

The Leading Land & Property Auctioneers In Essex

Wednesday 27th March 2019 at 2pm

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



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



Eleonora Marino

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

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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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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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LETTINGS

AUCTION RESULTS FOR 6th February 2019

Lot	Address	Result	Price
1	Land South of Lower Burnham Road, Cold Norton, Essex, CM3 6NW	Unsold	March
2	28 Rosemary Road, Clacton On Sea, Essex, CO15 1PA	SOLD	£60,000
3	Garages, 135 Carlingford Drive, Westcliff On Sea, Essex, SS0 0SD	SOLD	£63,500
4	Garages, Larkspur Court, Petunia Crescent, Chelmsford, Essex, CM1 6QX	SOLD	£50,000
5	559D London Road, Westcliff On Sea, Essex, SS0 9PQ	Withdrawn	Withdrawn
6	1 York Cottages rear of 111 York Road, Southend On Sea, Essex, SS1 2DL	Unsold	Withdrawn
7	191 West Road, Shoeburyness, Essex, SS3 9EH	SOLD	£150,000
8	20A East Street, Rochford, Essex, SS4 1DB	SOLD	£205,000
9	Martins Gate Bungalow, Colchester Road, St Osyth, Essex, CO16 8HN	SOLD	£250,000
10	Land Adjacent 22 Picketts Lane, London, N9 0AY	Unsold	March
11	Land at Newton Road, Sudbury, CO10 2RL	SOLD	£705,000
12	Armada House, 60-62 Sydney Road, Tilbury, Essex, RM18 8XX	Withdrawn	Withdrawn
13	23 Alexandra Street, Southend On Sea, Essex, SS1 1BX	SOLD	£250,000
14	302-304 Westborough Road, Westcliff On Sea, Essex, SS0 9PX	Withdrawn	Withdrawn
15	Land & Garage, St Clements Close, Benfleet, Essex, SS7 5XF	Unsold	Withdrawn
16	2 Edith Road, Clacton On Sea, Essex, CO15 1JU	Withdrawn	March
17	35 Church Road, Clacton On Sea, Essex, CO15 6AX	Withdrawn	March
18	193 Carlton Avenue, Westcliff On Sea, Essex, SS0 0QH	SOLD	£84,500
19	195 Carlton Avenue, Westcliff On Sea, Essex, SS0 0QH	SOLD	£84,500
20	12 Colchester Road, Wivenhoe, Essex, CO7 9HT	SOLD	£300,000
21	5 Elm Close, Shoeburyness, Essex, SS3 9PF	Unsold	Withdrawn
22	158 Alexandra Road, Southend On Sea, Essex, SS1 1HE	SOLD	£270,000
23	7 Farmers Way, Clacton On Sea, Essex, CO16 7AY	SOLD	£155,000
24	110 Challis Lane, Braintree, Essex, CM7 1AJ	SOLD	£250,000

TOTAL REALISATION: over £2.8M= 73% SUCCESS RATE

NEXT SALE: WEDNESDAY 22nd May 2019

A Word From Our Auctioneer



Michael Hughes
BSc (Hons) FRICS FAAV FNAEA

“Franklin D. Roosevelt;

*“Real estate cannot be lost or stolen,
nor can it be taken away.*

*Purchased with common sense, paid for in full,
and managed with reasonable care,
it's the safest investment in the world.”*

And who am I to argue.

At our last auction we sold over 70% of the lots offered and raised almost £3 million for our vendors.

So if being a property magnate appeals to you join us at the Holiday Inn on the 27th March where the team have put together a superb assortment of properties with something for everybody”

Order of Sale

Wednesday 27th March at 2pm

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

1	Land East Side of Church Road, Ramsden Bellhouse, Essex, CM11 1RH	£25,000*PLUS
2	Land Adjacent to Spencers Cottage, King Street, Ongar, Essex, CM5 9NR	£25,000*PLUS
3	Plots 22 & 39 North of Bull Lane, Rayleigh, Essex, SS6 8NS	£12,000*PLUS
4	Lock up A, Linden Court, London Road, Leigh on Sea, Essex, SS9 3LJ	£8,000*PLUS
5	Lock up B, Linden Court, London Road, Leigh on Sea, Essex, SS9 3LJ	£8,000*PLUS
6	Lock up C, Linden Court, London Road, Leigh on Sea, Essex, SS9 3LJ	£8,000*PLUS
7	Land Adjacent to Endway Farm, Southminster Road, Southminster, CM0 7DZ	£225,000*PLUS
8	Basement of 128 Queens Road, Hastings, East Sussex, TN34 1RP	£7,000*PLUS
9	35 Church Road, Clacton on Sea, Essex, CO15 6AX	£85,000*PLUS
10	33 Avenue Road, Westcliff on Sea, Essex, SS0 7PN	£85,000*PLUS
11	Wild Goose Studio, Abbey Street, Thorpe le Soken, Essex, CO16 0JN	£110,000*PLUS
12	69,71 & 71a West Road, Shoeburyness, Essex, SS3 9DT	£250,000*PLUS
13	Land South East of Radnor Road, Rochford, Essex, SS4 3JX	£40,000*PLUS
14	3 Nelson Crescent, Ramsgate, Kent, CT11 9JF	£410,000*PLUS
15	Land at Cerine, Braintree Road, Witham, Essex, CM8 2BY	£450,000*PLUS
16	Land Adjacent to 14 Station Approach, Canvey Island, Essex, SS8 9RB	£450,000*PLUS
17	Development Land at St Margarets Avenue, Stanford le Hope, SS17 0DT	£650,000*PLUS
18	Land Adjoining 22 Picketts Lock Lane, London, N9 0AY	£60,000*PLUS
19	77 Old Road, Clacton on Sea, Essex, CO15 1HW	£150,000*PLUS
20	3-4 Bel Air Chalet Estate, Club Paradise, Clacton on Sea, Essex, CO16 8SX	£180,000*PLUS
21	2 Edith Road, Clacton on Sea, Essex, CO15 1JU	£695,000*PLUS
22	Land & Unit north of Ruskin Avenue, Southend on Sea, Essex, SS2 5HB	£45,000*PLUS
23	78 Leigh Road, Leigh on Sea, Essex, SS9 1BZ	£90,000*PLUS
24	37B East Street, Colchester, Essex, CO1 2TP	£60,000*PLUS
25	The Bungalow, Stambridge Road, Stambridge, Essex, SS4 2BJ	£425,000*PLUS
26	20 Marguerite Drive, Leigh on Sea, Essex, SS9 1NW	£290,000*PLUS
27	42 Church Avenue, Chelmsford, Essex, CM1 7EZ	£170,000*PLUS
28	59 Rowan Way, Witham, Essex, CM8 2LJ	£210,000*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

DEVELOPMENT POTENTIAL: A FREEHOLD PLOT OF LAND MEASURING APPROXIMATELY 0.9 OF AN ACRE CONSIDERED TO HOLD DEVELOPMENT POTENTIAL

Land East Side Of Church Road, Ramsden Bellhouse, Essex, CM11 1RH

Placed within the village of Ramsden Bellhouse is this plot of land considered to hold development potential subject to planning permission. The plot fronts the Church Road with a width of approximately 65'. Ramsden Bellhouse is considered to be a high end village.



