

# The Leading Land & Property Auctioneers In Essex

Wednesday 2nd October 2019 at 2pm

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



[dedmangray.co.uk/auction](http://dedmangray.co.uk/auction)



# Meet The Auction Team



**Mike Gray**  
**Managing Director**

I am pleased after over 37 years of holding Auctions, Dedman Gray continue to be the leading Auctioneers in Essex providing a confident and experienced service to *our clients*.

**01702 311070**

[mikegray@dedmangray.co.uk](mailto:mikegray@dedmangray.co.uk)

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**Eleonora Marino**

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

**01702 311050**

[eleonoramarino@dedmanauctions.com](mailto:eleonoramarino@dedmanauctions.com)

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**South Essex Auction Consultant**  
**Trevor Wood**

Call today for your Free Auction Valuation. We specialise in selling all types of land and property under Auction conditions including residential property, buy to let investments, commercial units, development land, agricultural land, garages, ground rents etc.

**01702 418599 or 07985 671029**

[trevorwood@dedmanauctions.com](mailto:trevorwood@dedmanauctions.com)

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**North Essex Auction Consultant**  
**Joel Smith**

Call today for your Free Auction Valuation. We specialise in selling all types of land and property under Auction conditions including residential property, buy to let investments, commercial units, development land, agricultural land, garages, ground rents etc.

**01702 311051 or 07799 895293**

[joel@dedmanauctions.com](mailto:joel@dedmanauctions.com)

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**Auction Negotiator**  
**Sean McDonald**

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

**01702 410748**

[sean@dedmanauctions.com](mailto:sean@dedmanauctions.com)

## AUCTION RESULTS FOR 10<sup>th</sup> July 2019

Lot	Address	Result	Price
1	22A Lifstan Way, Southend on Sea, Essex, SS1 2YA	<b>SOLD</b>	<b>£107,000</b>
2	Land East of Sherborne Road, Chelmsford, Essex, CM1 7NT	<b>SOLD</b>	<b>£58,000</b>
3	Ground Rent 12-19 Monken Hadleigh House, Broad Road, Braintree, CM7 5GQ	<b>SOLD</b>	<b>£22,000</b>
4	Land West of Sunbeam Avenue, Jaywick, Essex, CO15 2JJ	<b>SOLD</b>	<b>£21,000</b>
5	5 Ceylon Road, Westcliff on Sea, Essex, SS0 7HS	<b>SOLD</b>	<b>£145,000</b>
6	Plot 30c Grange Farm Top Road, Scunthorpe, South Humberside, DN15 9TE	<b>Withdrawn</b>	<b>Withdrawn</b>
7	Plot 25 Grange Farm Top Road, Scunthorpe, South Humberside, DN15 9TE	<b>Withdrawn</b>	<b>Withdrawn</b>
8	803 London Road, Westcliff on Sea, Essex, SS0 9SY	<b>SOLD</b>	<b>£146,500</b>
9	56 Ozonia Gardens, Dovercliff Road, Canvey Island, SS8 7PF	<b>SOLD</b>	<b>£140,000</b>
10	Plots 53, 54 & 76, Land at Ashford Road, High Halden, Ashford, Kent, TN26 3LR	<b>SOLD</b>	<b>£4,000</b>
11	Plot 23 Bromley Road, Colchester, Essex, CO4 3FL	<b>SOLD</b>	<b>£3,000</b>
12	158a Kings Road, Chalkwell, Essex, SS0 8PP	<b>Withdrawn</b>	<b>October</b>
13	Storage & Bungalow, 36 Leighwood Avenue, Leigh On Sea, Essex, SS9 4LG	<b>SOLD</b>	<b>£340,000</b>
14	Storage Unit Rear of 36 Leighwood Avenue. Leigh On Sea, Essex, SS9 4IG	<b>SOLD</b>	<b>Lot 13</b>
15	The Bungalow, 36 Leighwood Avenue, Leigh On Sea, SS9 4LG	<b>SOLD</b>	<b>Lot 13</b>
16	Plot 1, Tilgate Drive, Crawley, West Sussex, RH10 1UH	<b>Unsold</b>	<b>Withdrawn</b>
16A	Plot 2, Tilgate Drive, Crawley, West Sussex, RH10 1UH	<b>Withdrawn</b>	<b>Withdrawn</b>
17	Plots 59 & 60, Waterside Estate, St Lawrence, Essex, CM0 7NJ	<b>SOLD</b>	<b>Undisclosed</b>
18	118 Gordon Road, Basildon, Essex, SS14 1PR	<b>Unsold</b>	<b>Withdrawn</b>
19	Plot 28 Snakey Lane, Feltham, Middlesex, TW13 7ND	<b>SOLD</b>	<b>£3,500</b>
20	Plot 325, Land Lying West of Flax Lane, Ormskirk, Lancashire, L40 5TD	<b>Unsold</b>	<b>Withdrawn</b>
21	Land to Rear of, 163 London Road, Braintree, Essex, CM77 8PT	<b>Unsold</b>	<b>Withdrawn</b>
22	110c Glendale Gardens, Leigh On Sea, Essex, SS9 2AY	<b>Unsold</b>	<b>Withdrawn</b>
22A	47 Glendale Gardens, Leigh On Sea, Essex, SS9 2AY	<b>SOLD</b>	<b>£170,000</b>
23	345 South Avenue, Southend On Sea, Essex, SS2 4HR	<b>Unsold</b>	<b>Withdrawn</b>
24	Land to Rear of 40 Berechurch Road, Colchester, Essex, CO2 7QB	<b>Unsold</b>	<b>Withdrawn</b>
25	27 Courtauld Road, Braintree, Essex, CM7 9BE	<b>Unsold</b>	<b>Withdrawn</b>
26	Plot 12, Goodshaw Lane, Rossendale, Lancashire, BB4 8DD	<b>SOLD</b>	<b>Undisclosed</b>
27	Plot 549, Flax Lane, Ormskirk, Lancashire, L40 5TD	<b>Unsold</b>	<b>Withdrawn</b>
28	58 Scratton Road, Stanford Le Hope, Essex, SS17 0PA	<b>SOLD</b>	<b>£330,000</b>
29	Flat 1, 128 High Street, Colchester, Essex, CO7 9AF	<b>Unsold</b>	<b>Withdrawn</b>
30	The Former Kings Head Pub, The Green, West Tilbury, Essex, RM18 8TU	<b>Withdrawn</b>	<b>Withdrawn</b>
31	The Former White Horse Public House, 66 North Street, Rochford, Essex, SS4 1AD	<b>SOLD</b>	<b>£479,000</b>
32	Land to the Rear of 106 Rosemary Avenue, Braintree, Essex, CM7 2TA	<b>SOLD</b>	<b>£40,000</b>
33	42 Alexandra Road, Colchester, Essex, CO3 3DF	<b>SOLD</b>	<b>£200,000</b>
34	4 Manor Road, Holland On Sea, Essex, CO15 5UA	<b>SOLD</b>	<b>230,000</b>
35	84 Holeythick Lane, Westcliff On Sea, Essex, SS0 0RJ	<b>SOLD</b>	<b>£285,000</b>

**TOTAL REALISATION: over £2.7M= 69% SUCCESS RATE**  
**NEXT SALE: AUGUST ONLINE WEDNESDAY 11<sup>th</sup> December**

# Helpful Information

## Enquiries

For all enquiries that are not answered in this catalogue please contact the Auction team on 01702 311010 or email [auction@dedmanauctions.com](mailto:auction@dedmanauctions.com)

## Viewings

Viewings will be available on the majority of our lots leading up to the Auction. Please contact us to find out viewing dates and times. There may be some lots where viewings will not be available, if this is the case it will be listed in the catalogue entry. Some plots of land are open sites and available for you to view at your own convenience. Please exercise caution when viewing any property or land available in our Auctions. If you are unable to attend a viewing that you have been booked into please inform the Auction team on 01702 311010

## Legal Packs

Legal packs are available to download from our website [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction) or can be emailed to you by a member of the Auction team. Legal packs are provided by the seller's solicitors and can, at times, be sent to us close to the Auction date. We strongly recommend that you ask your solicitor to check the legal pack contents and for them to report back to you before you attend the Auction

## Late Entries

Late Entry Lots are available on our website [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction) and will be offered on the day of the Auction in an order to be decided before the Auction day

## Pre-Auction Offers

Some of our sellers may be open to pre-auction offers however this is dependent on the following, that you have viewed the lot (where applicable), that you and your solicitor has inspected the legal pack, that the offer is Auction conditions only, that you are able to exchange contracts with a 10% deposit and buyers fee as soon as the offer is accepted and that your offer is in excess of the Guide Price and at an acceptable level to the seller. All offers must be submitted in writing. Please be aware that not all Lots will accept a pre-auction offer

## Proof Of Identification

All registered bidders will be required to show proof of Identification and address in order to register to bid. If bidding by telephone or proxy, this will need to be sent to us via email before the Auction day. Proof of Identification can be either a passport or photo card driving licence and proof of address must be a utility bill (not mobile phone) within the last 6 months.

