



# The Leading Land & Property Auctioneers In Essex

Wednesday 5th December 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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[joel@dedmanauctions.com](mailto:joel@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



## Auction finance options

*By Julie Griggs, Director, CPC Finance*

Auctions are good places to pick up a property at a competitive price. However, not everybody has the funds 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 on the day.

If you are interested in buying at auction but need help in raising the finance for either the purchase or to refinance to replenish funds after, there are a variety of options available.

## SHORT TERM LOAN PRODUCT FOR LANDLORDS

We have a new short term loan product available to help property investors pay for refurbishment costs.

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**Definition of light refurbishment:** *This covers all refurbishment which is internal, non-structural and requires no planning permission.*

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CPC Finance is a trading style of Commercial Processing Centre Limited, which is authorised and regulated by the Financial Conduct Authority, reference 462863



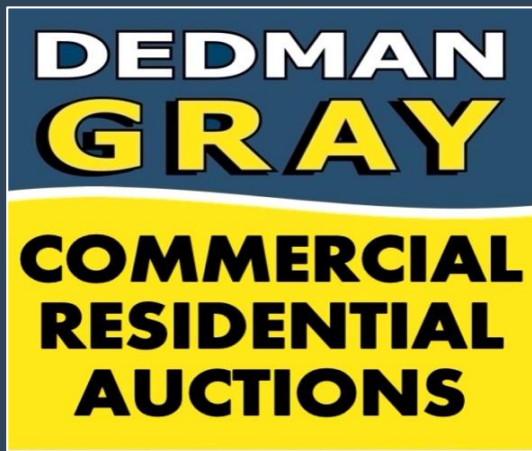


## AUCTION RESULTS FOR 3rd October 2018

Lot	Address	Result	Price
1	Flat 7, 1 Britannia Road, Westcliff On Sea, Essex, SS0 8BS	SOLD	£142,500
2	Land at Frinton Road, Thorpe Le Soken, Essex, CO16 0HD	SOLD	£30,000
3	Land Adjacent to Bretts Farm, Marshfoot Road, Grays, Essex, RM17 6HH	SOLD	£445,000
4	68 Rosemary Way, Jaywick, Essex, CO15 2SD	SOLD	£55,000
5	Garage 10, Harley Court, Blake Hall Road, Wanstead, London, E11 2QT	SOLD	£16,250
6	39 Shipman Road, Canning Town, E16 3DT	Withdrawn	Withdrawn
7	29 Waverley Road, Rainham, Essex, RM13 9ND	Unsold	Withdrawn
8	143 Hornchurch Road, Hornchurch, Essex, RM12 4SZ	Withdrawn	Withdrawn
9	Flat F, Mill Lodge, 10 West Road, Shoeburyness, Essex, SS3 9DP	SOLD	£130,000
10	7A High Street, Halstead, Essex, CO9 2AA	December	December
11	Land to East of Station Road, Thorpe Le Soken, CO16 0HH	SOLD	£100,000
12	Flat 1, Tylers Court, Junction Road, Brentwood, Essex, CM14 5RQ	Withdrawn	Withdrawn
13	50 Rosemary Road, Clacton on Sea, Essex, CO15 1PB	Withdrawn	Withdrawn
14	Land at St. Clements Close, Benfleet, SS7 5XF	Withdrawn	Withdrawn
15	75 Lincoln Road, Basildon, Essex, SS14 3RB	SOLD	£72,000
16	6 East Street, Braintree, Essex, CM7 3JJ	SOLD	£167,000
17	10 Edith Road, Clacton On Sea, Essex, CO15 1JU	SOLD	£200,000
18	Commercial Site at 287 High Road, Benfleet, Essex, SS7 5HA	December	December
19	4 Waterloo Road, Shoeburyness, Essex, SS3 9EQ	Unsold	Withdrawn
20	166 Old Road, Clacton On Sea, Essex, CO15 3AY	Unsold	Withdrawn
21	Land Adjacent to 3 Foley Paddocks, High Garrett, Braintree, Essex, CM7 5NU	Unsold	Withdrawn
22	Land at Blackmore End, Near Braintree, Essex, CM7 4DG	Unsold	Withdrawn
23	Land Adjacent to 2 Martins Gate Cottage, Colchester Road, St. Osyth, Essex, CO16 8HN	SOLD	£100,000
24	53 Marylands Avenue, Hockley, Essex, SS5 5AH	Unsold	Withdrawn
25	Land at Cerine, Braintree Road, Witham, Essex, CM8 2BY	Unsold	Withdrawn
26	86B Lovelace Gardens, Southend On Sea, Essex, SS2 4NU	SOLD	£105,000
27	110 Challis Lane, Braintree, Essex, CM7 1AJ	Withdrawn	February 2019
28	3 Hazlewood Grove, Leigh On Sea, Essex, SS9 4DE	SOLD	£227,000
29	158 Alexandra Road, Southend On Sea, Essex, SS1 1HE	SOLD	£300,000
30	22 Flemming Avenue, Leigh On Sea, Essex, SS9 3AW	SOLD	£380,000
31A	7 Fairmead Avenue, Westcliff On Sea, Essex	SOLD	£257,000
32B	Flats 1, 3 & 6 St. Georges Court, 132 Carlton Avenue, Westcliff On Sea, Essex	SOLD	£460,000
33C	68 Clickett Hill, Basildon, Essex, SS14 1ND	SOLD	£220,000
34D	1 Stafford Close, Leigh On Sea, Essex, SS9 5UG	SOLD	£200,000

**TOTAL REALISATION: over £3.6m= 67% SUCCESS RATE**

**NEXT SALE: WEDNESDAY 6<sup>TH</sup> FEBRUARY 2019**



# All Under One Roof

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If you are buying an Auction Lot and you require further assistance, please speak to a member of our team to find out how Dedman Gray can assist you

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## A Word From Our Auctioneer



THE ONLY WAY IN

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

“A warm welcome to our Christmas catalogue and what a catalogue we have for you too, packaged with traditional and commercial stocking fillers and gift wrapped with refurbishment opportunities and high yielding investments.

Why do we believe that December is going to give us another good day for buyers and sellers alike? So far in 2018 we have been able to sell in excess of £20m in property value and things are showing no signs of slowing.

So we have a catalogue brimming with bargains and now all you have to do is pick your own Christmas number one!”

# Order of Sale

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

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

1	Flat 5, Glenhurst Mansions, Southchurch Road, Southend On Sea, Essex, SS1 2NR	£45,000*PLUS
2	Land South Side Of Goldsmith Drive, Rayleigh, Essex, SS6 9QX	£50,000*PLUS
3	Garage at Glen Road, Leigh On Sea, Essex, SS9 1EU	£15,000*PLUS
4	Land North Of Ropers Farm, Mucking Hall Road, Southend On Sea, Essex, SS3 0NW	£25,000*PLUS
5	Ground Rents at 2 Twyford Court, 81 High Street, Dunmow, Essex, CM6 1AE	£15,000*PLUS
6	522 Arterial Road, Leigh On Sea, Essex, SS9 4DT	£200,000*PLUS
7	27 Whitefriars Crescent, Westcliff On Sea, Essex, SS0 8EX	£325,000*PLUS
8	29 Whitefriars Crescent, Westcliff On Sea, Essex, SS0 8EX	£325,000*PLUS
9	Land Adjacent to The Queens Head, 16 St Johns Road, Clacton On Sea, Essex, CO15 4BS	£155,000*PLUS
10	The Queens Head, 16 St Johns Road, Clacton On Sea, Essex, CO15 4BS	£145,000*PLUS
11	Development Land, Langley Close, Harwich, Essex, CO12 4AY	£230,000*PLUS
12	Land Adjoining Fair Oak, Willow Walk, Gravesend, Kent, DA13 0QS	£95,000*PLUS
13	135 High Street, Canvey Island, Essex, SS8 7RQ	£250,000*PLUS
14	15 Tilburg Road, Canvey Island, Essex, SS8 9EW	£275,000*PLUS
15	191 West Road, Shoeburyness, Essex, SS3 9EH	£170,000*PLUS
16	5 Letzen Road, Canvey Island, Essex, SS8 9AW	£275,000*PLUS
17	51 Lottem Road, Canvey Island, Essex, SS8 7HX	£300,000*PLUS
18	331 Pettits Lane North, Romford, Essex, RM1 4PH	£350,000*PLUS
19	8 Boyce Green, Benfleet, Essex, SS7 5LF	£375,000*PLUS
20	30 Golding Thoroughfare, Chelmsford, Essex, CM2 6TU	£235,000*PLUS
21	Manor Farm Barn, Old Heath Road, Southminster, Essex, CM0 7BW	£550,000*PLUS
22	29 Newington Close, Southend On Sea, Essex, SS2 4SF	£180,000*PLUS
23	21 Clarendon Road, Canvey Island, Essex, SS8 8DR	£180,000*PLUS
24	Commercial Site at 287 High Road, Benfleet, Essex, SS7 5HA	£500,000*PLUS
25	42 High Street, Barkingside, Ilford, Essex, IG6 2DQ	£500,000*PLUS
26	Land Rear Of 304 High Road, Romford, Essex, RM6 6AJ	£4,000*PLUS
27	193 Carlton Avenue, Westcliff On Sea, Essex, SS0 0QH	£90,000*PLUS
28	195 Carlton Avenue, Westcliff On Sea, Essex, SS0 0QH	£90,000*PLUS
29	Flats 7 & 7a, 166 York Road, Southend On Sea, Essex, SS1 2DZ	£115,000*PLUS
30	559A London Road, Westcliff On Sea, Essex, SS0 9PQ	£110,000*PLUS
31	Flat 1, 33 Penfold Road, Clacton On Sea, Essex, CO15 1JN	£100,000*PLUS
32	Flat 1-20 Marinor Court, 41 Marine Parade East, Clacton On Sea, Essex, CO15 6AD	£900,000*PLUS
33	32-34 Carnarvon Road, Clacton On Sea, Essex, CO15 6QE	£825,000*PLUS
34	Martins Gate Bungalow, Colchester Road, St Osyth, Essex, CO16 8HN	£275,000*PLUS
35	7A High Street, Halstead, Essex, CO9 2AA	£165,000*PLUS
36	26a St Leonards Road, Southend On Sea, Essex, SS1 2HG	£90,000*PLUS
37	39 Gwynne Road, Harwich, Essex, CO12 3BQ	£95,000*PLUS
38	9 Delfzul Road, Canvey Island, Essex, SS8 9AS	£275,000*PLUS
39	47 Cromwell Road, Southend On Sea, Essex, SS2 5NG	£180,000*PLUS
40	80 Moseley Street, Southend On Sea, Essex, SS2 4NN	£170,000*PLUS
41	134 Glenwood Avenue, Westcliff On Sea, SS0 9DT	£170,000*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

