



# The Leading Land & Property Auctioneers In Essex

Wednesday 6th February 2019 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

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# 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.

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## AUCTION RESULTS FOR 5th December 2018

| Lot | Address   | Result     | Price       |
|-----|---|------------|-------------|
| 1   | Flat 5, Glenhurst Mansions, Southchurch Road, Southend On Sea, Essex, SS1 2NR       | SOLD       | £50,000     |
| 2   | Land South Side of Goldsmith Drive, Rayleigh, Essex, SS6 9QX                        | SOLD       | £45,000     |
| 3   | Garage at Glen Road, Leigh On Sea, Essex, SS9 1EU                                   | SOLD       | £25,000     |
| 4   | Land North of Ropers Farm, Mucking Hall Road, Southend On Sea, Essex, SS3 0NW       | SOLD       | £28,000     |
| 5   | Ground Rents at 2 Twyford Court, 81 High Street, Dunmow, Essex, CM6 1AE             | Withdrawn  | Withdrawn   |
| 6   | 522 Arterial Road, Leigh On Sea, Essex, SS9 4DT                                     | Unsold     | Withdrawn   |
| 7   | 27 Whitefriars Crescent, Westcliff On Sea, Essex, SS0 8EX                           | SOLD       | £350,000    |
| 8   | 29 Whitefriars Crescent, Westcliff On Sea, Essex, SS0 8EX                           | SOLD       | £350,000    |
| 9   | Land Adjacent To The Queens Head, 16 St Johns Road, Clacton On Sea, Essex, CO15 4BS | SOLD       | £170,000    |
| 10  | The Queens Head, 16 St Johns Road, Clacton On Sea, Essex, CO15 4BS                  | SOLD       | £115,000    |
| 11  | Development Land, Langley Close, Harwich, Essex, CO12 4AY                           | Unsold     | Withdrawn   |
| 12  | Land Adjoining Fair Oak, Willow Walk, Gravesend, Kent, DA13 0QS                     | Unsold     | Withdrawn   |
| 13  | 135 High Street, Canvey Island, Essex, SS8 7RQ                                      | Unsold     | Withdrawn   |
| 14  | 15 Tilburg Road, Canvey Island, Essex, SS8 7RQ                                      | SOLD PRIOR | Undisclosed |
| 15  | 191 West Road, Shoebryness, Essex, SS3 9EH  | February   | February    |
| 16  | 5 Letzen Road, Canvey Island, Essex, SS8 9AW  | SOLD       | £300,000    |
| 17  | 51 Lottem Road, Canvey Island, Essex, SS8 7HX                                       | SOLD       | Undisclosed |
| 18  | 331 Petits Lane North, Romford, Essex, RM1 4PH                                      | Unsold     | Withdrawn   |
| 19  | 8 Boyce Green, Benfleet, Essex, SS7 5LF   | SOLD       | £410,000    |
| 20  | 30 Golding Thoroughfare, Chelmsford, Essex, CM2 6TU                                 | SOLD       | £249,000    |
| 21  | Manor Farm Barn, Old Heath Road, Southminster, Essex, CM0 7BW                       | SOLD PRIOR | £600,000    |
| 22  | 29 Newington Close, Southend On Sea, Essex, SS2 4SF                                 | SOLD       | £185,000    |
| 23  | 21 Clarendon Road, Canvey Island, Essex, SS8 8DR                                    | Withdrawn  | Withdrawn   |
| 24  | Commercial Site at 287 High Road, Benfleet, Essex SS7 5HA                           | Withdrawn  | Withdrawn   |
| 25  | 42 High Street, Barkingside, Ilford, Essex, IG6 2DQ                                 | Unsold     | Withdrawn   |
| 26  | Land Rear of 304 High Road, Romford, Essex, RM6 6AJ                                 | SOLD PRIOR | £8,000      |
| 27  | 193 Carlton Avenue, Westcliff On Sea, Essex, SS0 0QH                                | February   | February    |
| 28  | 195 Carlton Avenue, Westcliff On Sea, Essex, SS0 0QH                                | February   | February    |
| 29  | Flats 7 & 7A, 166 York Road, Southend On Sea, Essex, SS1 2DZ                        | Unsold     | Withdrawn   |
| 30  | 559A London Road, Westcliff On Sea, Essex, SS0 9PQ                                  | Unsold     | Withdrawn   |
| 31  | Flat 1, 33 Penfold Road, Clacton on Sea, Essex, CO15 1JN                            | SOLD       | £113,000    |
| 32  | Flats 1-20 Marinor Court, 41 Marine Parade East, Clacton On Sea, Essex, CO15 6AD    | SOLD       | £965,000    |
| 33  | 32-34 Carnarvon Road, Clacton On Sea, Essex, CO15 6QE                               | Unsold     | Withdrawn   |
| 34  | Martins Gate Bungalow, Colchester Road, St Osyth, Essex, CO16 8HN                   | February   | February    |
| 35  | 7A High Street, Halstead, Essex, CO9 2AA  | Withdrawn  | Withdrawn   |
| 36  | 26a St Leonards Road, Southend On Sea, Essex, SS1 2HG                               | SOLD       | Undisclosed |
| 37  | 39 Gwynne Road, Harwich, Essex, CO12 3BQ  | Unsold     | Withdrawn   |
| 38  | 9 Delfzul Road, Canvey Island, Essex, SS8 9AS                                       | SOLD       | Undisclosed |
| 39  | 47 Cromwell Road, Southend On Sea, Essex, SS2 5NG                                   | Unsold     | Withdrawn   |
| 40  | 80 Mosely Street, Southend On Sea, Essex, SS2 4NN                                   | SOLD       | £205,000    |
| 41  | 134 Glenwood Avenue, Southend On Sea, Essex, SS0 9DT                                | SOLD       | £194,000    |
| 42A | 80 & 80a Rainham Road, Rainham, Essex, RM13 7RL                                     | Withdrawn  | Withdrawn   |
| 43B | 3 Russell Row, High Street, Canewdon, Essex, SS4 3QD                                | Unsold     | Withdrawn   |
| 44C | 42 Fremantle, Southend On Sea, Essex, SS3 9HU                                       | SOLD       | £320,000    |

**TOTAL REALISATION: over £5.42M= 67% SUCCESS RATE**

**NEXT SALE: WEDNESDAY 27<sup>TH</sup> March 2019**

## A Word From Our Auctioneer



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

“President Trump wants a wall to keep out the Mexicans.