## Deposits & Payments

The successful bidders will be required to pay the 10% deposit and buyers fee of £500+vat at the fall of the gavel. We accept payments by debit card and bank transfer only. Please be aware that the legal exchange of contracts takes place at the fall of the gavel and not the signing of the contract. If you are unable to pay the deposit and buyers fee on the day then you will not be authorised to bid.

## Telephone/Proxy Bids

If you wish to bid by telephone or proxy on the day of the Auction then this will need to be submitted by no later than 24 hours before the Auction start time and date. We have limited telephone lines on the day so this operates at a first come first serve basis. The forms can be found on our website [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction) or can be emailed to you by a member of our Auction team

## Live Stream

Our Auction is filmed live and is streamed via our youtube channel **Dedman Gray Auctions** the link is also displayed on our home page on the day of the Auction

## Changes To The Contracts

Please be aware that there is an admin charge for any changes to the contracts. This is £50+vat per change. This includes contract names, address, solicitor details and any other changes. Please make sure that you are prepared with the correct details before attending the Auction.

## **Buying or Selling at Auction**

Buying a property at auction can be a great alternative to the standard sale and purchase procedure. It is much quicker, it isn't reliant on chains and, when done right, it can yield great results for both buyers and sellers. If you are looking to buy or sell at auction we've included some advice for first time buyers and sellers below. If you are uncertain how best to proceed then always contact your Dedman Gray agent or a lawyer you trust for assistance. Pinney Talfourd Solicitors work closely with Dedman Gray and provide some general advice below. Remember the one golden rule, it is always best to arm yourself with as much knowledge as possible before the day of the auction.

## **The difference between auction purchases and buying through an Estate Agent**

The most important difference with purchasing a property at auction is to remember that the moment that the gavel hits you have exchanged and become contractually bound to purchase the property, subject to all standard conditions and the special conditions in the legal pack. The special conditions trump the standard conditions so if there is a set completion date (normally this is 28 days after exchange or 20 working days after exchange) but there is a special condition specifying a different date then this will be the date you are required to complete.

## **Special conditions are everything**

If you don't instruct a solicitor to report on the legal pack, then you leave yourself open to onerous clauses that could be contained within the special conditions. You can of course read through these yourself but an experienced and qualified eye will pick out pertinent details that you might gloss over or not realise the relevance. Remember that if you are successful in buying at auction then you will be bound by the special conditions so make sure if there are additional costs included in the special conditions then take these into account as they'll need to be paid on completion.

For sellers, always consider if too many additional clauses costing the buyer money will deter bidders. Not everyone at an auction is acting on their own behalf, some have been sent there by employers or acquaintances who will have studied the packs before. Most buyers will decide before attending which lots are attractive and if one comes with a lot of additional costs then most buyers will favour a similar lot without the same impediments.

## **Do your homework**

It may seem like obvious advice but if you're interested in buying a property at auction then visit it beforehand. The contract will expect you to have done so and the seller may not be willing to answer enquiries before (or after) the auction so make sure you instruct a solicitor to examine the legal pack and provide a report and if you have any concerns then make sure they are raised before. Even if the seller doesn't answer any questions then at least you'll be aware of a potential issue and can factor this into your bid. If you're selling, then answering enquiries is a good way of encouraging potential buyers to bid by resolving any fears they may have.

### **What is included and in the legal pack and, more importantly, what isn't?**

Buyers should remember that normally the only information available before the auction will be the legal pack, along with your own inspection and/or survey. If there are standard documents missing such as searches, property information forms or historic conveyances then buyers should be aware of the types of information these documents contain and what their absence could mean.

If you are selling, then instruct your solicitor to include as much information as possible if you want to make sure your lot is as attractive as possible to potential bidders.

### **Approaching the seller**

If there is a property you really want but you are scared of losing a bidding war at auction, or if you made a successful bid but it was below the reserve price set by the seller then do not lose hope. Contact Dedman Gray who can put you in touch with the seller before or after the auction. They may not agree to a compromise price or they may wish to sell the property at auction but nothing ventured nothing gained!

### **The legal side of things**

For a straight forward matter, Pinney Talfourd charge £500 plus VAT for preparation of a legal pack for a sale at auction and £500 plus VAT for reporting on a sale pack if you are buying.

If your sale or purchase is successful they will handle all post completion matters following the sale for a further £500 plus VAT and any disbursements (third party costs).

### **In summary**

If you are serious about bidding for a property, then timing is the key. Instruct an experienced solicitor to provide a report on the property. Pinney Talfourd provide these reports for £500 plus VAT and can advise what is and isn't included in the legal pack. Make sure you do this as early as possible so if there are questions about the property your solicitor will have the chance to investigate and you can be fully informed going into the auction.

If you are selling, then make sure that when your solicitor prepares your legal pack they include as much information as possible. Instruct them ideally no later than two weeks before the auction and provide as much background documentation as possible. If the property benefits from any warranties include them in the pack. It could be the difference between one person bidding or three people bidding which in turn could make all the difference to the sale price.

*This guide was prepared by Richard Collins, Associate Solicitor at Pinney Talfourd. If you would like to find out more, please call 01277 249387 or email [Richard.collins@pinneytalfourd.co.uk](mailto:Richard.collins@pinneytalfourd.co.uk)*



## A Word From Our Auctioneer



## Michael Hughes BSc (Hons) FRICS FAAV FNAEA

“Ivanka Trump said "I made a tremendous amount of money on real estate. I'll take real estate rather than go to Wall Street and get 2.8%. Forget about it"

She married well as well!

But there is something very tangible about bricks and mortar and as Louis Glickman said "The best investment on earth is earth".

So if you crave the security of property look no further than our October auction catalogue which has a strong mix of residential, commercial and land with exciting potential for capital growth and compelling yields as well”

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**



**CPC FINANCE**  
FINANCE FOR INVESTORS, LANDLORDS & DEVELOPERS

**FINANCE AVAILABLE FOR:**

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- > 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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**DEDMAN  
GRAY  
LETTINGS**

# Order of Sale

Wednesday 2<sup>nd</sup> October at 2pm

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

1	14D Palmeston Road, Westcliff on Sea, Essex, SS0 7TB	£90,000*PLUS
2	Ground Rents of The Gables, Church Road, West Hanningfield, Essex, CM2 8UQ	£21,000*PLUS
3	Land East of Kingsway, Hullbridge, Essex, SS5 6DY	£40,000*PLUS
4	2A West Street, Southend on Sea, Essex, SS2 6HJ	£60,000*PLUS
5	39 Blacksmiths Close, Chadwell Heath, Romford, Essex, RM6 4XE	£115,000*PLUS
6	Land Rear of 12 Alexandra Road, Margate, Kent, CT9 5SP	£2,500*PLUS
7	Land to the Rear of 17 St Catherines Road, Sudbury, Suffolk, CO10 9JU	£30,000*PLUS
8	Flat 4 Florence Court, Eastern Esplanade, Margate, Kent, CT9 2JD	£87,000*PLUS
9	Shop & Flats, 180-182 High Street, Harwich, Essex, CO12 3AP	£190,000*PLUS
10	236 Hutton Road, Shenfield, Brentwood, Essex, CM15 8PA	£300,000*PLUS
11	150 Sutton Road, Southend on Sea, Essex, SS2 5ER	£90,000*PLUS
12	25 Sarah Street, Darwen, Lancashire, BB3 3ET	£35,000*PLUS
13	Land at 22-24 Wolseley Avenue, Jaywick, Essex, CO15 2JH	£40,000*PLUS
14	Former Kings Head Pub, The Green, West Tilbury, Essex, RM18 8TU	£450,000*PLUS
15	Plots 61, 62 & 65 Amersham Road, Chalfont St Peter, Buckinghamshire, SL9 0NY	£2,000*PLUS
16	Plot 21 Snakey Lane, Hounslow, London, TW13 7NB	£1,000*PLUS
17	Plot 456 Benhall Mill Road, Tunbridge Wells, Kent, TN2 5JW	£1,000*PLUS
18	Plot 374 Benhall Mill Road, Tunbridge Wells, Kent, TN2 5JW	£1,000*PLUS
19	Flats 1-10, 14-16 Edith Road, Clacton on Sea, Essex, CO15 1JU	£800,000*PLUS
20	The Townhouse, 10 Edith Road, Clacton on Sea, Essex, CO15 1JU	£450,000*PLUS
21	The Shore Club, 2 Edith Road, Clacton on Sea, Essex, CO15 1JU	£700,000*PLUS
22	Flat 1, 64 Ellis Road, Clacton on Sea, Essex, CO15 1EX	£60,000*PLUS
23	Yard & House, 9 Crow Lane, Romford, Essex, RM7 0EL	£750,000*PLUS
24	158A Kings Road, Chalkwell, Essex, SS0 8PP	£275,000*PLUS
25	Land Adjoining 5 Bellhouse Lane, Leigh on Sea, Essex, SS9 4PR	£60,000*PLUS
26	Land East of St Johns Drive, Rayleigh, Essex, SS6 9EU	£40,000*PLUS
27	Gordon House, 22 Rayne Road, Braintree, Essex, CM7 2QH	£1,300,000*PLUS
28	118 Gordon Road, Basildon, Essex, SS14 1PR	£180,000*PLUS
29	26 Hartington Road, Stockton-on-Tees, Cleveland, TS18 1HE	£75,000*PLUS
30	30 Windsor Road, Westcliff on Sea, Essex, SS0 7DF	£210,000*PLUS
31	2 Exhibition Lane, Great Wakering, Essex, SS3 0JA	£165,000*PLUS
32	16 Culworth House, West Road, Guildford, Surrey, GU1 2AS	£260,000*PLUS
33	Flat1, 128 High Street, Wivenhoe, Essex, CO7 9AF	£185,000*PLUS
34	Bumpsteads Farm, Margaretting Road, Writtle, Chelmsford, Essex, CM1 3PJ	£750,000*PLUS
35	Willow Green Cottage, Colchester Road, Thorpe-le-Soken, Essex, CO16 0AB	£550,000*PLUS
36	32 Hope Road, Benfleet, Essex, SS7 5JH	£200,000*PLUS
37	137 Queensland Drive, Colchester, Essex, CO2 8UQ	£160,000*PLUS