GUIDE PRICE: £25,000*PLUS FEES

PROPOSED ACCOMMODATION

It is considered that the plot could be suitable for a detached two or three storey executive house subject to gaining planning permission.

PLANNING

All planning enquiries should be directed to the Basildon Council on 01268 533333

AUCTIONEERS NOTE

Any measurements should be used for guidance only. Any interested parties should satisfy themselves by visiting the plot.

TENURE

Freehold

VIEWING

Open Site

JOINT AUCTIONEER



Simon Mellish Auctioneer
& Robert Michael Estate Agents

LOT 2

DEVELOPMENT OPPORTUNITY: A FREEHOLD PLOT OF LAND MEASURING APPROX 0.26 OF AN ACRE CONSIDERED TO HOLD POTENTIAL FOR DEVELOPMENT

Land Adjacent to Spencers Cottage, King Street, Ongar, Essex, CM5 9NR

This plot of land is placed between two detached properties and is considered to hold potential for the development of a single detached dwelling even though it has been refused planning already for the current owners. It is considered that an experienced developer could gain the necessary consents.



GUIDE PRICE: £35,000*PLUS FEES

EXISTING PREMISES

The plot is mostly clear with a few trees which we are told by the seller do not have any tree preservation orders on. The land has a gated access from King Street.

SIZE

The plot measures approximately 0.26 of an acre as measured on promap

PLANNING

All planning enquiries should be directed to the Epping Forest Borough Council on 01992 564000

AUCTIONEERS NOTE

It is considered that the land offers a range of uses subject to gaining the necessary planning consents.

TENURE

Freehold

OVERAGES

The plot of land is sold with an overage of 20% over 50 years. Please see legal pack for full details.

VIEWING

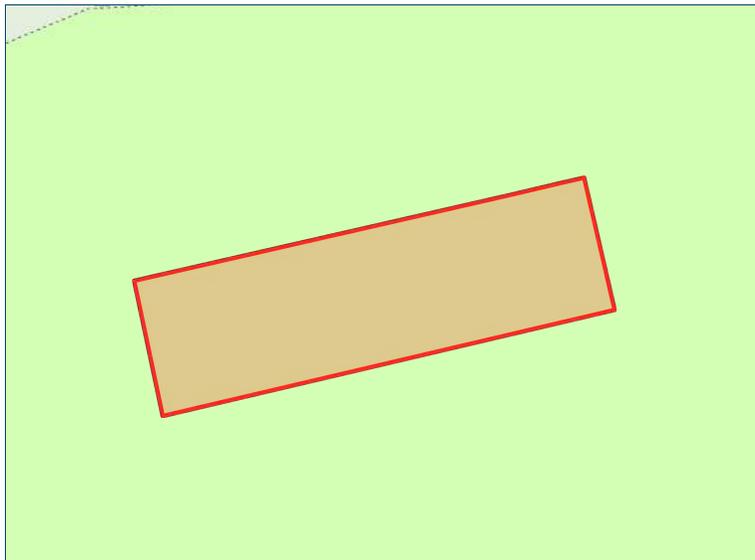
Open Site

LOT 3

LAND INVESTMENT: TWO FREEHOLD PLOTS OF LAND WITHIN A SUB-DIVIDED FIELD CONSIDERED TO HOLD FUTURE DEVELOPMENT OPPORTUNITY

Plots 22 & 39 North Of Bull Lane, Rayleigh, Essex, SS6 8NS

The land is made up of two plots within a sub-divided field with the aim of future development subject to gaining planning permission. The land is placed close to the Rayleigh High Street with access to local shops, bars and restaurants.



GUIDE PRICE: £12,000*PLUS FEES

N.B.

We are informed that there is an overage agreement on the land. Details can be found within the legal pack.

SIZE

We are informed by the seller that the plot measures 20m x 69m however this has not been measured by ourselves

PLANNING

All planning enquiries should be directed to the Rochford Council planning department on 01702 318111

AUCTIONEERS NOTE

We are informed that the owners of the adjoining plots have set up a Development Committee which is liaising with the council regarding releasing the land from the greenbelt categorisation.

TENURE

Freehold

VIEWING

open site

LOT 4

LOCK UP INVESTMENT: A VACANT FREEHOLD LOCK UP STORAGE UNIT CONSIDERED TO HOLD POTENTIAL AS A RENTAL INVESTMENT

Lock Up A Linden Court, London Road, Leigh-on-Sea, Essex, SS9 3LJ

This Single lock up storage unit is one of three being sold and is considered to make an ideal investment for rental purposes or self use. It is placed within a block of storage units close to Leigh On Sea Broadway in a secure location and is accessed via a gated entrance from Woodcote Road.



ACCOMMODATION

Block built lock up, with double fronted timber doors and internal measurements of 14 ft X 7ft

N.B.

The Storage unit is situated to the rear of Linden Court, placed a short distance from Leigh On Sea Broadway and accessed via a gated entrance from Woodcote Road

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

GUIDE PRICE: £8,000*PLUS FEES



LOT 5

LOCK UP INVESTMENT: A VACANT FREEHOLD LOCK UP STORAGE UNIT CONSIDERED TO HOLD POTENTIAL AS A RENTAL INVESTMENT

Lock Up B Linden Court, London Road, Leigh-on-Sea, Essex, SS9 3LJ

This Single lock up storage unit is considered to make an ideal investment for rental purposes. It is Placed Within a Block of storage units close to Leigh On Sea Broadway in a secure location.



GUIDE PRICE: £8,000*PLUS FEES

ACCOMMODATION

Block Built Lock Up, with double fronted timber doors, measuring 14 ft x 7ft

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

N.B.

The storage unit is situated to the rear of Linden Court, placed a short distance from Leigh On Sea Broadway



LOT 6

LOCK UP INVESTMENT: A VACANT FREEHOLD LOCK UP STORAGE UNIT CONSIDERED TO HOLD POTENTIAL AS A RENTAL INVESTMENT

Lock Up C Linden Court, London Road, Leigh-on-Sea, Essex, SS9 3LJ

This single lock up storage unit is considered to make an ideal investment for rental purposes. It is placed within a block of storage units close to Leigh On Sea Broadway in a secure location.



