

The Leading Land & Property Auctioneers In Essex

Wednesday 22nd May 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:-

01702 311050

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

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sean@dedmanauctions.com

Important Notice

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

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

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



CPC FINANCE

COMMERCIAL, INVESTMENT
AND BUY TO LET MORTGAGES



A guide to auction finance options

By Julie Griggs, Director, CPC Finance

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

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

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

SHORT TERM LOAN (STL)

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

SECURED LOANS

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

REMORTGAGING

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

BUY-TO-LET (BTL)

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

DEVELOPMENT FINANCE

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

EXIT ROUTES

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



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Auction finance options

By Julie Griggs, Director, CPC Finance

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

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

SHORT TERM LOAN PRODUCT FOR LANDLORDS

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

Here are the product details:

- 75% of the purchase price or value plus the cost of the refurbishment to a maximum of 85% (or 70% of GDV).
- All funds released to borrowers on Day 1.
- Available on light refurbishment projects across residential and semi-commercial security.

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

The light refurbishment product can be used on single dwelling properties, multi-unit block and Houses of Multiple Occupancy (HMOs) with up to six bedrooms.



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LETTINGS

AUCTION RESULTS FOR 27th March 2019

Lot	Address	Result	Price
1	Land East of Church Road, Ramsden Bellhouse, Essex, CM11 1RH	SOLD	£158,000
2	Land Adjacent to Spencers Cottage, King Street, Ongar, Essex, CM5 9NR	SOLD	£83,000
3	Plots 22 & 39 North of Bull Lane, Rayleigh, Essex, SS6 8NS	SOLD	£12,000
4	Lock Up A, Linden Court, London Road, Leigh on Sea, Essex, SS9 3LJ	SOLD	£8,000
5	Lock Up B, Linden Court, London Road, Leigh on Sea, Essex, SS9 3LJ	SOLD	£8,000
6	Lock Up C, Linden Court, London Road, Leigh on Sea, Essex, SS9 3LJ	SOLD	£8,000
7	Land Adjacent to Endway Farm, Southminster Road, Essex, CM0 7DZ	Withdrawn	Withdrawn
8	Basement of 128 Queens Road, Hastings, East Sussex, TN34 1RP	SOLD	£7,000
9	35 Church Road, Clacton on Sea, Essex, CO15 6AX	SOLD	£87,500
10	33 Avenue Road, Westcliff on Sea, Essex, SS0 7PN	SOLD	£112,000
11	Wild Goose Studio, Abbie Street, Thorpe Le Soken, CO16 0JN	Withdrawn	Withdrawn
12	69, 71 & 71a West Road, Shoeburyness, Essex, SS3 9DT	Unsold	Withdrawn
13	Land South East of Radnor Road, Rochford, Essex, SS4 3JX	SOLD	£40,000
14	3 Nelson Crescent, Ramsgate, Kent, CT11 9JF	SOLD	£410,000
15	Land at Cerine, Braintree Road, Witham, Essex, CM8 2BY	SOLD	£475,000
16	Land Adjacent to 14 Station Approach, Canvey Island, Essex, SS8 9RB	SOLD	£480,000
17	Development Land at St Margarets Avenue, Stanford Le Hope, SS17 0DT	SOLD	£640,000
18	Land Adjoining 22 Picketts Lock Lane, London, N9 0AY	SOLD	£63,000
19	77 Old Road, Clacton on Sea, Essex, CO15 1JU	SOLD	£150,000
20	3-4 Bel Air Chalet Estate, Club Parade, Clacton on Sea, Essex, CO16 8SX	SOLD	£190,000
21	2 Edith Road, Clacton on Sea, Essex, CO15 1JU	Unsold	Withdrawn
22	Land & Unit North of Ruskin Avenue, Southend on Sea, Essex, SS2 5HB	Withdrawn	Withdrawn
23	78 Leigh Road, Leigh on Sea, Essex, SS9 1BZ	SOLD	£115,000
24	37B East Street, Colchester, Essex, CO1 2TP	SOLD	£57,000
25	The Bungalow, Stambridge Road, Stambridge, Essex, SS3 2BJ	SOLD	£405,000
26	20 Marguerite Drive, Leigh on Sea, Essex, SS9 1NW	SOLD	£325,000
27	42 Church Avenue, Chelmsford, Essex, CM1 7EZ	SOLD	£200,000
28	59 Rowan Way, Witham, Essex, CM8 2LJ	SOLD	£220,000
29	10 Recreation Avenue, Leigh on Sea, Essex, SS9 3JX	SOLD	£302,000

TOTAL REALISATION: over £4.54M= 93% SUCCESS RATE

NEXT SALE: WEDNESDAY 10th July 2019

A Word From Our Auctioneer



THE ONLY WAY IN

Michael Hughes
BSc (Hons) FRICS FAAV FNAEA

“Donald Trump famously said ‘I bought properties inexpensively and made lots of money. I began to think it was easy’

Who are we to say whether you should rely on Donald Trump’s words but one thing is for sure – it is easier to buy property at a Dedman Gray auction than by private treaty.

And the results speak for themselves. Our March auction ended up with **93% sales** and around **£4,500,000 achieved**.

Lot 1 set the scene: 0.9 acres of land guided at £25,000 sold for £158,000. Lot 2 continued the theme: 0.26 acres land sold for £83,000. And so it continued.

Investors continue to appreciate the appeal of tangible assets and with around 40 lots available in our May catalogue they have a wonderful array of land, commercial and residential assets from which to choose.

Roll on the 22nd May!”

Order of Sale

Wednesday 22nd May at 2pm

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

1	Land To The North Side Of Blue Mills Hill, Wickham Bishops, Witham, Essex	£65,000 *PLUS
2	Land To The North Side Of 2 Ingatestone Road, Chelmsford, Essex, CM1 3QY	£70,000 *PLUS
3	Ground Rent Of 170, 170A & 170B Dock Road, Tilbury, Essex, RM18 7BS	£12,000 *PLUS
4	2 Twyford Court, 81 High Street, Dunmow, Essex, CM6 1AE	£15,000 *PLUS
5	Garages & Land Rear Of 184 York Road, Southend On Sea, Essex, SS1 2DZ	£12,000 *PLUS
6	Plots 59 & 60, Waterside Estate, St Lawrence, Essex, CM0 7NJ	£2,000 *PLUS
7	56 Kents Hill Road, Benfleet, Essex, SS7 5PL	£140,000 *PLUS
8	432 Fairfax Drive, Westcliff On Sea, Essex, SS0 9RN	£100,000 *PLUS
9	Land Adjacent To 1 Fitzgerald Cottages, Main Road, Dovercourt, CO12 4NJ	£60,000 * PLUS
10	Plot 1, Land East Side Of Great Burches, Benfleet, Essex, SS7 3FH	£10,000 * PLUS
11	Plot 2, Land East Side Of Great Burches, Benfleet, Essex, SS7 3FH	£5,000 *PLUS
12	58B Newland Street, Witham, Essex, CM8 1AH	£100,000 *PLUS
13	163 London Road, Braintree, Essex, CM77 8PT	£1,200,000*PLUS
14	Flat 1, 64 Ellis Road, Clacton On Sea, Essex, CO15 1EX	£65,000 *PLUS
15	Plot 1, Tilgate Drive, Crawley, West Sussex, RH10 1UH	£40,000 *PLUS
16	Plot 2, Tilgate Drive, Crawley, West Sussex, RH10 1UH	£40,000 *PLUS
17	35 Church Road, Clacton On Sea, Essex, CO15 6AX	£100,000 *PLUS
18	63 Cats Lane, Sudbury, Suffolk, CO10 2SQ	£275,000 *PLUS
19	Land East Side Of Nine Ashes Road, Ingatestone, Essex, CM4 0JY	£35,000 *PLUS
20	67 Gordon Road, Basildon, Essex, SS14 1PQ	£180,000 *PLUS
21	Plots 21 & 22, Land At Salary Brook, Colchester, Essex, CO4 3FL	£8,000 *PLUS
22	Plot 23, Land At Salary Brook, Colchester, Essex, CO4 3FL	£5,000 *PLUS
23	105 Church Elm Lane, Dagenham, Essex, RM10 9RI	£395,000 *PLUS
24	Plot 294, Land Lying West Of Flax Lane, Ormskirk, Lancashire, L40 5TD	£2,000 *PLUS
25	Land Lying West Of Flax Lane, Ormskirk, Lancashire, L40 5TD	£5,000 *PLUS
26	Plot 325, Land Lying West Of Flax Lane, Ormskirk, Lancashire, L40 5TD	£5,000 *PLUS
27	47 Brooklands Gardens, Clacton On Sea, Essex, CO15 2JP	£45,000 *PLUS
28	66 North Street, Rochford, Essex, SS4 1AD	£425,000 *PLUS
29	112 Oak Road, Rivenhall, Witham, Essex, CM8 3HG	£225,000 *PLUS
30	Land At 7-9 Colchester Road, Bures, Suffolk, CO8 5AE	£450,000 *PLUS
31	28 Southchurch Road, Southend On Sea, Essex, SS1 2ND	£300,000 *PLUS
32	36 Marine Parade, Southend On Sea, Essex, SS1 2EJ	£395,000 *PLUS
33	Plot 176 Home Farm, High Road, Wallingford, Oxfordshire, OX10 0QU	£3,000 *PLUS
34	Plots 53,54 & 76 Land At Ashford Road, High Halden, Ashford, Kent, TN26 3LR	£5,000 *PLUS
35	Land To The Rear Of 123 High Street, Walton On The Naze, Essex, CO14 8AT	£40,000 *PLUS
36	Land To Rear Of Chainhouse Road, Needham Market, Suffolk, IP6 8EP	£150,000 *PLUS
37	Development Land At 156 Little Wakering Road, Southend On Sea, Essex	£230,000 *PLUS
38	42 Alexandra Road, Colchester, Essex, CO3 3DF	£230,000 *PLUS
39	5 Oxford Road, Clacton On Sea, Essex, CO15 3TB	£155,000 *PLUS
40	32 Fairleigh Drive, Leigh On Sea, Essex, SS9 2JA	£410,000 *PLUS
41	8 King Coel Road, Lexden, Colchester, Essex, CO3 9AG	£160,000 *PLUS
42	Richards Cottage, Mill Green Road, Ingatestone, Essex, CM4 0PT	£300,000 *PLUS