[auction@dedmanauctions.com](mailto:auction@dedmanauctions.com) | 01702 311010

**LOT 42A**

**COMMERCIAL & RESIDENTIAL INVESTMENT: A GROUND FLOOR LOCK UP SHOP AND FIRST FLOOR VACANT ONE BEDROOM FLAT OFFERING A POTENTIAL INCOME OF £19,800**



**GUIDE PRICE: £275,000\*PLUS FEES**

## Commercial Unit & Flat at 80 & 80a Rainham Road, Rainham, Essex, RM13 7RL

Placed on the corner of the crossroads of Rainham Road and South End Road is this Freehold building arranged as a ground floor lock up shop currently let to Ladbrokes Betting and Gaming Limited producing an income of £9,000 per annum, the one bedroom flat above is vacant but expected to achieve a rent of £10,800 per annum

### ACCOMMODATION

Ground Floor Shop  
Approximately 560 sq ft

#### First Floor

A total floor space of approximately 602 sq ft  
Lounge  
Bedroom  
Kitchen  
Bathroom

### LEASE DETAILS

Please see legal pack

### N.B.

Please be aware that Dedman Gray Auctions had not inspected the first floor flat at the point these details were prepared

### EPC RATING

80 - TBC  
80a - F

### RENT RESERVED

The Shop is currently leased to Ladbrokes Betting and Gaming Limited on a full Repairing and Insuring Lease for 15 years from the date of 14th July 2006 for a rent of £9,000 per annum. The flat is vacant but is considered to be able to achieve a rental income of £10,800 per annum, making the fully let income potential approximately £19,800 per annum offering a return of 7.2% of the guide price

### AUCTIONEERS NOTE

We are informed by the seller that the original Lease included the flat, however the terms were recently renegotiated to retain the flat for a lower rent of £9,000 per annum

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers



## LOT 1

INVESTMENT PROPERTY: A VACANT LOW LEASEHOLD TWO BEDROOM FLAT IN NEED OF SOME MODERNISATION CONSIDERED IDEAL AS A BUY TO LET INVESTMENT

### Flat 5, Glenhurst Mansions, Southchurch Road, Southend-on-Sea, SS1 2NR

Placed close to the Southend East C2C main line rail station is this two bedroom second floor flat offered with a low lease of only 28 years remaining. The property is in need of some refurbishment and offers a potential rental income of £9,000 per annum, 20% yield of the Guide Price.



**GUIDE PRICE: £45,000\*PLUS FEES**

#### ACCOMMODATION

Entrance Hall  
Lounge - 12'8 x 12'1  
Kitchen - 9'9 x 8'5  
Bathroom - 8'5 x 5'1  
Bedroom One - 12'9 x 10'5  
Bedroom Two - 8'3 x 7'1

#### RENT RESERVED

It is considered the property could achieve a rental income of £750pcm, for more information please call Max Fordham from our lettings department on 01702 311119

#### LEASE DETAILS

The property is subject to a lease of 90 years from the date of 26th June 1956 leaving approximately 28 years remaining

#### TENURE

Leasehold

#### VIEWING

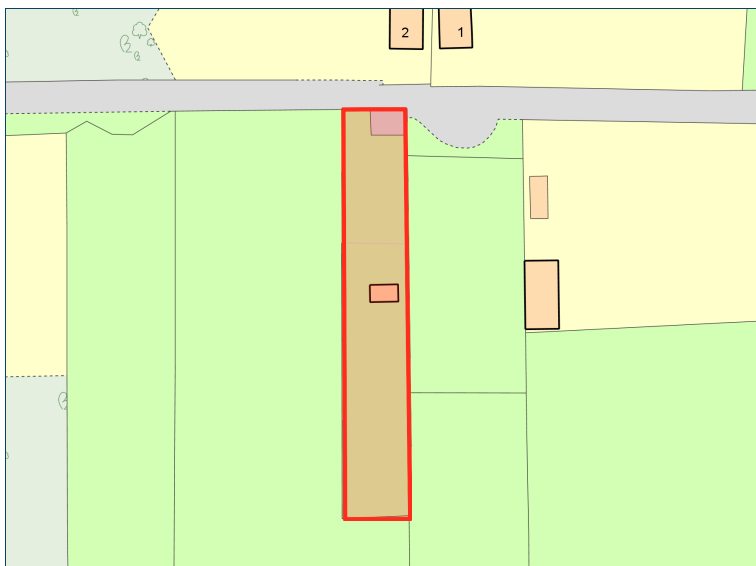
By appointment with the Auctioneers

## LOT 2

A FREEHOLD PARCEL OF LAND MEASURING APPROXIMATELY 0.25 OF AN ACRE AS MEASURED ON PROMAP WITH ROAD ACCESS

### Land South Side Of Goldsmith Drive, Rayleigh, Essex, SS6 9QX

The plot of land is placed close to Lubbards Farm situated between Hullbrisse and Rayleigh. There are residential dwellings placed opposite the land and could hold potential for development of a single dwelling subject to planning permission



#### SIZE

The plot measures approximately 0.25 of an acre as measured on promap

#### TENURE

Freehold

#### VIEWING

Open Site

#### CURRENT USAGE

The land is currently partly overgrown and has gate access directly onto Goldsmith Drive

#### PLANNING

All planning enquiries should be directed to the Rochford District Council on 01702 546366

**GUIDE PRICE: £50,000\*PLUS FEES**

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## LOT 3

### GARAGE INVESTMENT: A VACANT FREEHOLD SINGLE GARAGE CLOSE TO CHALKWELL STATION AND LEIGH ON SEA HIGH STREET

#### Garage at Glen Road, Leigh-on-Sea, Essex, SS9 1EU

This single lock up garage is considered to make an ideal investment for a commuter requiring access to the Chalkwell Station. It is placed within a block of garages close to the Leigh on Sea High Street at the end of a cul-de-sac



**GUIDE PRICE: £15,000\*PLUS FEES**

#### ACCOMMODATION

Single up and over door  
There is an additional entrance door to the left hand side of the main up and over door  
We are informed by the seller that there is power in the garage but this may need re-connecting

#### N.B.

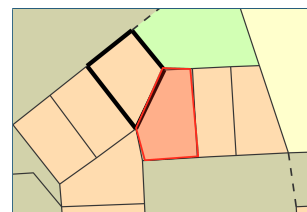
The garage is situated at the end of Glen Road which is a cul-de-sac placed a short distance from the Leigh on Sea High Street and Chalkwell Station

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



## LOT 4

### FREEHOLD PLOT OF GRAZING LAND MEASURING APPROXIMATELY 4.5 ACRES AS MEASURED ON PROMAP

#### Land North Of Ropers Farm, Mucking Hall Road, Southend-on-Sea, Essex, SS3 0NW

This freehold plot of grazing land includes the burrow dyke and sea wall to the River Roach. The land has a right of way with or without vehicles over part of the land to the west of the southern part of the land from the private road.



**GUIDE PRICE: £25,000\*PLUS FEES**

#### EXISTING PREMISES

The site is mostly grazing land with a burrow dyke and sea wall. We are informed that there is mains water supplied to the land.

#### SIZE

Approximately 4.5 acres as measured on promap

#### RESTRICTIONS, EASEMENTS OR COVENANTS

We understand there are some restrictive covenants that broadly prohibits residential use. Please see the legal pack for information.

#### TENURE

Freehold

#### VIEWING

Open Site



## LOT 5

**GROUND RENT INVESTMENT: A HEAD LEASE WITH INCOME FOR 9 FLATS PRODUCING £1500 PER ANNUM. ALSO INCLUDES A PARKING SPACE AND 2 SHARES OF THE FREEHOLD**

### 2 Twyford Court, 81 High Street, Dunmow, Essex, CM6 1AE

Located just off Great Dunmow High Street within this private mews is this head lease to a block of 9 apartments that are all sold on long leases and are producing an overall income of £1500 per annum. The Lease includes a parking space within the mews. It is considered that this could be let to produce an additional income.



**GUIDE PRICE: £15,000 PLUS FEES**

#### LEASE DETAILS

There is a Head Lease of 999 years from the date of 31st March 1994

#### RENT RESERVED

The Ground rents are producing an income of £1,500 per annum

#### TENURE

The property is sold as a head lease which also includes 2 out of 7 shares of the freehold

#### VIEWING

Open Site



## LOT 6

**RESIDENTIAL INVESTMENT: A VACANT FREEHOLD THREE BEDROOM SEMI-DETACHED HOUSE OFFERED £80,000 UNDER SURVEYED VALUATION**

### 522 Arterial Road, Leigh-on-Sea, Essex, SS9 4DT

This property, which is in good condition is placed on the Arterial Road in Leigh on Sea and has a surveyed value of £280,000. It is considered to be an excellent investment or family home.



