LAND WITH FULL PLANNING PERMISSION FOR LORRY CONTAINER STORAGE

### Land to East of, Station Road, Thorpe-le-Soken, CO16 0HH

The plot which measures approximately 0.375 acres (as measured by ProMap) is located within the centre of the Tendring District to the rear of the gated Ricebridge industrial estate. It is considered that once developed if fully let with 39 units the site could produce an annual income of approximately £39,000 per annum.



**GUIDE PRICE: £120,000 PLUS FEES**

#### CURRENT USAGE

The site which is situated to the rear and accessed via Rice Bridge industrial Estate is a clear site and is currently unused

#### PLANNING

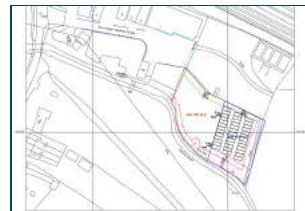
For further details relating to the current planning permission please visit the Tendring District council website using the reference 17/01333/FUL

#### TENURE

Freehold

#### VIEWING

Open Site during the working hours Monday to Friday. The access and sub division of the site is marked by white painted posts



## LOT 12

RESIDENTIAL INVESTMENT: A VACANT LEASEHOLD TWO BEDROOM GROUND FLOOR APARTMENT PLACED CLOSE TO THE BRENTWOOD RAIL STATION AND TOWN CENTRE

### Flat 1 Tylers Court, Junction Road, Brentwood, Essex, CM14 5RQ

This well presented property which is considered to be ideal for buy to let investors or owner occupiers is placed within close proximity to the Brentwood main line rail station and Brentwood High Street. There is access to the M25 and A12 as well as local public transport links.



**GUIDE PRICE: £250,000\*PLUS FEES**

#### ACCOMMODATION

Entrance Hall  
Lounge/Kitchen - 20'7 x 12'8  
Bedroom One - 13'3 x 8'9  
Bedroom Two - 9'7 x 5'9  
Bathroom - 8' x 4'8

Single Garage with parking in front

#### LEASE DETAILS

The property is sold subject to lease of 125 years from 25th December 1998

#### EPC RATING

C

#### RENT RESERVED

For information regarding potential lettings values please call Max Fordham on 01702 311119

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers



## LOT 13

DEVELOPMENT OPPORTUNITY: A FORMER NIGHTCLUB WHICH HAS HAD FULL PLANNING PERMISSION GRANTED FOR RESIDENTIAL REDEVELOPMENT



**GUIDE PRICE: £360,000 PLUS FEES**

### 50 Rosemary Road, Clacton-on-Sea, Essex, CO15 1PB

Located in the town centre of Clacton on Sea is the former Rumours nightclub. Full planning permission was granted on the 23rd October 2015 to convert and extend the existing building to create 16 Self contained apartments. For more information about the current planning application visit the Tendring district council website using planning reference 14/00593/FUL.

#### EXISTING PREMISES

The current building which was formerly used as Rumours Nightclub is now vacant and in disrepair.

#### PROPOSED ACCOMMODATION

5 x Three Bedroom Flats  
9 x Two Bedroom Flats  
2 x One Bedroom Flats

#### PLANNING

For all planning enquiries please contact Tendring district council on (01255) 686161

#### AUCTIONEERS NOTE

An estimated value of the proposed development has been provided by local property experts. Please refer to the legal pack. For any further information about potential development values or letting income please contact a member the auction team.

#### TENURE

We understand that the property is being sold with a 999 year Head Lease. For further details please refer to the legal pack.

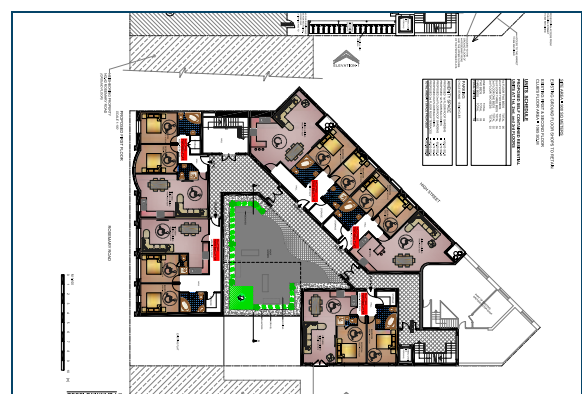
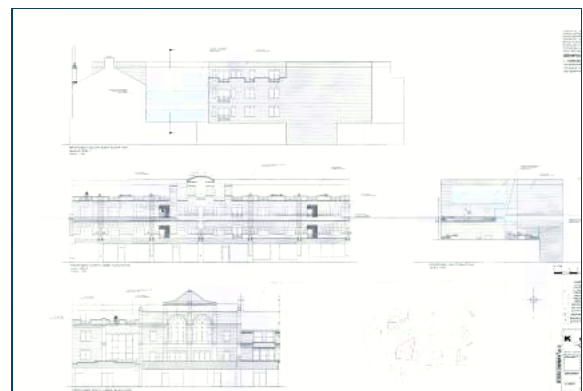
#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER

**Scott Sheen  
& Partners**

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Karen Healy, Conveyancer

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## LOT 14

**INVESTMENT LAND: A FREEHOLD PLOT OF LAND WITH THE OWNERSHIP OF A SINGLE GARAGE AND POTENTIAL FOR SERVICE CHARGE INCOME OF THE OTHER GARAGES**

### Land at St. Clements Close, Benfleet, Essex, SS7 5XF

This plot of land is the freehold access to 16 garages which are owned by the local residents. The land is offered with the ownership of a newly constructed single garage and is considered to offer potential for income from a service charge to the garage owners.