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

auction@dedmanauctions.com | 01702 311010

LOT 1

A FREEHOLD PARCEL OF AGRICULTURAL LAND IN A SEMI RURAL LOCATION MEASURING APPROXIMATELY 16.2 ACRES AS MEASURED ON PROMAP

Land to North side of, Blue Mills Hill, Wickham Bishops, Witham, Essex,

A freehold parcel of agricultural land in a semi rural location between the town of Witham and the village of Wickham Bishops. The Land is situated to the north of Blue Mills Hill and south east of Ishams Chase. The land can be accessed via a gate located at the end of Ishams Chase.



GUIDE PRICE: £65,000*PLUS FEES

CURRENT USAGE

The land is currently vacant and unused. The 16.2 is mainly grass and can be accessed via Ishams Chase.

TENURE

Freehold

VIEWING

Open Site- There is pedestrian access to the land adjacent to the gate.

RESTRICTIONS, EASEMENTS OR COVENANTS

The Auctioneers are not aware of any restrictions or covenants. For more information please refer to the legal pack.

JOINT AUCTIONEER WHIRLEDGE & NOTT

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS
01268 783377



LOT 2

DEVELOPMENT POTENTIAL: A FREEHOLD PARCEL OF LAND MEASURING APPROXIMATELY 1.2 ACRES WITH ROADSIDE ACCESS AND A WATER SUPPLY

Land to North side of, 2 Ingatestone Road, Chelmsford, Essex, CM1 3QY

A freehold parcel of land in a semi rural location Measuring approximately 0.47 hectares (1.2 Acres). There is direct gated access to the land from Ingatestone Road and there are three detached properties opposite. It is considered that the land could hold potential for future development subject to planning permission.



GUIDE PRICE: £70,000*PLUS FEES

N.B.

We are informed by the seller that mains water has been connected.

TENURE

Freehold

VIEWING

Open Site

CURRENT USAGE

The site is mainly grass and bushy with hedge and fencing to boundaries and is currently unused

PLANNING

For all enquiries relating to planning permission please contact Chelmsford City Council on 01245 606606



LOT 3

GROUND RENT INVESTMENT: A FREEHOLD INVESTMENT OF THE GROUND RENTS TO 170, 170A & 170B DOCK ROAD PRODUCING AN INCOME OF £288.19 PER ANNUM

Ground Rent of 170, 170A & 170B Dock Road, Tilbury, Essex, RM18 7BS

The freehold investment consists of the ground rents to three flats being 170, 170A and 170B currently producing and income of £288.19 per annum. Two of the flats are sold with short leases which are considered to need renewing within the next few years subject to the property owners plans



GUIDE PRICE: £12,000*PLUS FEES

LEASE DETAILS

170 has a lease of 99 years from the date of 17/01/2003
170A has a lease of 160 years from the date of 27th October 1989
170B has a lease of 99 years from the date of 04/07/1989

N.B.

The sellers have informed us that Section 5B notices have been served to the Leaseholders however none have offered to purchase the Freehold as of yet

SERVICE CHARGE & RENT

170 - £104.50 per annum
170A - £98.99 per annum
170B - £84.70 per annum

Each Leaseholder pays £200 per annum towards Maintenance costs.

AUCTIONEERS NOTE

Please note that only the Freehold is for sale and not the actual flats within the building

TENURE

Freehold

VIEWING

No Viewings Required

LOT 4

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

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

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



GUIDE PRICE: £15,000 PLUS FEES

LEASE DETAILS

There is a Head Lease of 999 years from the date of 31st March 1994 at a peppercorn rent.

N.B.

we understand that the leases for the 9 apartments are for a term of 125 years from 01/01/2017

RENT RESERVED

The Ground rents are producing an income of £1,500 per annum with rent reviews every 10 years to RPI.

TENURE

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

VIEWING

Open Site



LOT 5

MIXED INVESTMENT: A FREEHOLD INVESTMENT COMPRISING OF TWO LOCK UP GARAGES AND A SMALL PARCEL OF LAND ALL LET PRODUCING £1,140 PER ANNUM

Garages & Land Rear Of 184 York Road, Southend-on-Sea, Essex, SS1 2DZ

Placed to the rear of 184 York Road close to the Southend on Sea town centre and seafront is this freehold investment offering a return of just under 10%. The two garages are let for £75pcm for both and the land is let for £20pcm.



GUIDE PRICE: £12,000*PLUS FEES

ACCOMMODATION

Two lock up garages with up and over doors. We are not aware if there is any power connected to the garages. The land is used for storage

RENT RESERVED

The garages are let for £75pcm and the land is let for £20pcm producing an overall income of £1,140 per annum

TENANCY

Please see legal pack for details

TENURE

Freehold

VIEWING

Freehold

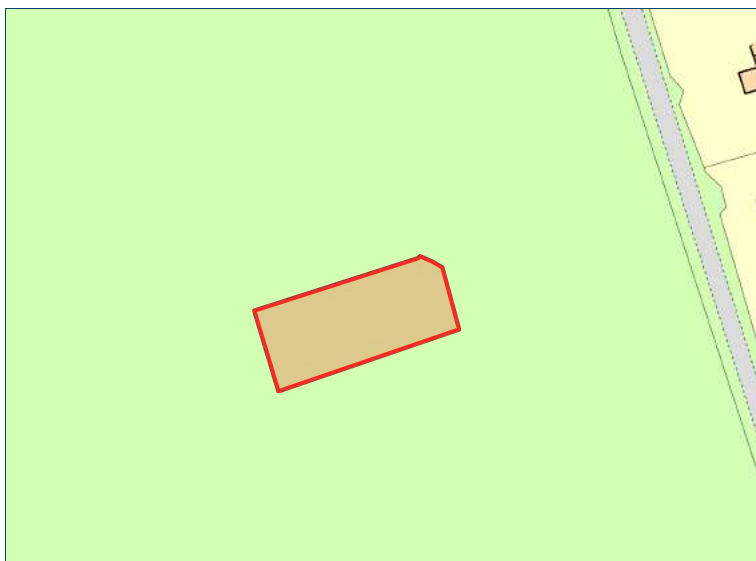


LOT 6

LAND INVESTMENT: A FREEHOLD DOUBLE PLOT OF LAND SET WITHING A SUB-DIVIDED FIELD CONSIDERED TO HOLD FUTURE DEVELOPMENT OPPORTUNITY

Plots 59 & 60, Waterside Estate, St Lawrence, Essex, CM0 7NJ

Placed within the village of St Lawrence and close to St Lawrence Bay is the double plot set within a sub-divided field considered to hold future development opportunity subject to planning permission. The plot measures approximately 60' x 100' which is a measurement that has been provided by the seller.



GUIDE PRICE: £2,000*PLUS FEES

SIZE

We have been informed by the seller that the plot measures approximately 60' x 100'

TENURE

Freehold

VIEWING

Open Site

CURRENT USAGE

The site is a sub-divided field

PLANNING

All planning enquiries should be directed to the Maldon Council Planning Department on 01621 854477

RESTRICTIONS, EASEMENTS OR COVENANTS

Please see legal pack for any details

LOT 7

FLAT WITH SHARE OF THE FREEHOLD: A VACANT FIRST FLOOR TWO BEDROOM FLAT WITH OWN REAR GARDEN CONSIDERED IDEAL AS A BUY TO LET INVESTMENT

56 Kents Hill Road, Benfleet, Essex, SS7 5PL

This two bedroom flat is located within walking distance of the High Road with its range of shops and facilities as well as Benfleet Mainline rail station providing access to London Fenchurch Street, making this property ideal for an investor or an owner occupier. It is expected that the flat could rent for in the region of £800pcm, producing a yield of just under 7% of the guide price.



GUIDE PRICE: £140,000* PLUS FEES

ACCOMMODATION

Communal Entrance Hall
First Floor Landing
Entrance Hall
Reception Room: 14' x 11'11" max
Bedroom One: 13' x 11'1"
Bedroom Two: 10'11" x 6'5"
Kitchen: 12'11" x 6'4"
Bathroom/WC
Rear Garden Area

EPC RATING

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TENURE

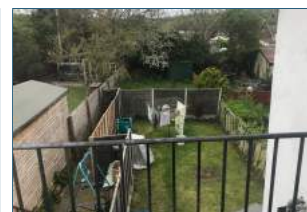
Leasehold

VIEWING

By appointment with the Auctioneers

LEASE DETAILS

199 Lease from 1st January 1963 Plus a share of the Freehold

**LOT 8**

BUY TO LET INVESTMENT: A VACANT LEASEHOLD TWO BEDROOM SPLIT LEVEL FLAT CONSIDERED IDEAL AS A BUY TO LET INVESTMENT

432 Fairfax Drive, Westcliff-on-Sea, Essex, SS0 9RN

The property which offers spacious accommodation and own rear garden is placed within close proximity to local shops and both Southend Victoria and Southend Central main line rail stations providing access to Liverpool Street and Fenchurch Street Stations.



