

The Leading Land & Property Auctioneers In Essex

Wednesday 10th July 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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Trevor Wood

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Auction Negotiator
Sean McDonald

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

01702 410748

sean@dedmanauctions.com

Important Notice

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

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

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



CPC FINANCE

COMMERCIAL, INVESTMENT
AND BUY TO LET MORTGAGES



A guide to auction finance options

By Julie Griggs, Director, CPC Finance

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

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

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

SHORT TERM LOAN (STL)

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

SECURED LOANS

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

REMORTGAGING

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

BUY-TO-LET (BTL)

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

DEVELOPMENT FINANCE

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

EXIT ROUTES

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



+44 (0)1923 655441



contact@cpcfinance.co.uk

As a lender, I have been working with Karl and Julie for nearly four years. The quality of the information that comes through to support a referral is very good and allows me to return to them with a quick response to their client's needs.

They take a keen interest in the progress of the deal from referral through to completion and are always on hand to support the deal through the stages as necessary.

I have found them and the team at CPC Finance very easy to deal with and a pleasure to do business with.

Neil Southern, Broker Business Development Manager, NatWest Business Banking



FINANCE AVAILABLE FOR:

- > Portfolio landlords
- > BTL
- > LTD Co.
- > Short term loans
- > Refurbishments
- > Commercial/ Semi-Commercial
- > Development
- > Auction finance

The investor day provided me with lots of updated information about the industry, how new regulations are affecting the market and most importantly how fellow investors were adapting to these changes.

CPC Finance staff are very knowledgeable and their network with key lenders is invaluable. Networking with fellow investors was also an invaluable output of the day.

Mr Azid Gungah, Investor

We have worked with CPC Finance for a number of years and it is extremely refreshing to work with a brokerage that is highly knowledgeable about the industry and so efficient in dealing with lenders' enquiries.

CPC Finance are committed to ensuring a transaction is completed expeditiously regardless of its complexity. It is of great assistance that CPC Finance have such good relationships with the lenders.

I highly recommend CPC Finance and have no doubt that you will be very impressed with the high quality of their service.

Paul Cain, Partner, Ronald Fletcher Baker LLP

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GRAY**

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RESIDENTIAL
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AUCTION RESULTS FOR 22nd May 2019

Lot	Address	Result	Price
1	Land To The North Side Of Blue Mills Hill, Wickham Bishops, Witham, Essex	SOLD	£220,000
2	Land To The North Side Of 2 Ingatestone Road, Chelmsford, Essex, CM1 3QY	SOLD	£104,000
3	Ground Rent Of 170, 170A & 170B Dock Road, Tilbury, Essex, RM18 7BS	SOLD	£16,500
4	2 Twyford Court, 81 High Street, Dunmow, Essex, CM6 1AE	SOLD	£14,500
5	Garages & Land Rear Of 184 York Road, Southend On Sea, Essex, SS1 2DZ	SOLD PRIOR	£12,000
6	Plots 59 & 60, Waterside Estate, St Lawrence, Essex, CM0 7NJ	SOLD PRIOR	£6,050
7	56 Kents Hill Road, Benfleet, Essex, SS7 5PL	SOLD	£148,000
8	432 Fairfax Drive, Westcliff On Sea, Essex, SS0 9RN	SOLD	£116,000
9	Land Adjacent To 1 Fitzgerald Cottages, Main Road, Dovercourt, CO12 4NJ	SOLD PRIOR	£55,000
10	Plot 1, Land East Side Of Great Burches, Benfleet, Essex, SS7 3FH	SOLD	£10,000
11	Plot 2, Land East Side Of Great Burches, Benfleet, Essex, SS7 3FH	SOLD PRIOR	£5,000
12	58b Newland Street, Witham, Essex, CM8 1AH	SOLD	£110,000
13	163 London Road, Braintree, Essex, CM77 8PT	Withdrawn	Withdrawn
14	Flat 1, 64 Ellis Road, Clacton On Sea, Essex, CO15 1EX	SOLD PRIOR	Undisclosed
15	Plot 1, Tilgate Drive, Crawley, West Sussex, RH10 1UH	Unsold	Available
16	Plot 2, Tilgate Drive, Crawley, West Sussex, RH10 1UH	SOLD	£44,000
17	35 Church Road, Clacton On Sea, Essex, CO15 6AX	Withdrawn	Withdrawn
18	63 Cats Lane, Sudbury, Suffolk, CO10 2SQ	SOLD PRIOR	£285,000
19	Land East Side Of Nine Ashes Road, Ingatestone, Essex, CM4 0JY	Withdrawn	July
20	67 Gordon Road, Basildon, Essex, SS14 1PQ	SOLD PRIOR	£202,500
21	Plots 21 & 22, Land at Salary Brook, Colchester, Essex, CO4 3FL	SOLD	£8,000
22	Plots 23, Land At Salary Brook, Colchester, Essex, CO4 3FL	Withdrawn	July
23	105 Church Elm Lane, Dagenham, Essex, RM10 9RL	SOLD	£400,000
24	Plot 294, Land Lying West Of Flax Lane, Ormskirk, Lancashire, L40 5TD	SOLD	£1,000
25	Land Lying West Of Flax Lane, Ormskirk, Lancashire, L40 5TD	SOLD	£5,000
26	Plot 325, Land Lying West Of Flax Lane, Ormskirk, Lancashire, L40 5TD	Unsold	Available
27	47 Brooklands Gardens, Clacton On Sea, Essex, CO15 2JP	SOLD	£46,500
28	66 North Street, Rochford, Essex, SS4 1AD	Withdrawn	July
29	112 Oak Road, Rivenhall, Witham, Essex, CM8 3HG	SOLD	£250,000
30	Land At 7-9 Colchester Road, Bures, Suffolk, CO8 5AE	Unsold	Available
31	28 Southchurch Road, Southend On Sea, Essex, SS1 2ND	Unsold	Available
32	36 Marine Parade, Southend On Sea, Essex, SS1 2ND	SOLD	£350,000
33	Plot 176 Home Farm, High Road, Wallingford, Oxfordshire, OX10 0QU	Withdrawn	Withdrawn
34	Plots 53,54 & 76 Land At Ashford Road, High Halden, Ashford, Kent, TN26 3LR	Unsold	Available
35	Land To The Rear Of 123 High Street, Walton On The Naze, Essex, CO14 8AT	SOLD	£40,000
36	Land To The Rear Of Chainhouse Road, Needham Market, Suffolk, IP6 8EP	SOLD	£155,000
37	Development Land At 156 Wakering Road, Southend On Sea, Essex	SOLD	£390,000
38	42 Alexandra Road, Colchester, Essex, CO3 3DF	Unsold	Available
39	5 Oxford Road, Clacton On Sea, Essex, CO15 3TB	SOLD	£170,000
40	32 Fairleigh Drive, Leigh On Sea, Essex, SS9 2JA	Unsold	Available
412	8 King Coel Road, Lexden, Colchester, Essex, CO3 9AG	SOLD	£174,500
42	Richards Cottage, Mill Green Road, Ingatestone, Essex, CM4 0PT	SOLD	£710,000

TOTAL REALISATION: over £4.1M= 81% SUCCESS RATE

NEXT SALE: WEDNESDAY 10th July 2019

A Word From Our Auctioneer



Michael Hughes BSc (Hons) FRICS FAAV FNAEA

“Following the recent D-Day commemorations I reflected on Winston Churchill’s famous words:-

“Land monopoly is not only monopoly, but it by far the greatest of monopolies; it is a perpetual monopoly, and it is the mother of all forms of monopoly”

And what fantastic results it can give.

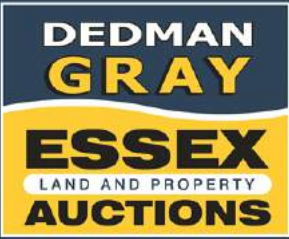
At our last auction we sold over 80% of the lots offered raising over £4,000,000 for our vendors.

Lot 1 set the scene. 16.2 acres at Wickham Bishops guided at £65,000 sold for £220,000.

Lot 42 ended the auction. Richard’s cottage at Ingatestone was guided at £300,000 and sold for £710,000.

And in the interim buyers benefited from a range of property opportunities.