Theresa May wants a window to negotiate with the DUP.

We have walls and windows a 'plenty with our fabulous February catalogue.

In fact following the success of our December auction it is no surprise that vendors have entrusted us with over 20 lavish lots to kick off the new year. So roll on the 6<sup>th</sup> February for what should be another great day for purchasers and vendors alike”



# Order of Sale

Wednesday 6<sup>th</sup> February at 2pm

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

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|    |  |               |
|----|--|---------------|
| 1  | Land South of Lower Burnham Road, Cold Norton, Essex, CM3 6NW          | £45,000*PLUS  |
| 2  | 28 Rosemary Road, Clacton on Sea, Essex, CO15 1PA                      | £75,000*PLUS  |
| 3  | Garages, 135 Carlingford Drive, Westcliff on Sea, Essex, SS0 0SD       | £65,000*PLUS  |
| 4  | Garages, Larkspur Court, Petunia Crescent, Chelmsford, Essex, CM1 6QX  | £45,000*PLUS  |
| 5  | 559D London Road, Westcliff on Sea, Essex, SS0 9PQ                     | £105,000*PLUS |
| 6  | 1 York Cottages rear of 111 York Road, Southend on Sea, Essex, SS1 2DL | £160,000*PLUS |
| 7  | 191 West Road, Shoeburyness, Essex, SS3 9EH                            | £165,000*PLUS |
| 8  | 20A East Street, Rochford, Essex, SS4 1DB                              | £200,000*PLUS |
| 9  | Martins Gate Bungalow, Colchester Road, St Osyth, Essex, CO16 8HN      | £225,000*PLUS |
| 10 | Land Adjacent 22 Picketts Lane, London, N9 0AY                         | £70,000*PLUS  |
| 11 | Land at Newton Road, Sudbury, CO10 2RL                                 | £750,000*PLUS |
| 12 | Armada House, 60-62 Sydney Road, Tilbury, Essex, RM18 8XX              | £450,000*PLUS |
| 13 | 23 Alexandra Street, Southend on Sea, Essex, SS1 1BX                   | £225,000*PLUS |
| 14 | 302 – 304 Westborough Road, Westcliff on Sea, Essex, SS0 9PX           | £310,000*PLUS |
| 15 | Land & Garage, St Clements Close, Benfleet, Essex, SS7 5XF             | £25,000*PLUS  |
| 16 | 2 Edith Road, Clacton on Sea, Essex, CO15 1JU                          | £725,000*PLUS |
| 17 | 35 Church Road, Clacton on Sea, Essex, CO15 6AX                        | £100,000*PLUS |
| 18 | 193 Carlton Avenue, Westcliff on Sea, Essex, SS0 0QH                   | £89,000*PLUS  |
| 19 | 195 Carlton Avenue, Westcliff on Sea, Essex, SS0 0QH                   | £89,000*PLUS  |
| 20 | 12 Colchester Road, Wivenhoe, Essex, CO7 9HT                           | £275,000*PLUS |
| 21 | 5 Elm Close, Shoeburyness, Essex, SS3 9PF                              | £200,000*PLUS |
| 22 | 158 Alexandra Road, Southend on Sea, Essex, SS1 1HE                    | £270,000*PLUS |
| 23 | 7 Farmers Way, Clacton on Sea, Essex, CO16 7AY                         | £135,000*PLUS |
| 24 | 110 Challis Lane, Braintree, Essex, CM7 1AJ                            | £225,000*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

WOODLAND INVESTMENT: A FREEHOLD PARCEL OF MATURE WOODLAND MEASURING APPROXIMATELY 6.2 ACRES

### Land South Of Lower Burnham Road, Cold Norton, Essex, CM3 6NW

This plot of land is placed close to the Cold Norton area and South Woodham Ferrers and is considered to offer a range of uses subject to planning permission. The plot accommodates a range of mature deciduous trees and is partly fenced. The land also fronts the Lower Burnham Road.



**GUIDE PRICE: £45,000\*PLUS FEES**

#### SIZE

The plot measures approximately 6.2 acres.

#### RESTRICTIONS, EASEMENTS OR COVENANTS

The land is sold subject to or with the benefit of all covenants, existing wayleaves, easements, quasi easements and rights of way whether mentioned in our details and legal pack or not.

#### TENURE

Freehold

#### NB.

There are no services connected to the land

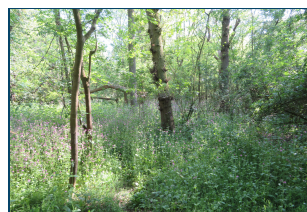
#### VIEWING

Open Site

#### JOINT AUCTIONEER **WHIRLEDGE & NOTT**

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01268 783377



## LOT 2

COMMERCIAL INVESTMENT: A FREEHOLD SHOP WITH LEASEHOLD FLAT ABOVE PRODUCING AN INCOME OF £7525 PER ANNUM. A YIELD OF OVER 10% THE GUIDE PRICE

### 28 Rosemary Road, Clacton-on-Sea, Essex, CO15 1PA

A Freehold retail unit that is currently being used as a vape shop. The current occupiers have been trading at the premises for approximately 10 years. There will be a new lease in place from completion of £7500 per annum for a term of 3 years. The property is also sold with the benefit of a residential flat above which has been sold on a long lease producing a ground rent income of £25 per annum.



**GUIDE PRICE: £75,000\* PLUS FEES**

#### LEASE DETAILS

We are advised that 28 Rosemary Way will have a new 3 year lease and that 28a Rosemary way has 90 years remaining on the current lease. For further details please refer to the legal pack.

#### EPC RATING

E

#### SERVICE CHARGE & RENT

We understand that 28 Rosemary way will be producing a rent of £7500 per annum and that 28a Rosemary way is producing a ground rent income of £25 per annum. For further details please refer to the legal pack.