GUIDE PRICE: £100,000* PLUS FEES

ACCOMMODATION

Entrance Hall
Lounge
Dining Room
Kitchen
First Floor Landing
Bedroom One
Walk in Dresser Room
Bedroom Two
Bathroom
Rear Garden

RENT RESERVED

It is considered that this property could achieve in the region of £800pcm producing a yield of 9.6% of the guide price

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

LEASE DETAILS

The property is subject to a lease of 99 years from the date of 25th March 1984



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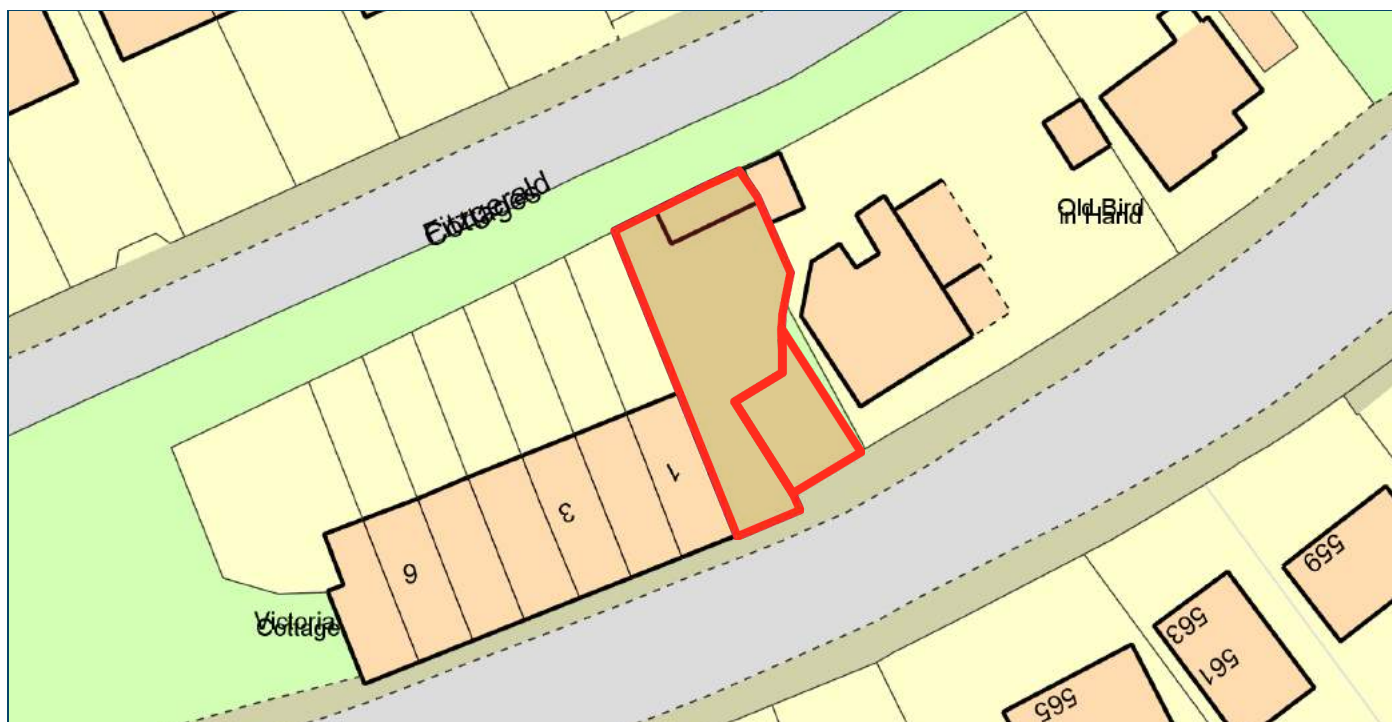
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LOT 9

POTENTIAL DEVELOPMENT LAND: A FREEHOLD PLOT OF LAND CONSIDERED TO HOLD POTENTIAL FOR RESIDENTIAL DEVELOPMENT SUBJECT TO PLANNING PERMISSION



GUIDE PRICE: £60,000*PLUS FEES

Land adjacent to 1 Fitzgerald Cottages, Main Road, The Green, Dovercourt, Essex, CO12 4NJ

A freehold plot of land measuring approximately 270 square meters. The plot is in between 2 residential 2 story dwellings and It is considered that the plot holds potential for residential development subject to planning permission.

N.B.

The Plot is located on the edge of The Green within the Upper Dovercourt area with local amenities with walking distance.

PLANNING

For more information relating to planning permission please call Tendring District Council on 01255 686161

AUCTIONEERS NOTE

It is considered that the plot may be able to accommodate a detached house and planning has been previously been passed in the past for residential development on single plots within close vicinity.

TENURE

Freehold

VIEWING

Open Site



LOT 10

LAND: A FREEHOLD PLOT OF LAND MEASURING APPROXIMATELY 0.3 OF AN ACRE
CONSIDERED TO HOLD POTENTIAL FOR A NUMBER OF USES SUBJECT TO PLANNING

Plot 1 Land East Side of Great Burches, Benfleet, Essex, SS7 3FH

This plot of land is placed close to a recent development of residential dwellings and may hold some potential for future development subject to gaining planning permission. It is also considered that the plot could make ideal amenity space.



SIZE

The plot measures approximately 0.3 of an acre however any measurements should be used as guidance only

TENURE

Freehold

VIEWING

Open Site

CURRENT USAGE

We understand that the plot is currently part wooded

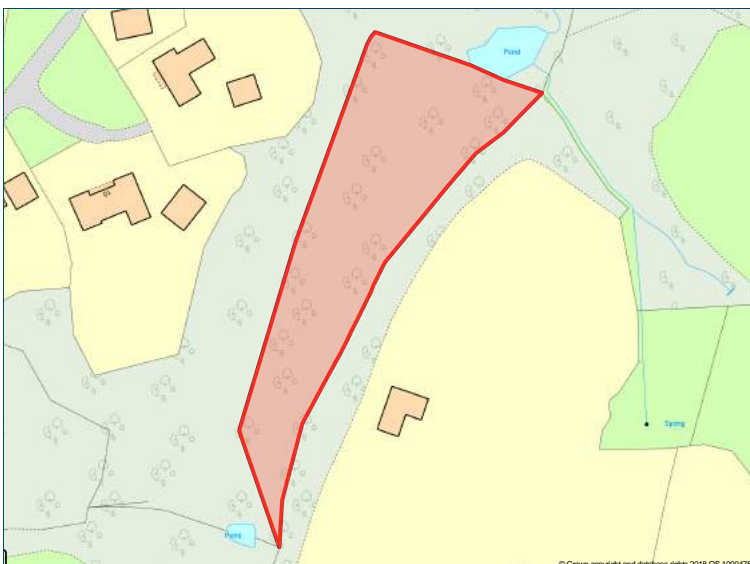
GUIDE PRICE: £10,000*PLUS FEES

LOT 11

LAND: A FREEHOLD PLOT OF LAND MEASURING APPROXIMATELY 0.7 OF AN ACRE
CONSIDERED TO HOLD POTENTIAL FOR A NUMBER OF USES SUBJECT TO PLANNING

Plot 2 Land East Side of Great Burches, Benfleet, Essex, SS7 3FH

This plot of land is placed close to a recent development of residential dwellings and may hold some potential for future development subject to gaining planning permission. It is also considered that the plot could make ideal amenity space.



SIZE

The plot measures approximately 0.7 of an Acre however any measurements should be used as guidance only

TENURE

Freehold

VIEWING

Open Site

CURRENT USAGE

We understand that the plot is currently part wooded

GUIDE PRICE: £5,000*PLUS FEES

LOT 12

REFURBISHMENT/REDEVELOPMENT OPPORTUNITY: LEASEHOLD ACCOMMODATION IN NEED OF MODERNISATION WITH POTENTIAL TO CONVERT INTO MULTIPLE FLATS



GUIDE PRICE: £100,000*PLUS FEES

58B Newland Street, Witham, Essex, CM8 1AH

A large three bedroom apartment in need of some modernisation and improvement. It is considered that the refurbished apartment could achieve a rental income of up to £10,800 per Annum, a 10.8% yield of the guide price. Full planning permission was granted in July 2009 to convert the property into 2 apartments however it is considered that the property could be converted into more smaller flats subject to planning permission.

ACCOMMODATION

Hallway
Bathroom 10'4 x 4'6 > 6'1
Kitchen 14'8" x 4'9"
Lounge 17'7" x 11'1"
Bedroom One 17'3 X 10'1"
Bedroom Two 12'4" x 10'4"
Bedroom Three 10'6" x 7'9 Max
Study/store room 6'1 x 5'3

LEASE DETAILS

We are informed that the property will be offered with a brand new lease with a term of 999 Years.

N.B.

It is considered that it may be possible to convert the property into 4 self contained studio flats subject to planning permission. It is considered that the developed property could produce a gross annual income in the region of £21,600 per annum.

PLANNING

For details relating to the planning permission granted visit Braintree District Council website and search using reference 09/00709/FUL. For any planning enquiries please call the planning department on 01376 557705.