**GUIDE PRICE: £200,000\*PLUS FEES**

#### ACCOMMODATION

Entrance Hall  
Living Room - 15' x 10'5  
Lounge - 16'8 x 12'  
Kitchen/Diner - 15'7 x 12'  
Landing  
Bedroom One - 12'4 x 10'7  
Bedroom Two - 12'2 x 10'7  
Bedroom Three - 8' x 6'  
Bathroom  
Rear Garden  
There is street parking to the front of the property

#### EPC RATING

C

#### TENURE

Freehold

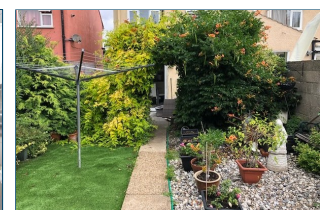
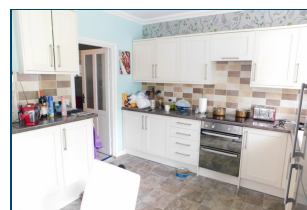
#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



Wilsonwood Estate Agents  
01268 515313



## LOT 7

REFURBISHMENT PROPERTY: A FREEHOLD FOUR BEDROOM SEMI-DETACHED THREE STOREY HOUSE IN NEED OF FULL REFURBISHMENT



**GUIDE PRICE: £325,000\*PLUS FEES**

### 27 Whitefriars Crescent, Westcliff-on-Sea, Essex, SS0 8EX

This three storey property is one of a pair of semi-detached houses being offered. The properties are both in need of full refurbishment and are currently being used as multiple room lets containing 6 rooms each. It is considered the property offers potential as a refurbishment project or as conversion into flats subject to planning permission

#### ACCOMMODATION

Ground Floor  
Room one  
Room Two  
Kitchen  
Room Three  
Kitchen

First Floor  
Room 4  
Room 5  
Room 6  
Shower Room  
w/c

Second Floor  
Further Bedroom

#### AUCTIONEERS NOTE

We reserve the right to offer both Lots 7 & 8 together as one sale before offering them separately should there be enough demand for this.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 8

REFURBISHMENT PROPERTY: A FREEHOLD FOUR BEDROOM SEMI-DETACHED THREE STOREY HOUSE IN NEED OF FULL REFURBISHMENT



**GUIDE PRICE: £325,000\*PLUS FEES**

### 29 Whitefriars Crescent, Westcliff-on-Sea, Essex, SS0 8EX

This three storey property is one of a pair of semi-detached houses being offered. The properties are both in need of full refurbishment and are currently being used as multiple room lets containing 6 rooms each. It is considered the property offers potential as a refurbishment project or as conversion into flats subject to planning permission

#### ACCOMMODATION

Ground Floor  
Room one  
Room Two  
Kitchen  
Room Three  
Kitchen

First Floor  
Room 4  
Room 5  
Room 6  
Shower Room  
w/c

Second Floor  
Further Bedroom

#### AUCTIONEERS NOTE

We reserve the right to offer both Lots 7 & 8 together as one sale before offering them separately should there be enough demand for this.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 9

DEVELOPMENT OPPORTUNITY: A FORMER PUBLIC HOUSE CAR PARK WITH FULL PLANNING PERMISSION GRANTED FOR TWO DETACHED FREEHOLD HOUSES



**GUIDE PRICE: £155,000 PLUS FEES**

### Land adjacent to The Queens Head, 16 St. Johns Road, Clacton-on-Sea, Essex, CO15 4BS

Full Planning permission was granted on 18th May 2018 for the erection of 2 three bedroom detached houses with parking. For further details please visit the Tendring district council website using reference number 18/00323/FUL.

#### PROPOSED ACCOMMODATION

2 x 3 Bedroom Detached House's 90 m<sup>2</sup>

#### N.B.

Please note that VAT is payable on this land

#### AUCTIONEERS NOTE

For further details relating to potential values of the developed properties please ask a member of the auction team.

#### TENURE

Freehold

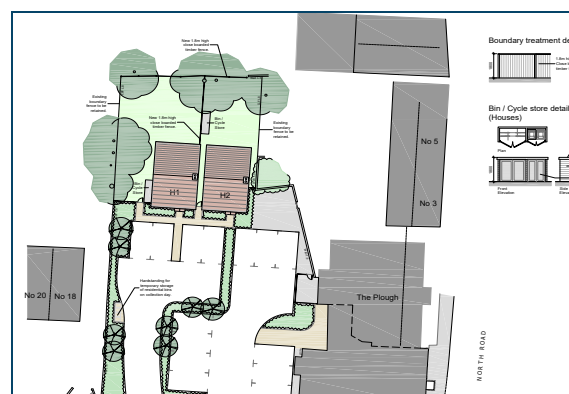
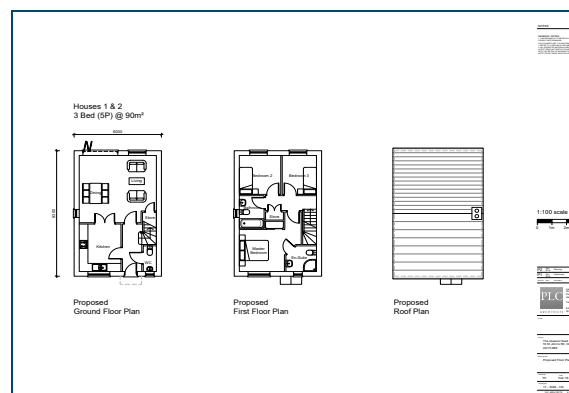
#### VIEWING

Open Site

#### JOINT AUCTIONEER

**Scott Sheen  
& Partners**

Scott Sheen & Partners



## LOT 10

MIXED USE RE-DEVELOPMENT OPPORTUNITY: A FORMER PUBLIC HOUSE WITH FULL PLANNING PERMISSION GRANTED FOR RESIDENTIAL AND COMMERCIAL CONVERSION



**GUIDE PRICE: £145,000 PLUS FEES**

### The Queens Head, 16 St. Johns Road, Clacton-on-Sea, Essex, CO15 4BS

Full Planning permission was granted on 18th May 2018 for Change of use of ground floor to flexible use class A1 retail or A2 financial and professional services or A3 restaurant or A5 hot food takeaway, first and second floors to one 2 bedroom flat and one 3 bedroom flat.

#### EXISTING PREMISES

The premises is currently vacant and not in use.

#### PROPOSED ACCOMMODATION

Ground floor commercial unit 189 m<sup>2</sup>

2 Bedroom first floor apartment 71 m<sup>2</sup>

3 Bedroom split level apartment 106 m<sup>2</sup>

#### N.B.

Please note that VAT is payable on this property

#### PLANNING

For more information visit the Tendring district council website using the reference number 18/00323/FUL

#### AUCTIONEERS NOTE

Please note the existing building is Grade 2 Listed

#### TENURE

Freehold

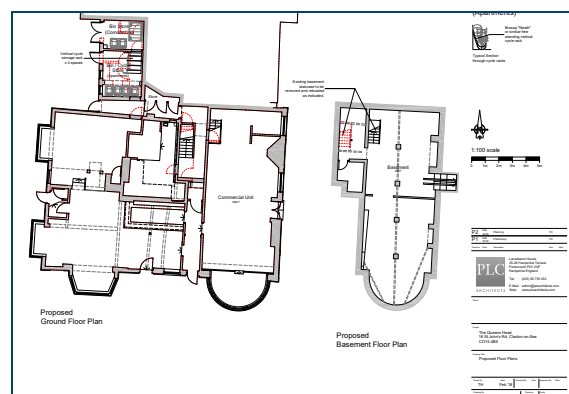
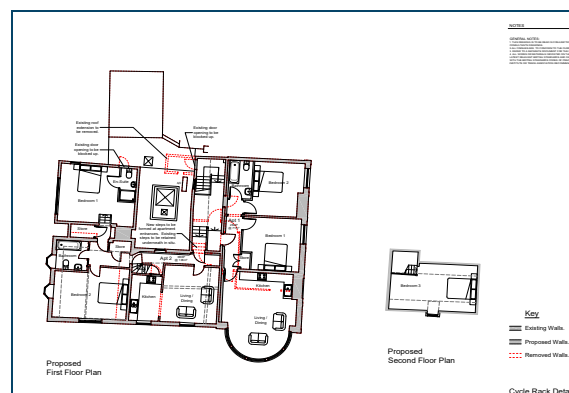
#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER

**Scott Sheen  
& Partners**

Scott Sheen & Partners





## LOT 11

DEVELOPMENT LAND: A FREEHOLD PLOT OF LAND WITH FULL PLANNING GRANTED TO BUILD A BLOCK OF 7 X 1 BED AND 2 X 2 BED APARTMENTS



### Development Land, Langley Close, Harwich, Essex, CO12 4AY

Situated within a residential area close to the Dovercourt High Street and award winning beach is this plot of land with an overall area of 600 square metres. It is considered that the developed properties would be popular with first time buyers and buy to let investors.

#### EXISTING PREMISES

The current site is part lawn area and part hard standing.

#### PROPOSED ACCOMMODATION

The development consists of 7 x 1 bedroom and 2 x 2 bedroom apartments. All are offered with one bathroom and allocated parking.

#### N.B.

For further information regarding potential values of the developed properties please contact the auctioneer.

#### PLANNING

Full details can be found on the Tendring District Council Website using reference - 17/01572/FUL

#### AUCTIONEERS NOTE

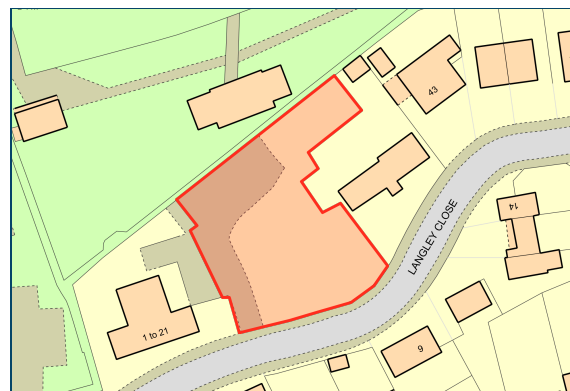
A structural engineers report has recently been carried out for the proposed build. for further details please refer to the legal pack.