GUIDE PRICE: £8,000*PLUS FEES

ACCOMMODATION

Block built lock up, with double fronted timber doors, measuring 14 ft x 7ft

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

N.B.

The Storage unit is situated to the rear of Linden Court, placed a short distance from Leigh On Sea Broadway





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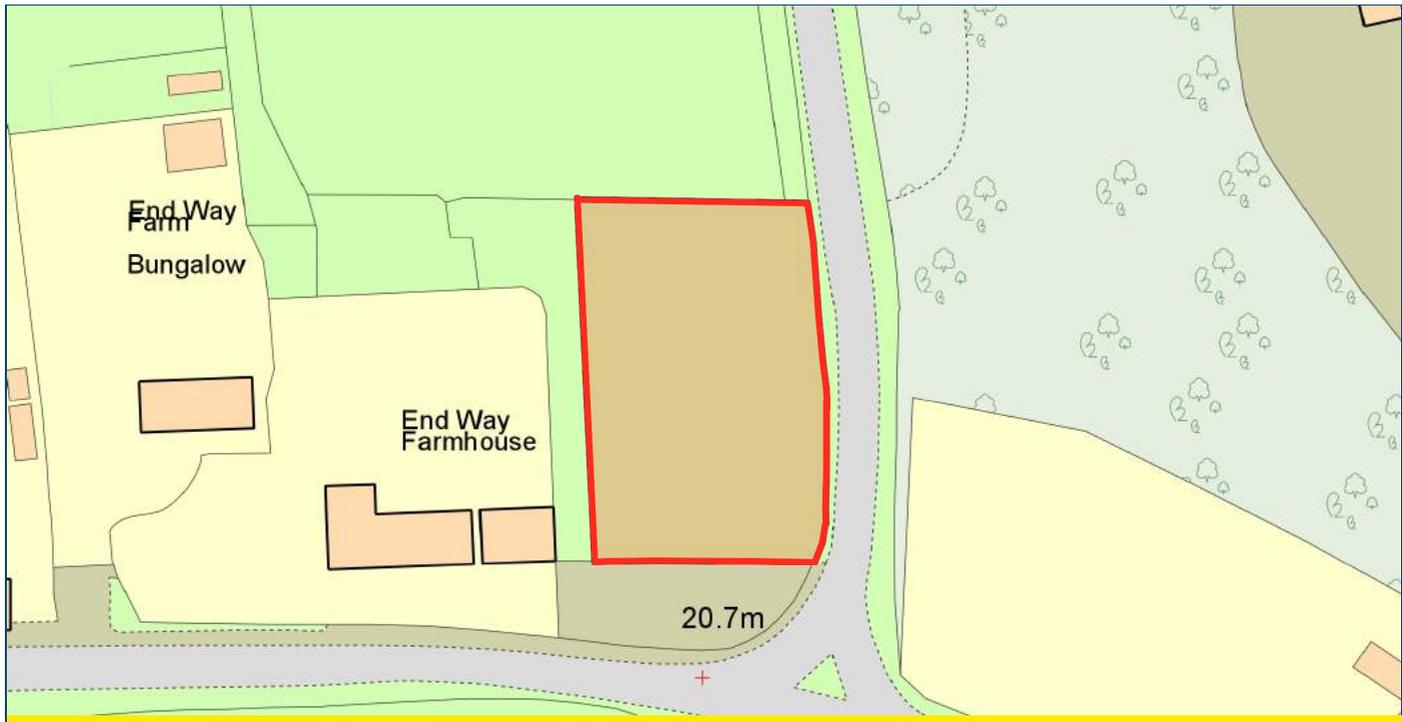
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LOT 7

DEVELOPMENT OPPORTUNITY: A FREEHOLD PLOT MEASURING APPROXIMATELY 1/3 ACRE WITH FULL PLANNING PERMISSION GRANTED FOR A DETACHED BUNGALOW.



GUIDE PRICE: £225,000*PLUS FEES

Land Adjacent to Endway Farm, Southminster Road, Asheldham, Essex, CM0 7DZ

Full Planning permission was granted on 17th December 2018 for the erection of a three bedroom detached bungalow measuring just over 1660 square foot approximately. The plot measures approximately 1/3 acre (as measured on ProMap). The land is situated on a corner position in this semi rural location on Southminster road with fields to the rear.

PROPOSED ACCOMMODATION

- Reception Hall
- Cloakroom/WC
- Lounge
- Kitchen Diner
- Utility Room
- Master Bedroom
- En Suite Shower Room
- Two Further Bedrooms
- Bathroom

N.B.

We are informed that the fields to rear may be available to lease as paddocks to the purchaser by separate negotiation once purchased.

PLANNING

For details relating to the current planning permission please refer to the legal pack

AUCTIONEERS NOTE

It is considered that the plot may be able to accommodate two detached dwellings subject to planning permission. For all enquiries please contact Maldon district council on 01621 854477

TENURE

Freehold

JOINT AUCTIONEER

**STRUTT
& PARKER**

STRUTT & PARKER Chelmsford 01245 258201



LOT 8

DEVELOPMENT POTENTIAL: A VACANT LEASEHOLD SELF-CONTAINED BASEMENT WITH POTENTIAL TO BE CONVERTED INTO AN APARTMENT

Basement of 128 Queens Road, Hastings, East Sussex, TN34 1RP

The basement which is currently being used for storage purposes has access from both the front and the rear of the building. It is considered that it is ideal for conversion into an apartment subject to gaining planning permission.



GUIDE PRICE: £7,000*PLUS FEES

ACCOMMODATION

The property is currently being used for storage purposes however it is considered to be ideal for conversion into a one or two bed apartment.

LEASE DETAILS

The property is subject to a lease of 125 years from the date of 15th September 2016 with a ground rent of £250 per annum.

AUCTIONEERS NOTE

Dedman Gray Auctions had not inspected the property at the time the catalogue entry was prepared.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

LOT 9

RESIDENTIAL/BUY TO LET INVESTMENT: A VACANT FREEHOLD MAISONETTE THAT COULD OFFER A POTENTIAL INCOME OF £8400 PER ANNUM. AN 9.8% YIELD OF THE GUIDE PRICE

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 9.8% 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.



GUIDE PRICE: £85,000*PLUS FEES

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 Estate Agents
01255 475444



LOT 10

**BUY TO LET INVESTMENT: A VACANT LEASEHOLD ONE BEDROOM APARTMENT
CONSIDERED TO OFFER A POTENTIAL RETURN OF OVER 9% OF THE GUIDE PRICE**

33 Avenue Road, Westcliff-on-Sea, Essex, SS0 7PN

This vacant property is placed 0.6 of a mile from the Westcliff on Sea C2C rail station and Southend Victoria Main line rail station. The property is sold with a lease of approximately 66 years. It is considered that the property could achieve a rental figure of around £700pcm.