TENURE

Leasehold

VIEWING

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JOINT AUCTIONEER



WitSell 01376 502450
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LOT 13

DEVELOPMENT OPPORTUNITY: A DETACHED PERIOD HOUSE ON 1.4 ACRE PLOT WITH POTENTIAL FOR FURTHER DEVELOPMENT SUBJECT TO PLANNING PERMISSION



GUIDE PRICE: £1,200,000*PLUS FEES

163 London Road, Braintree, Essex CM77 8PT

The property is situated in this desirable location along London Road within a prime development area. This exclusive SIX bedroom period detached house has been refurbished throughout by the present owners, the property is finished to a very high standard and offers large amounts of living space, with a generous frontage and large rear garden which contains various outbuildings.

ACCOMMODATION

Entrance Hall 1.98m x 3.98m (6' 6" x 13' 1")
Study 3.73m x 3.77m (12' 3" x 12' 4")
Living Room 3.77m x 6.90m (12' 4" x 22' 8")
Music Room 3.90m x 5.87m (12' 10" x 19' 3")
Cloakroom
Kitchen/Diner 5.76m x 7.21m (18' 11" x 23' 8")
Family Room 3.36m x 3.75m (11' 0" x 12' 4")
Boot Room 1.54m x 5.72m (5' 1" x 18' 9")
First Floor Landing
Bedroom One 5.60m x 5.62m (18' 4" x 18' 5")
Dressing Room 2.39m x 3.05m (7' 10" x 10' 0")
Bedroom Two 3.73m x 4.16m (12' 3" x 13' 8")
Bedroom Three 3.48m x 3.81m (11' 5" x 12' 6")
Jack & Jill En-Suite
Bedroom Four 3.46m x 3.75m (11' 4" x 12' 4")
En-Suite
Bedroom Five 3.06m x 3.82m (10' 0" x 12' 6")
Bedroom Six 2.94m x 3.35m (9' 8" x 11' 0")
Bathroom

N.B.

The property sits on a plot that measures approximately 1.4 acres with vehicle access to the rear garden. It is considered that this land could be developed on with a singular or multiple dwellings subject to planning permission.

EPC RATING

E

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



Simon Mellish Auctioneer
& Branocs Estates





This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

AUCTIONEERS NOTE

Please note this property is sold with completion to take place within 3 months as opposed to the standard 28 days



LOT 14

BUY TO LET INVESTMENT: A TWO BEDROOM LEASEHOLD FLAT PRODUCING AN INCOME OF £7200 PER ANNUM. A YIELD OF OVER 11% OF THE GUIDE PRICE



GUIDE PRICE: £65,000*PLUS FEES

Flat 1 64 Ellis Road, Clacton-on-Sea, Essex, CO15 1EX

A two Bedroom flat with tenant in situ producing an income of £600 per calendar month. (£7200 per annum) A yield of just over 11% of the guide price. The property is located on the outskirts of the town centre in Clacton on Sea and benefits from communal parking.

ACCOMMODATION

Lounge 15'5" x 13' MAX
Kitchen 8'6" x 6'5"
Bedroom One 15'3" x 11' Max
Bedroom Two 13'2" x 7' Max
Bathroom

LEASE DETAILS

We understand that the current lease term is 99 years from 1972 . For more information please refer to the legal pack

SERVICE CHARGE & RENT

We are informed there is a service charge of £1180 per annum which includes buildings insurance and a ground rent of £425 per annum.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER

Sheen's
The Action Agents

Sheen's Estate Agents
01255 475444



LOT 15

LAND INVESTMENT: A FREEHOLD PLOT OF LAND WITH ROAD FRONTAGE AND ACCESS CONSIDERED TO HOLD POTENTIAL FOR A NUMBER OF USES SUBJECT TO PLANNING

Plot 1, Tilgate Drive, Crawley, West Sussex, RH10 1UH

The plot of land is placed close to an industrial park and is considered to hold potential for a yard or industrial development subject to planning permission being gained. The plot is currently part of a larger plot which has been split for the purpose of sale.



GUIDE PRICE: £40,000*PLUS FEES

SIZE

We are currently unaware of the size of the land however details should be within the legal pack

TENURE

Freehold

VIEWING

Open site

CURRENT USAGE

The plot is currently unused

PLANNING

For all planning enquiries please contact the Crawley Borough Council on 01293 438000

LOT 16

LAND INVESTMENT: A FREEHOLD PLOT OF LAND WITH ROAD FRONTAGE AND ACCESS CONSIDERED TO HOLD POTENTIAL FOR A NUMBER OF USES SUBJECT TO PLANNING

Plot 2, Land at Tilgate Drive, Crawley, West Sussex, RH10 1UH

The plot of land is placed close to an industrial park and is considered to hold potential for a yard or industrial development subject to planning permission being gained. The plot is currently part of a larger plot which has been split for the purpose of sale.



GUIDE PRICE: £40,000*PLUS FEES

SIZE

We are currently unaware of the size of the land however details should be within the legal pack

TENURE

Freehold

VIEWING

Open site

CURRENT USAGE

The plot is currently unused

PLANNING

For all planning enquiries please contact the Crawley Borough Council on 01293 438000

LOT 17

BUY TO LET INVESTMENT: A FREEHOLD MAISONETTE FULLY LET OFFERING AN INCOME OF £8820 PER ANNUM. AN 8.8% 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. This Freehold property is currently being let on an Assured Shorthold Tenancy for £735 per calendar month (an 8.8 % yield of the guide price).

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

RENT RESERVED

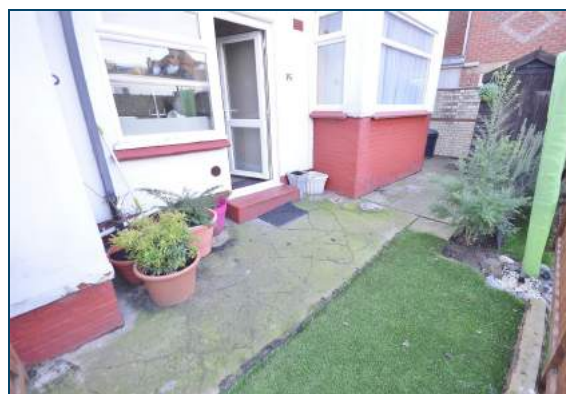
The property is currently let for £735 per calendar month £8820 Per Annum.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers





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LOT 18

DEVELOPMENT OPPORTUNITY: A FREEHOLD THREE BEDROOM HOUSE WITH FULL PLANNING PERMISSION GRANTED TO ATTACH A FURTHER HOUSE ON ADJACENT LAND



GUIDE PRICE: £275,000*PLUS FEES

63 Cats Lane, Sudbury, Suffolk, CO10 2SQ

Full planning permission was granted on 14th March 2019 for the erection of a 3 bedroom attached dwelling, associated alterations to existing dwelling, and new vehicular access to serve existing dwelling. The current dwelling is presented to a high standard. It is considered that the current dwelling and the developed property could demand a combined value in the region of £550,000.

EXISTING PREMISES

Lounge 13'5" x 12' Max
Kitchen/Diner 22'6" x 8'1"
Bedroom One 12'3" x 12'
Bedroom 2 10' x 9'9"
Bedroom 3 8'8 x 8'2"
Bathroom 7'3" x 5'2"
Approx 80' Rear Garden
Detached Garage (to be demolished for development)

PROPOSED ACCOMMODATION

Ground Floor WC
Lounge
Kitchen Diner
Landing
Three Bedrooms
Bathroom
Two Parking Spaces
Approx 80' Rear Garden

EPC RATING

TBC

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



Sudbury
01787 373733



LOT 19

LAND INVESTMENT: A FREEHOLD PARCEL OF LAND MEASURING APPROXIMATELY 0.21 OF AN ACRE CONSIDERED TO HOLD POTENTIAL FOR A NUMBER OF USES

Land East Side Of Nine Ashes Road, Ingatestone, Essex, CM4 0JY

The plot of land is placed close to other residential dwellings and is considered to hold potential for development or other uses subject to gaining planning permission. We are informed that the land measures approximately 0.21 of an Acre however this has not been measured by Dedman Gray and should be used as guidance only.



GUIDE PRICE: £35,000*PLUS FEES

EXISTING PREMISES

The land forms part of a larger plot and will be sectioned off for this sale. Details can be found within the legal pack

SIZE

We are informed that the land measures approximately 0.21 of an acre

PLANNING

For all planning enquiries please contact the Epping Forest Borough Council on 01992 564000

AUCTIONEERS NOTE

Dedman Gray Auctions had not visited the site at the point when these details were prepared.

TENURE

Freehold

VIEWING

Open Site

LOT 20

HMO INVESTMENT: A FREEHOLD THREE BEDROOM TERRACED HOUSE ARRANGED AS A FIVE BEDROOM HMO PRODUCING AN INCOME OF £21,600 PER ANNUM

67 Gordon Road, Basildon, Essex, SS14 1PQ

The property is placed a short distance from the Basildon town centre and main line rail station providing access to Fenchurch Street London. The investment is currently fully let producing an income of £21,600 per annum, a yield of 12% of the guide price.



GUIDE PRICE: £180,000*PLUS FEES

ACCOMMODATION

Dedman Gray Auctions had not inspected the property at the time these catalogue details were prepared and are therefore unaware of the internal layout or condition of the property.

EPC RATING

D

RENT RESERVED

We are informed that the property is fully let and producing a combined income of £1,800pcm.