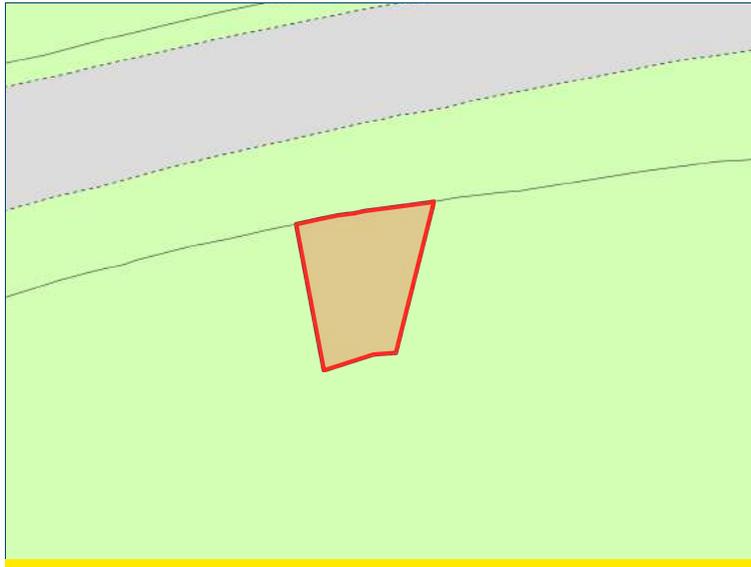
Please note: Lot Order may be subject to change prior to the auction – please refer to the Auctioneers for confirmation before the day of the auction

## LOT 38a

\*\*\* LATE ENTRY\*\*\*LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD FOR THE PURPOSE OF POTENTIAL FUTURE LAND VALUE ONLY

### Plot 106 Home Farm, High Road, Wallingford, Oxfordshire, OX10 0QU

This plot of land is set within a sub-divided field which was sectioned off on the land registry for the point of potential future development subject to gaining planning permission. The plot has no rights of access and cannot be fenced off.



**GUIDE PRICE: Nil RESERVE\*PLUS FEES**

#### SIZE

The land measures approximately 0.058 of an acre as measured on Edozo Maps

#### CURRENT USAGE

The land is currently green belt land which may be subject to rights of access for other parties. Please check the legal pack for information.

#### PLANNING

All planning enquiries should be directed to South Oxfordshire District Council on 01235 422422

#### TENURE

Freehold

#### NB.

Please be aware that sub-divided plots like this usually have no rights of access for the owner and the plots cannot be used or fenced off. They are strictly for hope value only.

We are also unable to explain the exact location of the plots as they are not marked out

#### VIEWING

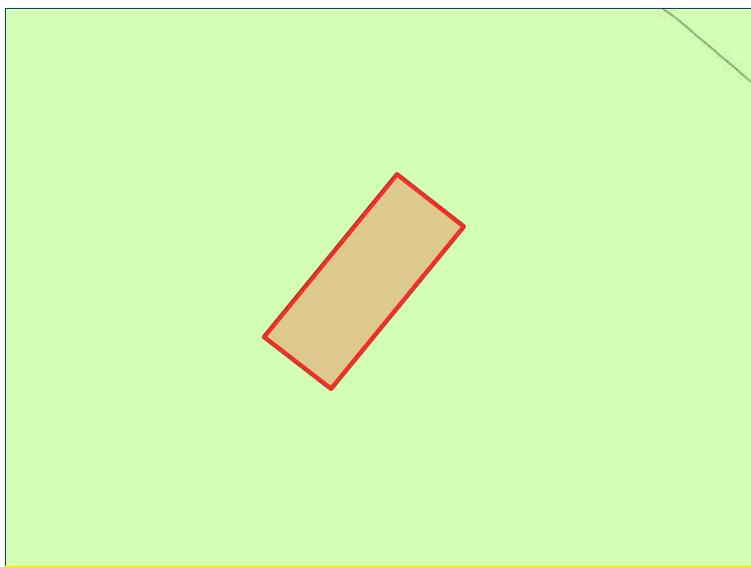
Open Site

## LOT 39b

\*\*\* LATE ENTRY\*\*\*LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD FOR THE PURPOSE OF POTENTIAL FUTURE LAND VALUE ONLY

### Plot 54 Green Acre Walk, Hovercraft, West Yorkshire, WF4 2HZ

This plot of land is set within a sub-divided field which was sectioned off on the land registry for the point of potential future development subject to gaining planning permission. The plot has no rights of access and cannot be fenced off.



**GUIDE PRICE: NIL RESERVE\*PLUS FEES**

#### SIZE

The land measures approximately 0.057 of an acre as measured on Edozo Maps

#### CURRENT USAGE

The land is currently green belt land which may be subject to rights of access for other parties. Please check the legal pack for information.

#### PLANNING

All planning enquiries should be directed to Wakefield District Council on 0345 8 506 506

#### TENURE

Freehold

#### NB.

Please be aware that sub-divided plots like this usually have no rights of access for the owner and the plots cannot be used or fenced off. They are strictly for hope value only.

We are also unable to explain the exact location of the plots as they are not marked out

#### VIEWING

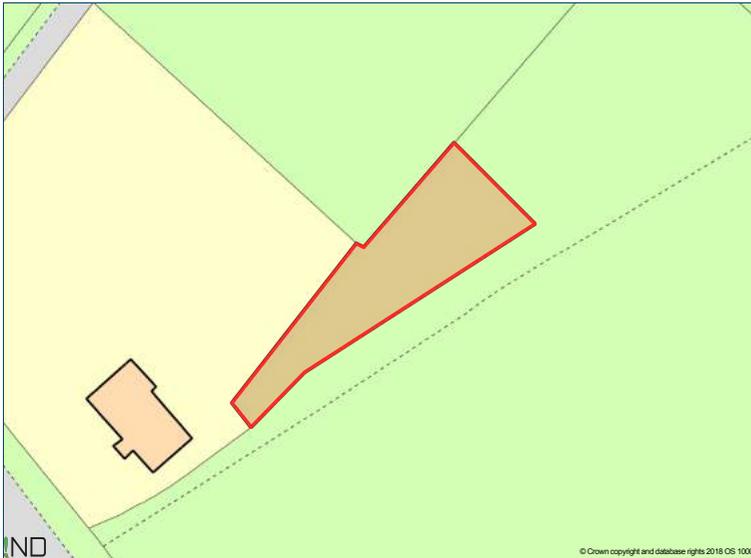
Open Site

## LOT 40c

\*\*\*LATE ENTRY\*\*\*LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD FOR THE PURPOSE OF POTENTIAL FUTURE LAND VALUE ONLY

### Plot 54, Balsall Street, Coventry, West Midlands, CV7 7AR

This plot of land is set within a sub-divided field which was sectioned off on the land registry for the point of potential future development subject to gaining planning permission. The plot has no rights of access and cannot be fenced off.



**GUIDE PRICE: NIL RESERVE\*PLUS FEES**

#### SIZE

The land measures approximately 0.1 of an acre as measured on Edozo Maps

#### CURRENT USAGE

The land is currently green belt land which may be subject to rights of access for other parties. Please check the legal pack for information.

#### PLANNING

All planning enquiries should be directed to Solihull Metropolitan Borough Council on 0121 704 6000

#### TENURE

Freehold

#### NB.

Please be aware that sub-divided plots like this usually have no rights of access for the owner and the plots cannot be used or fenced off. They are strictly for hope value only.

We are also unable to explain the exact location of the plots as they are not marked out

#### VIEWING

Open Site

## LOT 41D

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

### 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. The shop has recently become vacant however the flat above is still let out



**GUIDE PRICE: £225,000\*PLUS FEES**

#### ACCOMMODATION

Shop  
Ground floor lock up shop  
1,162 Sq Ft

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

#### RENT RESERVED

The flat is currently let for £650pcm and the shop was recently producing £23,000 per annum, however this was considered to be over let and the current value would be around £13,000 per annum making the potential income in the region of £20,800 returning a yield of over 9% of the guide price.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers.