GUIDE PRICE: £85,000*PLUS FEES

ACCOMMODATION

Entrance Hall
Lounge - 15' x 12'
Kitchen - 11' x 9'
Bedroom - 12' x 12'
Bathroom - 7' x 5'

LEASE DETAILS

The property is subject to a lease of 99 years from the date of 24th June 1985

EPC RATING

D

RENT RESERVED

It is considered that the property could achieve an annual income of £8,400, please call Max Fordham on 01702 311111 for more information

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



Brown & Brand
01702 552966



LOT 11

**RESIDENTIAL/BUY TO LET INVESTMENT : A VACANT FREEHOLD DETACHED BUNGALOW
CONSIDERED TO BE AN IDEAL BUY TO LET OFFERED UNDER MARKET VALUE.**

Wild Goose Studio, Abbey Street, Thorpe-le-Soken, Essex, CO16 0JN

This former 1930'S telephone exchange has been converted into a detached bungalow with driveway and courtyard garden. It is considered that the current dwelling could be let on an Assured Shorthold basis offering a potential income of £7200 per annum (a 6.5% yield of the guide price) It is also considered that the property could be let as short stay accommodation or make an ideal home for an owner occupier.



GUIDE PRICE: £110,000 PLUS FEES

ACCOMMODATION

Lounge 13' x 10'5"
Bedroom Area 11'1" x 10'5"
Kitchen 12'3" x 7'5" max
Courtyard Garden

N.B.

It is considered that the property could be replaced with a two storey house subject to gaining planning permission.

PLANNING

For all Planning enquiries contact Tendring district council on 01255 686161

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



Frinton On Sea
01255 852555



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LOT 12

MIXED INVESTMENT: A FREEHOLD BLOCK COMPRISING OF TWO COMMERCIAL UNITS AND ONE RESIDENTIAL UNIT OFFERING A POTENTIAL INCOME OF £25,920 PA



GUIDE PRICE: £250,000 PLUS FEE'S

69, 71 & 71A West Road, Shoeburyness, Essex, SS3 9DT

Placed within the West Road main commercial area is this Freehold mixed block consisting of two commercial units, one flat and the freehold to 69a. The flat and one of the commercial units are currently let producing an annual income of £18,720. It is considered that once the Vacant commercial unit is let out the whole investment could achieve £25,920 PA, a yield of just over 10% on the guide price.

ACCOMMODATION

69 West Road measures approximately 353 Sq Ft
71 West Road measures approximately 383 Sq Ft

We understand from the seller that the Flat offers Lounge, Kitchen, Bedroom, Bathroom.

LEASE DETAILS

Please see legal pack for details

N.B.

Please note that the flat had not been inspected by Dedman Gray at the time this catalogue was produced.

EPC RATING

69 - TBC
71 - TBC
71a - TBC

RENT RESERVED

69 West Road is currently in use as a takeaway, paying £800 PCM

71a West Road is a One bed flat paying £760 PCM.

71 West Road is a commercial unit currently vacant but it is considered that it could achieve £600 PCM (£7200 PA)

AUCTIONEERS NOTE

The investment is sold as a freehold including the ground rents to 69a

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 13

DEVELOPMENT POTENTIAL: A FREEHOLD PARCEL OF LAND CONSIDERED TO HOLD POTENTIAL FOR DEVELOPMENT SUBJECT TO THE NECESSARY PLANNING CONSENTS



GUIDE PRICE: £40,000* PLUS FEES

Land to the South East side of, Radnor Road, Rochford, Essex, SS4 3JX

This parcel of land is located off an unmade road in the village of Ashingdon which is approximately 2.5 miles from Rochford. The land is considered to have development potential subject to gaining the necessary consents. The land is set behind a fence from the road and is overgrown at present.

EXISTING PREMISES

The land is currently overgrown and measures approximately 0.15 of an acre as measured on promap.

The approximate dimensions as scaled are:

Frontage 35'

Depth 118'

Rear Width 46'

PLANNING

For further information on the planning potential, contact the Rochford District Council planning department 01702 318191

AUCTIONEERS NOTE

Measurements are used as guidance only and any interested parties should satisfy themselves with the correct measurements by visiting the site before attending the Auction.

TENURE

Freehold

VIEWING

Open site view with care

JOINT AUCTIONEER



Simon Mellish Auctioneer
07449 425952



LOT 14

REFURBISHMENT INVESTMENT: A VACANT FREEHOLD GRADE II LISTED FIVE STOREY SEAFRONT TOWN HOUSE IN NEED OF FULL REFURBISHMENT



GUIDE PRICE: £410,000*PLUS FEES

3 Nelson Crescent, Ramsgate, Kent CT11 9JF

The property which is currently partly split into five self contained flats offers views of the seafront and Royal Marina. It is considered that the property would benefit from being refurbished back into a town house or offers potential as a Hotel or Guest House. It is also considered that the property sits in a prominent position and could offer a resale value of around £750,000 as a house.

ACCOMMODATION

Basement

Room One - 8'8 x 6'

Room Two - 13'7 x 10'9

Room Three - 14'1 x 10'7

Room Four - 13'2 x 12'2

Bathroom

Kitchen

Ground Floor

Entrance Hall

Room One - 16'3 x 15'9

Room Two - 24'4 x 14'5

Kitchen - 15'3 x 10'6

Bathroom

W/C

First Floor

Room One - 21' x 15'5

Room Two - 24'4 x 14'5

Room Three - 12'1 x 10'4

Bathroom

W/C

Second Floor

Room One - 14'7 x 14'3

Room Two - 14'6 x 11'8

Room Three - 13'4 x 10'5

Kitchen - 11'7 x 8'4

Bathroom

W/C

Third Floor

Room One - 14'3 x 11'2

Room Two - 11'4 x 9'7

Kitchen - 11'8 x 11'1

Bathroom

EPC RATING

Exempt

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



Lovetts Estate Agents
Ramsgate 01843 570305





AUCTIONEERS NOTE

It is considered that a fully refurbished seven bedroom town house in this area could hold a potential open market value of £700,000 to £750,000 however we recommend any interested parties conduct their own investigations into this.

The property has been attempted to be split into five self contained flats however it is considered that this property does not suit this layout. The property is in a very poor state of repair.