#### TENURE

Freehold

#### VIEWING

During normal working hours no appointment necessary

## LOT 3

A FREEHOLD BLOCK OF THREE LOCK UP GARAGES WITH FORECOURT CONSIDERED TO HOLD POTENTIAL AS A BUY TO LET INVESTMENT

### Garages & Land rear of, 135 Carlingford Drive, Westcliff-on-Sea, Essex, SS0 0SD

A freehold yard located at the end of an unmade track and behind large vehicular gates with three lock up garages and a concrete hard standing forecourt. The yard is located in a residential area close to Southend University Hospital. The site may have potential to be developed subject to gaining planning permission. We are informed by the current owner that the garages all have electric and water connected with the added benefit of mains drainage.



#### ACCOMMODATION

The three garages have internal linked personnel doors.  
Garage One 20'2 x 10'4  
Garages Two 20'1 x 10'7  
Garage Three 14'3 x 9'5  
Forecourt area 32' x 31'

#### PLANNING

Interested parties should make their own enquiries with Southend on Sea Borough Council planning department on 01702 215004

#### AUCTIONEERS NOTE

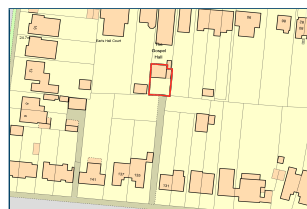
Neighboring Land has had planning permission granted to erect a detached bungalow, for more information see planning number 04/01339/FUL on the Southend Borough Council Planning portal

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



**GUIDE PRICE: £65,000\* PLUS FEES**

## LOT 4

BUY TO LET INVESTMENT: FIVE FREEHOLD GARAGES PART LET OFFERING A POTENTIAL INCOME OF £4800 PER ANNUM. A 10.6% YIELD OF THE GUIDE PRICE

### Garages 1A-E Larkspur Court, off Petunia Crescent, Chelmsford, Essex, CM1 6QX

This freehold garage investment consisting of five lock up garages is situated in the Springfield Parish of Chelmsford and is surrounded by residential dwellings. The garages at Larkspur Court are accessed from a turning off Petunia Crescent. At present two of the garages are currently let and each paying £80 per calendar month. The remaining three garages are vacant giving scope for further income.



#### N.B.

At present the occupancy of the garages is:  
Garage 1a - Vacant.  
Garage 1b - Let at £80 per month.  
Garage 1c - Vacant  
Garage 1d - Let at £80 per month.  
Garage 1e - Vacant.  
(Title No: EX854299).

#### RENT RESERVED

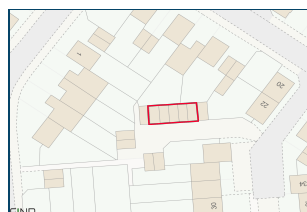
Current rent payable is £1920 per annum. If fully let at £80 each per month the annual rent payable would be £4,800.

#### AUCTIONEERS NOTE

For more information relating to the letting and management of these garages please contact the managing agent Parklet on 0330 056 3399.

#### TENURE

Freehold



**GUIDE PRICE: £45,000\* PLUS FEES**



## LOT 5

BUY TO LET INVESTMENT: A VACANT LEASEHOLD WELL PRESENTED TWO BEDROOM FLAT CONSIDERED TO BE IDEAL AS A BUY TO LET INVESTMENT/RESIDENTIAL HOME

### 559D London Road, Westcliff-on-Sea, Essex, SS0 9PQ

The property is placed close to the Hamlet Court Road offering a range of shops, bars and restaurants. The flat is also a short distance to the Westcliff C2C main line rail station to Fenchurch Street London and Southend Victoria main line rail station to London Liverpool Street.



**GUIDE PRICE: £105,000\* PLUS FEES**

#### ACCOMMODATION

Entrance Hall  
Lounge/Kitchen  
Bedroom One  
Bedroom Two  
Bathroom

#### EPC RATING

C

#### RENT RESERVED

It is considered that the property could achieve a rental figure of £800pcm offering a return of over 9% of the guide price

#### LEASE DETAILS

We are informed by the seller that the property will be sold with a brand new 125 year lease

#### TENURE

Leasehold

#### N.B.

For information on letting this property please contact Max Fordham from our lettings team on 01702 311119

#### VIEWING

By appointment with the Auctioneers

## LOT 6

BUY TO LET INVESTMENT: A VACANT FREEHOLD HOUSE, CONSIDERED IDEAL AS A BUY TO LET INVESTMENT WITH A POTENTIAL YIELD OF 7.4% OF THE GUIDE PRICE

### 1 York Cottages Rear of 111 York Road, Southend-on-Sea, Essex, SS1 2DL

This three bedroom semi-detached house is located within close proximity to the Southend on Sea High Street and Seafront. The property is also located close to the Southend Victoria main line rail station to Liverpool Street London as well as the Southend Central C2C rail station to Fenchurch Street.



**GUIDE PRICE: £160,000\* PLUS FEES**

#### ACCOMMODATION

Lounge/Diner - 19'7 x 17'8  
Kitchen - 9' x 8'1  
Bedroom One - 11'5 x 10'  
Bedroom Two - 8'7 x 8'2  
Bedroom Three - 8'1 x 8'  
Bathroom - 8'2 x 6'  
Communal Rear Garden

#### EPC RATING

F

#### RENT RESERVED

It is considered that the property could achieve a rental figure of £995 PCM

#### N.B.

For information regarding letting this property please contact Max Fordham from our letting team on 01702 311119

#### TENURE


Freehold

#### VIEWING

By appointment with the Auctioneers







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## LOT 7

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD MID-TERRACED TWO BEDROOM HOUSE CONSIDERED TO BE OFFERED 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: £165,000\*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 8

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD TWO BEDROOM GRADE II LISTED CHARACTER COTTAGE CONSIDERED TO BE IN GOOD CONDITION

### 20A East Street, Rochford, Essex, SS4 1DB

This property which is placed only 0.42 of a mile from the Rochford main line rail station is considered to hold potential as a buy to let investment or an ideal home for an owner occupier. The property is also close to the Rochford Square with a range of local shops and convenience stores.