**GUIDE PRICE: £25,000\*PLUS FEES**

#### EXISTING PREMISES

The site is accessed via a non hard standing drive way between numbers 11 and 15 Stanway Road. There is also pedestrian accessed via St Clements Close.

#### SIZE

The site measures approximately 0.11 acres as measured on promap

#### RENT RESERVED

We have been advised by the seller that there is a possibility of an income of £15 per month per garage as a service charge however we recommend all interested parties conduct their own investigations into this

#### TENURE

Freehold

#### VIEWING

Open Site



## LOT 15

**BUY TO LET INVESTMENT: A LEASEHOLD ONE BEDROOM FLAT BEING SOLD WITH A TENANT IN SITU CURRENTLY PRODUCING A YIELD OF OVER 10% OF THE GUIDE PRICE**

### 75 Lincoln Road, Basildon, Essex, SS14 3RB

The property is situated within the Craylands development placed North East of the Basildon town centre. This one bedroom first floor flat is placed over two floors with the Lounge and Kitchen on one level and the bedroom and bathroom on the second level. There is currently a tenant paying £550pcm returning a yield of over 10% of the guide price.



**GUIDE PRICE: £65,000\*PLUS FEES**

#### ACCOMMODATION

Hall  
Lounge  
Kitchen  
Bedroom  
Bathroom

#### EPC RATING

E

#### RENT RESERVED

The property is currently producing an income of £6,600 per annum, a yield of over 10% of the guide price

#### LEASE DETAILS

The property is subject to a lease of 99 years from the date of April 1st 2010

#### TENANCY

Please see legal pack

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers

## LOT 16

BUY TO LET INVESTMENT: A FREEHOLD HOUSE WITH TENANT IN SITU PROVIDING AN INCOME OF £10,500 PER ANNUM. A 6.5% YIELD OF THE GUIDE PRICE



**GUIDE PRICE: £160,000 PLUS FEES**

### 6 East Street, Braintree, Essex, CM7 3JJ

Accommodation is set over three floors and includes two double bedrooms both with en suite bathrooms and a large basement level with independent access. The House is located within close proximity to Braintree town centre and railway station and is currently Let achieving a rent of £875 per calendar month.

#### ACCOMMODATION

Kitchen 13'9" x 10'

Lounge 11'5" x 10'7"

Bedroom One 11'5" x 10'7"

En Suite

Bedroom Two 10'5" x 9'1"

En Suite

Basement Room 20'1" x 14'5" max

#### N.B.

It is considered that the basement level could be converted into a separate apartment subject to planning permission which could increase the resale value and letting income.

#### EPC RATING

E



#### AUCTIONEERS NOTE

For all Planning enquiries please contact Braintree district council on 01376 557705

#### TENURE

Freehold

#### JOINT AUCTIONEER



CM Rent & Sales



## LOT 17

REFURBISHMENT/RE-DEVELOPMENT OPPORTUNITY: A FREEHOLD FORMER GUEST HOUSE WITH 9 BEDROOMS AND TWO RECEPTION ROOMS OVER THREE FLOORS



**GUIDE PRICE: £200,000 PLUS FEES**

### 10 Edith Road, Clacton-on-Sea, Essex CO15 1JU

The Property does require modernisation however with improvements could make a spacious family home or be returned to a guest house. It is also considered that the property could be ideal for converting into individual room lets or self contained flats subject to planning permission.

#### ACCOMMODATION

Hallway  
Reception One 16'5" x 16'1" max  
Reception Two 15'10" x 12'11"  
Kitchen 13'1" x 13'1"  
Utility Room 12'112 x 7'7"  
Cellar 17'10" x 6'7"

#### N.B.

For more information on potential rental income or resale values please contact a member of the auction team.

#### EPC RATING

E

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



Omega Property Services  
01255 222882





### ACCOMMODATION

First Floor Landing  
 Bedroom One 17' x 11'  
 Five Piece En suite Bathroom  
 Bedroom Two 16'2" x 12'5"  
 Bedroom Three 12'3" x 10'3"  
 Bathroom  
 Separate WC  
 Second Floor Landing  
 Bedroom Four 14'7" x 9'5"  
 En Suite Shower Room  
 Bedroom Five 14'7" x 9'5"  
 Bedroom Six 9'9" x 9'5"  
 Bedroom Seven 12'8" x 7'11"  
 Bedroom Eight 12'6" x 9'5" including open to  
 Bedroom Nine 9'3" x 6'1"  
 Bathroom

### PLANNING

For all planning enquiries please contact Tendring District council on 01255 686161



## LOT 18

COMMERCIAL INVESTMENT: A FREEHOLD SITE CONSISTING OF 8 COMMERCIAL AND OFFICE UNITS PRODUCING AN INCOME OF £58,544 PER ANNUM



**GUIDE PRICE: £575,000 PLUS FEES**

### Commercial Site at, 287 High Road, Benfleet, Essex, SS7 5HA

Placed to the rear of shops on the High Road, Benfleet is this mixed commercial site currently fully let and producing a return of over 10% of the guide price. The site is gated and has road access between South Benfleet Primary School and the shops on the High Road.