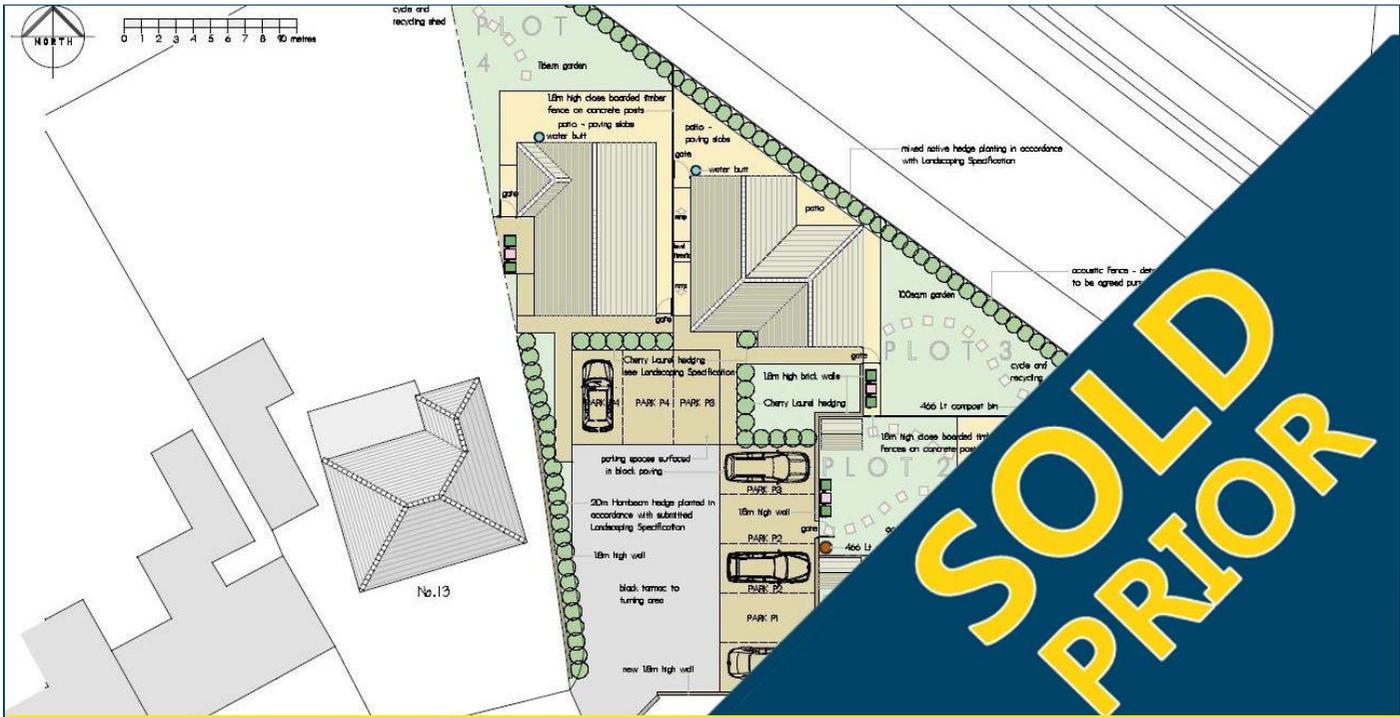
There is a rear garden however we was unable to access to this at the time of preparing the catalogue entry.

We suggest that this property is only suitable to cash buyers due to the level of works needed.



LOT 15

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



GUIDE PRICE: £450,000* PLUS FEES

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

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

EXISTING PREMISES

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

PROPOSED ACCOMMODATION

Plots 1 & 2

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

Plot 3

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

Plot 4

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

N.B.

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

PLANNING

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

TENURE

Freehold

VIEWING

Open Site



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LOT 16

DEVELOPMENT LAND: A FREEHOLD PLOT OF LAND MEASURING APPROXIMATELY 0.27 OF AN ACRE WITH FULL PLANNING TO DEVELOP FOUR X FOUR BED DETACHED HOUSES



GUIDE PRICE: £450,000*PLUS FEES

Land Adjacent To, 14 Station Approach, Canvey Island, Essex, SS8 9RB

The site sits within a residential area and has full planning to erect four x four bedroom detached houses with associated parking. The site is placed just under 2 miles from the Canvey Island Town Centre, High Street and Benfleet Rail Station. It is considered the site offers a potential GDV of £1.6m.

PROPOSED ACCOMMODATION

plot 1 - Separate Lounge, Open Plan Kitchen/Family Room, Ground Floor w/c, Four Bedrooms with Ensuite to Master Bedroom, Bathroom.

Plot 2 - Open Plan Kitchen/Living area, Ground Floor w/c, Four Bedrooms with Ensuite to Master Bedroom, Bathroom, Balcony

Plot 3 - Open Plan Kitchen/Living area, Ground Floor w/c, Four Bedrooms with Ensuite to Master Bedroom, Bathroom, Balcony

Plot 4 - Open Plan Kitchen/Living Area, Study, Ground Floor w/c, Four Bedrooms with Ensuite to Master Bedroom, Bathroom, Balcony.

PLANNING

Planning was passed for the Erection of four x 4 bedroom detached houses with eight off-street parking spaces, improved access and associated landscaping on 28th January 2019. details can be found on the Castle point planning website using reference - 18/0991/FUL

AUCTIONEERS NOTE

It is considered that the site offers a potential GDV of approximately £1.6m however we recommend that any interested parties conduct their own investigations into this.

TENURE

Freehold

VIEWING

Open Site



LOT 17

DEVELOPMENT LAND: A FREEHOLD PLOT OF LAND WITH FULL PLANNING PERMISSION FOR THE ERECTION OF A BLOCK OF 6 X 2 BED AND 3 X 1 BED APARTMENTS



Front (South East) Elevation

GUIDE PRICE: £650,000*PLUS FEES

Development Land at St Margarets Avenue, Stanford-le-Hope, Essex, SS17 0DT

The site comprises an area of overgrown vacant open space measuring approximately 0.25 of an acre. The land lies within a residential area and is placed just 0.4 of a mile from the Stanford Le Hope rail station. It is considered that the site offers a potential GDV ranging from £2m to £2.5m.

EXISTING PREMISES

An overgrown site measuring approximately 0.25 of an acre

PROPOSED ACCOMMODATION

The site will comprise of 6 x two bedroom and 3 x one bedroom apartments offering a potential gross development value ranging from £2m to £2.5m however we recommend any interested parties conduct their own investigations into this.

PLANNING

Planning for the erection of 6 x 2 bedroom apartments and 3 x one bedroom apartments with associated access, parking and landscaping was passed on the 11th October 2018 by the Thurrock Council. Details can be found on their website using reference 18/01135/FUL.