#### TENURE

Freehold

#### VIEWING

Open Site



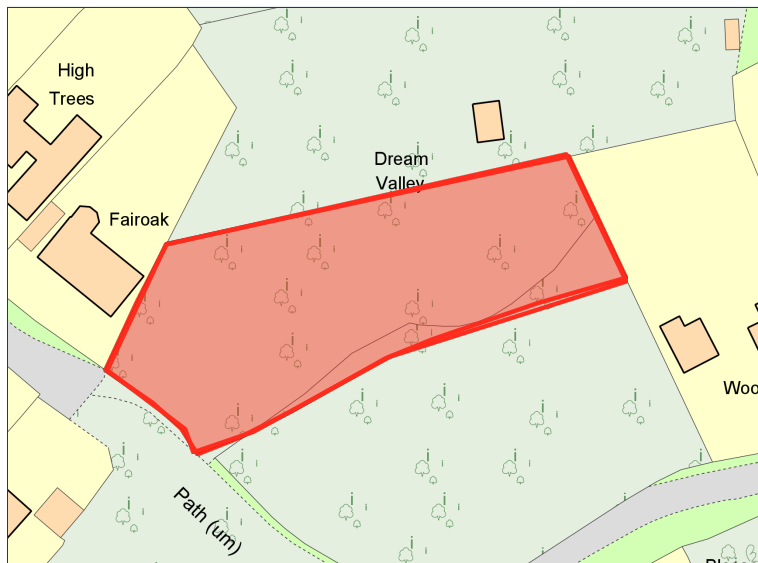


## LOT 12

**DEVELOPMENT POTENTIAL: A FREEHOLD PLOT OF LAND MEASURING APPROXIMATELY 0.65 OF AN ACRE CONSIDERED IDEAL FOR DEVELOPMENT SUBJECT TO PLANNING**

### Land adjoining Fair Oak, Willow Walk, Gravesend, Kent, DA13 0QS

The plot of land adjoins a residential area in Willow Walk and is considered to be ideal for development subject to planning permission being gained. The area offers a range of local shops and recreational facilities. This is considered to be a popular location for commuters which will be enhanced by the new crossrail going in nearby.



#### SIZE

The site measures approximately 0.65 of an acre

#### TENURE

Freehold

#### VIEWING

Open Site

#### PLANNING

All planning enquiries should be directed to the Meopham parish Council on 01474 813779

#### RESTRICTIONS, EASEMENTS OR COVENANTS

Please see legal pack

**GUIDE PRICE: £95,000\*PLUS FEES**

## LOT 13

**RESIDENTIAL INVESTMENT: A VACANT FREEHOLD THREE BEDROOM DETACHED HOUSE OFFERED £70,000 UNDER SURVEY VALUE**

### 135 High Street, Canvey Island, Essex, SS8 7RQ

This well presented property is placed close to the Canvey Town Centre and has a surveyed value of £320,000. It is considered to be an excellent investment or family home under market value.



#### ACCOMMODATION

Entrance Hall  
WC  
Lounge - 15'8 x 14'1  
Kitchen - 13'7 x 9'3  
Landing  
Bedroom One - 12'10 x 10'10  
Bedroom Two - 13'1 x 8'9  
Bedroom Three - 8'11 x 6'6  
Bathroom  
Rear Garden  
Off Street Parking  
Garage

#### EPC RATING

D

#### TENURE

Freehold

#### VIEWING

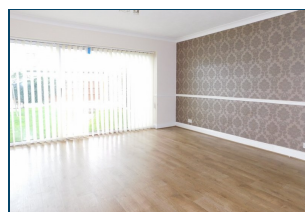
By appointment with the Auctioneers

#### JOINT AUCTIONEER



Wilsonwood Estate Agents  
01268 515313

**GUIDE PRICE: £250,000\*PLUS FEES**



**LOT 14**

**RESIDENTIAL INVESTMENT: A VACANT FREEHOLD FOUR BEDROOM DETACHED HOUSE OFFERED £95,000 UNDER SURVEYED VALUE**

## 15 Tilburg Road, Canvey Island, Essex, SS8 9EW

Situated within a cul-de-sac is this four bedroom detached house which has a survey valuation of £370,000. It is considered to be an excellent investment or family home under market value.



**GUIDE PRICE: £275,000\*PLUS FEES**

### ACCOMMODATION

Entrance Hall  
Lounge - 20' x 11'4  
Dining Room - 10'2 x 9'  
Kitchen/Family Room - 21'8 x 10'2  
Bedroom One - 12'7 x 10'  
Bedroom Two - 10' x 10'  
Bedroom Three - 10' x 9'  
Bedroom Four - 9' x 7'8  
Bathroom  
Rear Garden  
Off Street Parking  
Garage

### EPC RATING

E

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers

### JOINT AUCTIONEER



Wilsonwood Estate Agents  
01268 515313

**LOT 15**

**RESIDENTIAL INVESTMENT: A VACANT FREEHOLD MID-TERRACED TWO BEDROOM HOUSE CONSIDERED WELL UNDER MARKET VALUE**

## 191 West Road, Shoeburyness, Essex, SS3 9EH

This property which is placed close to local shops in West Road has some historic structural damage which we are informed has not been caused by any subsidence. The property is considered to have a market value of around £240,000 in top condition which makes this property an excellent investment.



**GUIDE PRICE: £170,000\*PLUS FEES**

### ACCOMMODATION

Entrance Porch  
Entrance Hall  
Lounge - 13'6 x 11'4  
Dining Room - 13'3 x 11'11  
Kitchen - 12'1 x 8'  
First Floor Landing  
Bedroom One - 12'1 x 11'  
Bedroom Two - 11'11 x 9'10  
Bathroom - 8'11 x 6'7  
Rear Garden - 60' Approx

### EPC RATING

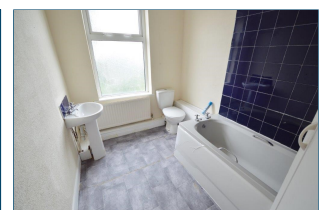
E

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers





## LOT 16

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD FOUR BEDROOM DETACHED HOUSE OFFERED OVER £100,000 UNDER SURVEYED VALUATION



**GUIDE PRICE:** Guide Price £275,000\*PLUS FEES

### 5 Letzen Road, Canvey Island, Essex, SS8 9AW

This vacant four bedroom detached house which is well presented and has a surveyed valuation of £380,000. It is considered the property makes an ideal investment or family home under market value.

#### ACCOMMODATION

Entrance Hall  
Lounge - 21'10 x 10'4  
Kitchen - 16' max x 9'11 max  
Dining Room - 10'11 x 9'11  
Conservatory - 18'5 x 9'10 max  
Utility Room - 4'11 x 4'9  
Bedroom One - 15'2 max x 16'6 max  
Bedroom Two - 13'5 x 11'1  
Bedroom Three - 10'11 x 8'7  
Bedroom Four - 9'3 x 6'8  
Bathroom - 8' x 6'4  
Rear Garden  
Off Street Parking  
Garage

#### EPC RATING

D

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



Wilsonwood Estate Agents  
01268 515313





**LOT 17**

**RESIDENTIAL INVESTMENT: A VACANT FREEHOLD FOUR BEDROOM DETACHED HOUSE OFFERED £80,000 UNDER SURVEY VALUATION**

**51 Lottem Road, Canvey Island, Essex, SS8 7HX**

This detached property is placed close to the Sea wall, local shops and seafront and has a surveyed value of £380,000. It is considered to be an excellent investment or family home under market value.



**GUIDE PRICE: £300,000\*PLUS FEES**

**ACCOMMODATION**

Entrance Hall  
Kitchen - 11'9 x 10'2 max  
Lounge - 14'10 x 14'10  
Dining Room - 10'2 x 10'1  
Utility Room - 8' x 5'1  
Shower Room - 6'11 x 4'  
Bedroom One - 12'2 x 11'7  
Bedroom Two - 9'10 x 8'10  
Bedroom Three - 10'1 x 9'5  
Bedroom Four - 10'2 x 7'11  
Bathroom - 7'4 x 7'1  
Rear Garden  
Off Street Parking

**EPC RATING**

C

**TENURE**

Freehold

**VIEWING**

By appointment with the Auctioneers

**JOINT AUCTIONEER**

Wilsonwood Estate Agents  
01268 515313

**LOT 18**

**RESIDENTIAL INVESTMENT: A VACANT FREEHOLD THREE BEDROOM SEMI-DETACHED HOUSE OFFERED £95,000 UNDER SURVEY VALUATION**

**331 Pettits Lane North, Romford, Essex, RM1 4PH**

This well presented property is placed North of Romford and is close to local public transport providing access to the Romford Town centre and main line rail station to London Liverpool Street. The property is also placed close to the A12.



**GUIDE PRICE: £350,000\*PLUS FEES**

**ACCOMMODATION**

Entrance Hall  
Lounge - 14' x 13'3  
Kitchen - 11'8 x 10'  
Dining Room - 11'8 x 9'3  
Landing  
Bedroom One - 13'4 x 11'8  
Bedroom Two - 11'8 x 11'6  
Bedroom Three - 10'3 x 8'  
Bathroom  
Rear Garden - approx 120'  
Off Street parking  
Garage via shared drive

**EPC RATING**

E

**TENURE**

Freehold

**VIEWING**

By appointment with the Auctioneers

**JOINT AUCTIONEER**

Wilsonwood Estate Agents  
01268 515313



## LOT 19

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD FOUR BEDROOM DETACHED HOUSE  
OFFERED £120,000 UNDER SURVEY VALUATION



**GUIDE PRICE: £375,000\*PLUS FEES**

### 8 Boyce Green, Benfleet, Essex, SS7 5LF

This well presented detached house is offered with a newly fitted kitchen and has a survey value of £495,000. It is considered to be an excellent investment or family home under market value. The property is placed close to local shops and public transport links.

#### ACCOMMODATION

Entrance Hall  
Lounge - 16'2 x 11'10  
Dining Room - 11'10 x 9'9  
Kitchen - 9'8 x 9'8  
Conservatory - 14' x 9'4  
WC  
Landing  
Bedroom One - 14'11 x 9'10  
Ensuite - 5'2 x 4'10  
Bedroom Two - 13'8 x 10'  
Bedroom Three - 10' x 9'8  
Bedroom Four - 11'10 x 9'1  
Bathroom - 10'7 x 5'11  
Rear Garden  
Off Street Parking  
Garage

#### EPC RATING

D

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



Wilsonwood Estate Agents  
01268 515313





## LOT 20

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD 1980'S BUILT LINK DETACHED HOUSE WITH GARAGE REQUIRING SOME MODERNISATION AND IMPROVEMENT



**GUIDE PRICE: £235,000 PLUS FEES**

### 30 Golding Thoroughfare, Chelmsford, Essex, CM2 6TU

A three bedroom link detached house with garage and driveway considered to be under market value. The property is decorated to a good standard however it is considered that the property could benefit from some improvements such as a modern kitchen and replacement windows.