TENANCY

Please See Legal Pack

TENURE

Freehold

VIEWING

By appointment with the Auctioneers.

LOT 21

LAND INVESTMENT: A FREEHOLD PLOT OF LAND CONSIDERED TO HOLD POTENTIAL FOR FUTURE DEVELOPMENT SUBJECT TO RELEVANT PERMISSIONS AND ACCESSES

Plot 21 & 22, Land at Salary Brook, Colchester, Essex, CO4 3FL

A freehold plot of land located to the north east of Colchester to the rear of the Longridge park estate. It is considered that the plot could hold potential for future development subject to obtaining the relevant access rights and all necessary planning consents.



GUIDE PRICE: £8,000*PLUS FEES

N.B.

We understand the the land surrounding is being purchased by a national house builder and that there is an emerging local plan for Colchester (2017-2032) that proposes a new 'garden community' to deliver up to 2,500 homes in the next 15 years, with eventually between 7,000-9,000 homes planned to be built in the Salary Brook Valley area (Colchester Preferred Options Local Plan, page 38, Policy SP8).

PLANNING

For all planning enquiries and information on local proposals please visit the Colchester Borough Council Website or telephone them on 01206 282424

TENURE

Freehold

VIEWING

Open Site- however the land is among other parcels and there is private gated access. The approximate location of this plot can best be seen across the brook behind Sheerwater Mews (a cul de sac off Goldcrest Close which is accessed from Egret crescent.

JOINT AUCTIONEERS

AB ASSETBAY
EXCHANGE & TRADE

LOT 22

LAND INVESTMENT: A FREEHOLD PLOT OF LAND CONSIDERED TO HOLD POTENTIAL FOR FUTURE DEVELOPMENT SUBJECT TO RELEVANT PERMISSIONS AND ACCESSES

Plot 23 Land at Salary Brook, Bromley Road, Colchester, Essex, CO4 3FL

A freehold plot of land located to the north east of Colchester to the rear of the Longridge park estate. It is considered that the plot could hold potential for future development subject to obtaining the relevant access rights and all necessary planning consents.



GUIDE PRICE: £5,000*PLUS FEES

N.B.

We understand the the land surrounding is being purchased by a national house builder and that there is an emerging local plan for Colchester (2017-2032) that proposes a new 'garden community' to deliver up to 2,500 homes in the next 15 years, with eventually between 7,000-9,000 homes planned to be built in the Salary Brook Valley area (Colchester Preferred Options Local Plan, page 38, Policy SP8).

PLANNING

For all planning enquiries and information on local proposals please visit the Colchester Borough Council Website or telephone them on 01206 282424

TENURE

Freehold

VIEWING

Open Site- however the land is amongst other parcels and there is private gated access. The approximate location of this plot can best be seen across the brook behind Sherrwater Mews, a cul-de-sac off Goldcrest Close, which is accessed from Egret crescent.

JOINT AUCTIONEERS

AB ASSETBAY
EXCHANGE & TRADE

LOT 23 DEVELOPMENT OPPORTUNITY: A FREEHOLD TWO BEDROOM HOUSE WITH FULL PLANNING TO ERECT AN ADDITIONAL DWELLING TO THE SIDE OF THE EXISTING

LOT 23 DEVELOPMENT OPPORTUNITY: A FREEHOLD TWO BEDROOM HOUSE WITH FULL PLANNING TO ERECT AN ADDITIONAL DWELLING TO THE SIDE OF THE EXISTING



GUIDE PRICE: £395,000*PLUS FEES

105 Church Elm Lane, Dagenham, Essex, RM10 9RL

This property which is placed close to the Dagenham Heathway High Street and Tube Station has full planning permission to erect a two bedroom end of terraced house on the side and to create an additional bedroom for the existing property. It is considered that the developed properties could make ideal buy to let investments.

ACCOMMODATION

Entrance Hall
Lounge - 12'8 x 12'
Kitchen - 10'1 x 8'4
Bathroom
First Floor Landing
Bedroom One - 14'11 x 9'11
Bedroom Two - 11'4 x 9'4
Rear Garden
Side Plot
Garage and off street parking

PROPOSED ACCOMMODATION

There is planning to erect a two bedroom end of terraced house consisting of open plan lounge/kitchen, two bedrooms and a first floor bathroom

PLANNING

Full details of planning can be found on the Barking & Dagenham Council Website using reference 18/01577/FUL

EPC RATING

C

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

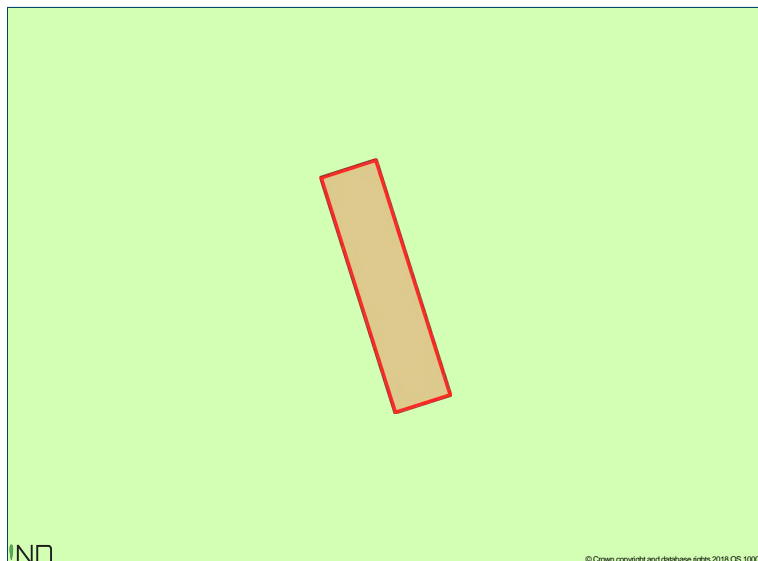


LOT 24

LAND INVESTMENT: A FREEHOLD PLOT OF LAND IN A SEMI RURAL LOCATION CONSIDERED TO HOLD POTENTIAL FOR FUTURE DEVELOPMENT

Plot 494 Land lying west of, Flax Lane, Ormskirk, Lancashire, L40 5TD

A freehold plot of Land located to the west of Flax lane on the outskirts of the village of Lathom. It is considered that the land could hold potential for future development subject to all relevant permissions.



PLANNING

For more information relating to planning permission please contact West Lancashire District Council on 0300 790 0380

TENURE

Freehold

VIEWING

Open Site

JOINT AUCTIONEERS

AB ASSETBAY
EXCHANGE & TRADE

GUIDE PRICE: £2,000*PLUS FEES

LOT 25

LAND INVESTMENT: A FREEHOLD PLOT OF ROADSIDE LAND IN A SEMI RURAL LOCATION CONSIDERED TO HOLD POTENTIAL FOR FUTURE DEVELOPMENT

Land Lying West of Flax Lane, Ormskirk, Lancashire, L40 5TD

A freehold plot of Land located to the west of Flax lane on the outskirts of the village of Lathom. The land is directly next to the roadside and it is considered that the land could hold potential for future development subject to all relevant permissions.



PLANNING

For more information relating to planning permission please contact West Lancashire District Council on 0300 790 0380

TENURE

Freehold

VIEWING

Open Site

JOINT AUCTIONEERS

AB ASSETBAY
EXCHANGE & TRADE

GUIDE PRICE: £5,000*PLUS FEES

LOT 26

LAND INVESTMENT: A FREEHOLD PLOT OF ROADSIDE LAND CONSIDERED TO HOLD POTENTIAL FOR FUTURE DEVELOPMENT SUBJECT TO PLANNING PERMISSION

Plot 325, Land lying west of Flax Lane, Ormskirk, Lancashire, L40 5TD

A freehold plot of land located within this semi rural location to west side of Flax Lane. The plot is directly next to the road and it is considered that the plot may have potential for development in the future.



GUIDE PRICE: £5,000* PLUS FEES

PLANNING

For any further planning advice relating to potential development or relevant permissions please contact West Lancashire Borough Council on 0300 790 0380

TENURE

Freehold

VIEWING

Open Site

JOINT AUCTIONEERS

AB ASSETBAY
EXCHANGE & TRADE

LOT 27

BUY TO LET INVESTMENT: A VACANT FREEHOLD BUNGALOW CONSIDERED TO OFFER A POTENTIAL INCOME OF £7200 PER ANNUM. A 16% YIELD OF THE GUIDE PRICE

47 Brooklands Gardens, Clacton-on-Sea, Essex, CO15 2JP

A Detached vacant freehold two bedroom timber framed bungalow. The property has been updated by the current vendor and it is considered that if let the property could achieve a rental income of £600 per calendar month. A 16% Yield of the guide price.



GUIDE PRICE: £45,000* PLUS FEES

ACCOMMODATION

Entrance Hall - 7' 5" x 3' 7"
Living Room - 17' 6" x 7' 5"
Bedroom 2 - 7' 6" x 6' 8"
Bedroom 1 - 10' 5" x 7' 8"
Kitchen - 10' 5" x 7' 8"
Rear lobby
Shower Room - 6' 0" x 5' 6"

N.B.