TENURE

Freehold

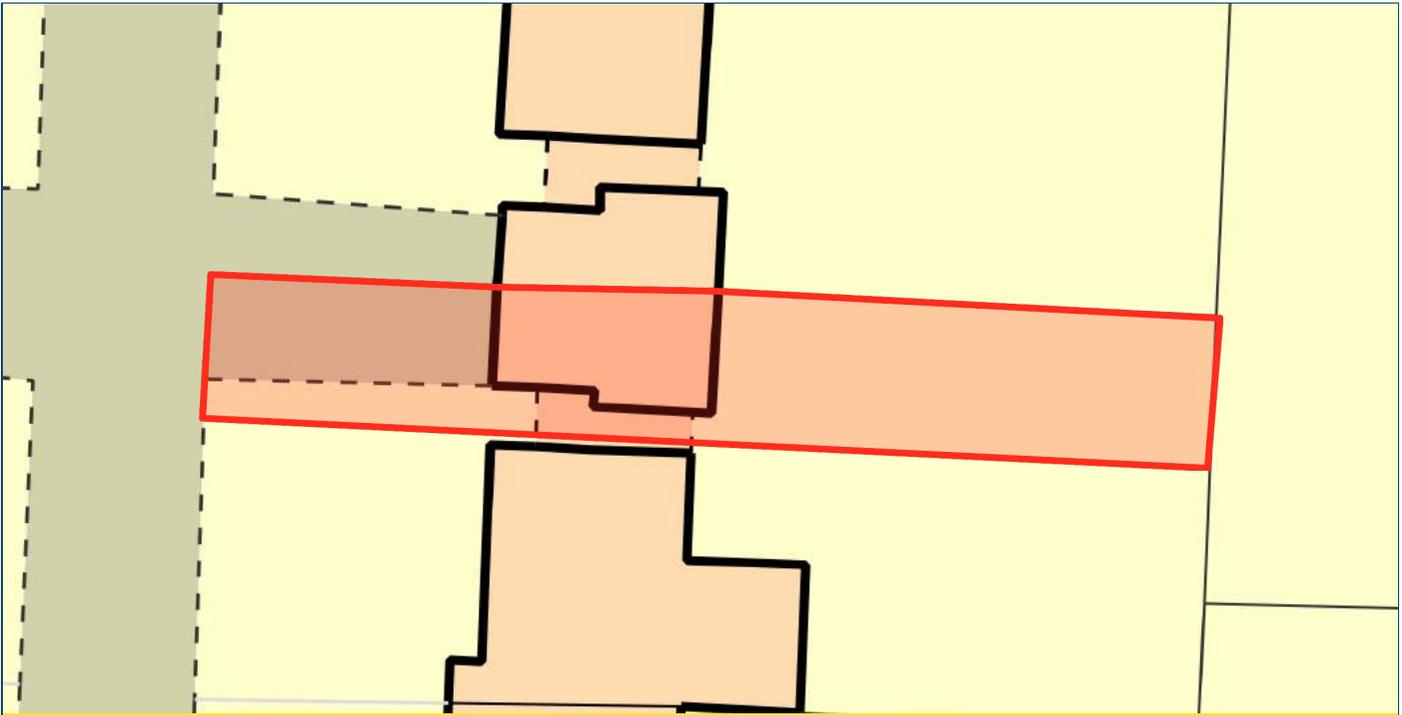
VIEWING

Open Site



LOT 18

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



GUIDE PRICE: £60,000*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 partly 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

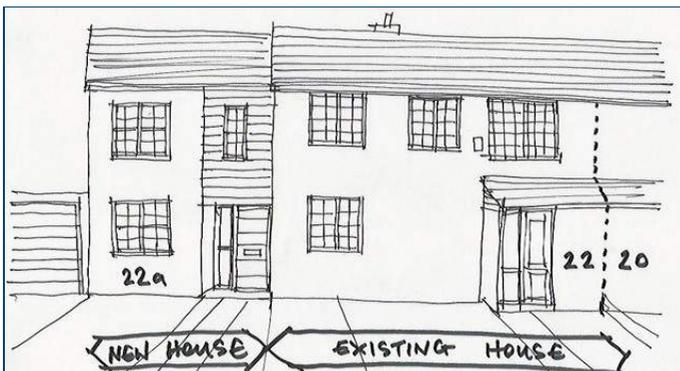
The plot currently forms part of the adjoining property and is partly occupied by a single garage with the remainder being part of the rear garden.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 19

RESIDENTIAL INVESTMENT: A FREEHOLD HOUSE WITH 5 BEDROOMS CONSIDERED TO HOLD POTENTIAL TO IMPROVE OR CONVERT SUBJECT TO PLANNING PERMISSION



GUIDE PRICE: £150,000*PLUS FEES

77 Old Road, Clacton-on-Sea, Essex, CO15 1HW

A vacant freehold house benefiting from a driveway and rear courtyard with accommodation over three floors. It is considered that the property could make an ideal large family home or could be converted to create separate self contained apartments or serviced accommodation subject to planning permission.

ACCOMMODATION

Entrance Hall
Lounge - 28' x 10'8"
Kitchen - 25'11" x 5'7"
Dining Room - 23'2" x 9'5"
Inner Hall
Cloakroom
First Floor Landing
Bedroom One - 16'4" x 15'7"
Bedroom Four - 11'11" x 10'4"
Bedroom Five - 9'5" x 9'
Bathroom
Shower Room
Second Floor Landing
Bedroom Three - 13'5" x 10'6"
Bedroom Two - 14'2" x 10'1"
Rear Garden

AUCTIONEERS NOTE

It is considered that mortgage lending on this property could be restricted. It is advised that potential buyers should make their own enquiries into this

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



Omega Property Services
01255 222882



LOT 20

BUY TO LET INVESTMENT: A FREEHOLD BLOCK OF FOUR FLATS FULLY LET PRODUCING AN INCOME OF £28,800 PER ANNUM. A 16% YEILD OF THE GUIDE PRICE



GUIDE PRICE: £180,000*PLUS FEES

3 - 4 Bel Air Chalet Estate, Club Parade, Clacton-on-Sea, Essex, CO16 8SX

A Freehold Block consisting of four 2 bedroom flats located on the 'Bel Air Chalet Estate' in St Osyth which is close to St Osyth beach. The Apartments are fully let all achieving £600 per calendar month each. A combined monthly income of £2400 per month which represents a 16% annual yeild of the guide price.

ACCOMMODATION

4 x 2 Bedroom Flats
Typical Layout
Lounge/Kitchenette: 15'7 x 10'5
Bedroom One: 8'8 x 8'3
Bedroom Two: 11'2 x 6'9
Bathroom: 8'3 x 5'2

LEASE DETAILS

For more information relating to the current Tenancy Agreements please refer to the legal pack.

N.B.

All properties on this estate are officially for holiday use and therefore permitted for occupation between March and October inclusive however we understand that this restriction has not been enforced and many of these properties are occupied all year round and in most cases let out on annual Assured shorthold agreements to both private and DSS tenants.