#### JOINT AUCTIONEER

**Crowstone** Estates Ltd



**LOT 42E**

**REFURBISHMENT PROPERTY: A VACANT FREEHOLD FOUR BEDROOM DETACHED HOUSE IN NEED OF REFURBISHMENT THROUGHOUT OFFERING GREAT POTENTIAL**



**GUIDE PRICE: £380,000\*PLUS FEES**

## Lion Lodge, London Road, Vange, Basildon, Essex, SS16 4QA

The property is placed close to the Basildon Hospital and A13 highway providing access to London. The property is considered to be an ideal refurbishment project and we are informed that local agents have suggest that the refurbished value could range from £550,000 to £650,000 depending on the quality of the finish.

### ACCOMMODATION

Entrance Hall  
Lounge  
Dining Room  
Kitchen  
Utility Room  
Ground Floor W/C  
First Floor Landing  
Bedroom One  
En Suite  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Family Bathroom  
Rear Garden  
Double Garage

### EPC RATING

TBC

### AUCTIONEERS NOTE

We have been informed by the sellers that Local Estate Agents have placed a refurbished value of up to £650,000 however we recommend that all interested parties conduct their own investigations into this.

The property was formally part of the Basildon Zoo site and has open views to the rear

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers



## LOT 1

**BUY TO LET INVESTMENT: A VACANT LEASEHOLD FIRST FLOOR FLAT CONSIDERED TO BE IDEAL AS A BUY TO LET INVESTMENT OFFERING A POTENTIAL 8% YIELD**

### 14D Palmerston Road, Westcliff-on-Sea, Essex, SS0 7TB

Placed a short distance from the Southend Seafront and Westcliff on Sea C2C rail station is this vacant one bedroom first floor flat considered to offer a potential income of £7,800 per annum, returning a yield of over 8% of the guide price.



**GUIDE PRICE: £90,000\*PLUS FEES**

#### ACCOMMODATION

Entrance into -  
Lounge - 13' x 9'3  
Galley Kitchen - 10'8 x 3'9  
Bedroom - 10'8 x 8'7  
Bathroom - 9'7 x 5'4

#### LEASE DETAILS

The property is subject to a lease of 99 years from the date of 1st July 2003 leaving approximately 83 years remaining.

#### EPC RATING

C

#### RENT RESERVED

It is considered that the property could achieve a rental income of £650pcm. For more information regarding this please contact Max Fordham from our lettings team on 01702 311120

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers



## LOT 2

**GROUND RENT INVESTMENT: A FREEHOLD INVESTMENT OF THE GROUND RENTS OF FOUR FLATS PRODUCING £1,200 PER ANNUM**

### Ground Rents Of The Gables, Church Road, West Hanningfield, Essex, CM2 8UQ

Situated in the village of West Hanningfield is this Freehold Ground Rents investment producing a yield of over 5% of the guide price. The building was recently converted into four flats. The Ground Rents double every 25 years.



**GUIDE PRICE: £21,000\*PLUS FEES**

#### ACCOMMODATION

Please be aware you are not buying the flats, just the Ground Rent income being produced

#### LEASE DETAILS

All flats have leases of 199 years from the date of the 1st January 2016

#### RENT RESERVED

The flats pay £300 per annum each in ground rent producing a total annual income of £1,200. The rate doubles every 25 years

#### TENURE

Freehold

#### VIEWING

You may view from the outside only



## LOT 3

LAND INVESTMENT: A FREEHOLD PLOT OF LAND MEASURING APPROXIMATELY 0.36 OF AN ACRE

### Land East of Kingsway, Hullbridge, Essex, SS5 6DY

This plot of land is placed in the village of Hullbridge north of the town of Rayleigh. The plot is currently classed as green belt land and is placed close to residential properties. The land has a gated entrance from the Kingsway road. For any planning enquiries please contact the local planning department.



**GUIDE PRICE: £40,000\*PLUS FEES**

#### SIZE

The plot measures approximately 0.36 of an acre. There is a gated entrance from the Kingsway Road

#### TENURE

Freehold

#### VIEWING

Open Site

#### CURRENT USAGE

The land is currently overgrown

#### JOINT AUCTIONEER

**WHIRLEDGE  
& NOTT**

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

01268 783377

#### PLANNING

For all planning enquiries please contact the Rochford District Council on 01702 546366  
Please note we are unable to provide any advice regarding planning



## LOT 4

COMMERCIAL INVESTMENT: A VACANT LEASEHOLD GROUND FLOOR OFFICE CONSIDERED TO BE AN EXCELLENT COMMERCIAL INVESTMENT

### 2A West Street, Southend-on-Sea, Essex, SS2 6HJ

Placed a short distance from the Southend on Sea town centre and main line rail stations of both Prittlewell and Southend Victoria. It is considered that the property could make an excellent commercial buy to let investment or would suit a buyer who is looking for an office to run a business from.



**GUIDE PRICE: £60,000\*PLUS FEES**

#### ACCOMMODATION

Commercial Unit  
Approximately 384 sq ft  
Separate w/c

#### EPC RATING

C

#### RENT RESERVED

It is considered that the property could achieve a rental figure of around £500pcm producing an annual income of £6,000 per annum returning a yield of 10% of the guide price

#### LEASE DETAILS

The property is subject to a lease of 999 years from the date of 1st July 2015

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers



## LOT 5

**BUY TO LET INVESTMENT: A VACANT LEASEHOLD STUDIO APARTMENT PLACED A MILE FROM THE CHADWELL HEATH RAIL STATION OFFERED IN GOOD CONDITION**

### 39 Blacksmiths Close, Chadwell Heath, Romford, Essex, RM6 4XE

This vacant apartment is considered to make an ideal buy to let investment offering a potential income of £800pcm providing a return of over 8% of the guide price. The property is offered in good condition with newly re-fitted kitchen and modern bathroom.



**GUIDE PRICE: £115,000\*PLUS FEES**

#### ACCOMMODATION

Entrance Hall  
Lounge/Bedroom - 15'6 x 10'10  
Kitchen  
Bathroom  
Communal Parking  
Communal Garden

#### EPC RATING

D

#### RENT RESERVED

It is considered that the property could let for £800pcm returning a yield of over 8% of the guide price. All interested parties should conduct their own investigations into this

#### LEASE DETAILS

The property is subject to a lease of 189 years from the date of the 25th December 1986

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers



## LOT 6

**LAND INVESTMENT: A FREEHOLD PLOT OF LAND TO THE REAR OF 12 ALEXANDRA ROAD CONSIDERED IDEAL FOR THE CONSTRUCTION OF A STORAGE UNIT**

### Land Rear Of 12 Alexandra Road, Margate, Kent, CT9 5SP

The plot of land once formed part of the rear garden to 12 Alexandra Road. It is considered that the plot would be ideal for the construction of a small storage unit. The land is accessed to the rear via a footpath. There is no vehicle access to the plot.



#### PROPOSED ACCOMMODATION

It is considered that the plot could be suited to the erection of a small storage unit, workshop or even a small single office subject to gaining planning permission

#### TENURE

Freehold

#### VIEWING

Open Site

#### SIZE

The land measures approximately 19' x 19' as measured on Edozo Maps. Measurements are for guidance only. Dedman Gray have not visited the site to measure this plot.

#### PLANNING

All planning enquiries should be directed to the Thanet District Council on 01843 577000

**GUIDE PRICE: £2,500\*PLUS FEES**

## LOT 7

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

### Land to Rear of 17 St. Catherines Road, Long Melford, Suffolk, CO10 9JU

A parcel of land fronting onto Liston lane facing open fields. The plot has a width measuring approximately 32'. and there is a part demolished building currently occupying the front section of land. It is Considered that the land could offer a variety of uses and may have potential for development subject to planning permission.



**GUIDE PRICE: £30,000\*PLUS FEES**

#### N.B.

We understand planning permission was previously applied for on 31 January 2006 for the erection of a two bedroom residential dwelling. We understand that this application was refused and that no further applications have been made since.

#### EXISTING PREMISES

Part demolished single storey building of brick construction.

#### CURRENT USAGE

The site is currently unused

#### PLANNING

For all planning enquiries please contact Babergh District Council on 0300 1234000

#### TENURE

Freehold

#### VIEWING

Open Site

#### JOINT AUCTIONEER



Sudbury  
01787 373733



## LOT 8

BUY TO LET INVESTMENT: A LEASEHOLD TWO BEDROOM GROUND FLOOR FLAT CURRENTLY LET PRODUCING AN INCOME OF £7,200 PER ANNUM

### Flat 4 Florence Court, Eastern Esplanade, Margate, Kent, CT9 2JD

The property which is placed close to the Clifftops in Cliftonville, West of the coastal town of Margate, will be sold with the tenant in situ. It is considered to be an excellent buy to let investment producing a monthly rental income of £600 however this is considered to be slightly lower than current market levels.