**GUIDE PRICE: £190,000\* PLUS FEES**

#### ACCOMMODATION

Entrance Hall  
Lounge - 14'4 x 13'  
Kitchen/Breakfast Room - 12'6 x 8'2  
First Floor Landing  
Bedroom One - 13' x 11'1  
Bedroom Two - 8'8 x 6'6  
Bathroom  
There is communal parking

#### EPC RATING

F

#### RENT RESERVED

To find out how much this property could achieve as a buy to let please call Max Fordham from our lettings team on 01702 311119

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 9

RESIDENTIAL INVESTMENT A WELL PRESENTED MODERN DETACHED FREEHOLD BUNGALOW WITH DOUBLE GARAGE ON A CORNER PLOT APPROXIMATELY 31.5 METERS WIDE



**GUIDE PRICE: £225,000\* 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

#### PLANNING

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

#### EPC RATING

D

#### TENURE

Freehold

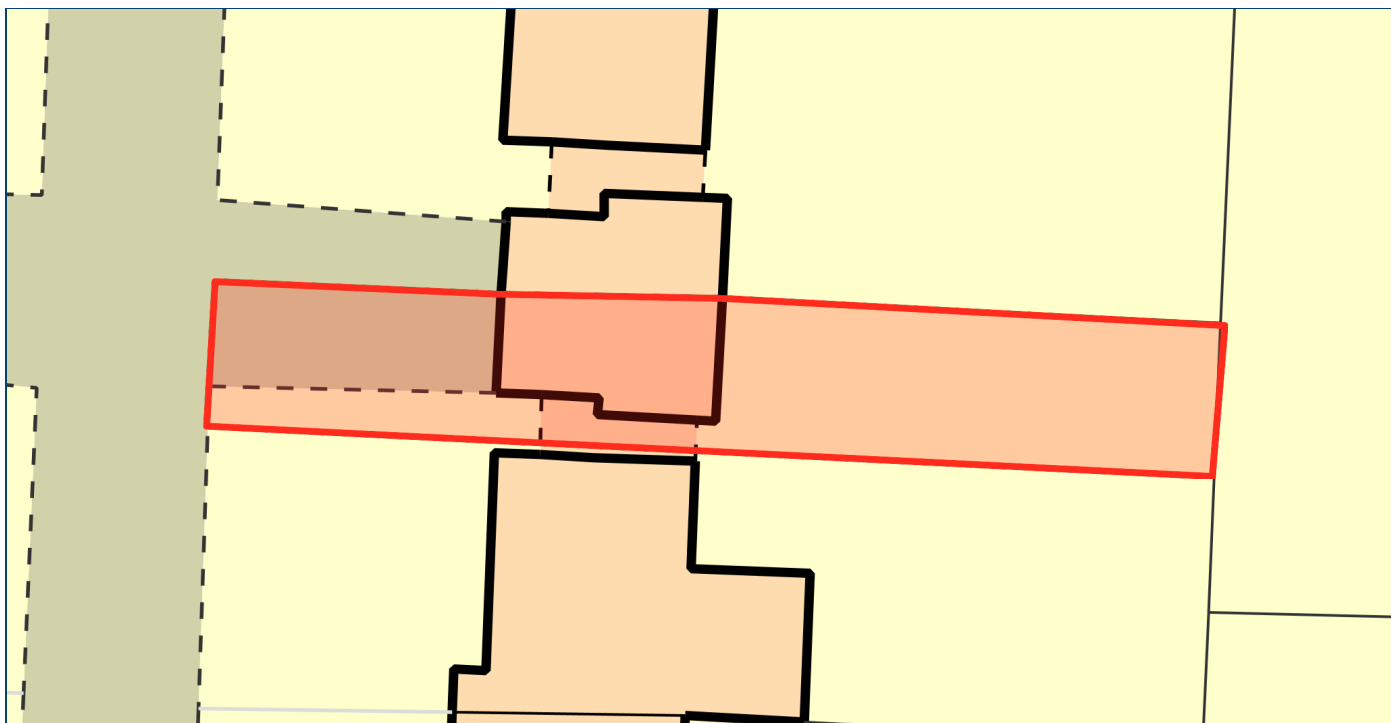
#### VIEWING

By appointment with the Auctioneers



## LOT 10

DEVELOPMENT OPPORTUNITY: A PARCEL OF LAND AND SINGLE GARAGE WITH PRE-PLANNING ADVICE LOOKING FAVOURABLY ON RESIDENTIAL DEVELOPMENT



**GUIDE PRICE: £70,000\*PLUS FEES**

### Land Adjoining 22 Picketts Lock Lane, London, N9 0AY

This plot of land which measures approximately 0.03 of an acre is adjacent to a three bedroom house within a residential area. The land is currently part occupied by a single garage and has favourable pre-planning correspondence from the local planning department for the development of a two bedroom end of terraced house.

#### PLANNING

Pre-planning correspondence has stated "Overall, upon assessment of the submitted information, and relevant planning policy, should a planning application be submitted, the principle of a new dwelling is considered acceptable subject to a satisfactory design and integration within the established street scene, acceptable relationship with neighbouring properties, appropriate amenity space and parking arrangement".

For planning enquiries please contact the Enfield Council on 0208 3791000

#### AUCTIONEERS NOTE

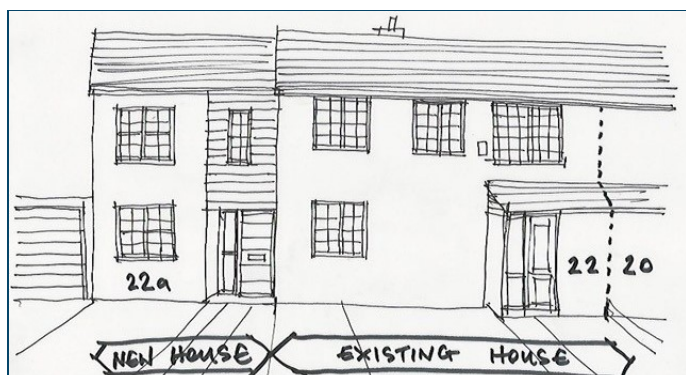
The plot currently forms part of the adjoining property and is partly occupied by a single garage with the remainder being part of the rear garden.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers







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## LOT 11

DEVELOPMENT LAND: A FREEHOLD PLOT MEASURING APPROXIMATELY 0.421 ACRES WITH FULL PLANNING PERMISSION FOR 19 LUXURY APARTMENTS OVER FOUR STOREYS.