EPC RATING

E-F

TENURE

Freehold

VIEWING

By appoitment with the Auctioneers

JOINT AUCTIONEER

**Scott Sheen
& Partners**

Scott Sheen & Partners



LOT 21

COMMERCIAL BUY TO LET INVESTMENT: A FREEHOLD PROPERTY THAT WILL BE FULLY LET OFFERING AN INCOME OF £65,000 PER ANNUM. A 9.3% YIELD OF THE GUIDE PRICE.



GUIDE PRICE: £695,000* 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. The property is to be let to an accommodation management company for a term of two years at an annual rent of £65,000.

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.
Rear Courtyard
Driveway

LEASE DETAILS

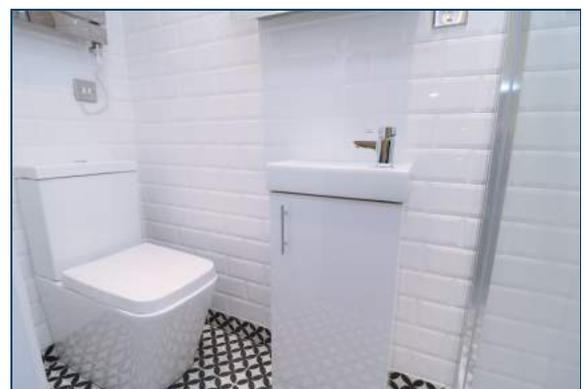
We are informed that there will be a new lease available on completion of the sale to a property management company for a term of 2 years. We are informed that under the terms of the new lease the rental income will be £65,000 per annum. For further details relating to the lease please refer to the legal pack.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 22

COMMERCIAL INVESTMENT: A FREEHOLD DETACHED STORAGE BUILDING CONSIDERED TO HOLD DEVELOPMENT POTENTIAL, SUBJECT TO PLANNING



GUIDE PRICE: £45,000*PLUS FEES

Land & Unit North of Ruskin Avenue, Southend-on-Sea, Essex, SS2 5HB

This building with mezzanine floor and outbuilding is accessed via a secure gated entrance and is located within close proximity of Sutton Road and local amenities. The unit is currently vacant but it is considered that the unit could achieve a rental income of £6,000 PA (£500 PCM), producing a yield of over 13% of the guide price. It is also considered that this unit may hold development potential, subject to gaining the necessary consents.

ACCOMMODATION

The Unit is comprised of a lower floor, Mezzanine floor and Outbuilding.

Lower floor: 24 ft x 17 ft

Mezzanine: 17 ft x 10 ft

Outbuilding: 14ft x 10ft

PLANNING

All planning enquiries should be directed to the Southend On Sea Borough Council Planning Department 01702 215000

RENT RESERVED

It is considered that this unit could achieve a rent of £6,000 PA, a 13.3% yield on the guide price.

AUCTIONEERS NOTE

It is considered that the plot could be suitable for a single detached dwelling however we recommend any interested parties speak to the local council to conduct their own investigations into this.

TENURE

Freehold

VIEWING

By Appointment with the Auctioneers



LOT 23

COMMERCIAL INVESTMENT: A FREEHOLD SHOP WITH A POTENTIAL RENTAL INCOME OF £12,000 PA, A YIELD OF JUST OVER 13% OF THE GUIDE PRICE

78 Leigh Road, Leigh-on-Sea, Essex, SS9 1BZ

A freehold retail unit that is currently vacant, Situated on the busy Leigh Road close to Leigh Broadway. The shop also comes with the added benefit of the freehold of the flat above, producing an added income of £100.00 PA.



GUIDE PRICE: £90,000*PLUS FEES

ACCOMMODATION

The shop has an approximate area of 373 sq ft and has a small bathroom area to the rear.

N.B.

For More information on Rental values, contact our Commercial department on 01702 311 111. Please be aware that this does not include the ownership of the flat above, just the freehold.

RENT RESERVED

We are advised by our commercial team that the shop has a potential rental income of £12,000 PA, a yield of just over 13% on the guide price

TENURE

Freehold

VIEWING

By Appointment with the Auctioneers



LOT 24

RESIDENTIAL/ BUY TO LET INVESTMENT: A VACANT STUDIO FLAT WITH A POTENTIAL INCOME OF APPROXIMATELY £6000 PER ANNUM. A 10% YEILD OF THE GUIDE PRICE.

37B East Street, Colchester, Essex, CO1 2TP

A vacant first floor studio flat located within 1.5 Miles of both the town centre and Essex university considered to be an ideal buy to let. The property has been let until recently achieving a rent of £450 per calendar month however the property has just been redecorated and carpets replaced and it is considered that the property could achieve a rent of approximately £500 per calendar month.



GUIDE PRICE: £60,000*PLUS FEES

ACCOMMODATION

Entrance Hall
Bedroom/Living area 14'7 x 9'7 max
Kitchen 8'7 x 4'5
Shower Room

LEASE DETAILS

We are informed that their are approximately 69 years left on the current lease. For more information please refer to the legal pack.

N.B.

It is considered that the property could achieve £500pcm producing and annual income of £6,000. A 10% yield of the guide price.

EPC RATING

F

SERVICE CHARGE & RENT

We are informed that the ground rent is £60 per Annum. Any owner is responsible for a 1/3 share of the buildings insurance. For further details please refer to the legal pack.

VIEWING

By appointment with the auctioneers



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Karen Healy, Associate Conveyancer



LOT 25

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD THREE BEDROOM DETACHED BUNGALOW SET IN 1.4 ACRES OF LAND IN NEED OF LIGHT REFURBISHMENT



GUIDE PRICE: £425,000*PLUS FEES

The Bungalow, Stambridge Road, Stambridge, Essex, SS4 2BJ

Placed within the village of Stambridge, north of Rochford, is this two bedroom detached bungalow in need of light refurbishment. The property is sold with 1.4 acres of land and is considered to hold potential for redevelopment subject to planning permission.

ACCOMMODATION

Entrance Hall
Lounge - 19'9 x 11'8
Kitchen - 9'9 x 9'7
Bedroom One - 17'2 x 11'7
Bedroom Two - 11'9 x 8'6
Bedroom Three - 9'9 x 8'9
Bathroom - 8'4 x 5'5

Rear Garden
Further Plot to the side - total 1.4 acres

PLANNING

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

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER

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LOT 26

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



GUIDE PRICE: £290,000*PLUS FEES

20 Marguerite Drive, Leigh-on-Sea, Essex, SS9 1NW

Placed close to the Leigh on Sea Broadway is this two bedroom detached bungalow considered ideal as a refurbishment investment or residential property for an owner occupier. It is considered the refurbished property could offer a value of around £425,000 depending on the level of fixtures and fittings.