**GUIDE PRICE: £87,000\*PLUS FEES**

#### ACCOMMODATION

Lounge  
Kitchen  
Bedroom One  
Bedroom Two  
Bathroom

We are informed by the seller that the property is in good condition

#### LEASE DETAILS

The property is subject to a lease which is due to expire on 24th March 2014 and was signed on the 1st December 2015

#### EPC RATING

G rating in 2011

#### RENT RESERVED

The current tenant is paying £600pcm offering a yield of over 8% of the guide price

#### TENANCY

Please see legal pack for tenancy agreement

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEERS



Henderson Property

## LOT 9

MIXED USE INVESTMENT: A FREEHOLD 3 STOREY BUILDING OFFERING A POTENTIAL INCOME OF £19,400 PER ANNUM. A YIELD OF 10.2% OF THE GUIDE PRICE



**GUIDE PRICE: £190,000\*PLUS FEES**

### Shop and Flats, 180-182 High Street, Harwich, Essex, CO12 3AP

This mixed commercial and residential investment consists of a ground floor commercial unit and 2 x one bedroom flats. The ground floor commercial unit is currently vacant as is the top floor flat. The first floor flat is currently let on Assured Shorthold Tenancy Agreement producing an income of £6000 per annum.

#### ACCOMMODATION

Ground Floor Commercial Unit with Basement  
Front office/shop floor- 22'2 x 20'3  
Back Office- 16'1 x 13'11 Max  
WC  
Kitchen/Staff room- 15'4 x 12'4  
WC  
Basement room-21'3 x 13'3  
First Floor One Bedroom Flat  
unable to access  
Second Floor One Bedroom Flat With Balcony  
Lounge 16'4 x 13'4  
Open plan kitchen 7'6 x 6'4  
Bedroom-12'1 x 10'6 max  
Shower Room

#### N.B.

Dedman Gray Auctions had not internally inspected the first floor flat at the time these particulars were produced.

#### EPC RATING

Commercial - D  
Flat 1 - E  
Flat 2 - E

#### RENT RESERVED

The property is currently producing an income of £6,000 per annum however it is considered that fully let the property could produce an income of £19,400 per annum. A 10.2% yield of the guide price. This is broken down as follows  
Shop - Vacant but previously let for £7,400 per annum  
Flat 1 - Currently let for £500 pcm £6000 per annum  
Flat 2 - Vacant potential rent £500 pcm £6000 per annum





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**LOT 10****COMMERCIAL INVESTMENT: A LONG LEASEHOLD GROUND FLOOR LOCK UP SHOP CURRENTLY LET PRODUCING £26,000 PER ANNUM****236 Hutton Road, Shenfield, Brentwood, Essex, CM15 8PA**

Situated in what is considered to be a prime location opposite the Shenfield Rail Station is this long leasehold ground floor lock up shop currently let on a 25 year lease producing £26,000 per annum returning a yield of over 8% of the guide price.

**GUIDE PRICE: £300,000\*PLUS FEES****ACCOMMODATION**

Retail Zone A - 345 sqft  
Retail Zone B - 278 sqft  
Retail Zone C - 134 sqft  
Toilets - 66 sqft

Total Area - 823 sqft

**LEASE DETAILS**

The property is subject to a lease of 999 years from the date of 19th December 1990

**EPC RATING**

D

**RENT RESERVED**

The property is currently producing an income of £26,000 per annum

**TENANCY**

We have been informed by the seller that the tenant has signed a 25 year Lease

**TENURE**

Leasehold

**VIEWING**

Please be courteous when visiting the premises as there is an existing business in operation

**LOT 11****FREEHOLD INVESTMENT: A FREEHOLD GROUND FLOOR ESTABLISHED CAR SHOWROOM CURRENTLY LET AND SOLD WITH THE GROUND RENT TO THE FLAT ABOVE****150 Sutton Road, Southend-on-Sea, Essex, SS2 5ER**

Placed on the outskirts of the Southend on Sea town centre is this commercial unit and ground rent investment offering an excellent yield of over 10% of the guide price. The flat above has recently renewed the lease to 90 years. It is considered that the tenant of the shop could be interested in extending his term however this is a conversation that the buyer should have directly.

**GUIDE PRICE: £90,000\*PLUS FEES****ACCOMMODATION**

Commercial Unit  
Retail Zone A - 395sqft  
Retail Zone B - 126sqft  
Office - 61sqft  
Total - 582sqft

**LEASE DETAILS**

The flat has recently renewed the Lease to 90 years.

**N.B.**

A lease was signed by the tenant of the shop for three years from that date of 10th December 2018 and is due to expire on the 10th December 2021

**EPC RATING**

E

**RENT RESERVED**

The Shop is currently producing an income of £750pcm with a scheduled increase to £800pcm on the 10th December 2019.

We are informed that the Ground Rent is £50 per annum.

**TENURE**

Freehold

**VIEWING**

By appointment with the Auctioneers

## LOT 12

**BUY TO LET INVESTMENT: A LONG LEASEHOLD THREE BEDROOM TERRACED HOUSE CURRENTLY LET PRODUCING A YIELD OF OVER 14% OF THE GUIDE PRICE**

### 25 Sarah Street, Darwen, Lancashire, BB3 3ET

This leasehold terraced house is to be sold with the tenant in situ who is currently paying £425pcm. Dedman Gray have not inspected the property and there will be no viewings available for this Lot as the seller does not wish to upset a good tenant. The property is placed close to local amenities and schools.



**GUIDE PRICE: £35,000\*PLUS FEES**

#### ACCOMMODATION

Ground Floor  
Lounge  
Dining Room  
Kitchen  
First Floor  
Bedroom One  
Bedroom Two  
Bathroom  
Second Floor  
Bedroom Three  
Courtyard Graden

The property has an area of 1,044 sq ft

#### LEASE DETAILS

The property is subject to a long lease of 999 years from the date of 1st November 1871

#### EPC RATING

D

#### RENT RESERVED

We are informed by the seller that the tenants are paying a rent of £425pcm producing a yield of over 14% of the guide price

#### TENURE

Leasehold

#### VIEWING

No Viewings



## LOT 13

**DEVELOPMENT OPPORTUNITY: A FREEHOLD PLOT OF LAND WITH FULL PLANNING PERMISSION FOR THE DEVELOPMENT OF TWO 3 STOREY TOWN HOUSES**

### Land at, 22-24 Wolseley Avenue, Clacton-on-Sea, Essex, CO15 2JH

A plot of land located close to the seafront with a frontage of approximately 50'. Full Planning permission was granted on 7th June 2019 by Tendring district council for the erection of two 3 storey townhouses with integral garages/car ports and balcony's.



**GUIDE PRICE: £40,000\*PLUS FEES**

#### ACCOMMODATION

Two x 2 Bedroom semi detached houses with parking and storage on the ground level, Living accommodation including balconies on the first floor and bedrooms and bathrooms on the second floor.

#### SIZE

Approximately 50' wide and 46' deep as measured by Edozo.

#### PLANNING

For full details relating to the current planning application please visit the Tendring district council planning portal using reference number 18/01564/FUL.

#### AUCTIONEERS NOTE

It is considered that the developed properties could make an ideal buy to let investment. For further information on the potential values of the developed properties please contact the Auctioneers.

#### TENURE

Freehold

#### VIEWING

Open Site





**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

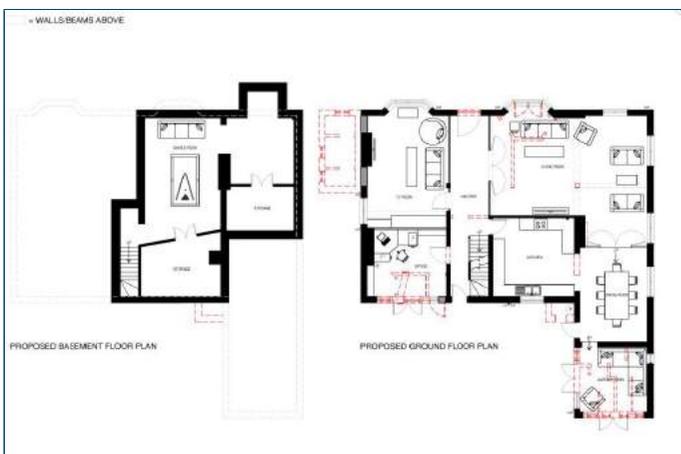
**AUCTIONEERS NOTE**

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



## LOT 14

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



## LOT 15

LAND INVESTMENT: THREE FREEHOLD PLOTS OF PLACED WITHIN A SUB-DIVIDED FIELD TO BE SOLD AS ONE LOT

### Plots 61, 62 & 65 Amersham Road, Chalfont St Peter, Buckinghamshire, SL9 0NY

The plots of land are set within a sub-divided field which was sectioned off on the land registry for the point of potential future development subject to gaining planning permission. The plots have no rights of access and cannot be fenced off.



**GUIDE PRICE: £2,000 PLUS FEES**

#### SIZE

The three plots combined measure approximately 0.125 of an acre as measured on Edozo Maps

#### CURRENT USAGE

The land is currently green belt land which may be subject to rights of access for other parties. Please check the legal pack for information.