There is space either side of the property and it is considered that the property could be extended to create a larger bungalow subject to planning permission

TENURE

Freehold

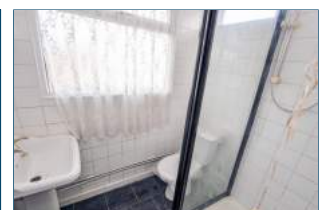
VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER

bond b
ESTATE & LETTINGS AGENCY

Bond Estates
Clacton on Sea
01255 420222



LOT 28

DEVELOPMENT POTENTIAL: A FREEHOLD FORMER PUBLIC HOUSE SITUATED ON A 0.23 ACRE PLOT CONSIDERED TO HOLD DEVELOPMENT POTENTIAL SUBJECT TO PLANNING



GUIDE PRICE: £425,000 *PLUS FEES

66 North Street, Rochford, Essex, SS4 1AD

Situated 0.7 miles from Rochford Station is the former White Horse detached public house with upper parts surrounded on three elevations by parking and gardens. It is considered that this plot holds significant development potential due to being located in a popular residential area, subject to gaining the necessary consents.

ACCOMMODATION

Ground Floor Approximately: 1,150 sq.ft

First Floor Approximately: 860 Sq.ft

The plot of land, measured using Pro Map app: 0.23 of an acre

N.B.

Please note that VAT is applicable on this lot

PLANNING

For all Planning enquiries contact Rochford Council Planning Department on 01702 318191

AUCTIONEERS NOTE

There has been pre-application advice given on behalf of the Rochford District Council for the purpose of demolishing the public house and construction of 8 x flats with parking area. The council have advised that, in principle, the proposed residential use is not objectionable in this location and that the site constitutes a good development opportunity.

TENURE

Freehold

VIEWING

By Appointment with the Auctioneers



LOT 29

DEVELOPMENT OPPORTUNITY: A VACANT FREEHOLD SEMI DETACHED HOUSE WITH SIDE PLOT MEASURING APPROXIMATELY 50' WIDE GIVING POTENTIAL FOR EXTENTION



GUIDE PRICE: £225,000*PLUS FEES

112 Oak Road, Rivenhall, Witham, Essex, CM8 3HG

A three Bedroom semi detached house in a semi rural location backing onto open fields. The property has previously been granted i planning permission in December 2008 to extend the current dwelling with a two storeys to the side to create a four bedroom semi detached house with an en suite to the main bedroom and parking fro several vehicles. It is considered that it may be possible to create an additional dwelling subject to planning permission.

EXISTING PREMISES

Hall
Lounge 15'4 x 12'8
Dinning Room 13'9 x 8'8
Kitchen 10'2 x 7'10
Bathroom 8 x 5'6"
Bedroom One 13'4 x 10 max
Bedroom Two 11'10 x 8
Bedroom Three 8'1 x 8'10

PROPOSED ACCOMMODATION

Four reception rooms
Kitchen & Utility room
4 Bedrooms
En suite & Family Bathroom

N.B.

For information relating to potential values of the modernised or extended property please contact the Auctioneer.

PLANNING

For further details relating to the previous application which has now lapsed please search the Braintree district council Planning portal using the appeal decision reference 100090327871. For any further planning related enquiries please contact Braintree District council on 01376 557705

EPC RATING

TBC

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 30

DEVELOPMENT OPPORTUNITY: A VACANT FREEHOLD PLOT WITH RIVER TO THE REAR AND FULL PLANNING PERMISSION FOR RESIDENTIAL RE-DEVELOPMENT



GUIDE PRICE: £450,000*PLUS FEES

Land at, 7-9 Colchester Road, Bures, Suffolk, CO8 5AE

Outline Planning permission was recently granted for the development of two large detached houses and Studio with 3 bedroom apartment above. The Site is located within this semi rural location in the popular Hamlet of Bures and the river Stour runs directly to the rear of the site. It is considered that the developed properties could make very popular family homes as well as a work from home Studio with Luxury apartment above.

EXISTING PREMISES

The Site currently Contains a Detached building formally used as a car wash.

PROPOSED ACCOMMODATION

2 x Four Bedroom Detached House with garage
Commercial premises/Studio
3 Bedroom apartment

N.B.

Local property experts have conducted an assessment of the potential value of the proposed development. For more information please refer to the legal pack or contact the Auctioneers.

PLANNING

For further details relating to the current planning permission please visit Braintree District Council Planning portal using reference 18/02253/OUT

TENURE

Freehold

VIEWING

Open Site

JOINT AUCTIONEER



Sudbury
01787 373733



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Karen Healy, Associate Conveyancer



LOT 31

MIXED INVESTMENT: A FREEHOLD BUILDING CONSISTING OF A GROUND FLOOR LOCK UP SHOP WITH TWO BEDROOM MAISONETTE ABOVE, ALL CURRENTLY LET



GUIDE PRICE: £300,000*PLUS FEES

28 Southchurch Road, Southend-on-Sea, Essex, SS1 2ND

Placed within the centre of Southend on Sea and close to the Main line rail stations of Southend Victoria and Southend Central providing access to Liverpool Street and Fenchurch Street London is this Freehold investment currently producing a combined income of £30,800 per annum

ACCOMMODATION

Shop
Ground floor lock up shop

Flat
Split Level Maisonette
Lounge - 14' x 14'
Kitchen - 11' x 8'
Bedroom One - 17' x 16'
Bedroom Two - 12' x 8'
Bathroom - 8' x 6'
W/C - 8' x 5'

There is parking to the rear of the property

LEASE DETAILS

We are informed that the shop has five years remaining on the lease of a total of 15 years.

RENT RESERVED

The flat is currently let for £650pcm and the shop is producing £23,000 per annum. The overall income is £30,800 a return of over 10% of the Guide Price

TENURE

Freehold

VIEWING

By appointment with the Auctioneers.

JOINT AUCTIONEER

Crowstone Estates Ltd

01702 333555



LOT 32

COMMERCIAL INVESTMENT: A FREEHOLD BUILDING MADE UP OF GROUND FLOOR AMUSEMENT ARCADE WITH PREMISES ABOVE PRODUCING AN INCOME OF £27,000 P/A

36 Marine Parade, Southend-on-Sea, Essex, SS1 2EJ

Placed within a prime commercial location on the Southend seafront is this freehold building containing a ground floor amusement arcade with two floors above. The building is currently let and producing an income of £27,000 per annum. The location is considered to be one of the most popular commercial locations on the southend seafront offering a large footfall all year round.



GUIDE PRICE: £395,000*PLUS FEES

ACCOMMODATION

Ground Floor
Amusement Arcade - 121.7 sqm
First Floor - 97.4 sqm
Second Floor - 58.7sqm

N.B.

Please be aware that the property could be elect to pay the nominated VAT percentage

EPC RATING

TBC

RENT RESERVED

The existing tenant is currently holding over with a passing rent of £27,000 per annum

TENANCY

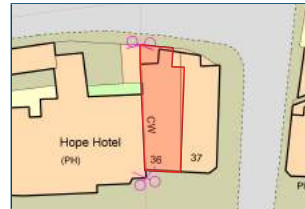
Please see legal pack for further details

TENURE

Freehold

VIEWING

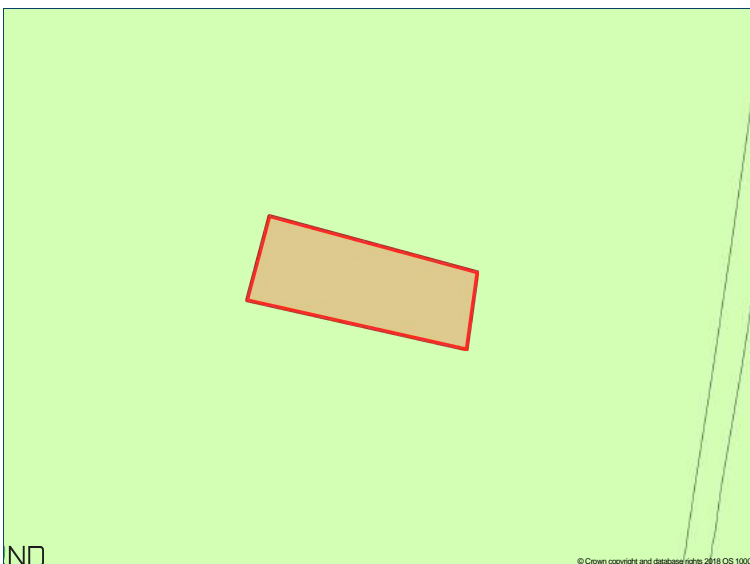
By appointment with the Auctioneers

**LOT 33**

LAND INVESTMENT: A FREEHOLD PLOT OF LAND IN A SEMI RURAL LOCATION CONSIDERED TO HOLD POTENTIAL FOR FUTURE DEVELOPMENT

Plot 176 Home Farm, High Road, Wallingford, Oxfordshire, OX10 0QU

A Freehold plot of Land located on the outskirts of the village of Brightwell Cum Softwell. It is considered that the land could hold potential for future development subject to all relevant permissions.