ACCOMMODATION

Entrance Hall
Reception Room - 16'2 x 12'9
Kitchen - 12'2 x 7'8
Bedroom One - 15'2 x 13'5
Bedroom Two - 14'5 x 10'10
Bathroom
Conservatory - 14' x 7'2

EPC RATING

D

TENURE

Freehold

VIEWING

By appointment with the Auctioneers.

JOINT AUCTIONEER



Think Property via
Simon Mellish Auctioneer



LOT 27

BUY TO LET INVESTMENT: A FREEHOLD HOUSE CURRENTLY LET PRODUCING AN INCOME OF £11,400 PER ANNUM. A 6.7% YIELD OF THE GUIDE PRICE



GUIDE PRICE: £170,000*PLUS FEES

42 Church Avenue, Chelmsford, Essex, CM1 7EZ

A three bedroom freehold Cornish house with driveway for two cars and a large rear garden located within 1/2 mile of Broomfield hospital. The property is currently let on an Assured Shorthold basis at £950 per calendar month which represents a yield of just over 6.5% of the guide price.

ACCOMMODATION

Lounge 19'7 x 11'3
Kitchen 19'7 x 8'3
First Floor Landing
Bedroom One 14'5 x 11'7
Bedroom Two 12'1 x 8'6
Bedroom Three 8'9 x 7'11
Bathroom 7'2 x 5'4
Rear Garden approx 86'

N.B.

The property is of a non standard construction and therefore lending is limited however neighbouring properties have made improvements to the structure to provide more efficiency and making it more favourable for lending.

EPC RATING

To be confirmed

AUCTIONEERS NOTE

It is considered that with the necessary improvements the property could achieve a sale price in the region of £300,000.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 28

REFURBISHMENT OPPORTUNITY: AN EXTENDED FREEHOLD THREE BEDROOM VACANT HOUSE WITH GARAGE ON A CORNER PLOT IN NEED OF MODERNISATION



GUIDE PRICE: £210,000*PLUS FEES

59 Rowan Way, Witham, Essex, CM8 2LJ

A three bedroom end of terrace house with garage and driveway situated at the end of a cul de sac on a corner plot. The house requires modernisation throughout and it is considered that once refurbished would make an ideal family home. The property also has a ground floor extension providing additional living space and it is considered that it may be possible to extend further to create a four bedroom house subject to planning permission.

ACCOMMODATION

Cloakroom/WC
Kitchen 12'10 x 10'1
Lounge 19'11 x 10'9
Dining Room 13' x 9'9
Study 9'9 x 9
Bedroom One 12'5 x 10'8 Max
Bedroom Two 12'2 x 9'8
Bedroom Three 8'6 x 7'5
Shower Room
Garage

N.B.

We are advised that the ground floor extension has suffered from movement due to nearby drains. We understand that the cause has been dealt with and that the house is being monitored before a certificate of structural adequacy is provided.

EPC RATING

E

AUCTIONEERS NOTE

For more information on the potential value of this property once refurbished or extended further please contact us.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER

Yaxley
homes

Yaxley Homes



LOT 29a

REFURBISHMENT OPPORTUNITY: A THREE BEDROOM VACANT FREEHOLD HOUSE WITH CHARACTER REQUIRING SOME MODERNISATION AND IMPROVEMENT.



GUIDE PRICE: £275,000*PLUS FEES

10 Recreation Avenue, Leigh-on-Sea, Essex, SS9 3JX

A double bay fronted three bedroom mid terraced house with off street parking to the front located close to local shops, bars and restaurants along the London Road and easy access to Chalkwell Park, Leigh Broadway and local train station. It is considered that with some improvements the property could achieve a sale in the region of £375,000.

ACCOMMODATION

Entrance Hall

Lounge 15'2" x 12'10" (4.62m x 3.9m)

Dining Room 12'10" x 10'1" (3.9m x 3.07m)

Kitchen 9'7" x 8'5" (2.92m x 2.57m)

Bedroom 1 15'6" x 11'6" (4.72m x 3.5m)

Bedroom 2 12'10" (3.9) x 8'10" (2.7) to cupboard

Bedroom 3 8'8" x 7'1" (2.64m x 2.16m)

Family Bathroom 8'3" x 5'9" (2.51m x 1.75m)

N.B.

We have been advised by the vendor that the property has been completely rewired in April 2017.

EPC RATING

D



AUCTIONEERS NOTE

For more information about potential values for selling or letting please contact the auctioneers

TENURE

Freehold

VIEWING

By appointment with the auctioneers



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 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.

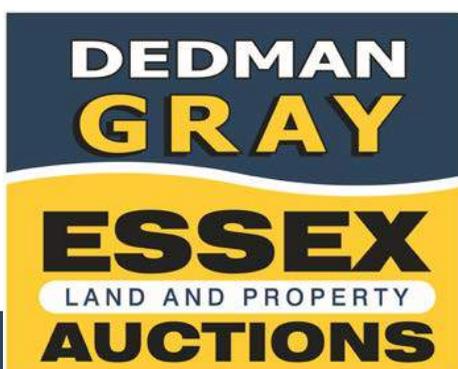
Please note:

- General conditions and extra conditionals of sale are available on our website www.dedmangray.co.uk/auction
- 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 22nd May 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 _____

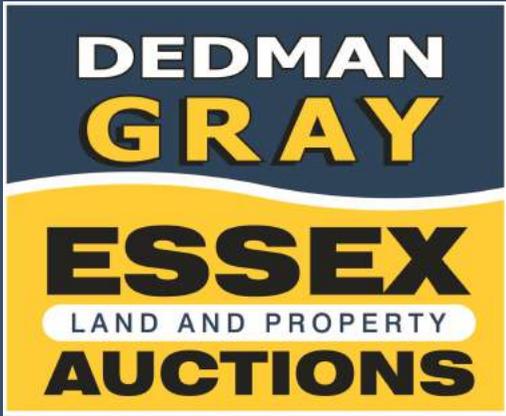
Address _____

_____ Post Code _____

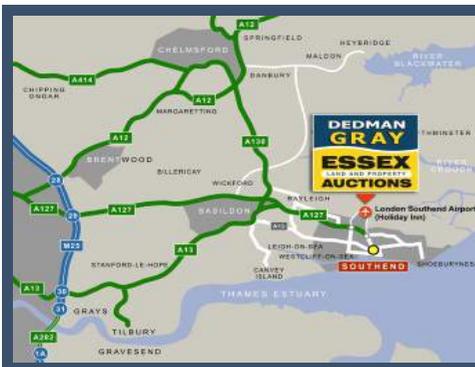
Telephone Number _____

Email _____





Future Auction Dates
22nd May 2019
10th July 2019
14th August 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