#### PLANNING

All planning enquiries should be directed at the Chiltern District Council on 01494 729000

#### TENURE

Freehold

#### NB.

Please be aware that these sub-divided plots have no rights of access for the owner and the plots cannot be used or fenced off. They are strictly for hope value only.

We are also unable to explain the exact location of the plots as they are not marked out

#### VIEWING

Open site

**JOINT AUCTIONEERS**

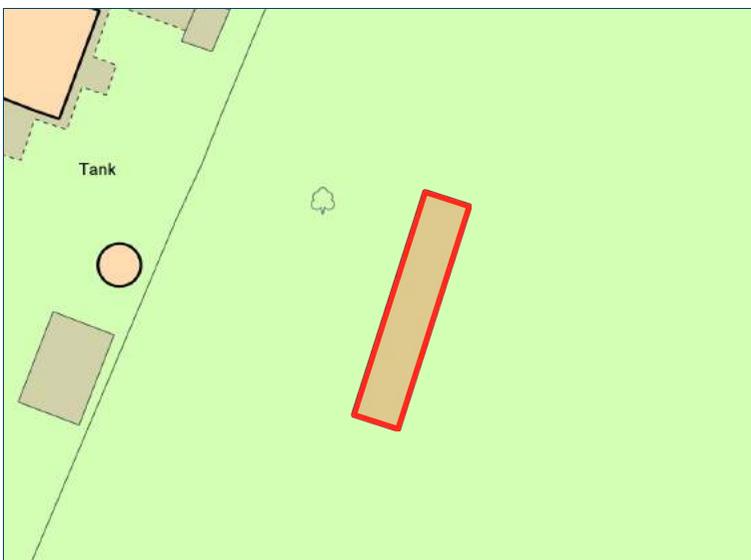
**AB ASSETBAY**  
EXCHANGE & TRADE

## LOT 16

LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD FOR THE PURPOSE OF POTENTIAL FUTURE LAND VALUE ONLY

### Plot 21 Snakey Lane, Hounslow, London, TW13 7NB

This plot of land is set within a sub-divided field which was sectioned off on the land registry for the point of potential future development subject to gaining planning permission. The plot has no rights of access and cannot be fenced off.



**GUIDE PRICE: £1,000 PLUS FEES**

#### SIZE

The land measures approximately 0.031 of an acre as measured on Edozo Maps

#### CURRENT USAGE

The land is currently green belt land which may be subject to rights of access for other parties. Please check the legal pack for information.

#### PLANNING

All planning enquiries should be directed at the Hounslow Borough Council on 0208 5832222

#### TENURE

Freehold

#### NB.

Please be aware that sub-divided plots like this usually have no rights of access for the owner and the plots cannot be used or fenced off. They are strictly for hope value only.

We are also unable to explain the exact location of the plots as they are not marked out

#### VIEWING

Open Site

**JOINT AUCTIONEERS**

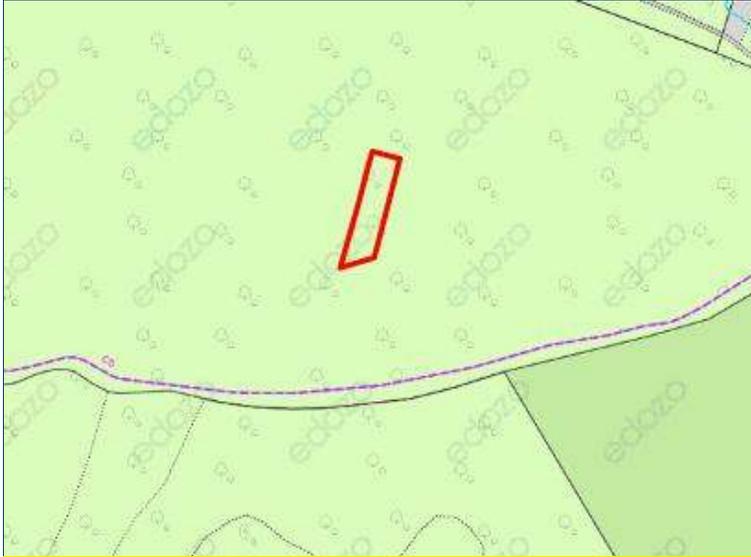
**AB ASSETBAY**  
EXCHANGE & TRADE

## LOT 17

LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD FOR THE PURPOSE OF POTENTIAL FUTURE LAND VALUE ONLY

### Plot 456 Benhall Mill Road, Tunbridge Wells, Kent, TN2 5JW

This plot of land is set within a sub-divided field which was sectioned off on the land registry for the point of potential future development subject to gaining planning permission. The plot has no rights of access and cannot be fenced off.



**GUIDE PRICE: £1,000 PLUS FEES**

#### SIZE

The land measures approximately 0.051 of an acre as measured on Edozo Maps

#### CURRENT USAGE

The land is currently green belt land which may be subject to rights of access for other parties. Please check the legal pack for information.

#### PLANNING

All planning enquiries should be directed at the Tunbridge Wells Borough Council on 01892 526121

#### TENURE

Freehold

#### NB.

Please be aware that sub-divided plots like this usually have no rights of access for the owner and the plots cannot be used or fenced off. They are strictly for hope value only.

We are also unable to explain the exact location of the plots as they are not marked out

#### VIEWING

Open Site

**JOINT AUCTIONEERS**

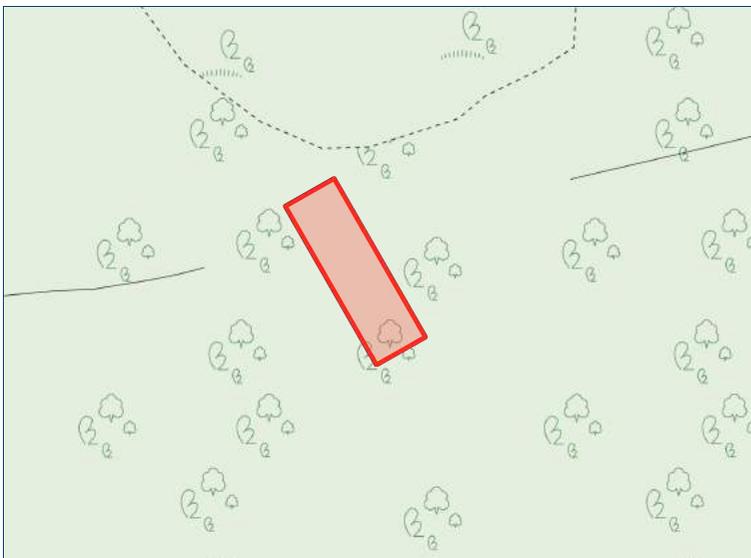
**AB ASSETBAY**  
EXCHANGE & TRADE

## LOT 18

LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD FOR THE PURPOSE OF POTENTIAL FUTURE LAND VALUE ONLY

### Plot 374 Benhall Mill Road, Tunbridge Wells, Kent, TN2 5JW

This plot of land is set within a sub-divided field which was sectioned off on the land registry for the point of potential future development subject to gaining planning permission. The plot has no rights of access and cannot be fenced off.



**GUIDE PRICE: £1,000 PLUS FEES**

#### SIZE

The land measures approximately 0.029 of an acre as measured on Edozo Maps

#### CURRENT USAGE

The land is currently green belt land which may be subject to rights of access for other parties. Please check the legal pack for information.

#### PLANNING

All planning enquiries should be directed at the Tunbridge Wells Borough Council on 01892 526121

#### TENURE

Freehold

#### NB.

Please be aware that sub-divided plots like this usually have no rights of access for the owner and the plots cannot be used or fenced off. They are strictly for hope value only.

We are also unable to explain the exact location of the plots as they are not marked out

#### VIEWING

Open Site

**JOINT AUCTIONEERS**

**AB ASSETBAY**  
EXCHANGE & TRADE

## LOT 19

BUY TO LET INVESTMENT: A FREEHOLD BLOCK OF TEN FLATS FULLY LET WITH A GROSS INCOME OF £72,600 PER ANNUM. A 9% YIELD BASED ON THE GUIDE PRICE



**GUIDE PRICE: £800,000\*PLUS FEES**

### Flats 1 to 10 14-16 Edith Road, Clacton-on-Sea, Essex, CO15 1JU

A Freehold building consisting of eight x two bedroom flats and two x one bedroom flats with eight parking spaces and a communal garden. All flats are currently let on assured short hold tenancies with a combined monthly rental income of £6050. A 9% yield of the guide price.