ND

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GUIDE PRICE: £3,000*PLUS FEES

PLANNING

For more information relating to planning permission please contact South Oxfordshire District Council on 01235 422422

TENURE

Freehold

VIEWING

Open Site

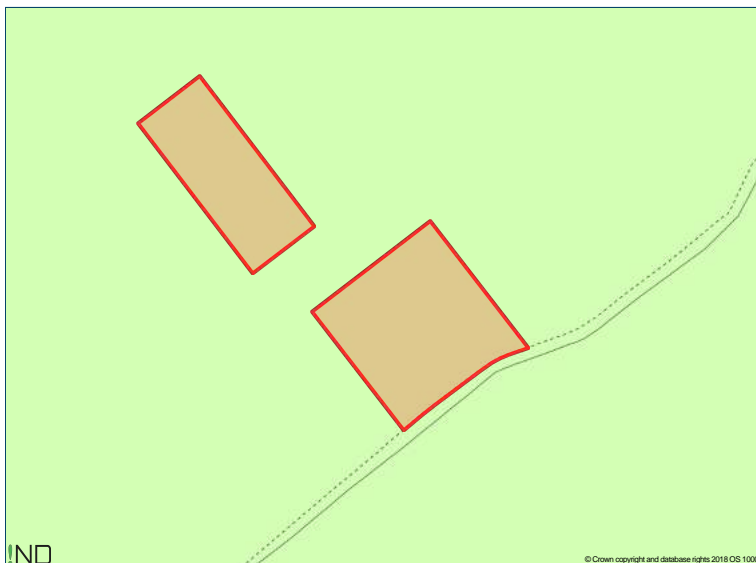
JOINT AUCTIONEERS
AB ASSETBAY
EXCHANGE & TRADE

LOT 34

LAND INVESTMENT: 3 PLOTS OF LAND WITHIN A SUB DIVIDED FIELD CONSIDERED TO HOLD POTENTIAL FOR FUTURE DEVELOPMENT

Plots 53 54 & 56 Land at, Ashford Road High Halden, Ashford, Kent, TN26 3LR

A freehold plot of Land located on the outskirts of the village of High Halden. It is considered that the land could hold potential for future development subject to all relevant permissions.



GUIDE PRICE: £5,000*PLUS FEES

PLANNING

For more information relating to planning permission please contact Ashford Borough Council on 01233 331111

TENURE

Freehold

VIEWING

Open Site

JOINT AUCTIONEERS

AB ASSETBAY
EXCHANGE & TRADE

LOT 35

DEVELOPMENT OPPORTUNITY: A FREEHOLD SINGLE PLOT OF LAND HOUSING GARAGES WITH PLANNING PERMISSION GRANTED FOR RESIDENTIAL DEVELOPMENT.

Land to rear of, 123 High Street, Walton on the Naze, Essex, CO14 8AT

Full Planning Permission was granted on 17th December 2018 for the demolition of the existing garages and the erection of a detached house with carport. This Plot is conveniently located within the town centre close to amenities and the seafront. It is considered that there may be potential for alternative development subject to planning permission.



GUIDE PRICE: £40,000*PLUS FEES

EXISTING PREMISES

The Site currently contains Brick built garages that are considered to be in a poor state of repair.

TENURE

Freehold

VIEWING

Open Site

PROPOSED ACCOMMODATION

A detached house with carport, Rear Garden, Ground floor WC, Kitchen and Utility as well as first floor lounge/Diner, bedroom and bathroom.

JOINT AUCTIONEER



Walton On Sea
01255 671212

PLANNING

For further details on the current planning permission please visit the Tendring council website using the reference 18/01777/FUL. For further planning enquiries please contact Tendring district council on 01255 686161



LOT 36

DEVELOPMENT OPPORTUNITY: A PARCEL OF LAND MEASURING APPROXIMATELY 1.15 ACRES WITH PRE-APPLICATION ADVICE IN FAVOUR OF UP TO 10 DWELLINGS

Land to Rear of Chainhouse Road, Needham Market, Suffolk, IP6 8EP

A freehold parcel of land located in the centre of this popular village of Needham Market. Pre-application advice given on 5th October 2017 suggested that should issues relating to tree removal, Land contamination and site drainage be resolved to the satisfaction of the local planning authority the proposed development would likely receive the support of local planning officers.



GUIDE PRICE: £150,000*PLUS FEES

N.B.

A covenant on the title exists restricting development to no more than 3 separate dwellings and garages however should this prove enforceable the beneficiary has indicated that a release can be agreed should 3 or more dwellings be built. For further information see legal pack

EXISTING PREMISES

The land is not currently being used. There is a large pond and the land contains trees and bushes however we are informed that there are no protection orders on the trees

AUCTIONEERS NOTE

For more information relating to the Pre planning advice and the work required for a planning application to be considered please refer to the legal pack.

OVERAGES

For more information please refer to the legal pack

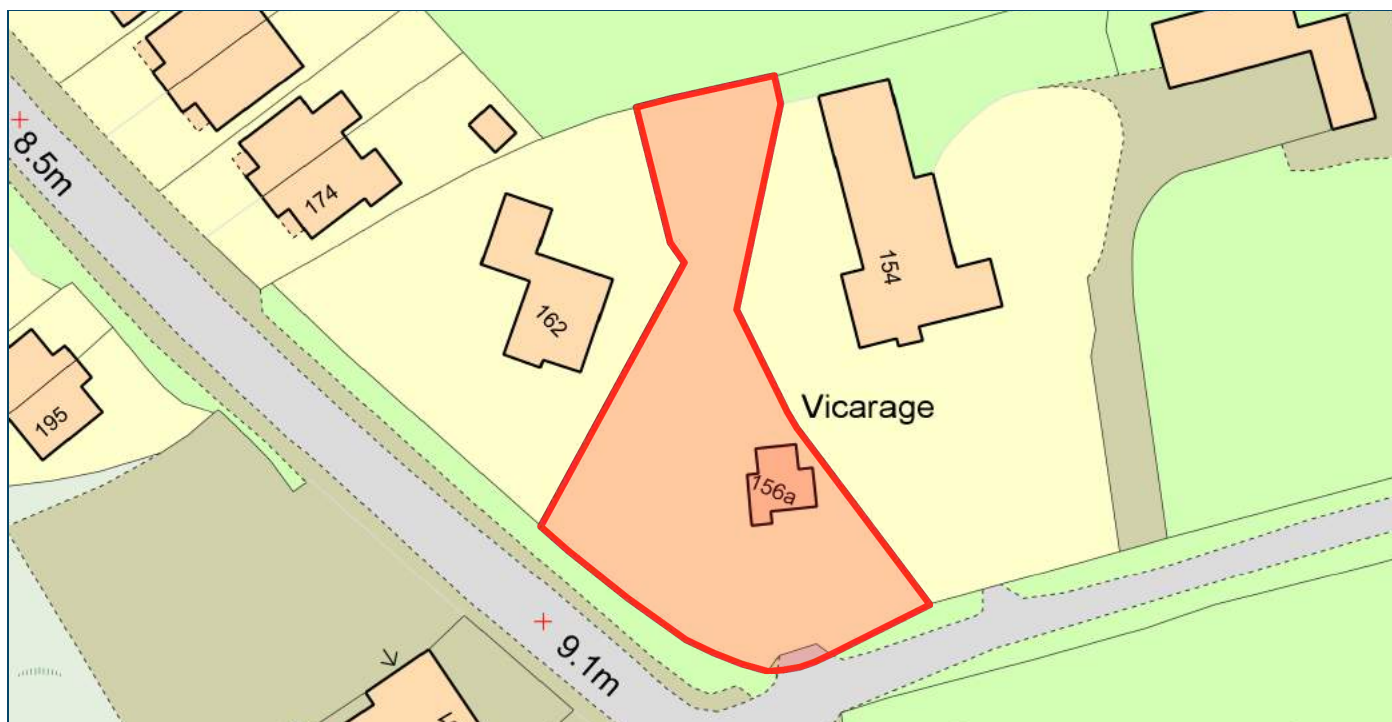
VIEWING

Open Site

Calling For Lots For Our Next Land & Property Auction

LOT 37

DEVELOPMENT LAND: A PLOT OF LAND WITH PLANNING TO DEMOLISH THE EXISTING FIRE DAMAGED PROPERTY AND ERECT TWO X THREE BED DETACHED HOUSES



GUIDE PRICE: £230,000*PLUS FEES

Development Land at 156 Little Waking Road, Southend-on-Sea, Essex, SS3 0JN

This freehold plot of land currently has a fire damaged detached house in the centre and has full planning to demolish this property and replace it with two x three bedroom detached dwellings. The site measures approximately 0.12 hectares and is an irregular shape.

EXISTING PREMISES

The current Annex property has sustained damage as a result of fire and must be demolished.

PROPOSED ACCOMMODATION

The properties will consist of Three bedrooms, Lounge, Kitchen, w/c, Integral Garages and Rear Gardens

PLANNING

Full details of the planning can be found on the Rochford District Council website using reference 18/00560

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER

**WHIRLEDGE
& NOTT**

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS
01268 783377



LOT 38

RESIDENTIAL BUY TO LET INVESTMENT: A FREEHOLD BLOCK OF FLATS PRODUCING AN INCOME OF £18,000 PER ANNUM. AN 8% YIELD OF THE GUIDE PRICE



GUIDE PRICE: £230,000*PLUS FEES

42 Alexandra Road, Colchester, Essex, CO3 3DF

A Block of three flats and a fully tanked basement with power supply. It is considered that the block could offer a potential income of £23,700 per annum. A 10.5% yield of the guide price. The three apartments are all let producing a combined income of £1500 per calendar month. It is considered that the basement level could be let as a storage unit or office space or converted to another apartment subject to planning permission which could offer an additional income of up to £5700 per annum.

ACCOMMODATION

GROUND FLOOR STUDIO

Bedroom/Living 13'5" x 10'2",

Kitchen area 7' x 4'6",

Shower room with WC

SPLIT LEVEL STUDIO

Ground Floor Kitchen 10'5" x 6'4",

First Floor Bedroom/Living space with Shower Room 15'5" x 13'2"

SPLIT LEVEL ONE BEDROOM FLAT

First Floor Kitchen 12'8" x 8'5" plus Wet room,

Second Floor Lounge 13'2" x 11'1",

Second Floor Bedroom including shower cubicle 11'1" x 9'2".