#### ACCOMMODATION

- Unit 1 - Porter Cabin workshop and music studio includes parking
- Unit 2 - 2 x workshops including space for skip and parking
- Unit 3 - Office and toilet including parking
- Unit 4 - First Floor Office including toilet and parking
- Unit 5 - Container storage
- Unit 6 - Office including toilet, kitchen and parking
- Unit 7 - Office including toilet
- Unit 8 - Storage/Workshop

#### LEASE DETAILS

- Unit 1 - 5 years
- Unit 2 - 5 years
- Unit 3 - 3 years
- Unit 4 - 5 years
- Unit 5 - 3 years
- Unit 6 - 5 years
- Unit 7 - 1 year
- Unit 8 - 5 years

#### RENT RESERVED

Unit 1 - £9,600 per annum, Unit 2 - £8,400 per annum, Unit 3 - £5,808 per annum, Unit 4 - £6,720, Unit 5 - 1,300 per annum, Unit 6 - £12,600 per annum, Unit 7 - £4,420 per annum, Unit 8 - £9,696 per annum. Total £58,544 per annum. Just over 10% yield of the guide price.


#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





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**LOT 19**

**INVESTMENT PROPERTY: A FREEHOLD END OF TERRACED HOUSE CURRENTLY LET AS FIVE STUDIO ROOMS OFFERING A POTENTIAL INCOME OF £30,160 PER ANNUM**

## 4 Waterloo Road, Shoeburyness, Essex, SS3 9EQ

The property which is placed under a mile from the Shoeburyness Rail Station currently has four of the five studio rooms let producing £116 per week each. Once fully let, the income would be £30,160 per annum, a 16.7% yield of the guide price. The property requires some refurbishment works.



**GUIDE PRICE: £170,000\*PLUS FEES**

### ACCOMMODATION

Communal Area One - 8'2 x 7'11  
Communal Area Two - 12'9 x 7'2  
Room 1 - 13'8 x 10'3  
Room 2 - 13'4 x 8'8  
Room 3 - 13'4 x 9'5  
Room 4 - 12'1 x 8'11  
Room 5 - TBC

Each room offers a kitchenette and En Suite bathroom or shower Room

### EPC RATING

G

### RENT RESERVED

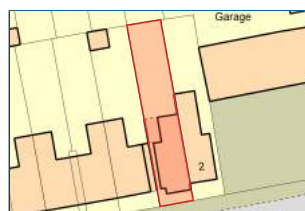
The property is currently producing £24,128 per annum with one room being vacant. Once fully let, the income should be £30,160 per annum, a 16.7% yield of the guide price.

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers

**LOT 20**

**MIXED USE INVESTMENT: COMPRISING OF A GROUND FLOOR SHOP/OFFICE AND A FIRST FLOOR STUDIO FLAT WITH A COMBINED POTENTIAL INCOME OF £9,600 PER ANNUM**

## 166 Old Road, Clacton-on-Sea, Essex, CO15 3AY

The first floor studio flat is currently let and achieving a rental income of £425 per calendar month. The Ground floor commercial premises is currently vacant. It is considered that this could achieve a rental income of £4,500 per annum which would offer a combined rental income of £9,600 per annum. A 10.6% yield of the guide price.



**GUIDE PRICE: £90,000 PLUS FEES**

### ACCOMMODATION

GROUND FLOOR  
COMMERCIAL  
Shop/Office Front  
Kitchen  
WC  
FIRST FLOOR STUDIO  
FLAT  
Kitchen  
Lounge/Bedroom  
Shower Room

### N.B.

It is considered that the ground floor could be converted into a residential property and that the property could be extended to the rear subject to planning permission.

### PLANNING

For planning enquiries please contact Tendring District Council 01255 686161

### EPC RATING

166b-E  
Commercial EPC - TBC

### AUCTIONEERS NOTE

Potential rental values have been provided by local letting agents. For more information please contact the Auctioneer

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers



## LOT 21

DEVELOPMENT OPPORTUNITY: A FREEHOLD PLOT OF LAND MEASURING APPROX 0.32 ACRES CONSIDERED TO HOLD DEVELOPMENT POTENTIAL SUBJECT TO PLANNING



**GUIDE PRICE: £150,000 PLUS FEES**

### Land Adjacent 3 Foley Paddocks High Garrett, Braintree, Essex, CM7 5NU

This Freehold plot is situated on a private lane within a popular semi rural location with open fields to the rear. The plot measures approximately 90' in width and 183' in depth (as measured in ProMap) with a high brick wall and mature hedging forming part of the boundary.

#### PROPOSED ACCOMMODATION

Pre-planning advice from Braintree district council in 2017 advised that if a planning application were made for outline planning permission (all matters reserved) for the erection of a single dwelling on this site, it would likely be supported by officers. For more information please refer to the legal pack.

#### N.B.

We understand that the existing covenant that restricts building on the land is due to be removed on completion of the sale. please refer to the legal pack for more information.