So if being a property magnet appeals to you join us at the Holiday Inn on 10th July where the team have put together a superb assortment of properties with something for everybody”



The Leading Land & Property Auctioneers In Essex

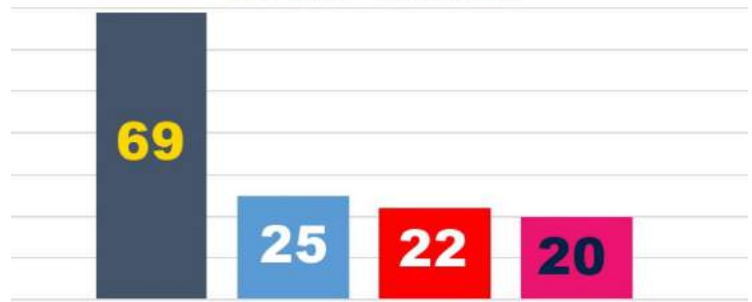
Figures that speak for themselves

Essex Auctioneers Total Realisation So Far In 2019



■ Dedman Gray Auctions ■ Auctioneer 2 ■ Auctioneer 3 ■ Auctioneer 4

Essex Auctioneers Total Lots Sold So Far In 2019



■ Dedman Gray Auctions ■ Auctioneer 2 ■ Auctioneer 3 ■ Auctioneer 4

Essex Auctioneers % Conversion So Far In 2019



■ Dedman Gray Auctions ■ Auctioneer 2 ■ Auctioneer 3 ■ Auctioneer 4

If you are thinking of selling by Auction then call the
Leading Auctioneers in Essex on

01702 311010

Order of Sale

Wednesday 10th July at 2pm

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

1	22A Liftsan Way, Southend On Sea, Essex, SS1 2YA	£90,000 * PLUS
2	Land To East Side Of Sherbourne Road, Chelmsford, Essex, CM1 7NT	£50,000 * PLUS
3	Ground Rents at 12-19 Monken Hadley House, Broad, Road, Braintree, Essex, CM7 5G!	£20,000 * PLUS
4	Land West Side Of Sunbeam Avenue, Jaywick, Essex, CO15 2JJ	£15,000 * PLUS
5	5 Ceylon Road, Westcliff On Sea, Essex, SS0 7HS	£150,000 * PLUS
6	Plot 30c, Grange Farm Top Road, Scunthorpe, South Humberside, DN15 9TE	£2,000 * PLUS
7	Plot 25, Grange Farm Top Road, Scunthorpe, South Humberside, DN15 9TE	£1,000 * PLUS
8	803 London Road, Westcliff On Sea, Essex, SS0 9SY	£110,000 * PLUS
9	Flat 56 Ozonia Gardens, Dovercliff Road, Canvey Island, Essex, SS8 7PF	£130,000 * PLUS
10	Plots 53, 54 & 76, Land At Ashford Road, High Halden, Ashford, Kent, TN26 3LR	£5,000 * PLUS
11	Plot 23, Bromley Road, Colchester, Essex, CO4 3FL	£3,000 * PLUS
12	158A Kings Road, Chalkwell, Essex, SS0 8PP	£275,000 * PLUS
13	Storage & Bungalow, 36 Leighwood Avenue, Leigh On Sea, Essex, SS9 4LG	£310,000 * PLUS
14	Storage Unit Rear Of 36 Leighwood Avenue, Leigh On Sea, Essex, SS9 4LG	£110,000 * PLUS
15	The Bungalow, 36 Leighwood Avenue, Leigh On Sea, Essex, SS9 4LG	£200,000 * PLUS
16	Plot 1, Tilgate Drive, Crawley, West Sussex, RH10 1UH	£27,000 * PLUS
16A	Plot 2, Tilgate Drive, Crawley, West Sussex, RM10 1UH	£40,000*PLUS
17	Plots 59 & 60, Waterside Estate, St Lawrence, Essex, CM0 7NJ	£1,500 * PLUS
18	118 Gordon Road, Basildon, Essex, SS14 1PR	£180,000 * PLUS
19	Plot 28 Snakey Lane, Feltham, Middlesex, TW13 7ND	£3,000 * PLUS
20	Plot 325, Land Lying West of Flax Lane, Ormskirk, Lancashire, L40 5TD	£3,000 * PLUS
21	Land To Rear Of, 163 London Road, Braintree, Essex, CM77 8PT	£275,000 * PLUS
22	110c Glendale Gardens, Leigh On Sea, Essex, SS9 2AY	£120,000 * PLUS
22A	47 Glendale Gardens, Leigh On Sea, Essex, SS9 2AT	£165,000*PLUS
23	345 South Avenue, Southend On Sea, Essex, SS2 4HR	£250,000 * PLUS
24	Land To Rear Of 40 Berechurch Road, Colchester, Essex, CO2 7QB	£200,000 * PLUS
25	27 Courtauld Road, Braintree, Essex, CM7 9BE	£650,000 * PLUS
26	Plot 12, Goodshaw Lane, Rossendale, Lancashire, BB4 8DD	£1,000 * PLUS
27	Plot 549, Flax Lane, Ormskirk, Lancashire, L40 5TD	£1,000 * PLUS
28	58 Scratton Road, Stanford Le Hope, Essex, SS17 0PA	£300,000 * PLUS
29	Flat 1, 128 High Street, Colchester, Essex, CO7 9AF	£190,000 * PLUS
30	The Former Kings Head Pub, The Green, West Tilbury, Essex, RM18 8TU	£450,000 * PLUS
31	The Former White Horse Public House, 66 North Street, Rochford, Essex, SS4 1AD	£425,000 * PLUS
32	Land To Rear Of 106 Rosemary Avenue, Braintree, Essex, CM7 2TA	£40,000 * PLUS
33	42 Alexandra Road, Colchester, Essex, CO3 3DF	£180,000 * PLUS
34	4 Manor Road, Holland On Sea, Essex, CO15 5UA	£200,000 * PLUS
35	84 Hobblythick Lane, Westcliff On Sea, Essex, SS0 0RJ	£250,000 * 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

BUY TO LET INVESTMENT: A LEASEHOLD ONE BEDROOM FIRST FLOOR APARTMENT
CURRENTLY LET PRODUCING AN INCOME OF £7,200 PER ANNUM



GUIDE PRICE: £90,000*PLUS FEES

22A Lifstan Way, Southend-on-Sea, Essex, SS1 2YA

Placed in what is considered to be a popular area of Southend on Sea close to the seafront is this one bedroom apartment which is currently let to a long serving tenant. The landlord has informed us that the tenants keep the property in good condition and are incredibly reliable.

ACCOMMODATION

Entrance Hall
Lounge - 13' x 12'
Kitchen - 10' x 6'
Bedroom - 12' x 11'
Bathroom - 8' x 7'

LEASE DETAILS

The property is subject to a lease of 99 years from the date of 23rd March 1988

EPC RATING

E

RENT RESERVED

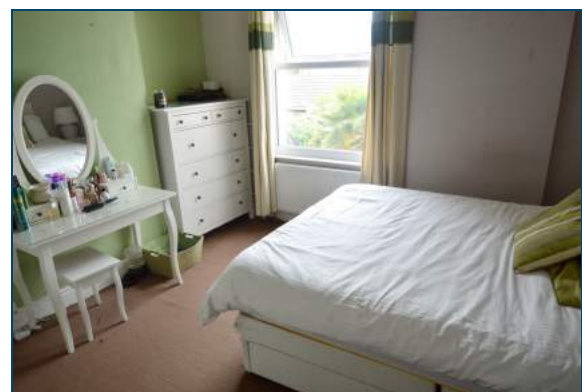
The property is currently let for £600pcm however it is considered that an up to date review would place the rent between £700pcm and £725pcm.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 2

LAND INVESTMENT: A FREEHOLD PARCEL OF LAND CONSIDERED TO HAVE POTENTIAL FOR FUTURE DEVELOPMENT SUBJECT TO PLANNING PERMISSION

Land to east side of Sherborne Road, Chelmsford, Essex, CM1 7NT

A Freehold parcel of land located in between two bungalows within this residential estate. It is considered that the land could be used as amenity land or residential development subject to all relevant permissions. Sherborne Road mainly consists of bungalows however there is a two storey detached dwelling opposite.



GUIDE PRICE: £50,000*PLUS FEES

SIZE

The land is approximately 13 meters wide by 33 meters deep as measured by Edozo.

CURRENT USAGE

The land is currently open greensward space and there are recently planted trees located on the land.

PLANNING

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

AUCTIONEERS NOTE

We are informed that a preservation order has recently been applied for on the recently planted trees for more information relating to this please contact Chelmsford city council on 01245 606606

TENURE

Freehold

VIEWING

Open Site



LOT 3

GROUND RENT INVESTMENT: A FREEHOLD INVESTMENT OF GROUND RENTS FOR 8 FLATS PRODUCING AN INCOME OF £1125 PER ANNUM INCREASING TO £2000 IN 2026

Ground Rents at 12-19 Monken Hadley House, Broad Road, Braintree, Essex, CM7 5GQ

A freehold block of 8 apartments that are all sold on long leases and are producing an overall income of £1125 per annum. We understand the terms of 7 of the current leases include a scheduled increase in ground rent in 2026. The scheduled increase would create an income of £2000 per annum. We are informed that there is also approximately 3 acres of communal gardens included in the freehold.



GUIDE PRICE: £20,000*PLUS FEES

LEASE DETAILS

12-125 years from 01/01/2002
13-125 years from 01/01/2002
15-125 years from 01/01/2002
16-125 years from 01/01/2002
17-125 years from 01/01/2002
18-125 years from 01/01/2002
Monken Hadleigh House-149 years from 01/01/2018

RENT RESERVED

12- £125 per annum increasing to £250 in 2026
13- £125 per annum increasing to £250 in 2026
15- £125 per annum increasing to £250 in 2026
16- £125 per annum increasing to £250 in 2026
17- £125 per annum increasing to £250 in 2026
18 - £125 per annum increasing to £250 in 2026
Monken Hadleigh House- £250 per annum

N.B.

We understand the terms of 7 of the current leases include a scheduled increase in ground rent in 2026. For more information please refer to the legal pack

TENURE

Freehold

VIEWING

Open Site

LOT 4

DEVELOPMENT OPPORTUNITY: A FREEHOLD DETACHED BUILDING CONSIDERED SUITABLE FOR RESIDENTIAL CONVERSION SUBJECT TO PLANNING PERMISSION

Land West side of Sunbeam Avenue, Jaywick, Essex, CO15 2JJ

This freehold plot currently houses a detached building with use for the purpose of a garage/storage facility. There is a water and electricity supply and It is considered that the building has potential for conversion to a detached residential dwelling subject to planning permission.