**GUIDE PRICE: £750,000\* PLUS FEES**

### Land at Crown Building, Newton Road, Sudbury, Suffolk, CO10 2RL

Full planning permission was granted on 7th December 2018 for the erection of up to 19 luxury apartments with communal lift underground parking spaces and electric vehicle charging points. The plot is situated on the south side of Newton Road and is a five minute walk into Sudbury town centre. There is no section 106 contribution or affordable housing with this development. It is considered that the developed properties would be very popular and local experts have recommended marketing prices that amount to just under £4.3m.

#### PROPOSED ACCOMMODATION

Ground Floor- 3 Apartments with Open Plan Kitchen Living Space and 1 Bedroom and Bathroom.

First Floor- 5 Apartments with Open Plan Kitchen Living Space and additional with En-Suites to Master Bedroom plus additional bedroom/reception rooms and bathroom.

Second Floor- 7 Apartments, 1 with Open Plan Kitchen Living Space and 1 Bedroom and Bathroom and 6 with Open Plan Kitchen Living Space and additional with En-Suites to Master Bedroom plus additional bedroom/reception rooms and bathroom.

Third Floor- 4 Apartments with Open Plan Kitchen Living Space and additional with En-Suites to Master Bedroom plus additional bedroom/reception rooms and bathroom.

#### N.B.

Please note VAT is payable on this purchase.

#### PLANNING

For further details please visit the Barburgh district council website using planning reference DC/18/02513

#### AUCTIONEERS NOTE

For documents relating to planning and construction including topographical survey and ground test reports are available. For further details please refer to the legal pack.

#### TENURE

Freehold

#### VIEWING

Open Site





## LOT 12

MIXED USE BUY TO LET/POTENTIAL DEVELOPMENT OPPORTUNITY: A FREEHOLD PROPERTY WITH VACANT COMMERCIAL UNIT AND 2 FULLY LET FLATS ABOVE



**GUIDE PRICE: £450,000\* PLUS FEES**

### Armada House, 60-62 Sydney Road, Tilbury, Essex, RM18 8XX

A Freehold Property consisting of a vacant ground floor commercial unit which was formally used as a bathroom store and 2 three bedroom flats that are currently let producing an income of £22,440 Per Annum. The property includes a car park to the rear measuring approximately 65' x 45'. It is considered that this could offer potential for development subject to planning permission.

#### ACCOMMODATION

Commercial Unit approximately 1500 square foot  
Retail area  
Rear Store room/office with separate access  
WC  
2 x 3 Bedroom Apartments

#### N.B.

Planning permission has been granted on adjacent land for the demolition of a commercial building and construction of three two bedroom houses with parking. Planning reference 16/01223/FUL

#### PLANNING

For all planning enquires please contact Thurrock borough council on 01375 652652

#### RENT RESERVED

Flat 1 £980 per calendar month  
Flat 2 £890 per calendar month

#### AUCTIONEERS NOTE

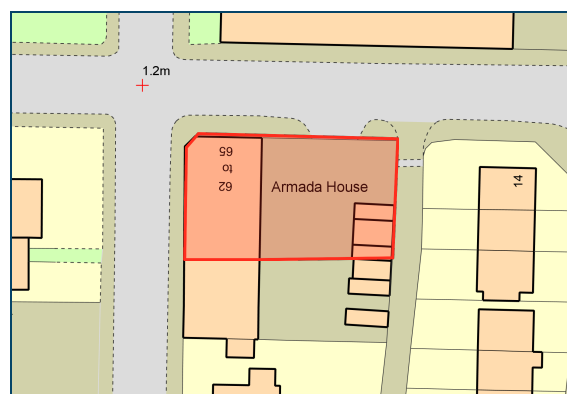
For more information on potential letting or resale values please contact the Auctioneers.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



## LOT 13

COMMERCIAL/MIXED USE INVESTMENT: A FREEHOLD PROPERTY WITH POTENTIAL FOR RESIDENTIAL CONVERSION OF UPPER FLOORS SUBJECT TO PLANNING PERMISSION



**GUIDE PRICE: £225,000\* PLUS FEES**

### 23 Alexandra Street, Southend-on-Sea, Essex, SS1 1BX

A commercial property arranged over four floors currently being used as a hairdressers/beauty salon. The current owners have been trading here since 2003 during which time has been extended to the rear. It is considered that the two upper floors which could be converted to create a 3/4 bedroom split level apartment subject to planning permission.

#### ACCOMMODATION

Lower ground floor Salon 23'4 x 14'5  
Ground floor Salon and reception 35'4 x 15'2 max  
Ground Floor disabled WC 7'10 x 4'9  
First floor store room/office 8'4 x 7'11  
WC  
Room 1-11'1 x 10'3 including shower cubicle  
Room 2-18'8 x 7'7  
Room 3 10'6 x 7'7  
Second Floor  
Room 4 11'3 x 10'1  
Room 5 14'8 x 7'8  
Room 7 7'8 x 7'6

#### PLANNING

For all planning enquiries please contact Southend Borough Council on 01702 215004

#### AUCTIONEERS NOTE

For more information relating to potential values and rental income please contact our commercial and residential consultants on 01702 311111.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers only





## LOT 14

DEVELOPMENT POTENTIAL: A VACANT FREEHOLD TWO STOREY LIGHT INDUSTRIAL WORKSHOP CONSIDERED TO HOLD DEVELOPMENT POTENTIAL SUBJECT TO PLANNING



**GUIDE PRICE: £310,000\* PLUS FEES**

### 302-304 Westborough Road, Westcliff-on-Sea, Essex, SS0 9PX

This property which is placed close to the London Road, Westcliff on Sea offering a range of shops, bars and restaurants is considered to hold potential for a range of uses including the re-development of the building into flats subject to gaining planning permission.