#### PLANNING

For all planning enquiries contact Braintree District Council on 01376 552525

#### AUCTIONEERS NOTE

It is considered that a detached home built on this plot could be very popular due to the location and surroundings.

#### TENURE

Freehold

#### VIEWING

Open Site



## LOT 22

**LAND INVESTMENT: A FREEHOLD PARCEL OF LAND WITH GATED ROADSIDE ACCESS MEASURING APPROXIMATELY 15 ACRES LOCATED 6 MILES NORTH OF BRAINTREE.**

### Land at, Blackmore End, Near Braintree, Essex, CM7 4DG

The Land adjoins commercial warehousing and business space to its north west boundary whilst having road frontage along its north eastern boundary. It is situated in this rural location to the North of Braintree and Stansted Airport lies within approximately 20 miles to the west.



**GUIDE PRICE: £225,000 PLUS FEES**

#### **N.B.**

It is considered that the land may be suitable for future commercial development subject to planning permission.

#### **TENURE**

Freehold

#### **VIEWING**

Open Site

#### **CURRENT USAGE**

The land is not currently being used and is surrounded by trees and hedges

#### **PLANNING**

For all planning enquiries please contact Braintree district Council 01376 557705



## LOT 23

**DEVELOPMENT OPPORTUNITY: A FREEHOLD PLOT OF LAND BACKING ONTO FIELDS WITH OUTLINE PLANNING PERMISSION FOR A SINGLE DETACHED DWELLING**

### Land adjacent to 2 Martins Gate Cottage, Colchester Road, St. Osyth, Essex, CO16 8HN

Outline Planning permission was granted on appeal on 16th May 2018 for the erection of a single detached dwelling. The front boundary measures approximately 40' and the site is approximately 100' deep. Situated in this semi rural location on Colchester Road with fields to the rear. There are semi detached cottages to the east and a detached bungalow to the west of the land.



**GUIDE PRICE: £110,000 PLUS FEES**

#### **N.B.**

The location offers easy access and a bus service to both Colchester and Clacton on sea.

#### **AUCTIONEERS NOTE**

For information on potential development values please contact a member of the auction team.

#### **CURRENT USAGE**

The site is unused and well maintained.

#### **TENURE**

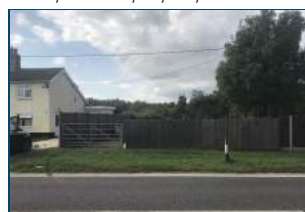
Freehold

#### **VIEWING**

Open Site

#### **PLANNING**

For more information visit the Tendring District Council website and search planning appeals using the reference APP/P1560/W/17/3187802





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## LOT 24

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD THREE BEDROOM SEMI-DETACHED HOUSE IN NEED OF SOME LIGHT REFURBISHMENT



**GUIDE PRICE: £275,000\*PLUS FEES**

### 53 Marylands Avenue, Hockley, Essex, SS5 5AH

Placed within close proximity to the Hockley main line rail station and the Greensward Academy is this three bedroom semi-detached family home in need of light refurbishment. The property backs onto the woodlands and is considered to be ideal for investors or home owners alike.

#### ACCOMMODATION

Entrance Hall  
Lounge - 20' x 11'1  
Dining Room - 17'5 x 12'7  
Kitchen - 10'9 x 8'2  
Conservatory - 18' x 10'9  
First Floor Landing  
Bedroom One - 12'8 x 9'5  
Bedroom Two - 11'4 x 10'6  
Bedroom Three - 9' x 7'9  
Bathroom  
Rear Garden  
Single Garage

#### EPC RATING

D



#### AUCTIONEERS NOTE

We are informed by the seller that some repair work is required to the conservatory which has suffered from temporary movement. We suggest any interested parties conduct their own investigations into this.