GUIDE PRICE: £15,000*PLUS FEES

EXISTING PREMISES

The building has use as a detached garage with up and over door and loft space above

PROPOSED ACCOMMODATION

It is considered that the property is suitable for conversion to a detached residential dwelling although we advise making enquiries with the local council regarding this

PLANNING

For all planning enquiries please contact Tendring District Council on 01255 686868.

TENURE

Freehold

VIEWING

The dwelling is located at the bottom of sunbeam ave on the left hand side and can be viewed externally without need for an appointment. Anyone wishing to view internally should do so by appointment with the Auctioneers



LOT 5

RESIDENTIAL INVESTMENT: A LEASEHOLD TWO BEDROOM GROUND FLOOR FLAT CONSIDERED TO HOLD POTENTIAL AS A BUY TO LET INVESTMENT

5 Ceylon Road, Westcliff-on-Sea, Essex, SS0 7HS

Placed close to the Westcliff on Sea C2C rail station, local shops and restaurants is this two bedroom ground floor apartment considered to hold potential as a buy to let investment offering a possible rental income of £850pcm. The property also could suit an owner occupier.



GUIDE PRICE: £150,000*PLUS FEES

ACCOMMODATION

Entrance Hall
Lounge - 18'7 x 13'9
Kitchen - 9'11 x 6'10
Bedroom One - 16'9 x 12'10
Bedroom Two - 13'4 x 11'1
Bathroom
Share Of Rear Garden

LEASE DETAILS

The property is subject to a lease of 99 years from the date of 1st July 1984

EPC RATING

TBC

RENT RESERVED

For further information regarding letting this property and the potential income please contact Max Fordham on 01702 311120

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOOKING AFTER YOU AND YOUR INVESTMENT...



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Buying or selling at auction can seem like a daunting process **so it is important to get it right!**

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- ✔ You will be able to obtain and read the legal pack at an early stage and **seek advice from a solicitor or conveyancer prior to the auction**

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enquiries@ellisonssolicitors.com

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Karen Healy, Associate Conveyancer

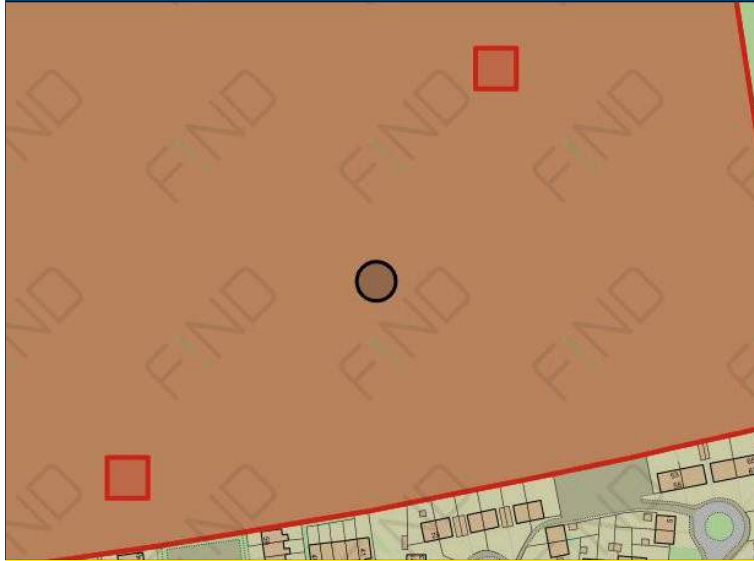


LOT 6

LAND INVESTMENT: 2 PLOTS OF LAND WITHIN A SUB DIVIDED FIELD CONSIDERED TO HOLD POTENTIAL FOR FUTURE DEVELOPMENT SUBJECT TO RELEVANT PERMISSIONS

Plot 30c, Grange Farm Top Road, Scunthorpe, South Humberside, DN15 9TE

Two freehold plots of Land within this sub divided field. The Plots measure over 278 square meters each (as measured on Edozo) and It is considered that the land could hold potential for future development subject to all relevant permissions.



GUIDE PRICE: £2000*PLUS FEES

SIZE

As measured by Edozo.
Each Plot 278.46 square meters (2997 square foot)

PLANNING

For more information relating to planning permission please contact North Lincolnshire Council on 01724 297000

TENURE

Freehold

VIEWING

Open Site

JOINT AUCTIONEERS

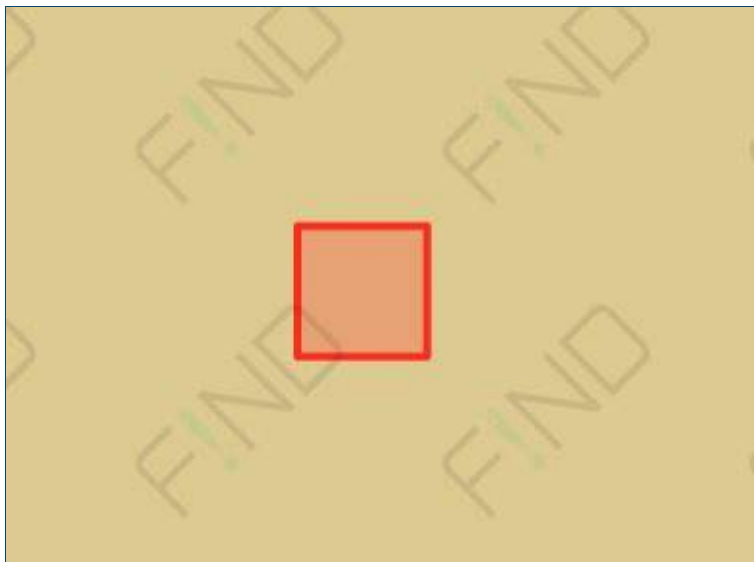
AB ASSETBAY
EXCHANGE & TRADE

LOT 7

LAND INVESTMENT: A PLOT OF LAND WITHIN A SUB DIVIDED FIELD CONSIDERED TO HOLD POTENTIAL FOR FUTURE DEVELOPMENT SUBJECT TO RELEVANT PERMISSIONS

Plot 25, Grange Farm Top Road, Scunthorpe, South Humberside, DN15 9TE

A single freehold plot of Land within this sub divided field. The Plot measures over 278 square meters (as measured on Edozo) and It is considered that the land could hold potential for future development subject to all relevant permissions.



GUIDE PRICE: £1000*PLUS FEES

SIZE

As measured by Edozo.
278.46 square meters (2997 square foot)

PLANNING

For more information relating to planning permission please contact North Lincolnshire Council on 01724 297000

TENURE

Freehold

VIEWING

Open Site

JOINT AUCTIONEERS

AB ASSETBAY
EXCHANGE & TRADE

LOT 8

COMMERCIAL INVESTMENT: A VACANT FREEHOLD GROUND FLOOR LOCK UP SHOP TO BE SOLD WITH THE GROUND RENT OF THE FLAT ABOVE



GUIDE PRICE: £110,000*PLUS FEES

803 London Road, Westcliff-on-Sea, Essex, SS0 9SY

A Freehold retail unit that is to be sold vacant possession, situated in a prominent position on the busy London Road, opposite Chalkwell Park. The shop comes with the added benefit of the freehold of the flat above, producing an additional annual income. It is considered that the shop would be ideal for a business owner occupier or as a commercial lettings investment.

ACCOMMODATION

Kitchen - 8" X 7"

W/C - 5" X 4"

Back Area - 10" X 9"

Front Area - 25" X 12"

Back Outdoor space enough for parking for 4/5 vehicles

EPC RATING

C

RENT RESERVED

We are advised by our commercial team the the unit has a potential rental income of £8,000 PA. For more information on rental values, contact our Commercial Department on 01702 311 111.

AUCTIONEERS NOTE

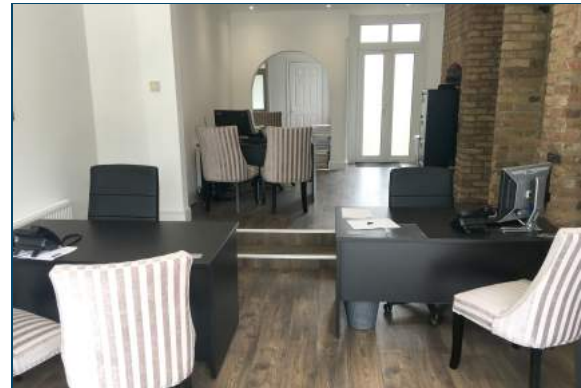
Please be aware that the property offered is the freehold to the building and the ground floor commercial unit and does not include the ownership of the flat above.

TENURE

Freehold

VIEWING

By Appointment with the auctioneers



LOT 9

BUY TO LET INVESTMENT: A VACANT WELL PRESENTED THREE BEDROOM GROUND FLOOR APARTMENT CONSIDERED IDEAL FOR A BUY TO LET INVESTMENT.



GUIDE PRICE: £130,000*PLUS FEES

Flat 56 Ozonia Gardens, Dovercliff Road, Canvey Island, Essex, SS8 7PF

The property which is placed close to local public transport links to the town centre and Benfleet main line rail station to London Fenchurch Street is this well presented three bedroom ground floor apartment. It is considered that the property could be ideal as a Buy to Let investment.