#### ACCOMMODATION

Flat 1- Hallway, Lounge/Kitchen 16'2" x 18'3" Max, Bedroom One 13'4" x 10'8", Bedroom Two 10'4" x 9'3", Bathroom.  
Flat 2- Hallway, Lounge 16'6" x 15'11" Max, Kitchen, 8'9" x 7'7", Bedroom One-13'5" x 8'3", Bedroom Two 8'4" x 8', Bathroom  
Flat 3- Hallway, Lounge 14'9" x 12'10", Kitchen Area-9'3" x 6', Bedroom-12'4" x 11'4" Shower Room.  
Flat 4- Hallway, Lounge 16' x 15'11" Max, Kitchen-8'10" x 7'4", Bedroom One 15'7" x 8'6", Bedroom Two 8'7" x 8'6", Bathroom  
Flat 5- Hallway, Lounge/Kitchen 18'4" x 16'11" Max, 11'1" x 9'11", Bedroom Two 13'5" x 9', Bathroom  
Flat 6- Unable to Inspect  
Flat 7- Hallway, Lounge 18'3" x 12'4", Kitchen, 9'8" x 9" , Bedroom One- 13'6" x 11'6", Bedroom Two- 9'7" x 8'7", Bathroom  
Flat 8- Hallway, Lounge, 14'8" x 12'10", Kitchen 9'3" x 6'1", Bedroom 12'5" x 11'4", Bathroom.  
Flat 9- Hallway, Lounge/Kitchen 19'11" x 12'5", Bedroom One 12'1" x 11'1", Bedroom Two- 12'8" x 8'7", Bathroom  
Flat 10- Unable to Inspect.

#### N.B.

The property is situated close to the Clacton on sea town centre and seafront and offers easy access to Clacton Railway Station with links to London Liverpool Street

#### EPC RATING

Flat 1 - D, Flat 2 - D, Flat 3 - D, Flat 4 - E, Flat 5 - D, Flat 6 - E, Flat 7 - E, Flat 8 - C, Flat 9 - D, Flat 10 - E.

#### RENT RESERVED

We are advised that the flats are let for the following amounts however, we advise that you check the tenancy agreements within the legal pack.

Flat 1 - Two bed ground floor-£650 pcm.  
Flat 2 - Two bed ground floor- £650 pcm  
Flat 3 - One bed ground floor-£450 pcm  
Flat 4 - Two bed ground floor-£600 pcm  
Flat 5 - Two bed ground floor-£650 pcm  
Flat 6 - Two bed first floor-£675 pcm  
Flat 7 - Two bed first floor-£650 pcm  
Flat 8 - One bed first floor- £475 pcm  
Flat 9 - Two bed second floor-£650 pcm  
Flat 10 - Two bed second floor-£600 pcm

#### TENANCY

We understand that all flats are let on an Assured Shorthold basis, For further details relating the current tenancy's please contact the auctioneer or refer to the legal pack.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

## LOT 20

BUY TO LET OPPORTUNITY: A NEWLY REFURBISHED FREEHOLD BUILDING CONTAINING 11 BEDROOMS WITH EN-SUITES CLOSE TO CLACTON SEAFRONT



**GUIDE PRICE: £450,000 PLUS FEES**

### The Townhouse, 10 Edith Road, Clacton-on-Sea, Essex, CO15 1JU

This three storey building has recently been converted and renovated to create an air B&B/serviced accommodation. The building contains 11 Rooms, all with En Suite shower rooms, of which four have independent access. It is considered that the rooms could be let on a nightly rate to visitors of the area as well as longer term occupants and that there is a high demand for this type of accommodation the Clacton area.

#### ACCOMMODATION

Ground Floor -

Room 1-Double Room with shower room and external access.

Room 2- Double Room with shower room and external access via double doors.

Room 3-Large double with shower room.

First Floor-

Room 4- Double Room with large bathroom and balcony

Room 5- Double room with shower room

Room 6- Double room with shower room and external access via cast iron staircase.

Second Floor

Room 7-Single room with shower room

Room 8-Single room with shower room

Room 9-Double room with shower room

Room 10-Single room with shower room

Room 11-Double room with shower room

#### N.B.

It is considered that if let on a monthly rate the rooms should achieve between £450 and £650 per month.

If let on a nightly rate the rooms should achieve between £35 and £100 per night.

For further details on the potential income that could be achieved please contact the Auctioneers.

#### EPC RATING

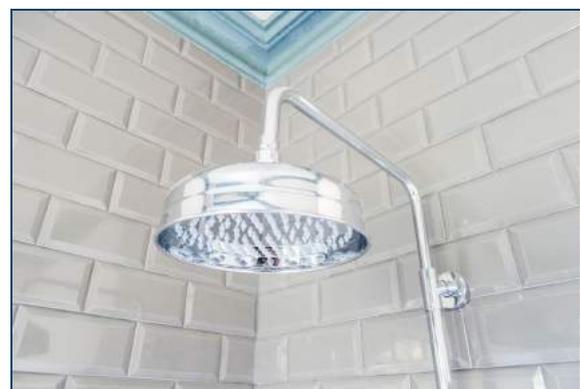
E

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



## LOT 21

BUY TO LET INVESTMENT: 17 ROOMS CURRENTLY LET CURRENTLY PRODUCING A INCOME OF APPROXIMATELY £10,500 PER MONTH. AN 18% YIELD OF THE GUIDE PRICE.



**GUIDE PRICE: £700,000\* PLUS FEES**

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

This Freehold property located within close proximity to Clacton seafront has recently been converted and extended to create serviced accommodation. There are 5 self contained apartments and 12 double rooms with en-suite shower rooms. The property is being let to both short stay and longer term occupants and is currently producing a monthly gross income of approximately £10,500 per month.

#### ACCOMMODATION

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

#### EPC RATING

E

#### RENT RESERVED

For further details relating to the current income being produced please refer to the legal pack.

#### AUCTIONEERS NOTE

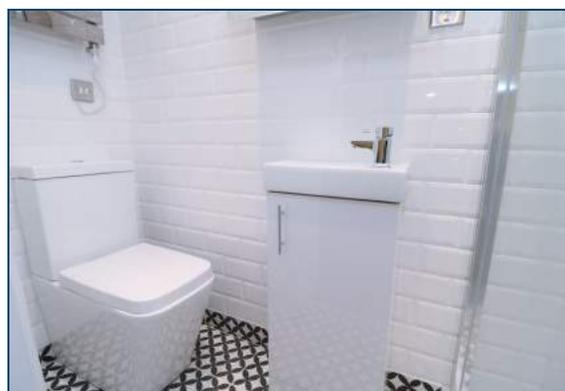
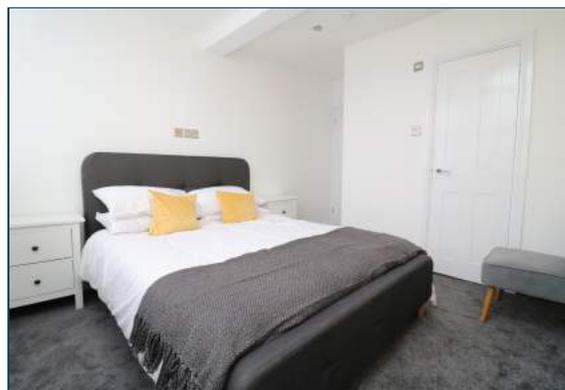
We are advised that 14 of the 17 rooms are being let on a monthly rate and 3 are being let on a nightly rate. It is considered that if more rooms are let on a nightly rate then the potential income could be much higher.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers. Please note that it may not be possible to access all the rooms on every visit as the occupants privacy will need to be respected however we will try to show as much of the building as possible.



**LOT 22**

**BUY TO LET INVESTMENT: A TWO BEDROOM LEASEHOLD FLAT PRODUCING AN INCOME OF £7200 PER ANNUM. A 12% YIELD OF THE GUIDE PRICE**



**GUIDE PRICE: £60,000\*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 12% 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

### EPC RATING

E

### 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





### ACCOMMODATION

Yard  
 Measuring approximately 0.4 of an acre  
 Gated Entrance  
 Double Garage  
 Single Garage  
 Workshop

### RENT RESERVED

There are currently three tenants occupying the yard. The combined income of the yard is currently £18,000 per annum. The house is let and producing £15,900 per annum meaning the Lot currently offers a combined income of £33,900.

We have been informed that one of the tenants would like to occupy the whole yard solely for a rent of £28,000 per annum offering a potential total income of £43,900 per annum

### PLANNING

All Planning enquiries should be directed to the London Borough Of Havering Council on 01708 434343

### AUCTIONEERS NOTE

The property has been in the ownership of the same family for over 40 years and the sellers are now looking at moving on to retirement plans

The tenants of the house have been in residence for over four years



## LOT 23

A FREEHOLD FOUR BEDROOM DETACHED HOUSE WITH SEPARATE SELF CONTAINED YARD MEASURING APPROXIMATELY 0.4 OF AN ACRE CONSIDERED IDEAL FOR INVESTMENT OR OWNER OCCUPIER



**GUIDE PRICE: £750,000\*PLUS FEES**

### Yard & House at 9 Crow Lane, Romford, Essex RM7 0EL

Situated just outside of the Romford town centre with access links to London and other routes via the A12, A13, A127 and M25 roads is this four bedroom detached house and self contained yard to the rear measuring approximately 0.4 of an acre. The house is currently let and achieving an income of £15,900 per annum. The yard is being used by local car dealers for the storage of several vehicles.