#### TENURE

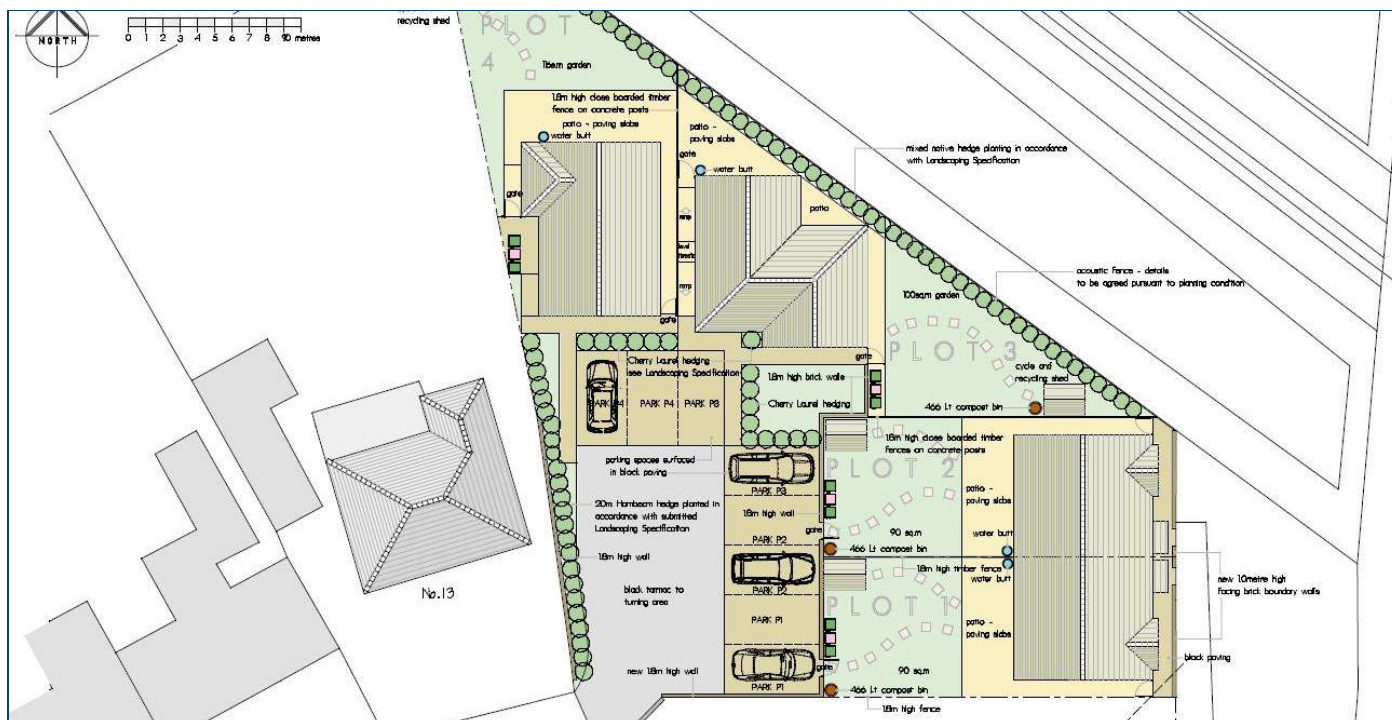
Freehold

#### VIEWING

By appointment with the Auctioneers



## DEVELOPMENT LAND: A FREEHOLD PARCEL OF LAND WITH FULL PLANNING PERMISSION TO CONSTRUCT FOUR RESIDENTIAL PROPERTIES WITH PARKING



Land at Cerine, Braintree Road, Witham, Essex, CM8 2BY

The site is an irregularly shaped plot of land extending to 0.28 of an Acre situated on the west side of Braintree Road just under 1 km north of Witham town centre. It is also less than 500 metres from Witham railway station and the nearby Morrisons supermarket. A frequent bus service runs along Braintree Road.

The plot is a clear site and is accessed via Templars Close.

## Plots 1 &amp; 2

Four bedroom, three storey, semi-detached houses with open plan Lounge/Diner, Kitchen, Ground floor w/c, family bathroom, en suite to master bedroom.

### Plot 3

Two bedroom detached bungalow with open plan Lounge/Diner, Kitchen, Family Bathroom

### Plot 4

Two bedroom detached bungalow with open plan Lounge/Dining Room and Kitchen, Family Bathroom

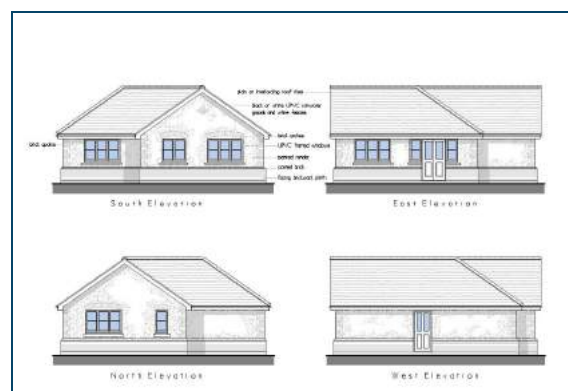
Opinions on gross values of the proposed development have been provided by local property experts for more information please contact a member of the auction team.

Full planning permission was granted on 1st March 2016. Full details can be found on the Braintree district council website using reference - 16/00371/FUL

Freehold

## VIEWING

Open Site



**LOT 26**

**INVESTMENT PROPERTY: A VACANT LEASEHOLD TWO BEDROOM SPLIT LEVEL FLAT  
CONSIDERED IDEAL FOR BUY TO LET INVESTMENT**



**GUIDE PRICE: £110,000\*PLUS FEES**

## **86B Lovelace Gardens, Southend-on-Sea, Essex, SS2 4NU**

situated within close proximity to the Southend East main line rail station and local shops is this well presented two bedroom split level flat sold with a low lease of around 60 years. It is considered that the property could achieve a rental income of £850pcm however we recommend you speak to Max from our lettings team for further information.

### **ACCOMMODATION**

Entrance Hall  
Landing  
Lounge - 13'2 x 11'8  
Study Area  
Kitchen - 9'6 x 8'6  
Bedroom One - 11'3 x 10'  
En suite  
Bedroom Two - 14'1 x 9'1

### **LEASE DETAILS**

The property is subject to a lease of 99 years from the date of 25th December 1979

### **EPC RATING**

D

### **RENT RESERVED**

To find out how much this property could let for call Max from the lettings team on 01702 311119

### **TENURE**

Leasehold

### **VIEWING**

By appointment with the Auctioneers

### **JOINT AUCTIONEER**



01702 586827



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## LOT 27

REFURBISHMENT/DEVELOPMENT OPPORTUNITY: A DETACHED CHALET BUNGALOW ON A CORNER PLOT IN NEED OF MODERNISATION AND REFURBISHMENT



**GUIDE PRICE: £255,000 PLUS FEES**

### 110 Challis Lane, Braintree, Essex, CM7 1AJ

A 4/5 bedroom detached chalet bungalow with large driveway and detached garage in need of modernisation. The Property is located within 1/2 mile of Braintree town centre and railway station. It is considered that there could be potential to extend or redevelop the plot to create further dwellings subject to planning permission.