#### ACCOMMODATION

Hallway  
Lounge/Diner 15'6" x 15' Max  
Kitchen 8'8" x 8'2"  
Cloakroom/WC  
First floor landing  
Bedroom One 12' x 9'1"  
Bedroom Two 9'9" x 8'  
Bedroom Three 6'8" x 5'10"  
Bathroom

#### N.B.

There is a single garage with personal door to an enclosed rear garden and a driveway with parking for up to 3 vehicles. The property has a gas warm air heating system.

#### EPC RATING

E

#### AUCTIONEERS NOTE

For further details on the potential resale value or rental income please contact a member of the auction team.

#### TENURE

Freehold

#### VIEWING

By appointment with the auctioneers





## LOT 21

DEVELOPMENT PROPERTY: A VACANT FREEHOLD BARN WITH FULL PLANNING PERMISSION TO CONVERT INTO A RESIDENTIAL DWELLING WITH 4 ACRES OF LAND



**GUIDE PRICE: £550,000 PLUS FEES**

### Manor Farm Barn, Old Heath Road, Southminster, Essex, CM0 7BW

Old Heath Road is a sought after semi-rural location situated approximately 2 miles from the village of Southminster, which is fortunate enough to have its own railway station with links to London Liverpool Street. It is considered that the developed property could offer a value ranging from £1.3m to £1.8m depending on the standard of the fixtures and fittings.

#### ACCOMMODATION

Manor Farm Barn is a traditional agricultural building with planning consent for conversion into a spacious residential dwelling, offering five bedroom accommodation over three floors plus a basement. Part of the property has already been converted and comprises living accommodation to the ground floor with two bedrooms above. The property takes full advantage of its elevated position with views over open countryside to the rear and occupies grounds of approximately four acres. Overall Manor Farm Barn offers the perfect opportunity to create a bespoke family home

#### PLANNING

Full planning consent was granted on 14th December 2017 under application number FUL/MAL/17/01135 by Maldon District Council for conversion of existing barn to a residential dwelling. Copies of the planning consent and accompanying plans are available within the Legal Pack or on the Maldon Planning Website

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



STRUTT & PARKER Chelmsford 01245 258201





**LOT 22**

**BUY TO LET INVESTMENT: A FREEHOLD FOUR BEDROOM MID-TERRACED HOUSE BEING SOLD WITH THE TENANT IN SITU PRODUCING £10,800 PER ANNUM**

## 29 Newington Close, Southend-on-Sea, Essex, SS2 4SF

Facing the playing field is this four bedroom mid-terraced house currently let to a long serving tenant who keeps the property well presented. We are advised that the tenant would like to stay at the property and is currently paying a rent of £900pcm producing a yield of 6% of the guide price.



**GUIDE PRICE: £180,000\*PLUS FEES**

### ACCOMMODATION

Entrance Porch  
Entrance Hall  
Lounge - 14'1 x 15'2  
Dining Room - 11' x 10'6  
Kitchen - 13'2 x 8'9  
Conservatory  
Landing  
Bedroom One - 14'3 x 11'1  
Bedroom Two - 12' x 9'8  
Bedroom Three - 9'4 x 7'  
Bedroom Four - 11'4 x 6'7  
Shower Room  
WC  
Rear Garden

### EPC RATING

C

### RENT RESERVED

The property is currently let on an Assured Shorthold Tenancy agreement producing £10,800 per annum

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers

**LOT 23**

**DEVELOPMENT OPPORTUNITY: A FREEHOLD DETACHED TIMBER ROUGH CAST BUNGALOW CONSIDERED IDEAL FOR REDEVELOPMENT SUBJECT TO PLANNING PERMISSION**

## 21 Clarendon Road, Canvey Island, Essex, SS8 8DR

Placed within a cul-de-sac is this detached bungalow situated on a plot measuring approximately 45' in width and 63' in depth. The property is considered to be ideal as a buy to let investment with the potential to produce an income of £1,000pcm producing a yield of 6% of the guide price.



**GUIDE PRICE: £180,000\*PLUS FEES**

### ACCOMMODATION

Entrance Porch  
Hall  
Lounge - 13'2 x 9'7  
Kitchen/Breakfast Room - 14'4 x 9'9  
Bedroom One - 9'9 x 9'9  
Bedroom Two - 9'8 x 9'8  
Bathroom  
Rear Garden

### EPC RATING

F

### RENT RESERVED

It is considered that the property could achieve a rent of £1,000 pcm

### TENURE

Freehold

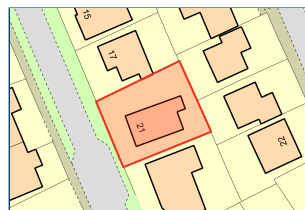
### VIEWING

By appointment with the Auctioneers


### JOINT AUCTIONEER



Fisks  
01268 510510







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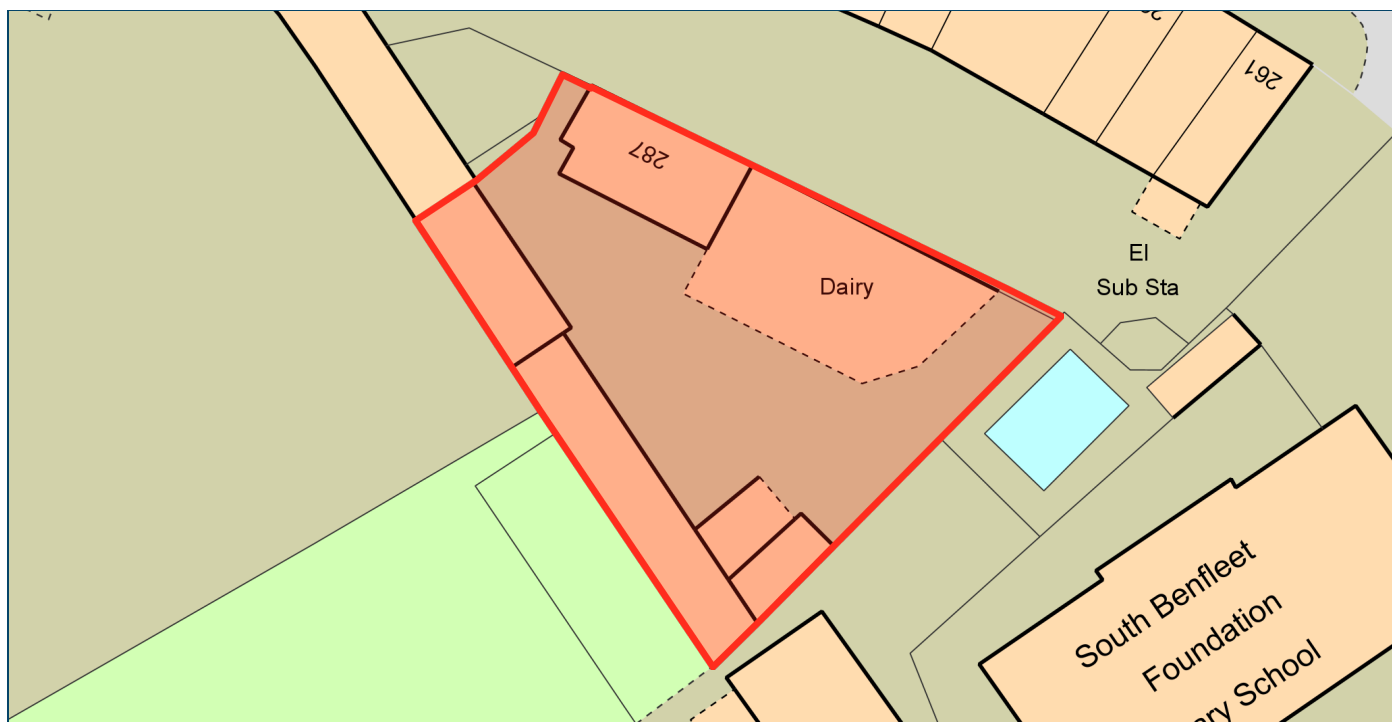
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## LOT 24

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



**GUIDE PRICE: £500,000 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



## LOT 25

**COMMERCIAL INVESTMENT: A LEASEHOLD GROUND FLOOR LOCK UP SHOP CURRENTLY LET TO PADDY POWER PRODUCING £28,000 PER ANNUM**

### 42 High Street, Barkingside, Ilford, Essex, IG6 2DQ

Placed in the centre of the Barkingside High Street is this ground floor commercial unit let to Paddy Power and producing £28,000 per annum. The property is sold on a head lease of 999 years peppercorn. We are advised that the seller owns the freehold and will be serving notices on the purchaser and the two leasehold flats above providing the opportunity to buy the freehold after completion.



**GUIDE PRICE: £500,000\*PLUS FEES**

#### ACCOMMODATION

Retail zone A - 320.7 sq.ft  
Retail zone B - 317.1 sq.ft  
Retail zone C - 297.9 sq.ft  
Remaining areas - 67.9 sq.ft

Total internal area approximately 1,003.7 sq.ft

#### LEASE DETAILS

The property is sold with a head lease of 999 years

#### EPC RATING

G

#### RENT RESERVED

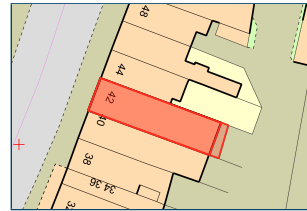
The shop is let to Paddy Power Bookmakers Limited trading as Paddy Power Bookmakers on an effective full repairing and insuring lease for a term of 15 Years from 24th July 2013. The lease provides for rent reviews every five years and break clauses in 2018 and 2023.