ACCOMMODATION

Entrance Hall
Lounge - 13'7 x 10'6
Kitchen/Diner - 17'5 x 12'3
Bedroom One - 13'7 x 8'8
Bedroom Two - 13'7 x 5'2
Bedroom Three - 13'7 x 5'3
Bathroom

LEASE DETAILS

The property is subject to a lease of 125 years from the 18th December 1989

EPC RATING

D

RENT RESERVED

It is considered that the property could achieve a rental figure of around £850pcm however we recommend any interested parties conduct their own investigations into this.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



David Abbott Estate Agents
01268 498355

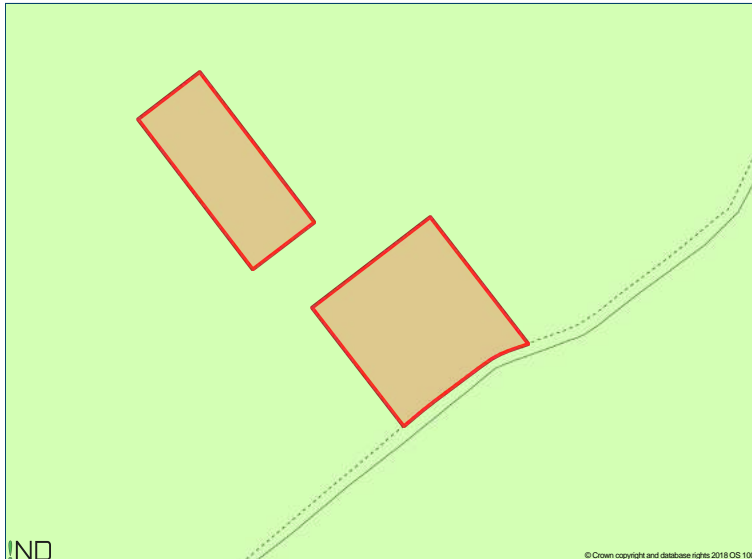


LOT 10

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

Plots 53 54 & 76 Land at, Ashford Road High Halden, Ashford, Kent, TN26 3LR

Three freehold plots of Land within this sub divided field located on the outskirts of the village of High Halden. The Plots measure over 795 square meters combined (as measured on Edozo) and It is considered that the land could hold potential for future development subject to all relevant permissions.



GUIDE PRICE: £5,000*PLUS FEES

SIZE

As measured by Edozo.
Plot 53- 54-480.62 square meters (5173 square foot)
Plot 76- 314.79 square meters (3338 square foot)

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 11

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

Plot 23 Bromley Road, Colchester, Essex, CO4 3FL

A freehold plot of land in a sub divided field measuring approximately 211 square meters (as measured by Edozo). The land is 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: £3,000*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 approxamate 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



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*Please refer to the Important Notes section of the Auction guide



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LOT 12

RESIDENTIAL INVESTMENT: A VACANT LEASEHOLD THREE BEDROOM SPLIT LEVEL APARTMENT OFFERING SEA VIEWS SOLD WITH A LOW LEASE UNDER MARKET VALUE



GUIDE PRICE: £275,000*PLUS FEES

158A Kings Road, Chalkwell, Essex, SS0 8PP

This property which is placed in what is considered to be a popular location is sold with a low lease and is considered to be under market value. The property itself is well presented and offers sea views to the rear. It is suggested that the true market value of the property once the lease has been renewed would be in the region of £450,000 to £500,000 however we recommend any interested parties conduct their own investigations into this.

ACCOMMODATION

Ground Floor
Entrance Hall with stairs to -
First Floor Landing
Bedroom One - 17'1 x 14'6
Lounge/Diner - 24'6 x 19'4 > 11'5
Sun Room - 19'8 x 6'6
Kitchen - 11'3 x 9'5
Bathroom
Second Floor Landing
Bedroom Two - 20'7 > 14'7 x 13'9
Bedroom Three - 18' x 10'6
Shower Room
South Facing Rear Garden
Off Street Parking to front
Access to Garage

LEASE DETAILS

The property is subject to a lease of 99 years from the date of 1st May 1961 thus, there are approximately 41 Years remaining.

EPC RATING

E

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



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LOT 13

RESIDENTIAL AND STORAGE INVESTMENT: A VACANT FREEHOLD DETACHED ONE BEDROOM BUNGALOW AND A DETACHED FREEHOLD STORAGE UNIT



GUIDE PRICE: £310,000*PLUS FEES

Storage & Bungalow, 36 Leighwood Avenue, Leigh-on-Sea, Essex SS9 4LG

On behalf of The Carnival Estate Fund we offer a mixed investment situated close to local shops, public transport links and Southend Hospital. This investment offers a one bedroom bungalow in need of some light refurbishment and large detached storage unit considered ideal for the storage for a range of items including vehicles.

ACCOMMODATION

Bungalow
Entrance Hall
Lounge - 13'8 x 11'6
Kitchen - 8'3 x 6'9
Bedroom - 13'8 x 9'9
Wet Room - 8'3 x 5'4
Rear Garden

PROPOSED ACCOMMODATION

It is considered that the site offers potential for re-development for up to two dwellings, however we suggest that any interested parties speak to the Southend on Sea Planning department.

EPC RATING

Storage - TBC
Bungalow - TBC

TENURE

Freehold

VIEWING

By appointment with the Auctioneers





ACCOMMODATION

Storage Unit
 Room One - 20'3 x 8'8
 Room Two - 20' x 8'9
 Main Storage Room - 38'5 maximum x 24'2
 Kitchen
 w/c

Most of the dividing walls are considered to be stud walls which could be removed to fully open up the storage unit making it ideal for the storage of several vehicles.

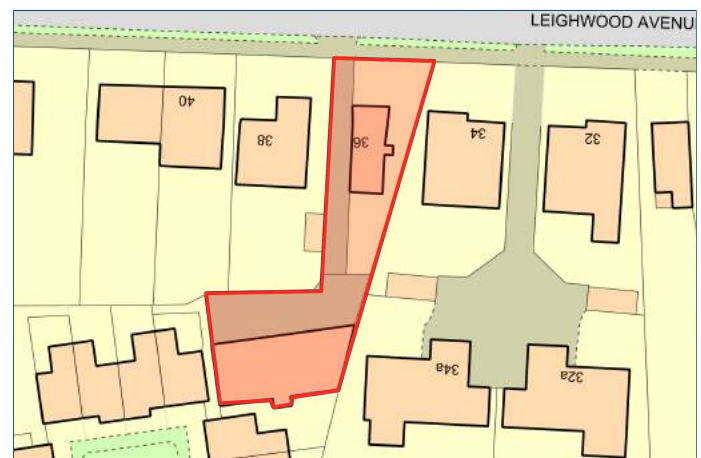
There is a parking area to the front of the unit and is accessed via a shared drive way to the side of the Bungalow and is shared with the Bungalow

RENT RESERVED

It is considered that the storage unit could expect to achieve a rental income of between £12,000 and £14,000 per annum and the bungalow could achieve an income of £9,000 per annum offering a potential return of around £23,000 per annum, 7.4% of the guide price.

PLANNING

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



LOT 14

STORAGE INVESTMENT: A VACANT FREEHOLD DETACHED STORAGE UNIT MEASURING APPROXIMATELY 1,500 SQ FT CONSIDERED AN IDEAL LETTING INVESTMENT

Storage Unit Rear of, 36 Leighwood Avenue, Leigh-on-Sea, Essex, SS9 4LG

On behalf of The Carnival Estate Fund we offer this storage unit accessed via a driveway which is shared with number 36 and sits adjacent to bungalow. The storage unit sits to the rear of the plot and it is considered that it could be opened up fully by removing stud walls to increase the size of the overall store room.



GUIDE PRICE: £110,000*PLUS FEES

ACCOMMODATION

Room One - 20'3 x 8'8
Room Two - 20' x 8'9
Main Storage Room - 38'5 maximum x 24'2
Kitchen
w/c

The overall size of the unit is approximately 1,500 square feet

Most of the dividing walls are considered to be stud walls which could be removed to fully open up the storage unit making it ideal for the storage of several vehicles.

N.B.

Please be aware that this lot will only be offered if Lot 13 remains unsold

EPC RATING

TBC

RENT RESERVED

It is considered that the unit could achieve a rental income of between £12,000 and £14,000 per annum

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 15

REFURBISHMENT PROPERTY: A VACANT FREEHOLD ONE BEDROOM DETACHED BUNGALOW IN NEED OF LIGHT REFURBISHMENT

The Bungalow, 36 Leighwood Avenue, Leigh-on-Sea, Essex, SS9 4LG

On behalf of The Carnival Estate Fund we offer this property which is placed close to local shops, transport links and the Southend Hospital is in need of light refurbishment and is considered to be an ideal buy to let investment or as a residential home for an owner occupier.



GUIDE PRICE: £200,000*PLUS FEES

ACCOMMODATION

Entrance Hall
Lounge - 13'8 x 11'6
Kitchen - 8'3 x 6'9
Bedroom - 13'8 x 9'9
Wet Room - 8'3 x 5'4
Rear Garden

N.B.

Please be aware that this lot will only be offered if Lot 13 remains unsold

EPC RATING

TBC

RENT RESERVED

It is considered that the property could achieve a rental income of approximately £9,000 per annum

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



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 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. The plot is currently part of a larger plot which has been split for the purpose of sale.