#### ACCOMMODATION

Hallway  
Lounge/Bed 11'8" x 10'2"  
Bedroom 11'8" x 9'5"  
Bedroom 11'8" x 11"  
Lounge/Dining 13' x 11'8"  
Kitchen 12'3" x 9'2"  
Ground Floor Bathroom  
First Floor Landing  
Bedroom 10'10" x 8'7"  
First Floor Shower Room  
Separate WC  
Bedroom 12'2" x 6'8" MAX

#### N.B.

For more information about potential values of the renovated property or additional dwellings please contact a member of the auction team.

#### PLANNING

For all planning enquiries please contact Braintree District Council  
Planning 01376 557705

#### EPC RATING

E

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



## LOT 28

REFURBISHMENT PROPERTY: A VACANT FREEHOLD TWO BEDROOM SEMI-DETACHED BUNGALOW IN NEED OF FULL REFURBISHMENT



**GUIDE PRICE: £200,000\*PLUS FEES**

### 3 Hazelwood Grove, Leigh-on-Sea, Essex, SS9 4DE

The property is placed close to local shops and the Eastwood Academy. There are local transport links and offers easy access to the A127 providing links to both Southend on Sea and London. It is considered that the property offers great potential as a refurbishment project.

#### ACCOMMODATION

Entrance Hall  
Lounge - 13'10 x 12'  
Kitchen/Diner - 13'11 x 11'10  
Utility Room - 7'6 x 5'  
Bedroom One - 11'5 x 9'7  
Bedroom Two - 10'5 x 8'1  
Shower Room  
Rear Garden - Approx 60'

#### EPC RATING

E

#### AUCTIONEERS NOTE

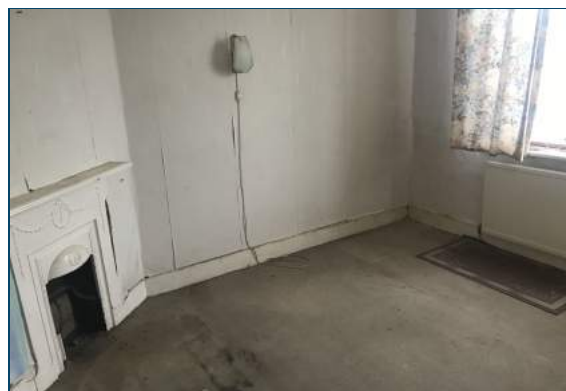
Speak to our Residential sales team to find out how much this property could sell for once refurbished - 01702 311042

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers.



## LOT 29

REFURBISHMENT PROPERTY: A VACANT FREEHOLD THREE BEDROOM MID-TERRACED HOUSE IN NEED OF FULL REFURBISHMENT THROUGHOUT



**GUIDE PRICE: £275,000\*PLUS FEES**

### 158 Alexandra Road, Southend-on-Sea, Essex, SS1 1HE

This three bedroom property is placed close to the Southend Central c2c rail station and Southend on Sea Town Centre. Being situated near to the seafront, there is a range of local shops bars and restaurants within easy access. It is considered that the property holds great potential as a refurbishment project.

#### ACCOMMODATION

Ground Floor

Entrance Hall

Room One - 12'8 x 15'6

Room Two - 12'8 x 10'3

Room Three - 12'4 x 9'2

Room Four - 11' x 9'2

First Floor

Landing

Bedroom One - 17'2 x 15'7

Bedroom Two - 13' x 11'3

Bedroom Three - 16'4 x 9'4

Bathroom

Separate w/c

Rear Garden

#### N.B.

Speak to our Residential sales team to find out how much this property could sell for once refurbished - 01702 311042

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



**LOT 30**

**REFURBISHMENT PROPERTY: A VACANT FREEHOLD TWO BEDROOM DETACHED BUNGALOW IN NEED OF FULL REFURBISHMENT**



**GUIDE PRICE: £350,000\*PLUS FEES**

## 22 Flemming Avenue, Leigh-on-Sea, Essex, SS9 3AW

By instructions of the Executors we offer this two bedroom detached bungalow in need of full refurbishment and is considered to offer great potential to extend into a four bedroom detached chalet house subject to planning permission being gained. The property is placed within a popular area of Leigh on Sea and is close to local shops and public transport links.