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers

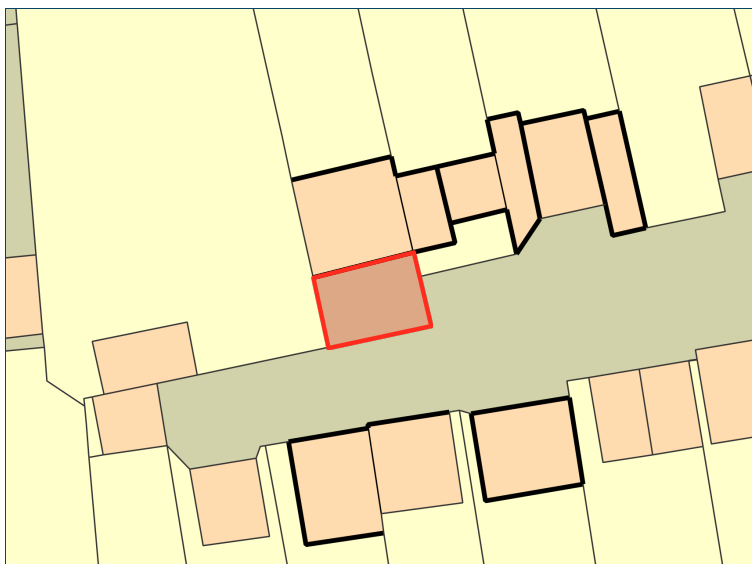


## LOT 26

**LAND INVESTMENT: A FREEHOLD PARCEL OF LAND PLACED TO THE REAR OF 304 HIGH ROAD, CHADWELL HEATH**

### Land Rear of, 304 High Road, Romford, Essex, RM6 6AJ

This rectangular parcel of land is accessed via a service road between 322 and 330 High Road and is considered to hold potential for a small building/workshop or garage subject to planning permissions being gained.



**GUIDE PRICE: £4,000\*PLUS FEES**

#### EXISTING PREMISES

The site sits to the rear of 304 High Road

#### PLANNING

All planning enquiries should be directed to the Redbridge Borough Council on 0208 554 5000

#### TENURE

Freehold

#### VIEWING

Open Site



**LOT 27**

**BUY TO LET INVESTMENT: A LEASEHOLD ONE BEDROOM GROUND FLOOR FLAT  
CURRENTLY LET PRODUCING AN INCOME OF £7,800 PER ANNUM**

**193 Carlton Avenue, Westcliff-on-Sea, Essex, SS0 0QH**

Placed close to the Southend University Hospital is this one bedroom ground floor flat currently let and returning a yield of 8.6% of the guide price. This property is considered to be an excellent buy to let investment



**GUIDE PRICE: £90,000\*PLUS FEES**

**ACCOMMODATION**

Lounge/Kitchen  
Bedroom  
Shower Room  
Communal Garden

**LEASE DETAILS**

The property is subject to a lease of 99 years from the date of 1st January 2005

**EPC RATING**

G

**RENT RESERVED**

The property is currently let for £650pcm returning a yield of 8.6% of the guide price

**TENURE**

Leasehold

**VIEWING**

By appointment with the Auctioneers

**JOINT AUCTIONEER**

Simon Mellish Auctioneer  
07449 425952

**LOT 28**

**BUY TO LET INVESTMENT: A LEASEHOLD ONE BEDROOM GROUND FLOOR FLAT  
CURRENTLY LET PRODUCING AN INCOME OF £7,800 PER ANNUM**

**195 Carlton Avenue, Westcliff-on-Sea, Essex, SS0 0QH**

Placed close to the Southend University Hospital is this one bedroom ground floor flat currently let and returning a yield of 8.6% of the guide price. This property is considered to be an excellent buy to let investment



**GUIDE PRICE: £90,000\*PLUS FEES**

**ACCOMMODATION**

Lounge/Kitchen  
Bedroom  
Shower Room

**LEASE DETAILS**

The property is subject to a lease of 99 years from the date of 1st January 2005

**EPC RATING**

F

**RENT RESERVED**

The property is currently let for £650pcm returning a yield of 8.6% of the guide price

**TENURE**

Leasehold

**VIEWING**

By appointment with the Auctioneers

**JOINT AUCTIONEER**

Simon Mellish Auctioneer  
07449 425952





**LOT 29**

**BUY TO LET INVESTMENT: A FORMER TWO BEDROOM MAISONETTE CURRENTLY ARRANGED AS TWO SELF CONTAINED FLATS**



**GUIDE PRICE: £115,000\*PLUS FEES**

## Flats 7 & 7a, 166 York Road, Southend-on-Sea, Essex, SS1 2DZ

The property comprises a one bedroom apartment and a studio apartment offering an income of £14,400. The properties are placed close to the Southend on Sea town centre and main line railway station.

### ACCOMMODATION

Flat 7  
Ground Floor  
Lounge/Kitchen  
Bedroom  
Shower Room  
Rear Garden

Flat 7A  
First Floor  
Studio Room/Kitchen  
Shower Room

### EPC RATING

D

### RENT RESERVED

Flat 7a - is currently let and producing an income of £550pcm, Flat 7 is achieving a rent of £650pcm Total income - £14,400 per annum

### TENURE

Leasehold

### VIEWING

By appointment with the Auctioneers

### JOINT AUCTIONEER



Simon Mellish Auctioneer 07449 425952





**LOT 30****RESIDENTIAL INVESTMENT: A VACANT LEASEHOLD WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT****559A London Road, Westcliff-on-Sea, Essex, SS0 9PQ**

Placed close to local shops and amenities and less than a mile from the coast is this very well presented two bedroom apartment considered ideal for buy to let investment given its location and condition.



**GUIDE PRICE: £110,000\*PLUS FEES**

**ACCOMMODATION**

Open Plan Lounge/Kitchen  
Bedroom One  
Bedroom Two  
Bathroom

**LEASE DETAILS**

The property is subject to a lease of 125 years from the date of 1st January 2008

**N.B.**

EPC rating - D

**RENT RESERVED**

It is considered that the property could achieve a rental income of £800pcm however, any interested parties should speak to Max from our lettings department on 01702 311119

**TENURE**

Leasehold

**VIEWING**

By appointment with the Auctioneers

**JOINT AUCTIONEER**

Simon Mellish Auctioneer  
& Ewemove

**LOT 31****RESIDENTIAL/BUY TO LET INVESTMENT: A VACANT GROUND FLOOR MAISONETTE THAT COULD OFFER A POTENTIAL RENTAL INCOME OF £8700 PER ANNUM****Flat 1, 33 Penfold Road, Clacton-on-Sea, Essex, CO15 1JN**

A spacious two bedroom ground floor maisonette with driveway and private enclosed garden. It is considered that the property could be let for £725 per calendar month. An 8.7% Yield of the guide price. It is also considered that the property is offered under market value and could make a spacious home for an owner occupier.



**GUIDE PRICE: £100,000 PLUS FEES**

**ACCOMMODATION**

Hallway  
Cloakroom/WC  
Lounge/Kitchen Diner 24'8  
Max x 13'4 max  
Bedroom One 13'2 x 13'1  
En-suite shower room  
Bedroom Two 13'4 x 12'4  
Max  
Bathroom

**LEASE DETAILS**

We understand that the property has 999 year lease dated from 2007. For further details please see the legal pack.

**TENURE**

Leasehold

**VIEWING**

By appointment with the Auctioneers

**JOINT AUCTIONEER**

Stoneridge Estates  
01255 435858



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If you are hoping to purchase a property you should of course obtain and read the legal pack at an early stage and seek advice from a solicitor or conveyancer prior to the auction.

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*"We have a common sense approach. Everything is explained in clear terms and you are kept informed of developments at all times".*



Karen Healy, Conveyancer

**We are happy to discuss your requirements if you are considering selling or buying at auction.**

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## LOT 32

BUY TO LET INVESTMENT: A FREEHOLD BLOCK OF STUDIO FLATS 75% LET WITH A POTENTIAL INCOME OF £114,000 PER ANNUM A 12.6% YIELD ON THE GUIDE PRICE



**GUIDE PRICE: £900,000 PLUS FEES**

### Flat 1-20 Marinor Court, 41 Marine Parade East, Clacton-on-Sea, Essex, CO15 6AD

A Block of 20 Self contained studio flats close to Clacton seafront and railway station. We understand that 15 of the apartments currently have tenants in situ on assured shorthold tenancy agreements. It is considered that fully let at current market value the property could produce an income in the region of £9500 per calendar month (£114,000 per annum).

#### ACCOMMODATION

We are informed that all flats are fitted with open plan kitchens and have separate shower rooms. Please note Dedman Gray had not inspected the premises throughout prior to this entry and have been informed that the occupancy is as follows.

Flat 1-Vacant  
Flat 2-Let  
Flat 3-Let  
Flat 4-Let  
Flat 5-Let  
Flat 6-Let  
Flat 7-Let  
Flat 8-Let  
Flat 9-Let  
Flat 10-Let  
Flat 11-Let  
Flat 12-Let  
Flat 13-Let  
Flat 14-Vacant  
Flat 15-Vacant  
Flat 16-Let  
Flat 17-Vacant  
Flat 18-Let  
Flat 19-Let  
Flat 20-Let

#### N.B.

We are informed that the current average rent is approximately £450 per flat per calendar month and that the most recently let flats have been achieving £475 per calendar month. For further details relating to the current income and tenancies please refer to the legal pack or contact the managing agent Scott Pepper from Front Estate agents on 01255 449800

#### EPC RATING

Flat 1-D  
Flat 2-C  
Flat 3-E  
Flat 4-C  
Flat 5-F  
Flat 6-C  
Flat 7-C  
Flat 8-E  
Flat 9-D  
Flat 10-C  
Flat 11-C  
Flat 12-E  
Flat 13-D  
Flat 14-D  
Flat 15-E  
Flat 16-F  
Flat 17-F  
Flat 18-F  
Flat 19-D  
Flat 20-D

#### TENURE FREEHOLD

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



Stoneridge Estates  
01255 435858

## LOT 33

RE-DEVELOPMENT OPPORTUNITY: TWO FORMER CARE HOMES THAT HAVE BEEN PART CONVERTED INTO 11 APARTMENTS IN NEED OF COMPLETION



**GUIDE PRICE: £825,000 PLUS FEES**

### 32-34 Carnarvon Road, Clacton-on-Sea, Essex, CO15 6QE

Full planning permission was granted on 31/07/2017 to convert these two detached dwellings into a mixture of one, two and three bedroom apartments with allocated parking. It is considered that the finished apartments would be popular amongst first time buyers and buy to let investors alike due to the location being close to Clacton's railway station, town centre and seafront. It is also considered that the properties could be converted for other uses subject to planning permission.