GUIDE PRICE: £27,000*PLUS FEES

SIZE

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

CURRENT USAGE

The plot is currently unused

PLANNING

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

AUCTIONEERS NOTE

To find the plot please proceed to the end of Russell Way. The plot is on the opposite side of the footpath and is currently woodland

TENURE

Freehold

VIEWING

Open site

LOT 16A

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

CURRENT USAGE

The plot is currently unused

PLANNING

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

TENURE

Freehold

VIEWING

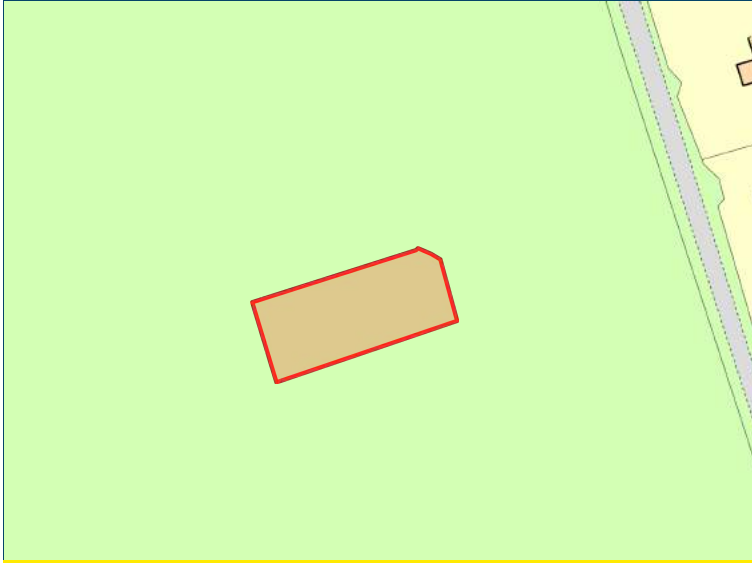
Open site

LOT 17

LAND INVESTMENT: A FREEHOLD DOUBLE PLOT OF LAND SET WITHIN 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: £1,500*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 18

HMO INVESTMENT: A FREEHOLD THREE BEDROOM TERRACED HOUSE ARRANGED AS A FIVE BEDROOM HMO OFFERING A POTENTIAL INCOME OF £21,120 PER ANNUM

118 Gordon Road, Basildon, Essex, SS14 1PR

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 partially let producing an income of £17,280 per annum, a yield of just under 10% on 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 partly let and producing a combined income of £17,280 per annum. The fifth room is expected to achieve an income of £320pcm.

TENANCY

Please See Legal Pack

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

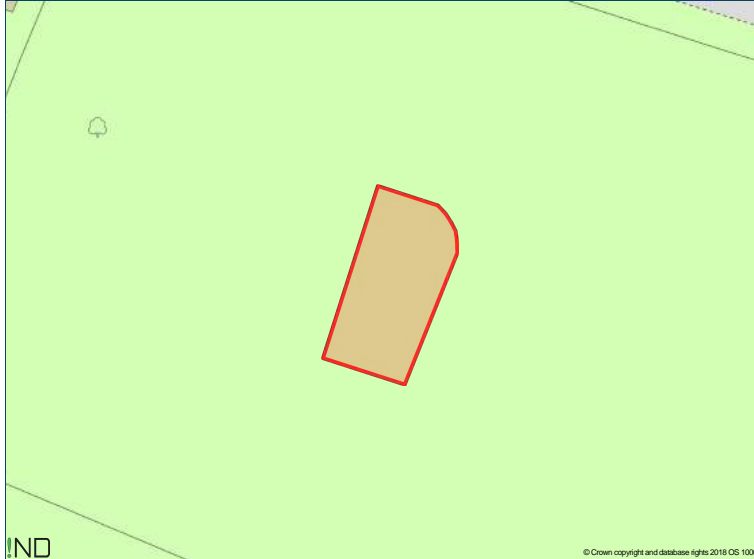


LOT 19

LAND INVESTMENT: A PLOT OF LAND WITHIN A SUB DIVIDED FIELD CONSIDERED TO HOLD POTENTIAL FOR FUTURE DEVELOPMENT SUBJECT TO RELEVANT PERMISSIONS

Plot 28 Snakey Lane, Feltham, Middlesex, TW13 7ND

A freehold plot of Land within this sub divided field. The Plots measures over 317 square meters (as measured on Edozo) and it is considered that the land could hold potential for future development subject to all relevant permissions.



GUIDE PRICE: £3000*PLUS FEES

SIZE

As measured by Edozo.
Each Plot 317.29 square meters (3415 square foot)

PLANNING

For all planning enquiries please contact London Borough of Hounslow Council on 020 8583 5555.

TENURE

Freehold

VIEWING

Open Site

JOINT AUCTIONEERS

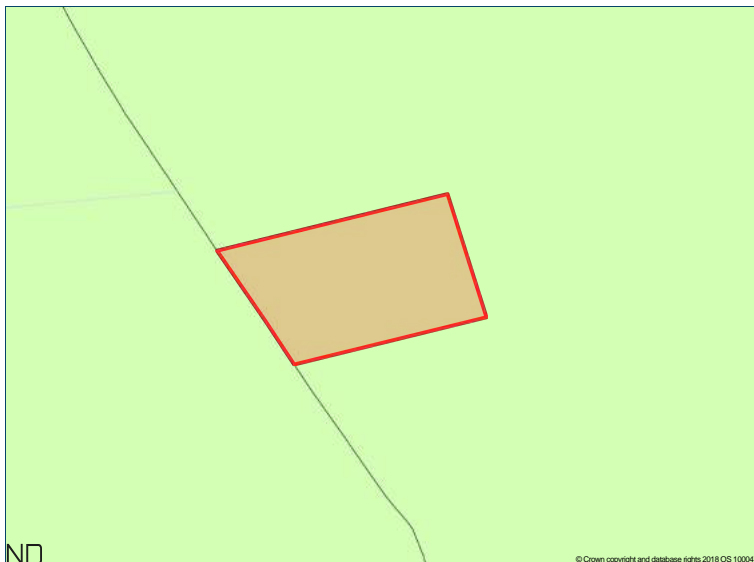
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LOT 20

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

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

A freehold plot of land in a sub divided field located within this semi rural location within the village of Ormskirk. The plot measures approximately 274.38 square meters (as measured by Edozo). It is considered that the plot may have potential for development in the future subject to access and all relevant permissions.



GUIDE PRICE: £3,000* PLUS FEES

SIZE

The plot measures approximately 274.38 square meters (2953 square foot) as measured by Edozo.

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

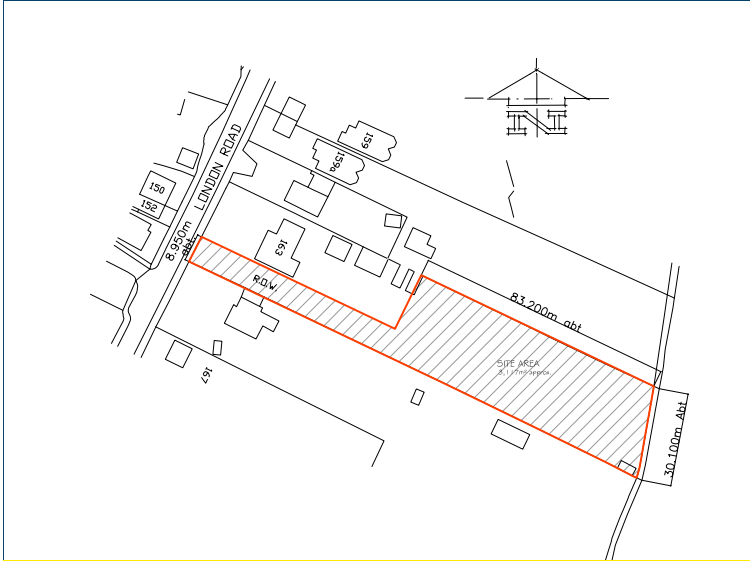
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EXCHANGE & TRADE

LOT 21

DEVELOPMENT OPPORTUNITY: A PLOT OF LAND MEASURING APPROXIMATELY 3/4 ACRE WITH POTENTIAL FOR DEVELOPMENT SUBJECT TO PLANNING PERMISSION

Land to Rear of, 163 London Road, Braintree, Essex, CM77 8PT

This Freehold plot of land has fields to the rear. It measures approximately 0.75 acres with vehicle access to the roadside. It is considered that this land offers potential for future development with a singular or multiple dwellings subject to all relevant permissions. The land is situated to the rear of a large detached dwelling situated in this desirable location along London Road within a prime area for development.



GUIDE PRICE: £275,000*PLUS FEES

SIZE

The Land measures approximately 92 meters x 29 meters plus a strip that creates access to the road side which measures approximately 70 meters x 8 meters

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



Simon Mellish Auctioneer
& Branocs Estates

PLANNING

For all planning enquiries please contact Braintree District council planning on 01376 557705



LOT 22

RESIDENTIAL INVESTMENT: A VACANT LEASEHOLD ONE BEDROOM FLAT, SITUATED WITHIN CLOSE PROXIMITY TO LEIGH ON SEA BROADWAY & MAINLINE STATION.

110C Glendale Gardens, Leigh-on-Sea, Essex, SS9 2AY

This vacant property is placed just under 0.5 of a mile from Leigh On Sea C2C rail station and within minutes walk of Leigh On Sea Broadway with its range of shops, bars and restaurants. Due to the location of the property, it is considered that this would be ideal for a Buy to Let investment.



GUIDE PRICE: £120,000* PLUS FEES

ACCOMMODATION

Lounge - 11" x 9"
Kitchen - 7" x 5"
Bedroom - 13" x 9"
Bathroom - 5" x 2"
Shared Use Of Courtyard Garden

EPC RATING

E

RENT RESERVED

It is considered that the property could achieve an annual income of £8,400, Please Call our lettings department on 01702 311 111 for more information.