### ACCOMMODATION

Entrance Hall  
Lounge - 18'11 x 16'1  
Dining Room - 13' x 13'  
Kitchen - 9' x 7'  
Bedroom One - 16' x 13'  
Bedroom Two - 15'11 x 11'  
Bathroom - 9' x 4'11

### N.B.

Speak to our Residential sales team to find out how much this property could sell for once refurbished - 01702 311042

### PLANNING

For all planning enquiries please contact the Southend on Sea Council on 01702 215000

### EPC RATING

TBC

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers



**LOT 31A**

**RESIDENTIAL PROPERTY: A FREEHOLD SPACIOUS AND WELL PRESENTED FOUR BEDROOM END OF TERRACE HOUSE CONSIDERED WELL UNDER MARKET VALUE**



**GUIDE PRICE: £250,000\*PLUS FEES**

## 7 Fairmead Avenue, Westcliff-on-Sea, Essex, SS0 9RY

The property is situated within close proximity to the Chalkwell c2c main line rail station and Chalkwell park. There are local public transport links and a range of shops and amenities close by. The property is well presented and is considered to be well under current market value

### ACCOMMODATION

Entrance Porch  
Reception Hall  
Lounge - 26'10 x 12'1  
Dining Room  
Fitted Kitchen - 16'4 x 8'4  
Shower Room  
First Floor Landing  
Bedroom One - 14'1 x 11'8  
Bedroom Two - 13'1 x 9'6  
Bedroom Three - 8'9 x 8'5  
Bedroom Four - 7'5 x 6'4  
Bathroom  
Rear Garden  
Detached Garage

### EPC RATING

E

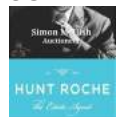
### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers.

### JOINT AUCTIONEER



Simon Mellish Auctioneer & Hunt Roche



**LOT 32E**

**INVESTMENT PROPERTY: THREE LEASEHOLD APARTMENTS ALL CURRENTLY LET  
PRODUCING A COMBINED INCOME OF £28,200 PER ANNUM**



**GUIDE PRICE: £450,000\*PLUS FEES**

## **Flats 1, 3 & 6 St. Georges Court 132 Carlton Avenue, Westcliff-on-Sea, Essex, SS0 0QQ**

Placed to the rear of Southend Hospital and within close proximity to local shops and the A127 providing access to London and Southend is this buy-to-let investment consisting of three flats all to be sold with the tenants in situ. The flats are made up of 2 x 2 beds and 1 x 1 bed.

### **ACCOMMODATION**

Flat 1 - Ground Floor

Open Plan Lounge/Kitchen, Bedroom, Bathroom

Flat 3 - Ground Floor

Open Plan Lounge/Kitchen, Bedroom One, Bedroom Two, Bathroom and private patio area

Flat 6 - First Floor

Open Plan Lounge/Kitchen, Bedroom One, Bedroom Two, Bathroom

### **EPC RATING**

Flat 1 - C

Flat 3 - D

Flat 6 - C



### **RENT RESERVED**

Flat 1 - £700pcm, Flat 3 - £850pcm, Flat 6 - £800pcm. Combined income of £28,200 per annum. Offering a yield of over 6%.

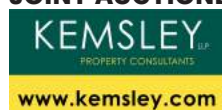
### **TENURE**

Leasehold

### **VIEWING**

By appointment with the Auctioneers.

### **JOINT AUCTIONEER**



Kemsley Property Consultants



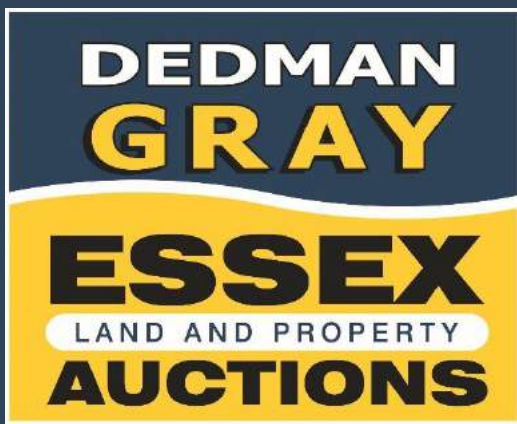
INVESTMENT OPPORTUNITY: A VACANT FREEHOLD DETACHED FORMER  
SHELTERED HOUSING PROPERTY CONSIDERED TO OFFER MANY INVESTMENT  
POSSIBILITIES



### 158 Southchurch Boulevard, Southend-on-Sea, Essex SS2 4UY

This freehold detached former sheltered housing property is placed on the Southchurch Boulevard within what is considered to be a popular residential area. There are local shops, transport links and is close to the Southend High School for girls. It is considered that the property offers a wide range of uses subject to planning permission





The Leading Land  
& Property Auctioneers In  
Essex



**All The Right Signs Are There.  
Call Dedman Gray Auctions  
Today 01702 311010**

# **Rickard Luckin**

Chartered Accountants and Tax Advisers

## ■ **Passionate** ■ **Personal** ■ **Professional** ■

As a firm of accountants you expect us to be professional. You no doubt want our service to be personal. At Rickard Luckin we fulfil both of those expectations but, importantly, we are passionate about working with clients.

From our long-established team in Southend, along with our offices in Basildon and Chelmsford, we offer comprehensive advice and support on a whole range of business issues and personal financial matters. As well as providing the usual accounts, audit and tax compliance services we also have a large and knowledgeable tax team including specialists in capital allowances, inheritance tax, stamp duty land tax, capital gains and VAT – all of which can be of particular use in the land and property sector. As a firm, we have decades of experience when it comes to construction, land and property.