Boarded lot space with sky window

BASEMENT

Ground floor Entrance Hall

Room 1 11'8" x 11'9"

Room 2 11'8" x 11'11"

RENT RESERVED

Ground Floor Studio- Let for £475 per calendar month

Split Level Studio- Let for £500 per calendar month

Split Level One Bedroom Apartment- Let for £525 per calendar Month

Basement-Vacant

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

N.B.

We informed by the Seller that the basement is fully tanked and dry lined and has previously been let as office/storage use for £300 per calendar month. It is also considered that it could be converted into a studio flat subject to the relevant permissions required.



LOT 39

REFURBISHMENT OPPORTUNITY: A FREEHOLD SEMI DETACHED HOUSE REQUIRING SOME MODERNISATION WITH GARAGE AND TWO STOREY WORKSHOP



GUIDE PRICE: £155,000*PLUS FEES

5 Oxford Road, Clacton-on-Sea, Essex, CO15 3TB

A freehold semi detached house with three double bedrooms, garage and two storey workshop to the rear measuring approximately 500 square foot. The property would benefit from some modernisation. It is considered that the property could be ideal as a buy to let or owner occupier home.

ACCOMMODATION

Entrance Hall

Living Room - 13'10 x 11'7 max (4.22m x 3.53m max)

Kitchen/Diner - 15'5 x 11'8 (4.70m x 3.56m)

First Floor Landing - 13'2 x 9' max (4.01m x 2.74m)

Bedroom One- 15'5 x 13'7 > 12'3 (4.70m x 4.14m > 3.73m)

Bedroom Two - 11'8 x 9'3 (3.56m x 2.82m)

Bedroom Three - 14'1 x 7'10 (4.29m x 2.39m)

Bathroom - 8' x 4'8 (2.44m x 1.42m)

N.B.

To the rear of the property there is a Workshop/Office measuring approximately 500 sq ft (1640'5" sq ft). The building is brick built under a pitched slate roof with separate power supply and spans two floors. It is considered that the building could lend itself to a number of uses but in recent years has been used as a workshop/storage, auction house and office. The building appears in the 2017 VOA ratings list with a rateable value of £1,725 making it exempt from any Business Rates.

AUCTIONEERS NOTE

It is considered that the improved property could be let for a figure in the region of £950 pcm. A 7.3% Yield of the guide price. For more information relating to potential values please contact the auctioneers

TENURE

Freehold

VIEWING

by appointment with the Auctioneers

JOINT AUCTIONEER

**Scott Sheen
& Partners**

Scott Sheen & Partners



LOT 40

REFURBISHMENT INVESTMENT: A VACANT FREEHOLD SEMI-DETACHED HOUSE WITH PLANNING PERMISSION TO CONVERT INTO TWO FLATS AND TO EXTEND THE PROPERTY



GUIDE PRICE: £410,000*PLUS FEES

32 Fairleigh Drive, Leigh-on-Sea, Essex, SS9 2JA

This property which requires full refurbishment offers potential as a buy to let investment of two x 2 bedroom flats or as a family home being a short distance to the Westleigh Primary School. There is also planning permission to extend the property to the rear on the ground floor and also for a dormer in the roof to create a bedroom.

ACCOMMODATION

The property is in a very dilapidated condition and has been stripped back to a bare state.

PROPOSED ACCOMMODATION

Flat One

Open plan Lounge/Kitchen, Bedroom One, Bedroom Two, Bathroom, Rear Garden

Flat Two

Open plan Lounge/Kitchen, Bedroom One, Bedroom Two, Bathroom. There is possibility of creating a third bedroom with the top floor flat.

EPC RATING

E

RENT RESERVED

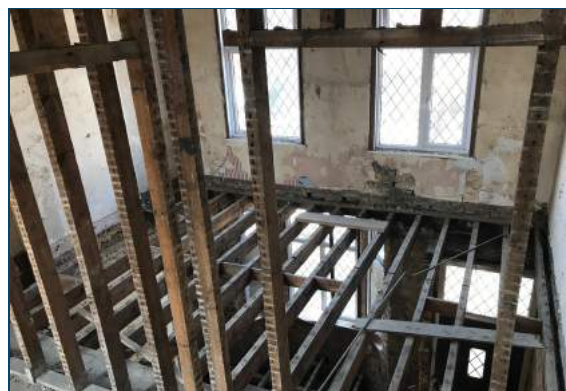
It is considered that the two flats could achieve a rental income of £22,800 per annum or £18,000 as a Four bedroom house


TENURE

Freehold

VIEWING

By appointment with the Auctioneers





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LOT 41

REFURBISHMENT OPPORTUNITY: A VACANT FREEHOLD SEMI DETACHED VICTORIAN COTTAGE IN NEED OF FULL MODERNISATION AND REFURBISHMENT



GUIDE PRICE: £160,000*PLUS FEES

8 King Coel Road, Lexden, Colchester, Essex, CO3 9AG

A three Bedroom Semi Detached Victorian cottage with rear garden measuring approximately located in this desirable location in Colchester giving excellent access to the A12. The property is in need of full modernisation and refurbishment and it is considered that the renovated property would appeal to both owner occupiers as well as buy to let investors.

ACCOMMODATION

Lounge 11'1 x 11'3
Dining Room 11'1 x 11'2
Kitchen 10'4 x 7'2
Bathroom 6'7 x 6'1
Landing
Bedroom One 11'11 x 11'3
Bedroom Two 10'9 x 8'4
Bedroom Three 10'4 x 7'5

N.B.

It is considered that once the property is fully modernised and all improvement works have been completed it could have a value of up to £250,000.

EPC RATING

TBC

TENURE

Freehold

VIEWING

By appointment with the Auctioneers





GUIDE PRICE: £300,000*PLUS FEES

Richards Cottage, Mill Green Road, Ingatestone, Essex, CM4 0PT

A five bedroom detached grade two listed cottage situated in this semi rural position surrounded by woodland on a plot measuring approximately 1/2 acre (as measured on ProMap) The property is believed to have been contaminated with harmful chemicals and therefore is not fit for human habitation. It is considered that the property could be either decontaminated and restored or demolished and re-developed subject to all relevant permissions.

ACCOMMODATION

Reception Hallway
Lounge/ Dining Room 10.82m (35'6) x 4.42m (14'6) > 9'11
Kitchen 6.53m (21'5) x 4.29m (14'1)
Ground Floor Cloakroom
Shower Room
Utility Room 2.57m (8'5) plus unit x 1.37m (4'6) into units
Guest Bedroom 3.66m (12') x 2.44m (8') into wardrobes
Study/ Snug 4.22m (13'10) into stairs x 2.77m (9'1)
Bedroom Four 4.88m (16') into stairs x 2.24m (7'4) plus eaves
Master Bedroom with Cloakroom 5.05m (16'7) x 4.37m (14'4)
Bedroom Two with En Suite Bathroom 5.33m (17'6) x 2.13m (7') 11
Bedroom Three 3.2m (10'6) x 2.9m (9'6)

N.B.

Externally there is a driveway, double garage, rear garden, studio/ office 23'2 x 10'2. The main garden is South West facing and lays to the front of the property and measures approximately 140' in depth

PLANNING

For all Planning enquiries please contact Brentwood Borough Council on 01277 312 500 and English Heritage on 0370 333 1181

AUCTIONEERS NOTE

We have been informed that the property has been contaminated with chemicals released from a fire resistant mattress that are harmful to humans. Further testing may be required to determine the extent of the contamination. For more information please refer to the legal pack.

TENURE

Freehold

VIEWING

For health and safety reasons the property cannot be viewed internally. potential buyers are welcome to view the property externally from behind the protective fencing.



FIND

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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.

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.

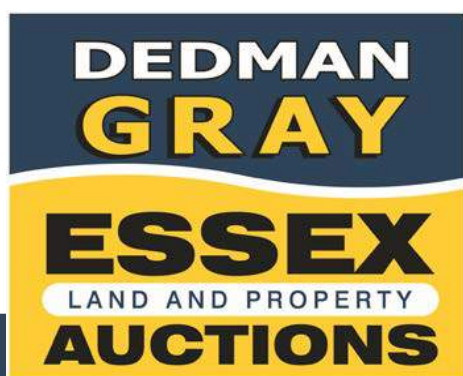
Please note:

- 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 10th July 2019 at 2pm

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

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 _____

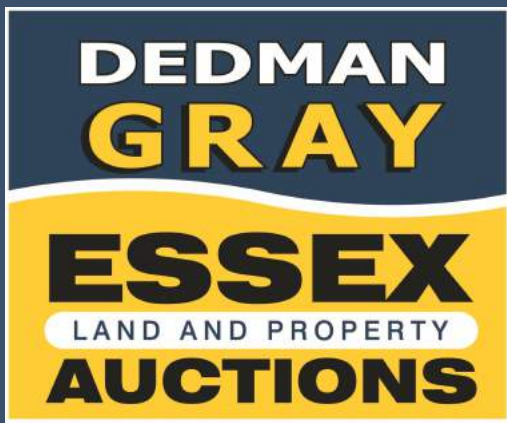
Address _____

Post Code _____

Telephone Number _____

Email _____





Future Auction Dates
10th July
14th August Online
2nd October



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