LEASE DETAILS

The Property is subject to a lease of 99 years from 20th March 1987. Thus, there are approximately 67 years remaining

VIEWING

By Appointment with the Auctioneers



LOT 22A**RESIDENTIAL INVESTMENT: A VACANT WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT CONSIDERED IDEAL FOR BUY TO LET INVESTMENT OR OWNER OCCUPIER****47 Glendale Gardens, Leigh-on-Sea, Essex, SS9 2AT**

Situated just 0.68 of a mile from the Leigh on Sea Station and close to the Leigh on Sea Broadway offering a range of bars, shops and restaurants is this well presented one bedroom ground floor apartment considered ideal for buy to let investment or owner occupier

**GUIDE PRICE: £165,000*PLUS FEES****ACCOMMODATION**

Entrance Hall
Lounge - 15'1 x 13'6 max
Kitchen - 12'6 x 6'1
Bedroom - 13'7 x 11'3 max
Utility - 7'5 x 3'5
Bathroom - 7'3 x 7'1
Parking space to front
Share of Rear Garden

EPC RATING

D

RENT RESERVED

For all lettings enquiries please call Max Fordham from our lettings team on 01702 311120

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers.

LEASE DETAILS

The property is subject to a lease of 99 years from the date of 3rd December 2018

**LOT 23****HMO INVESTMENT: A FREEHOLD FOUR BEDROOM HOUSE OFFERING A POTENTIAL INCOME OF £34,200 PER ANNUM, A YIELD OF JUST UNDER 14% OF THE GUIDE PRICE****345 South Avenue, Southend-on-Sea, Essex, SS2 4HR**

Situated over three floors and placed close to the Southend East C2C rail station is this extended four bedroom semi-detached house with two reception rooms arranged as a 6 bedroom HMO. 4 of the 6 rooms are currently let producing an annual income of £22,800. It is considered that fully let the property could produce an annual income of £34,200, A Yield of approximately 13.7% of the guide price.

**GUIDE PRICE: £250,000*PLUS FEES****ACCOMMODATION**

Entrance Hall
Lounge - 22' x 10'8
Dining Room - 15'6 x 10'6
Shower Room
Kitchen/Breakfast Room - 12' x 10'
Utility Room - 10'9 x 6'7
First Floor Landing
Bedroom Two - 12'2 x 10'10
Bedroom Three - 12' x 9'3
Bedroom Four - 12' x 8'6
Second Floor Landing
Bedroom One
Bathroom
Rear Garden - 60'

EPC RATING

E

RENT RESERVED

Room 1 - Vacant
Room 2 - Vacant
Room 3 - Let for £475.00 pcm
Room 4 - Let For £475.00 pcm
Room 5 - Let For £475.00 pcm
Room 6 - Let For £475.00 pcm

TENANCY

Please see legal pack

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



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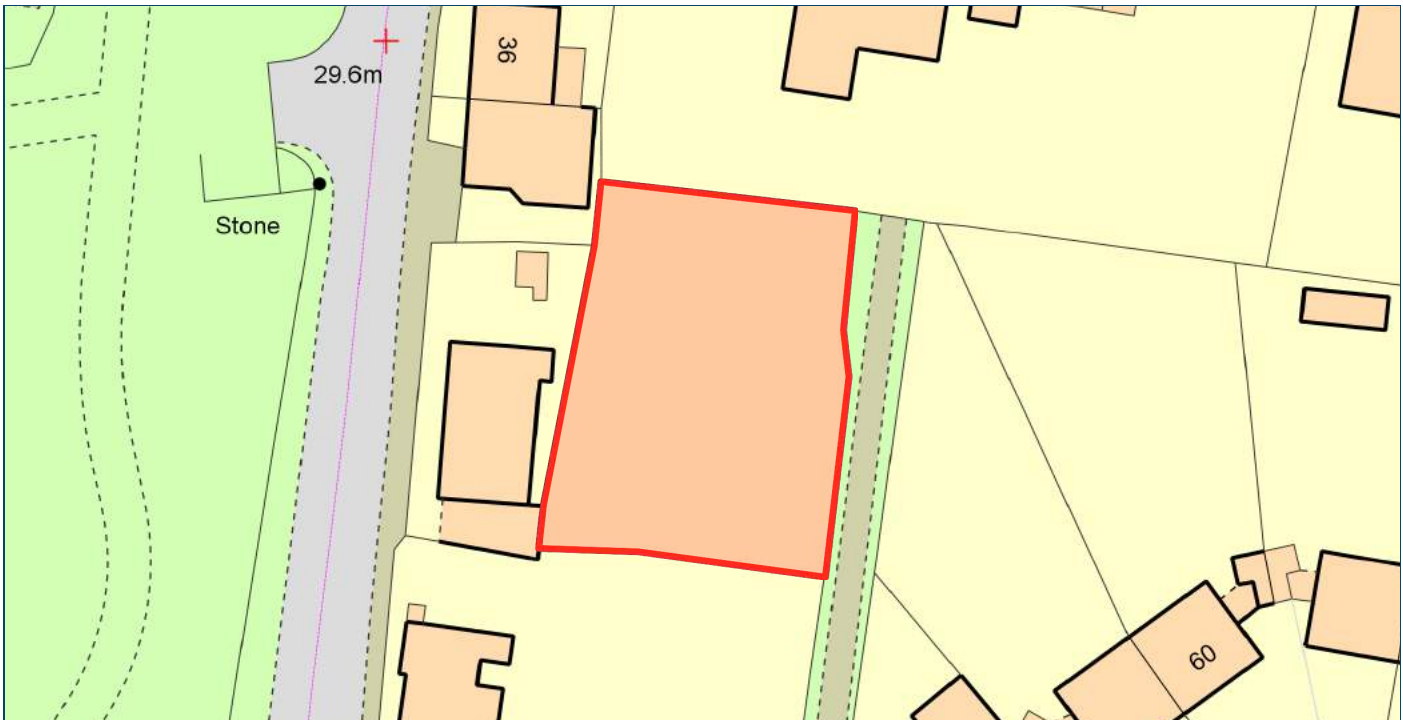
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LETTINGS

LOT 24

DEVELOPMENT OPPORTUNITY: A FREEHOLD PLOT OF LAND WITH FULL PLANNING PERMISSION FOR 2 X THREE BEDROOM DETACHED BUNGALOWS WITH PARKING



GUIDE PRICE: £200,000* PLUS FEES

Land to rear of, 40 Berechurch Road, Colchester, Essex, CO2 7QB

Full planning permission was granted on 1st May 2018 for 2 x three bedroom Detached bungalows, on the vacant land at the rear of 40 Berechurch Road. The proposed development is located within 1 Mile of Colchester Town Railway station as well as Colchester bus station and town centre shopping facilities.

PROPOSED ACCOMMODATION

BUNGALOW ONE

Open Living/Kitchen- 35 sqm
Master Bedroom-12.6 sqm
Bedroom Two 10.5 sqm
Bedroom Three-8 sqm
Bathroom- 4 sqm

BUNGALOW TWO

Open Plan Living/Kitchen- 37 sqm
Master Bedroom-13.2 sqm
Bedroom Two 12 sqm
Bedroom Three-8 sqm
Bathroom- 4 sqm

N.B.

For further details relating to the potential values of the developed properties please contact the Auctioneers

PLANNING

For further details relating to the current planning permission please visit the Colchester Borough council website using application number 180555

TENURE

Freehold

VIEWING

Open Site

JOINT AUCTIONEER

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Wright**

01206 763388



LOT 25

DEVELOPMENT OPPORTUNITY: A FREEHOLD HOUSE WITH SIDE PLOT WHICH HAS A SUBMITTED PLANNING APPLICATION FOR AN ADDITIONAL DETACHED DWELLING



GUIDE PRICE: £650,000*PLUS FEES

27 Courtauld Road, Braintree, Essex, CM7 9BE

A Five Bedroom Detached house in a popular location measuring approximately 2000 square foot with side and rear gardens. The property sits on a plot of approximately 0.34 acres. The side garden is approximately 64' wide and a planning application has been submitted for the erection of an additional detached house, addressing the reasons for refusal on a previous application.

EXISTING PREMISES

Hallway
Lounge 25' x 14'4"
Dinning Room 12'4" x 12'4"
Sitting Room 13'5" x 11'4"
Kitchen/Breakfast room 15'4" x 10'9"
First floor landing
Master Bedroom 13'5" x 12'5"
En-suite 9'3" x 7'5"
Bedroom Two 15'4" x 10'10"
En Suite 7'3" x 4'6"
Bedroom Three 12'5" x 12'4"
Bedroom Four 14' x 8'
Bedroom Five 11'4" x 7'9"
Family Bathroom 7'9" x 6'4"

PROPOSED ACCOMMODATION

A four bedroom detached house with parking accommodation includes en suite, family bathroom, open plan lounge/Kitchen/Dining room to rear plus two additional reception rooms and ground floor WC.

N.B.

Please note this sale is subject to a 32 day completion as opposed to the standard 28 days.

PLANNING

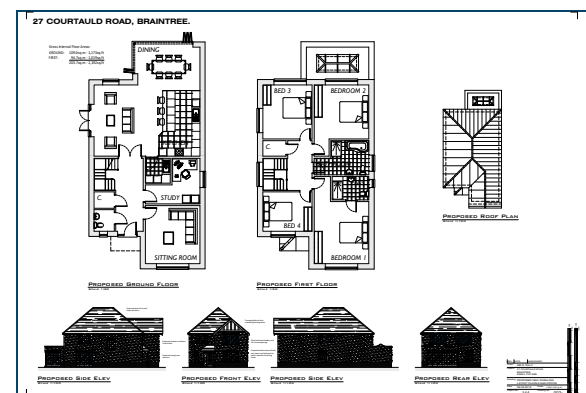
For more information relating to the current and previous planning application please visit the Braintree District council website planning portal using the following references. Current Ref. No: 19/00877/FUL. Previous 19/00223/FUL.