Our fundamental purpose is to spend time with our clients to fully understand their needs. If you are a business owner, our aim is to help your business fulfil its potential in line with your individual objectives – whether that might be to eventually sell, retire or pass it on to other family. In the same way, if you are an individual needing help to manage your assets and pay the right amount of tax then we would be only too pleased to meet with you.

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Suite 8, Phoenix House  
Christopher Martin Road  
Basildon, Essex, SS14 3EZ  
T: 01268 548127

### **Chelmsford**

Aquila House, Waterloo Lane  
Chelmsford, Essex,  
CM1 1BN  
T: 01245 254200

### **Southend**

7 Nelson Street  
Southend-on-Sea  
Essex, SS1 1EH  
T: 01702 347771



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



# Guide Prices, Reserves & General Notes

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction) and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

## Important information about guide prices and reserve prices

**Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that provisional reserves range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition below). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

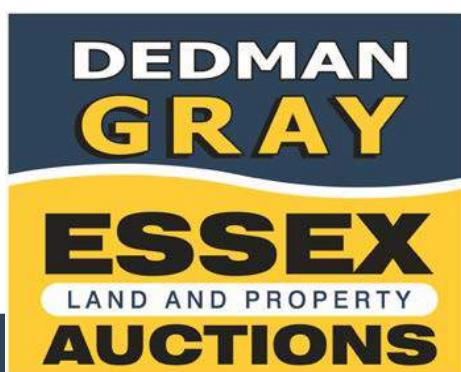
### Please note:

- General conditions and extra conditionals of sale are available on our website [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction)
- All interested bidders are advised to read the general conditions of sale prior to bidding.
- The buyer's fee payable on each lot is £500.00 +VAT

All potential buyers are required to register their details before bidding, in order to obtain a unique bidding number. At registration you will need to provide the full name and address of the intended buyer for the auction contract process; the bidder's details (if these are different from the named buyer) and the solicitor/legal representative who will be acting on your behalf. You will also need to provide the necessary proof of identity to comply with Money Laundering Regulations, details of which are in this catalogue.

## Access to vacant properties after the auction

It is highly unlikely that access will be allowed to the property after the auction and only where the seller agrees, will access be granted. In cases where access is necessary to effect legal completion, i.e. a surveyor or contractor, it will be necessary for the purchaser to enter into a legal agreement known as an access undertaking or key undertaking which will set out the terms of access to the property. Please seek further advice from your legal representative.



**Properties wanted for our NEXT AUCTION**

**Wednesday 5<sup>th</sup> December at 2pm**

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

## 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 £5,000, 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 £500+ 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 £500+VAT, 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 Month (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.

# TELEPHONE/PROXY BID FORM

**Please ensure that this form is completed and received by a member of the Auction team no later than 24 hours prior to the Auction.**

**Any forms received by us after this time may not be included in the Auction bidding.**

**All telephone/proxy bids are accepted under 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 £5,000 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 £500+ VAT, 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 authorized 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 authorization.

In the case of written bids, Dedman Gray Auctions Limited staff will compete in the bidding up to the maximum of the authorization. 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 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 10.00am 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: \_\_\_\_\_

## **Buyers Details**

If the person signing is not the bidder the signatory warrants that authority has been given by the bidder.

Name Of Purchaser For Contract \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Post Code \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email \_\_\_\_\_

Signature \_\_\_\_\_

## **Proxy Bid**

I/We authorize Dedman Gray Auctions to bid on my/our behalf for

Lot \_\_\_\_\_ in your Auction on \_\_\_\_\_

Up to a maximum of £ \_\_\_\_\_

I/We enclose banker draft/solicitors clients account cheque/ Building society cheque for 10% of the purchase price or £5,000\* and authorize 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 authorized to sign the contract on my/our behalf.

\*Whichever is the greater

## **Telephone Bid**

I/We would like to arrange a bid by telephone for

Lot \_\_\_\_\_ in your Auction on \_\_\_\_\_

Figure you would like us to bid up to on your behalf if the call drops

and we are unable to get you back on the line £ \_\_\_\_\_

In addition you will be required to pay to the Auctioneers a buyers fee of £500+vat, this is to be included in your deposit cheque/draft. This fee is payable for each Lot purchase.

## **Solicitors/Licensed Conveyancer Details**

Company Name \_\_\_\_\_

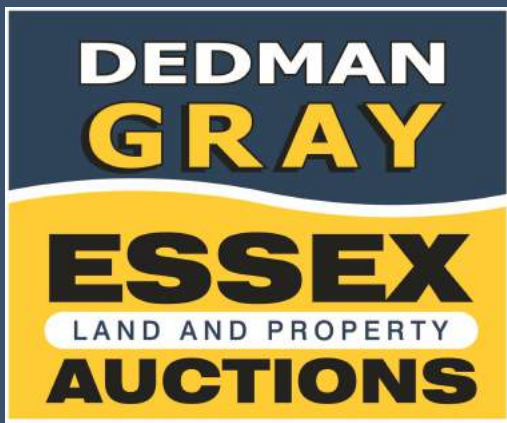
Address \_\_\_\_\_

Post Code \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email \_\_\_\_\_





Future Auction Dates  
5th December



#### Auction Location

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

The Auction will start at 2pm

There is FREE PARKING for  
Auction attendees

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