#### EXISTING PREMISES

32 Carnarvon Road-Detached double fronted 3 Storey building with partition walls and some fitted kitchens.

34 Carnarvon Road-Detached double fronted two storey building with partition walls including single storey rear and side extension measuring 35'8 x 19'5 > 12'2 which may need to be demolished to provide amenity space to comply with the current planning permission plus Internal lift that would need to be removed as part of current plans.

#### PROPOSED ACCOMMODATION

32-Ground Floor

2 x 2 Bedroom Apartment

1 x 3 Bedroom Apartment

32 First Floor

2 x 2 Bedroom Apartment

1 x 1 Bedroom Apartment

34 Ground Floor

1 x 3 Bedroom Apartment

1 x 2 Bedroom Apartment

34- First Floor

1 x 1 Bedroom Apartment

1 x 2 Bedroom Apartment

34 Second Floor

1 x 3 Bedroom Apartment

#### PLANNING

For further details on the current planning permission please visit Tendring district council website using reference 17/00435/FUL. For further planning enquiries contact Tendring district council on 01255 686868.

#### AUCTIONEERS NOTE

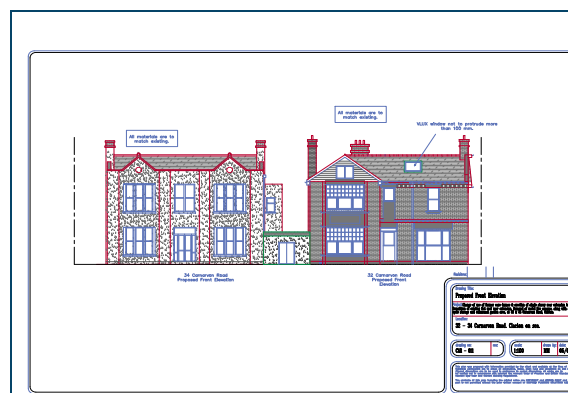
Local property experts have estimated potential values and rental income of the finished apartments. For further information please ask a member of the auction team.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers







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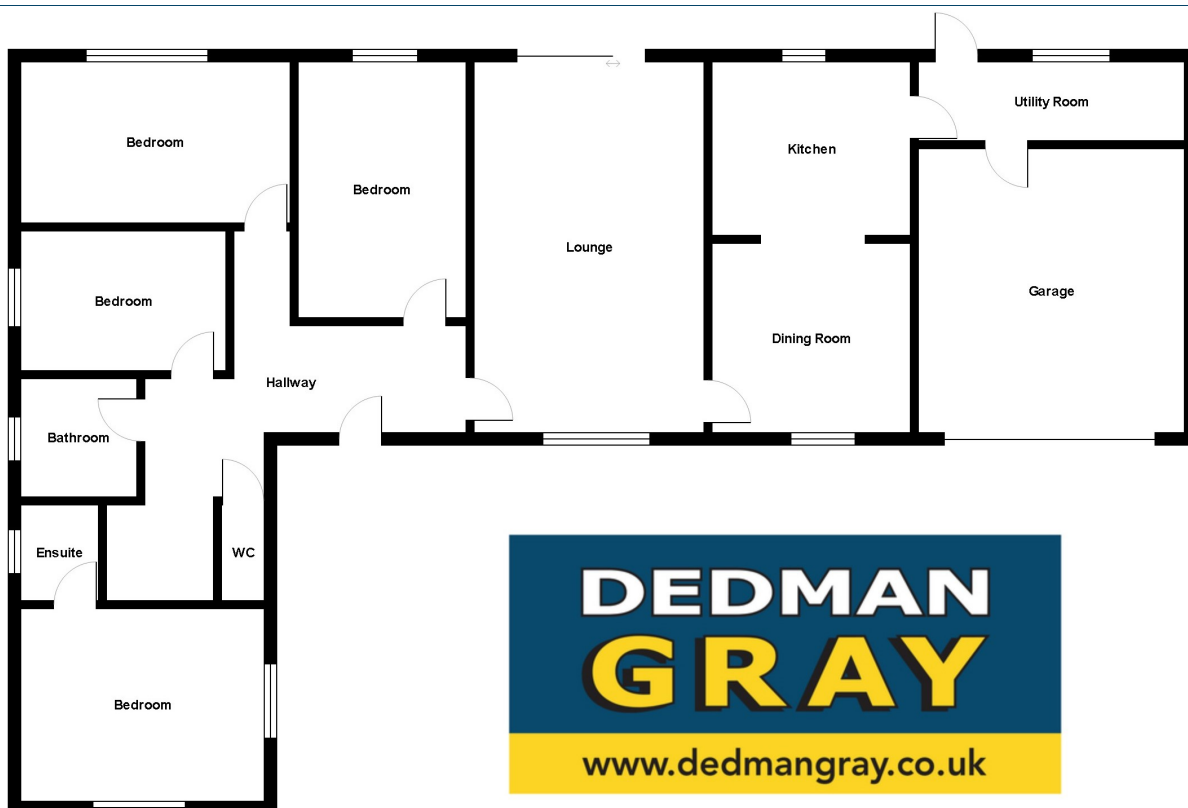
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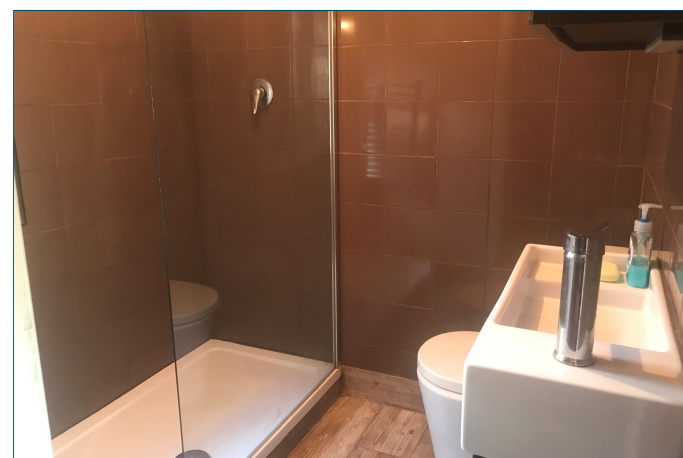
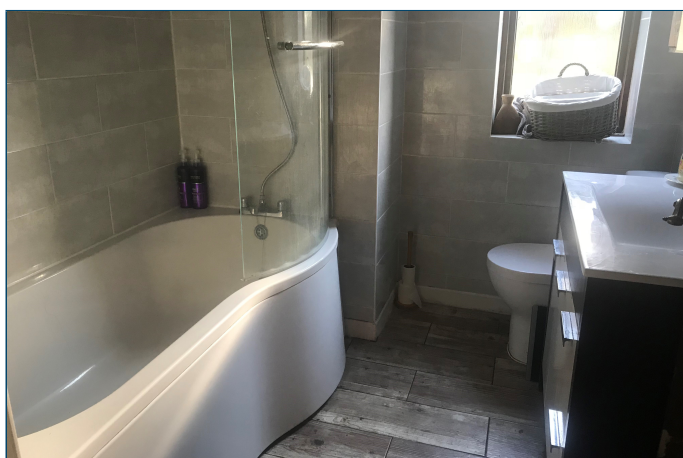


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#### PLANNING

For all planning enquiries please contact Tendring district council on 01255 686868





## LOT 34

RESIDENTIAL INVESTMENT/RE-DEVELOPMENT OPPORTUNITY: A MODERN DETACHED FREEHOLD BUNGALOW ON A CORNER PLOT APPROXIMATELY 31.5 METERS WIDE



**GUIDE PRICE: £275,000 PLUS FEES**

### Martins Gate Bungalow, Colchester Road, St. Osyth, Essex CO16 8HN

A large modern four bedroom detached bungalow with a double integral garage considered to be a spacious family home in good decorative order throughout. It is also considered that the existing property or plot could be re-developed to create multiple dwellings subject to planning permission. the overall plot is approximately 31.5 meters wide and 36.7 meters deep (as measured on ProMap).

#### ACCOMMODATION

Hallway  
Lounge 22'3 x 13'4  
Dining Room 11'6 x 11  
Kitchen 11'6 x 10  
Utility Room 15'5 x 4'6  
Bedroom One 11'2 x 11'2  
En Suite Shower Room  
Bedroom Two 14'10 x 9'8  
Bedroom Three 13'8 x 9'9  
Bedroom Four 11'5 x 8  
Bathroom  
WC  
Double Garage 17'5 x 15'5

#### EPC RATING

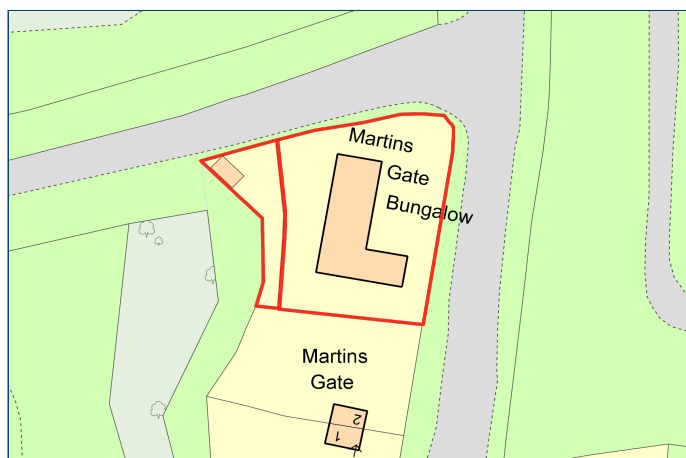
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#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 35