EPC RATING

D

VIEWING

By appointment with the Auctioneers



LOT 26

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

Plot 12, Goodshaw Lane, Rossendale, Lancashire, BB4 8DD

A freehold plot of land in a sub divided field located within this semi rural location. The plot measures approximately 143.33 square meters (as measured by Edozo). It is considered that the plot may have potential for development in the future subject to access and all relevant permissions.



GUIDE PRICE: £1000*PLUS FEES

SIZE

The plot measures approximately 143.33 square meters (1543 square foot) as measured by Edozo.

TENURE

Freehold

VIEWING

Open Site

PLANNING

For any further planning advice relating to potential development or relevant permissions please contact Rossendale Borough Council on 01706 215574

JOINT AUCTIONEERS

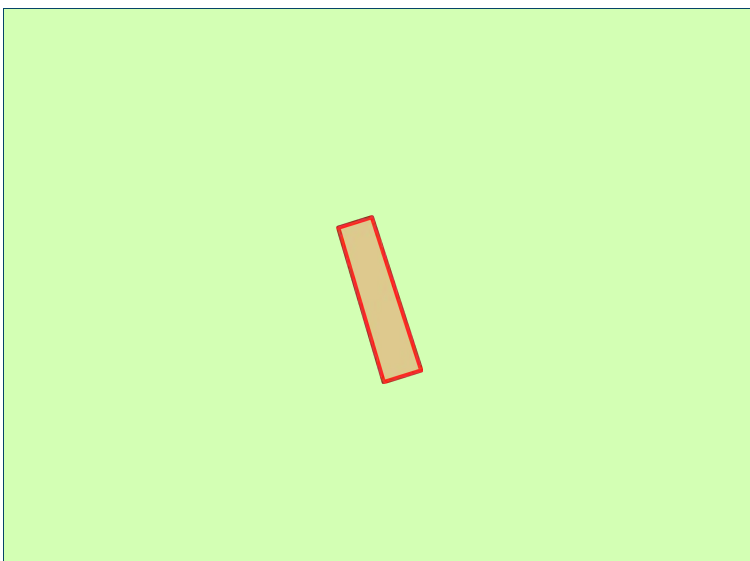
AB ASSETBAY
EXCHANGE & TRADE

LOT 27

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

Plot 549, Flax Lane, Ormskirk, Lancashire, L40 5TD

A freehold plot of land in a sub divided field located within this semi rural location within the village of Ormskirk. The plot measures approximately 94.1 square meters (as measured by Edozo). It is considered that the plot may have potential for development in the future subject to access and all relevant permissions.



GUIDE PRICE: £1000*PLUS FEES

SIZE

The plot measures approximately 94.1 square meters (1013 square foot) as measured by Edozo.

TENURE

Freehold

VIEWING

Open Site

PLANNING

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

JOINT AUCTIONEERS

AB ASSETBAY
EXCHANGE & TRADE

LOT 28

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD 6 BEDROOM DETACHED CHALET BUNGALOW REQUIRING SOME LIGHT REFURBISHMENT THROUGHOUT



GUIDE PRICE: £300,000*PLUS FEES

58 Scratton Road, Stanford-le-Hope, Essex, SS17 0PA

A freehold detached chalet bungalow placed only 0.3 of a mile from the Stanford Le Hope rail station with four double bedrooms, two single bedrooms and double garage. The property would benefit from some light refurbishment. It is considered that the property could be ideal for investors and owner occupiers alike.

ACCOMMODATION

Entrance Hall
Lounge - 27" x 14"
Study/Bedroom 6 - 9" x 8"
Shower Room - 5" x 4"
Kitchen Diner - 17" x 10"
Bedroom 5 - 7" x 5"
Bedroom 4 - 9" x 6"
Bedroom 3 - 12" x 10"
Bedroom 2 - 12" x 11"
Upstairs Bathroom - 10" x 5"
Bedroom 1 - 13" x 10"
Rear Garden - 75" x 42"
Double Garage

EPC RATING

D

TENURE

Freehold

VIEWING

By Appointment With the Auctioneers



LOT 29

BUY TO LET INVESTMENT: A THREE BEDROOM APARTMENT CLOSE TO THE UNIVERSITY PRODUCING A GROSS ANNUAL INCOME OF £17,940. A 9.4% YIELD OF THE GUIDE PRICE.



GUIDE PRICE: £190,000*PLUS FEES

Flat 1 128 High Street, Colchester, Essex, CO7 9AF

An apartment situated in what is considered to be a desirable location within the popular riverfront town of Wivenhoe within 1.3 miles of the Essex University. Wivenhoe also benefits from a mainline railway station which is within 0.4 miles of this apartment. The property comprising of 3 bedrooms, all with with en-suite shower rooms plus open plan kitchen/living area. Each room is individually let producing a a combined monthly rent of £1495. A 9.4% Yield of the guide price.

ACCOMMODATION

Open Plan Kitchen/Living room 15'2" x 13'3"
Bedroom One 12'1" x 11'3"
En-Suite Shower Room
Bedroom Two 11'6" x 7'10"
En Suite Shower Room
Bedroom Three 8'1" x 7'2"
En Suite Shower Room

N.B.

The location and the quality of this apartment makes it ideal for letting to mature students or employees of Essex university.

EPC RATING

D

RENT RESERVED

Room 1- £500 per month
Room 2 £495 per month
Room 3 £500 per month

SERVICE CHARGE & RENT

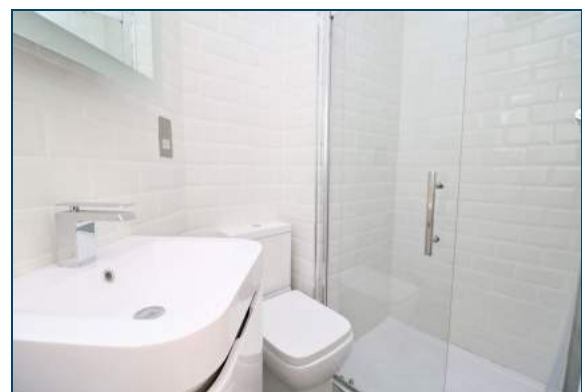
For further information relating to the ground rent and service charges please refer to the legal pack.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 30

DEVELOPMENT OPPORTUNITY: A VACANT FORMER FREEHOLD PUBLIC HOUSE WITH PLANNING PERMISSION TO CONVERT INTO A FOUR BEDROOM HOUSE



GUIDE PRICE: £450,000*PLUS FEES

The Former Kings Head Pub, The Green, West Tilbury, Essex RM18 8TU

Placed in the village of West Tilbury is this former public house with planning granted to convert into a four bedroom detached house, however it is considered that the plot, which measures approximately 0.44 of an acre, lends itself to the development of further dwellings subject to gaining planning permission.

ACCOMMODATION

Current Layout
Basement/Cellar
Ground Floor
Bar area
Kitchen
Two open spaces
Male w/c x 2
Female w/c x 2
First Floor
Four Bedrooms
Lounge
Bathroom
w/c

EPC RATING

N/A

TENURE

Freehold

VIEWING

By appointment with the Auctioneers





ACCOMMODATION

Planning has been granted to convert into a four bedroom detached House with the following accommodation

- Basement
- Games Room
- Storage x 2
- Ground Floor
- Living Room
- TV Room
- Dining Room
- Office
- Garden Room
- Kitchen
- First Floor
- Four Bedrooms
- Dressing Room
- En Suite x 2
- Bathroom
- W/c
- Storage Eves

PLANNING

Grant of Listed Building Consent was passed by the Thurrock Council on 22nd December 2017. For full details and plans please contact them on 01375 652008 using reference - 17/01447/LBC

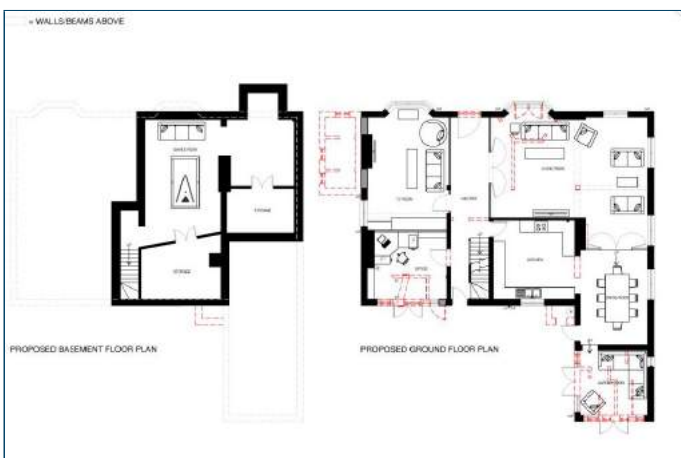
AUCTIONEERS NOTE

The plot measures approximately 0.44 of an acre as measured on Pro Map

It is considered that the plot holds potential for further dwellings subject to gaining planning permission.