#### ACCOMMODATION

Ground Floor  
Entrance Hall  
Reception - 11'8 x 11'2  
Front Office - 12' x 7' + 6' x 4'  
Main Workshop - 58' x 31'6  
Kitchen - 4'7 x 4'7  
Staff Room - 13'5 x 10'6  
Rear Workshop - 12' x 11'7

First Floor  
Main Workshop - 60' x 31'2  
Office - 21'2 x 14'4  
Office - 20'6 x 12'2

#### PLANNING

For all planning enquiries please speak to Southend on Sea Borough Council on 01702 215000

#### EPC RATING

D

#### AUCTIONEERS NOTE

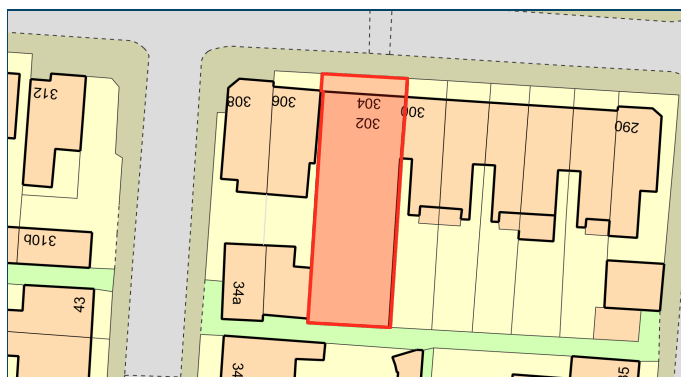
Please be aware that Dedman Gray Auctions had not inspected the internal of the property when the catalogue details were prepared

#### TENURE

Freehold

#### VIEWING

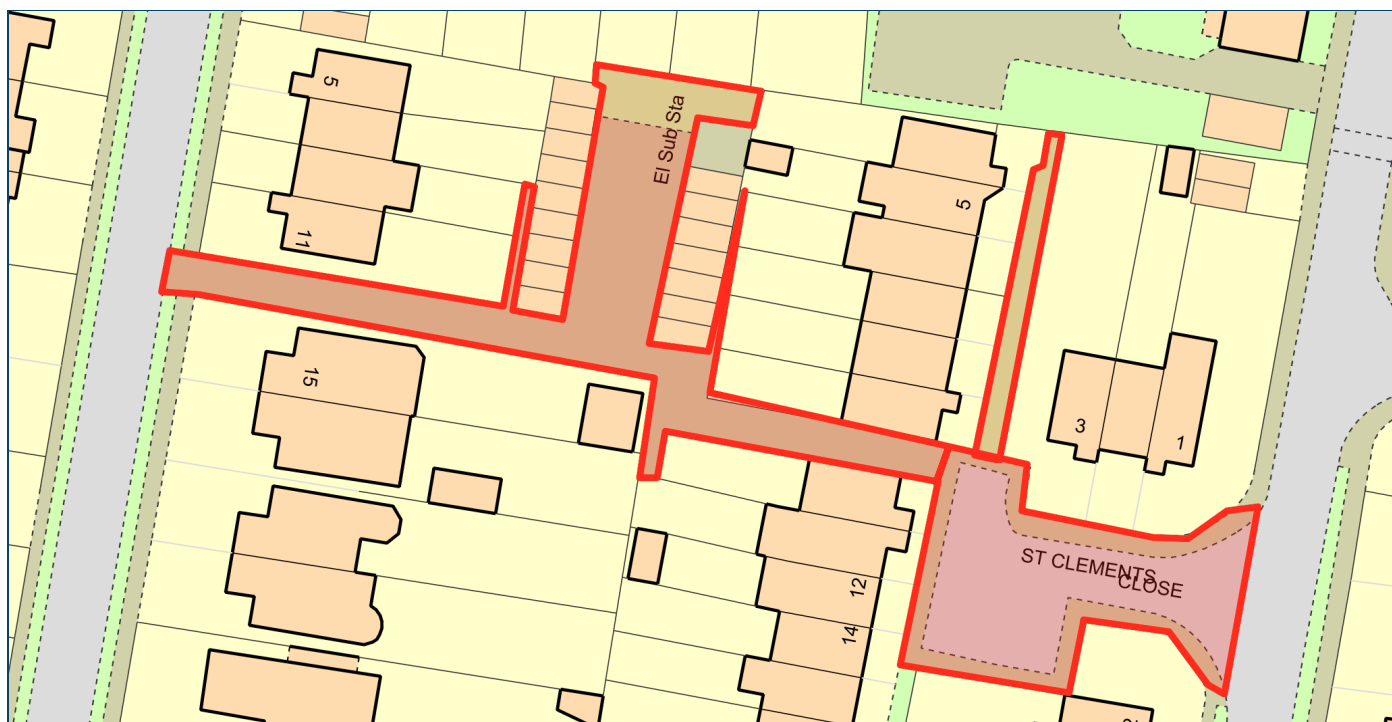
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## LOT 15

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



**GUIDE PRICE: £25,000\*PLUS FEES**

### 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 and an electrical sub station. The land is offered with the ownership of a newly constructed single garage and is considered to offer potential for income from the rental of the garage as well as a service charge to parties with a right of access over the land.

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

We have been informed by the seller that he has been advised that there is a possibility of an income in the region of £300 per calendar (split between the parties that have use of the land) for a service charge for the maintenance and monitoring of the site however we recommend all interested parties conduct their own investigations into this.

#### **AUCTIONEERS NOTE**

It is also considered that the potential service charge may be able to produce a greater income if surfacing and security to the site was improved.

#### **TENURE**

Freehold

#### **VIEWING**

Open Site-There is vehicle access between numbers 11 and 15 Stanway Road and pedestrian access via St Clements Close.



## LOT 16

COMMERCIAL/RESIDENTIAL BUY TO LET INVESTMENT: A FREEHOLD PROPERTY OFFERING A POTENTIAL GROSS INCOME OF UP TO £280,000 PER ANNUM



**GUIDE PRICE: £725,000\* PLUS FEES**

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

This Freehold property located within close proximity to Clacton seafront has recently been converted and extended to create serviced accommodation. There are 5 self contained apartments and 12 double rooms with en-suite shower rooms. It is considered that the rooms/apartments within the property could be let as nightly short stay accommodation or on a longer term month by month basis.

#### ACCOMMODATION

4 x Self contained studio flats with fitted kitchens and shower rooms  
1 x ground floor 1 bedroom flat with doors to courtyard.  
12 x double rooms with en suite shower rooms.

#### N.B.

The seller has informed us he has had interest from various accommodation managers that are interested in leasing the property for figures in the region of £65,000 per annum. This could offer a yield of just under 9% the guide price.

#### RENT RESERVED

3 of the 5 self contained flats are currently let on Assured Shorthold agreements and are currently producing a combined annual rent of £17,400. It is considered that the remaining self contained units could also be let on assured shorthold agreements for a rent of approximately £500 per calendar month.