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

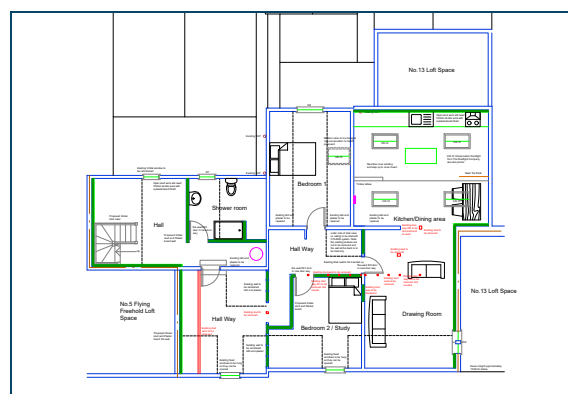
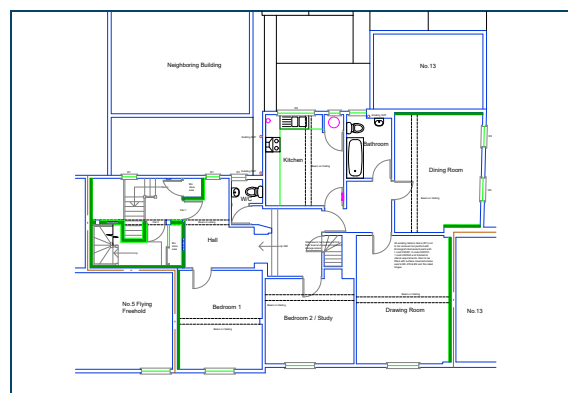
For Full Planning information please visit Braintree District council website using the reference number 17/01419/LBC

#### 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 36**

**BUY TO LET INVESTMENT: A LEASEHOLD ONE BEDROOM FLAT CURRENTLY LET PRODUCING £7,140 PER ANNUM A YIELD OF JUST UNDER 8% OF THE GUIDE PRICE**

## 26a St. Leonards Road, Southend-on-Sea, Essex, SS1 2HG

This one bedroom first floor flat is placed close to the Southend on Sea town centre and seafront as well as the two main line railway stations providing access into London. The property is considered to make an ideal buy to let investment to be sold with the tenant in situ.



**GUIDE PRICE: £90,000\*PLUS FEES**

### ACCOMMODATION

Lounge  
Kitchen  
Bedroom  
Shower Room

### LEASE DETAILS

The property is subject to a lease of 99 years from 25th December 1987

### EPC RATING

D

### RENT RESERVED

The property is currently let to a long serving tenant for £595pcm producing an income of £7,140 per annum

### TENANCY

We are advised that the tenancy term comes to an end in December 2018 however the tenant has been there for two years and is likely to want to stay

### TENURE

Leasehold

### VIEWING

By appointment with the Auctioneers

**LOT 37**

**REFURBISHMENT OPPORTUNITY: A VACANT FREEHOLD VICTORIAN TERRACED HOUSE IN NEED OF MODERNISATION AND REFURBISHMENT**

## 39 Gwynne Road, Harwich, Essex, CO12 3BQ

A three bedroom bay fronted Victorian house with first floor bathroom and three Reception rooms requiring modernisation and improvement. It is considered that the finished property would be popular to both first time buyers and buy to let investors as it is situated within close proximity to Dovercourt's Town centre and railway station.



**GUIDE PRICE: £95,000 PLUS FEES**

### ACCOMMODATION

Hallway  
Lounge 14'2" x 10'8"  
Dining Room 10'8" x 8'8"  
Breakfast Room 9'9" x 8'9"  
Kitchen 9'4" x 5'9"  
Rear Lobby  
Ground Floor WC  
First Floor Landing  
Bedroom One 14'3" x 11'9"  
Bedroom Two 10'8" x 8'8"  
Bedroom Three 10'1" x 8'9"  
Bathroom 9'1" x 5'9"  
Rear Garden

### EPC RATING

G

### AUCTIONEERS NOTE

For further details on potential values of the refurbished property please ask a member of the auction team

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers



**LOT 38**

**RESIDENTIAL INVESTMENT: A VACANT FREEHOLD FOUR/FIVE BEDROOM DETACHED HOUSE IN NEED OF SOME LIGHT MODERNISATION IN SOME AREAS**



**GUIDE PRICE: £275,000\*PLUS FEES**

## 9 Delfzul Road, Canvey Island, Essex, SS8 9AS

This detached residential property is offered well under its surveyed valuation of £340,000 and is considered to be an excellent investment. The property is conveniently located a short distance from the Canvey High Street and local supermarket.

### ACCOMMODATION

Entrance Hall  
Study/5th Bedroom - 9'6 x 7'3  
Lounge - 25'2 x 10'2  
Kitchen - 16'4 x 9'8  
Utility Room - 10' x 6'7  
WC  
Landing  
Bedroom One - 14'7 x 9'10  
Bedroom Two - 14'11 x 8'10  
Bedroom Three - 11'3 x 7'7  
Bedroom Four - 11'10 x 9'10  
Bathroom - 14'3 x 7'11

### EPC RATING

D

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers

### JOINT AUCTIONEER



Wilsonwood Estate Agents  
01268 515313





## LOT 39

REFURBISHMENT PROPERTY: A VACANT FREEHOLD TWO BEDROOM MID-TERRACED HOUSE IN NEED OF FULL REFUBISHMENT



**GUIDE PRICE: £180,000\*PLUS FEES**

### 47 Cromwell Road, Southend-on-Sea, Essex, SS2 5NG

This property which is considered to hold great potential as a refurbishment project and investment is placed close to the Waitrose supermarket and local public transport to the Southend on Sea town centre and main line railway stations.

#### ACCOMMODATION

Entrance Hall  
Lounge area - 11'2 x 8'9  
Dining Area - 13'7 x 7'3  
Kitchen - 9'3 x 8'1  
Bathroom - 7'4 x 4'4  
Landing  
Bedroom One - 12'2 x 9'5  
Bedroom Two - 13'6 x 10'8  
Rear Garden  
Off Street Parking

#### N.B.

Our Residential Sales team have suggested the refurbished property could offer a value of around £250,000 to £275,000 depending on the quality of the fixtures and fittings. We recommend that any interested parties conduct their own investigations into this.

#### EPC RATING

D

#### RENT RESERVED

It is considered that the refurbished property could achieve a letting figure of up to £900pcm

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 40

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



**GUIDE PRICE: £170,000\*PLUS FEES**

### 80 Moseley Street, Southend-on-Sea, Essex, SS2 4NN

By instruction of the Executors we offer this three bedroom mid terraced house in need of full refurbishment. The property is placed close to local shops and the Southend East C2C Rail station. The property was originally a Two bedroom house with the front bedroom split to make a third room.

#### ACCOMMODATION

Entrance Hall  
Lounge - 13'6 x 11'6  
Dining Room - 13'4 x 12'  
Kitchen - 8'9 x 7'10  
First Floor Landing  
Bedroom One - 13'9 x 10'  
Bedroom Two - 11'11 x 8'10  
Bedroom Three - 8'1 x 6'2  
Bathroom - 8'2 x 7'1  
Rear Garden - approx 50'

#### N.B.

It is considered by our residential sales team that the refurbished property could achieve a sale price of around £275,000. For more information regarding this please call Stuart Smith on 01702 311042

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 41

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



**GUIDE PRICE: £170,000\*PLUS FEES**

### 134 Glenwood Avenue, Westcliff-on-Sea, Essex, SS0 9DT

This project property is considered to hold great potential as a refurbishment investment. Being placed close to local shops, schools and public transport links including the Southend Victoria main line rail station the refurbished property could be popular with home owners or buy to let investors.

#### ACCOMMODATION

Hall  
Lounge - 15'6 x 12'4  
Dining Room - 12'5 x 10'1  
Kitchen - 9'1 x 7'7  
Landing  
Bedroom One - 12'5 x 11'8  
Bedroom Two - 12'4 x 10'8  
Bedroom Three - 7'9 x 5'9  
Bathroom - 9' x 6'8  
Rear Garden

#### N.B.

It is considered that this property could offer a market value of around £270,000 once the refurbished. We recommend any interested parties speak to our residential sales team on 01702 311 042

#### EPC RATING

TBC

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





# **Holiday Inn Hotel Before the Auction**

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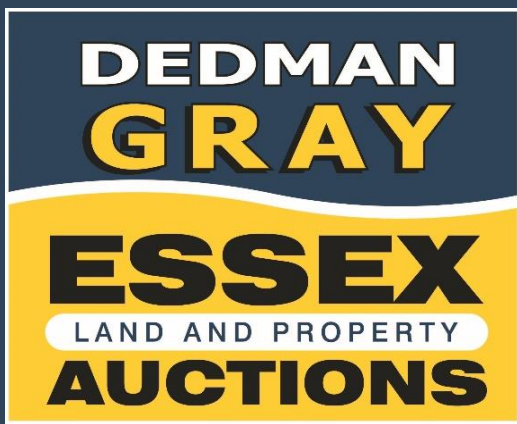
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# Guide Prices, Reserves & General Notes

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.

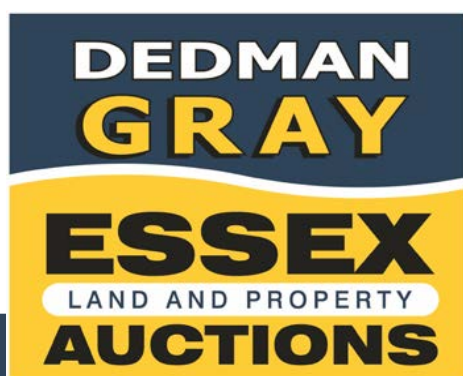
### Please note:

- 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 6<sup>th</sup> February 2019 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 \_\_\_\_\_

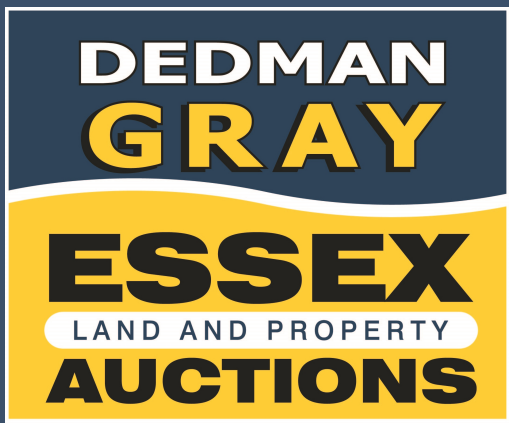
Address \_\_\_\_\_

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

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

Email \_\_\_\_\_





Future Auction Dates  
6th February 2019  
27th March 2019  
22nd May 2019