We suggest speaking with an architect or the Thurrock Council Planning department for advice before bidding at the Auction

The property is Grade II Listed



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LOT 31

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

Former White Horse Public House, 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

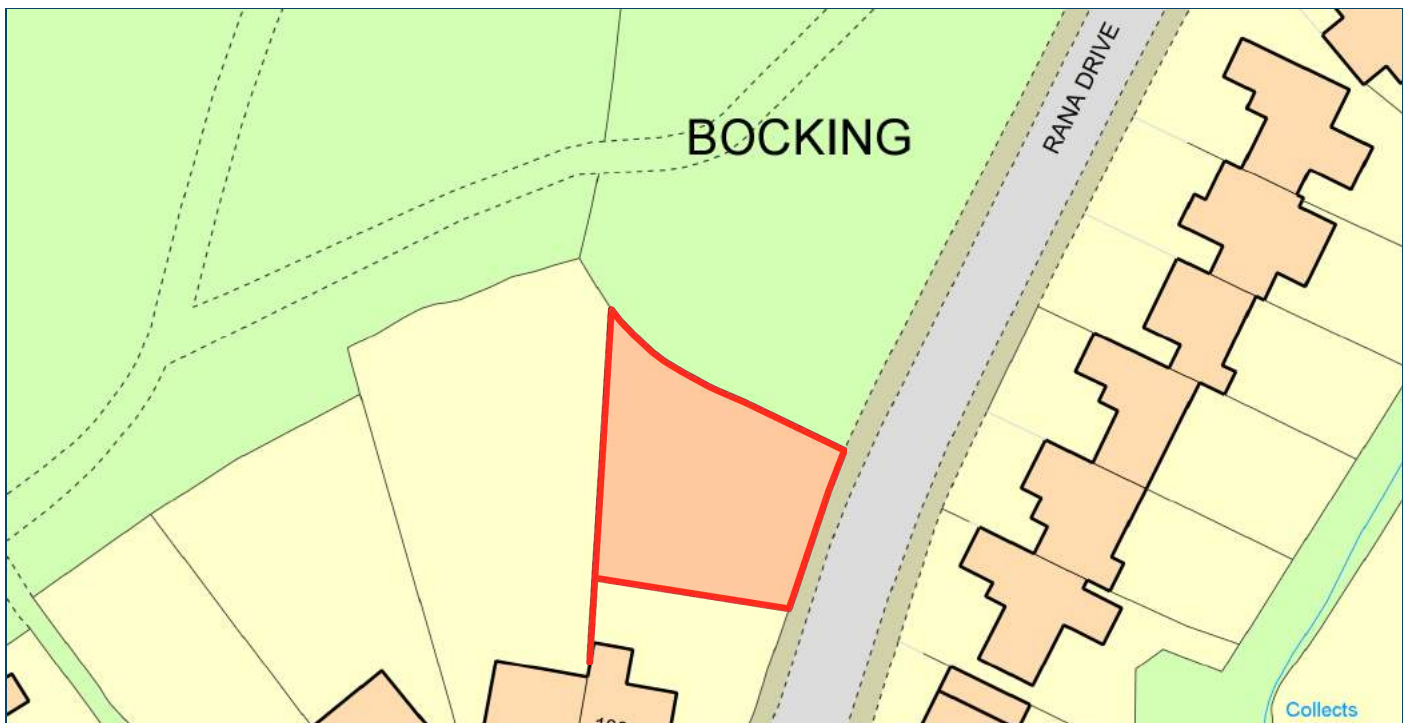
VIEWING

By Appointment with the Auctioneers



LOT 32

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



GUIDE PRICE: £40,000*PLUS FEES

Land to Rear of 106 Rosemary Avenue, Braintree, Essex, CM7 2TA

A Freehold Plot of land within a residential area measuring approximately 362 square meters (3897 ft²) as Measured by Edozo). It is considered that there could be potential for development for a single detached dwelling subject to planning permission. The plot sides faces Rana drive in Braintree and sits opposite detached dwellings with greensward to side and rear.

N.B.

Planning permission was applied for in 2006 for the erection of multiple dwellings. The decision notice stated that the land lies within the defined settlement boundaries of Braintree as adopted in the Braintree district local plan review wherein the principle of residential development is acceptable. For more information relating to this application please visit the Braintree District council website using ref 06/02561/FUL

PLANNING

For all planning enquires please contact Braintree District council on 01376

AUCTIONEERS NOTE

The overall Plot measures 362 square meters (3897 ft²) as Measured by Edozo. Width of road frontage 14.97 m (49 ft) s Measured by Edozo

TENURE

Freehold

VIEWING

Open Site - The actual plot is fully enclosed by fencing and hedging which does restrict viewing



LOT 33

RESIDENTIAL BUY TO LET INVESTMENT: A FREEHOLD BLOCK OF FLATS PART LET WITH A POTENTIAL INCOME OF £23,700 PER ANNUM. A 13.2% YIELD OF THE GUIDE PRICE



GUIDE PRICE: £180,000*PLUS FEES

42 Alexandra Road, Colchester, Essex, CO3 3DF

A Block of three flats and a basement with power supply. Two of the three apartments are let producing a combined income of £975 per calendar month. The third apartment was previously let for £525 per calendar month and It is considered that the basement level could be let as a storage unit or office space or converted to another studio apartment subject to planning permission.

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"

EPC RATING

42-D, 42a-D 42b-E

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- Vacant Previously Let for £525 per calendar Month

Basement-Vacant- Previously let for £300 per calendar month

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

N.B.

We are 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 34

REFURBISHMENT OPPORTUNITY: A FREEHOLD DETACHED BUNGALOW CLOSE TO HOLLAND SEAFRONT THAT REQUIRES MODERNISATION AND IMPROVEMENT



GUIDE PRICE: £200,000*PLUS FEES

4 Manor Way, Holland-on-Sea, Essex, CO15 5UA

A two bedroom detached freehold bungalow with garage and driveway. The property is located approximately 250 meters from Holland on Sea Seafront. The property does have double glazing and gas heating however the bungalow would benefit from some modernisation and improvement. It is considered that the refurbished property would be very popular in this location which is considered to be very desirable.

ACCOMMODATION

Lounge/Diner 18'1" x 12'
Kitchen 11'8" x 8'2"
Bedroom One 12' x 10'7"
Bedroom Two 11'9" x 12'6"
Bathroom
Front conservatory 15' x 4'1"
Rear Conservatory 19'2" x 6'10"

AUCTIONEERS NOTE

For further details relating to the potential values of the refurbished property please contact the Auctioneers.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER

**Scott Sheen
& Partners**

Scott Sheen & Partners



LOT 35

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



GUIDE PRICE: £250,000*PLUS FEES

84 Hobleythick Lane, Westcliff-on-Sea, Essex, SS0 0RJ

Placed close to the Southend on Sea University Hospital is this three bedroom semi-detached Chalet bungalow in need of full refurbishment. It is considered the property sits within a popular location and offers a potential re-sale open market value of £350,000 however we recommend any interested parties conduct their own investigations into this.

ACCOMMODATION

Entrance Hall
Lounge - 16' x 11'
Rear Reception - 17' x 7'
Kitchen - 7' x 7'
Bathroom - 7' x 4'
Bedroom One - 13' x 11'
Bedroom Two - 9' x 7'
First Floor
Bedroom Three - 18' x 6'
Bathroom - 9' x 7'
Rear Garden
Drive to front

N.B.

It is considered that the refurbished property could offer an open market value of around £350,000 however we recommend any interested parties conduct their own investigations into this.

EPC RATING

TBC

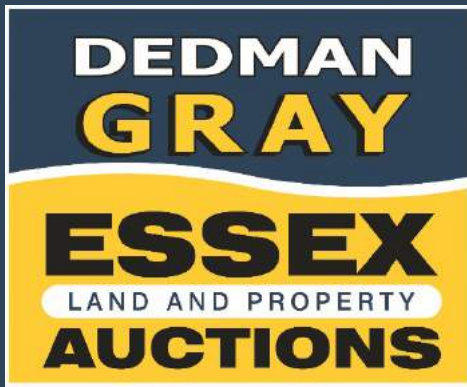
TENURE

Freehold

VIEWING

By appointment with the Auctioneers





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Guide Prices, Reserves & General Notes

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at www.dedmangray.co.uk/auction 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.

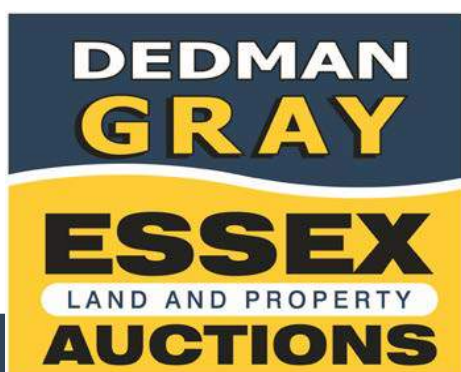
Please note:

- 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 2nd October 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 _____

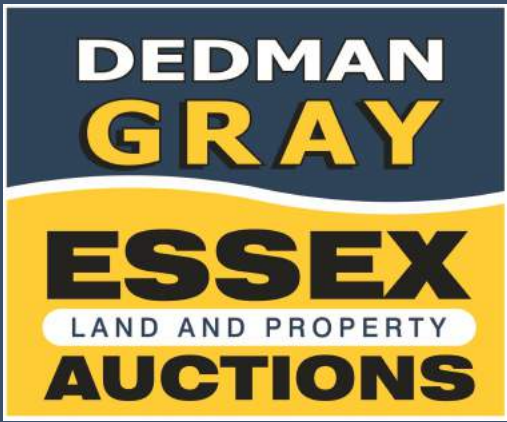
Address _____

_____ Post Code _____

Telephone Number _____

Email _____





Future Auction Dates
14th August (online)
2nd October
11th December



Auction Location

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

The Auction will start at 2pm

There is FREE PARKING for Auction attendees

dedmangray.co.uk/auction