#### AUCTIONEERS NOTE

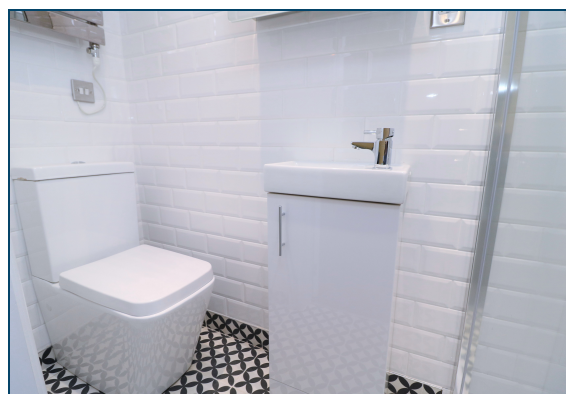
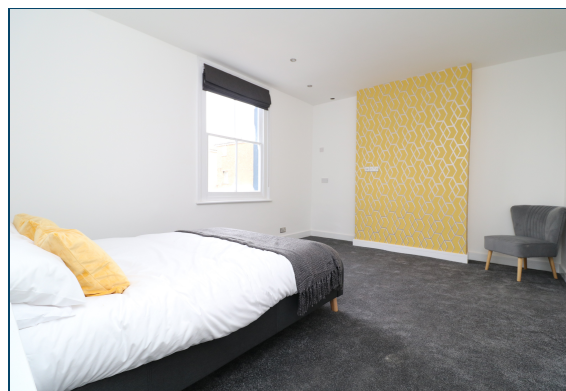
The seller has been advised by short term accommodation professionals that the rooms could be let at a nightly rate of approximately £60 per room. (If 75% full this would produce an annual turnover of approximately £280,000, a 38.6% gross yield). It has also been advised that the rooms could be let at a monthly rate of £650 per month. Fully occupied this could produce an annual turnover of £132,600 an 18.2% gross yield.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 17

RESIDENTIAL/BUY TO LET INVESTMENT: A VACANT FREEHOLD MAISONETTE THAT COULD OFFER A POTENTIAL INCOME OF £8400 PER ANNUM. AN 8.4% YIELD OF THE GUIDE PRICE



**GUIDE PRICE: £100,000\*PLUS FEES**

### 35 Church Road, Clacton-on-Sea, Essex, CO15 6AX

A two bedroom ground floor maisonette located just 50 meters from Clacton seafront with its own front and rear gardens. It is considered that this Freehold property could be let for £700 per calendar month (an 8.7 % yield of the guide price). It is also considered that the property is being offered under market value and could be an ideal home for an owner occupier.

#### ACCOMMODATION

Entrance Hall  
Lounge 15'2 x 13'7  
Kitchen 12'4 x 10'10  
Bedroom One 14'3 x 10'10  
Bedroom Two 11'10 x 10'11  
Bathroom  
Front Garden  
Rear Garden

#### EPC RATING

D

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER

**Sheen's**  
The Action Agents

Sheen's Estate Agents  
01255 475444





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*Karen Healy, Associate Conveyancer*



**LOT 18**

**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**

Returning a yield of 8.6% is this ground floor, well presented one bed flat. Ideally Located for Southend Hospital with easy access to Southend town centre & University. Excellent transport links to London & A127. This property is considered to be an excellent buy to let investment.



**GUIDE PRICE: £89,000\*PLUS FEES**

**ACCOMMODATION**

Lounge/Kitchen  
Bedroom  
Shower Room  
Communal Garden

**EPC RATING**

G

**TENURE**

Leasehold

**LEASE DETAILS**

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

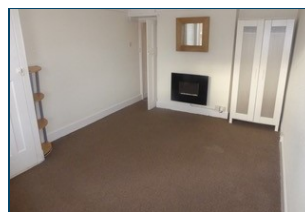
**VIEWING**

By appointment with the Auctioneers

**JOINT AUCTIONEER****N.B.**

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

Simon Mellish Auctioneer  
07449 425952

**LOT 19**

**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**

Returning a yield of 8.6% is this ground floor, well presented one bed flat. Ideally Located for Southend Hospital with easy access to Southend town centre & University. Excellent transport links to London & A127. This property is considered to be an excellent buy to let investment.



**GUIDE PRICE: £89,000\*PLUS FEES**

**ACCOMMODATION**

Lounge/Kitchen  
Bedroom  
Shower Room

**EPC RATING**

F

**TENURE**

Leasehold

**LEASE DETAILS**

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

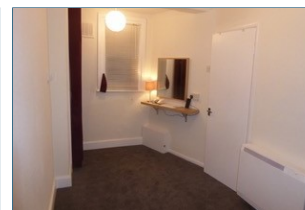
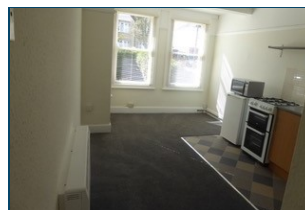
**VIEWING**

By appointment with the Auctioneers

**JOINT AUCTIONEER****N.B.**

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

Simon Mellish Auctioneer  
07449 425952





## LOT 20

RESIDENTIAL/BUY TO LET INVESTMENT: A VACANT FREEHOLD DETACHED HOUSE  
PREVIOUSLY LET FOR OVER £30,000 PER ANNUM. A 10.9% YIELD OF THE GUIDE PRICE



**GUIDE PRICE: £275,000\*PLUS FEES**

### 12 Colchester Road, Wivenhoe, Essex, CO7 9HT

A refurbished detached house with Garage and driveway fronting onto open fields The Property is located within close proximity to Essex University within the popular Wivenhoe area. It is considered that the property would make an ideal student let with the potential of 7 separate rooms plus communal room kitchen and utility room in the most desirable area that surrounds Essex university. It is also considered that the property could make an ideal home for owner occupiers.

#### ACCOMMODATION

Entrance Hall  
Fitted Kitchen 12' 3" x 10' 5" (3.73m x 3.18m)  
Lounge/Bedroom 7 12' 10" x 11' 11" (3.91m x 3.63m)  
Dining/Communal Room 11' 5" x 7' 10" (3.48m x 2.39m)  
Bedroom One 14' x 12' (4.27m x 3.66m)  
Bedroom Two 13' 1" x 8' 8" (3.99m x 2.64m)  
Bedroom Three 12' 7" x 9' 5" (3.84m x 2.87m)  
Shower Room  
First Floor Landing  
Bedroom Four-13' 2" x 12' 11" (4.01m x 3.94m)Max. An L shaped room.  
Bedroom Five-12' x 9' (3.66m x 2.74m)  
Bedroom Six-8' 10" x 8' 1" (2.69m x 2.46m)  
Bathroom

#### N.B.

Until recently the property was let to students of the University of Essex on an Assured Shorthold Tenancy producing an annual income of over £30,000 a 10.9% Yield of the guide price.

#### EPC RATING

D

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 21

RESIDENTIAL INVESTMENT: A FREEHOLD TWO BEDROOM SEMI-DETACHED BUNGALOW CURRENTLY LET AND CONSIDERED TO BE OFFERED UNDER MARKET VALUE



**GUIDE PRICE: £200,000\* PLUS FEES**

### 5 Elm Close, Shoeburyness, Essex, SS3 9PF

This two bedroom semi-detached bungalow is placed close to the Shoeburyness main line rail station and High Street offering a range of shops for convenience. The current tenants are paying a rent that has not been increased to current levels which is considered to be £900pcm. A yield of over 5% of the guide price.

#### ACCOMMODATION

Entrance Hall  
Lounge - 13'4 x 10'4  
Kitchen - 9' x 6'  
Bedroom One - 12'8 x 10'2  
Bedroom Two - 10'8 x 9'2  
Bathroom - 15' x 4'2  
Rear Garden

#### EPC RATING

D

#### RENT RESERVED

The property is currently let on an Assured Shorthold Tenancy for £710pcm which we are told by the sellers is due to end in April of this year. The tenants keep the property very well and have been long serving.

#### AUCTIONEERS NOTE

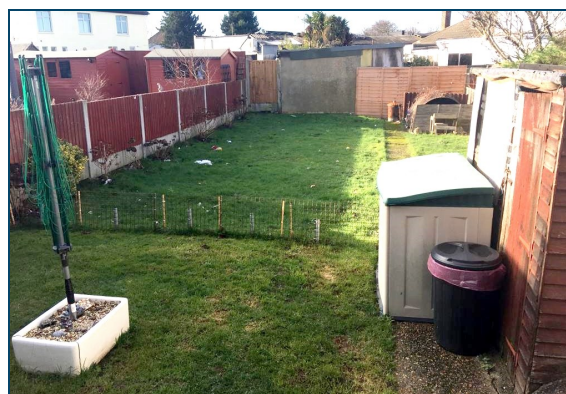
It is considered that a property of this size and style in top condition could achieve an open market sale price between £280,000 to £300,000. Any interested parties should make their own enquiries into this.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 22

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



**GUIDE PRICE: £270,000\*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 23

REFURBISHMENT OPPORTUNITY: A VACANT FREEHOLD TWO BEDROOM DETACHED BUNGALOW IN A QUIET CUL DE SAC REQUIRING SOME MODERNISATION



**GUIDE PRICE: £135,000\* PLUS FEES**

### 7 Farmers Way, Clacton-on-Sea, Essex, CO16 7AY

A detached bungalow with two double bedrooms, detached single garage and driveway with parking for several vehicles. The property would benefit from some improvements including replacement floor coverings redecoration and a replacement boiler. We have been advised by local property experts that fully modernised the property could expect to achieve a sale price in the region of £225,000.

#### ACCOMMODATION

Hallway  
Lounge/Diner 21'6" x 11'8"  
Kitchen 11'9" x 8'4"  
Bedroom One 13'1" x 10'9" max  
Bedroom Two 11'9" x 10'2"  
Bathroom 8'2" x 5'8"  
Single Garage  
Driveway with parking for several vehicles  
Front and Rear Gardens

#### EPC RATING

E

#### AUCTIONEERS NOTE

Local Property experts have also advised us that the property could achieve a rental income in the region of £825 per calendar month a 7.3% yield of the guide price. For more information please contact the auctioneer.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 24

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



**GUIDE PRICE: £225,000\* 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



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



## 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





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



GUIDE PRICE: £90,000 PLUS FEES

**SOLD**

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.

#### ACCOMMODATION

GROUND FLOOR COMMERCIAL

Shop/Office Front

Kitchen

WC

FIRST FLOOR STUDIO FLAT

Kitchen

Lounge/Bedroom

Shower Room

#### 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

#### 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.

#### VIEWING

By appointment with the Auctioneers

#### PLANNING

For planning enquiries please contact Tendring District Council 01255 686161



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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.

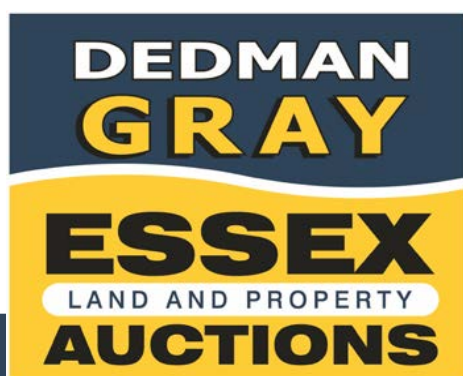
### Please note:

- 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 \_\_\_\_\_

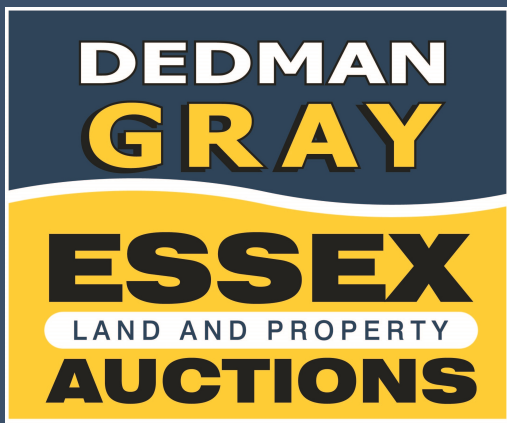
Address \_\_\_\_\_

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

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

Email \_\_\_\_\_





Future Auction Dates  
27th March 2019  
22nd May 2019  
10th July 2019



#### 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)