#### ACCOMMODATION

House  
Entrance Hall  
Lounge  
Kitchen  
Bedroom One  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Bathroom  
Rear Garden

#### EPC RATING

House - E

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



## LOT 24

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  
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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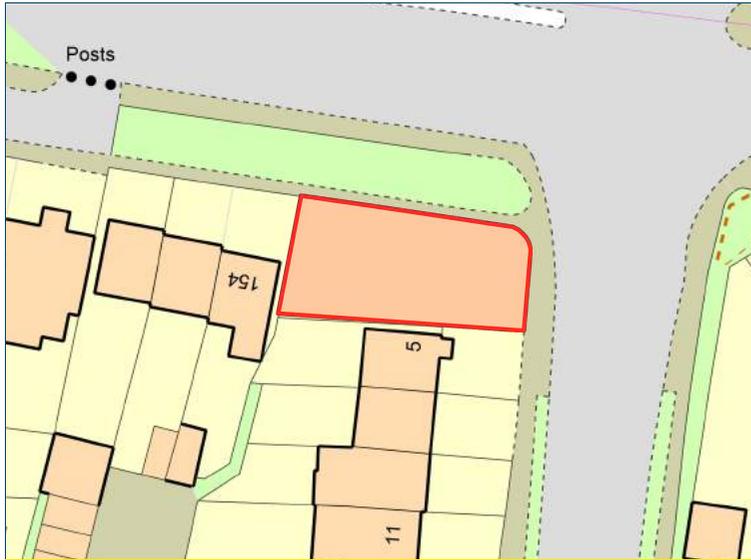


## LOT 25

DEVELOPMENT POTENTIAL: A FREEHOLD PLOT OF LAND MEASURING APPROXIMATELY 2,382 SQUARE FEET CONSIDERED IDEAL FOR DEVELOPMENT SUBJECT TO PLANNING

### Land Adjoining 5 Bellhouse Lane, Leigh-on-Sea, Essex, SS9 4PR

This plot of land which is placed within a residential area is considered to hold potential for the development of a single residential dwelling subject to gaining planning permission. We are informed that the site has had an application rejected and it is considered that a more appropriate scheme in keeping with the adjacent houses could be more suitable.



**GUIDE PRICE: £60,000\*PLUS FEES**

#### PROPOSED ACCOMMODATION

It is considered that the site could be ideal for the development of a single residential dwelling subject to gaining planning permission

**TENURE**  
Freehold

**VIEWING**  
Open Site

#### SIZE

The site measures approximately 2,382 square feet

#### CURRENT USAGE

The site is currently unused

#### PLANNING

All planning enquiries should be directed to the Southend on Sea Borough Council on 01702 215000

## LOT 26

LAND INVESTMENT: A FREEHOLD PLOT OF LAND MEASURING APPROXIMATELY 1.6 ACRES PLACED CLOSE TO OTHER DEVELOPMENT SITES IN THE AREA

### Land East of St. Johns Drive, Rayleigh, Essex, SS6 9EU

Situated West of Rayleigh, just off the London Road, is this freehold plot of land. The site is placed close to two other development sites in the area and may hold development potential in the future subject to gaining planning permission.



**GUIDE PRICE: £40,000\*PLUS FEES**

#### PROPOSED ACCOMMODATION

It is considered that the site may hold future development potential subject to gaining planning permission

**TENURE**  
Freehold

**VIEWING**  
Open Site

#### SIZE

The plot measures approximately 1.6 acres

#### PLANNING

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

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**PLANNING**

For full details relating to the planning permission please visit the Braintree district council website using the following reference numbers.

Gordon House- Permission to convert- 17/00182/COUPA

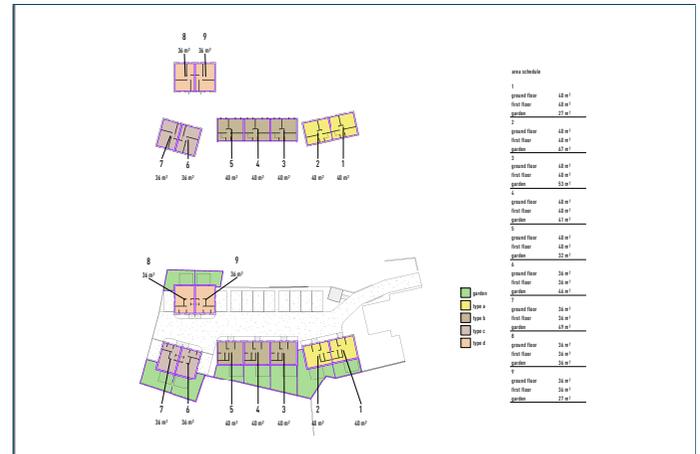
Permission to convert 2nd building into Coach House 17/01337/COUPA

Full Planning permission for 9 Houses on land to rear- 19/00733/COUPA

Full Planning permission for 9 Houses on land to rear- 19/00733/COUPA

**AUCTIONEERS NOTE**

The site is located in this popular part of Braintree on the edge of the town centre approximately 1/2 Mile from Braintree Railway station with links to London Liverpool street.



## LOT 27

DEVELOPMENT OPPORTUNITY: A FREEHOLD PLOT OF LAND AND BUILDINGS WITH FULL PLANNING PERMISSION FOR CONVERSION AND CONSTRUCTION OF 14 DWELLINGS



**GUIDE PRICE: £1,300,000\*PLUS FEES**

### Gordon House, 22 Rayne Road, Braintree, Essex CM7 2QH

A Freehold Plot of land measuring approximately 1/2 acre (as measure by Edozo) with former office buildings. There is change of use planning permission to convert the current buildings into a coach house and 4 luxury two bedroom apartments. In addition to this full planning permission was granted on 23rd April 2019 for Creation of 9 new cottages with amenity space and parking on the land to the rear of Gordon House.

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

It is considered that the dwellings created from converting the former office buildings could create a combined value in excess of 1.3m. It is also considered that the combined value of the 9 newly developed houses could exceed 2.5m.

#### **EXISTING PREMISES**

A large Victorian building set over three floors formerly used as offices and a smaller one and a half storey building.

#### **PROPOSED ACCOMMODATION**

3 x Two Bedroom split level apartments  
1 x Two Bedroom First floor Apartment  
Flat 1 = 41sqm GF + 49sqm = 85sqm  
Flat 2 = 79sqm  
Flat 3 = 59sqm GF + 40sqm = 99sqm  
Flat 4 = 40sqm 1F + 57sqm 2F loft = 97sqm  
1 x 2 Bedroom Coach House 52sqm GF + 23sqm 1F loft = 76sqm  
9 x 2 Bedroom Houses with parking and gardens.  
area schedule  
Plot 1-ground floor 40 m<sup>2</sup>, first floor 40 m<sup>2</sup>, garden 27 m<sup>2</sup>  
Plot 2-ground floor 40 m<sup>2</sup>, first floor 40 m<sup>2</sup>, garden 67 m<sup>2</sup>  
Plot 3- ground floor 40 m<sup>2</sup>, first floor 40 m<sup>2</sup>, garden 53 m<sup>2</sup>  
Plot 4-ground floor 40 m<sup>2</sup>, first floor 40 m<sup>2</sup>, garden 41 m<sup>2</sup>  
Plot 5-ground floor 40 m<sup>2</sup>, first floor 40 m<sup>2</sup>, garden 32 m<sup>2</sup>  
Plot 6-ground floor 36 m<sup>2</sup>, first floor 36 m<sup>2</sup>, garden 46 m<sup>2</sup>  
Plot 7-ground floor 36 m<sup>2</sup>, first floor 36 m<sup>2</sup>, garden 49 m<sup>2</sup>  
Plot 8-ground floor 36 m<sup>2</sup>, first floor 36 m<sup>2</sup> garden 36 m<sup>2</sup>  
Plot 9-ground floor 36 m<sup>2</sup>, first floor 36 m<sup>2</sup>, garden 27 m<sup>2</sup>

#### **TENURE**

Freehold

#### **VIEWING**

By appointment with the Auctioneers



## LOT 28

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



**GUIDE PRICE: £180,000\*PLUS FEES**

### 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.

#### 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

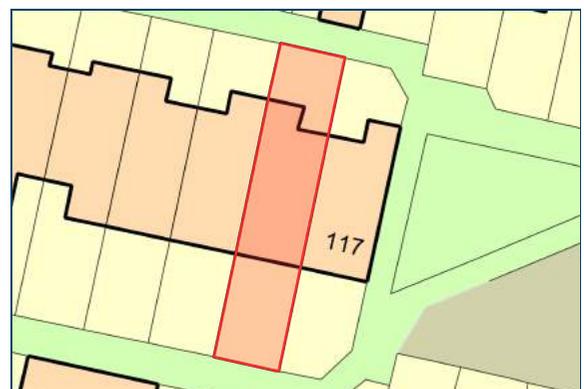
Please See Legal Pack

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



**LOT 29****BUY TO LET INVESTMENT: A VACANT FREEHOLD BUILDING ARRANGED AS ONE X ONE BEDROOM FLAT AND SIX X STUDIO FLATS FORMALLY FULLY LET FOR £21,840 P/A****26 Hartington Road, Stockton-on-Tees, Cleveland, TS18 1HE**

Situated in the North East area of Scarborough, close to local shops and amenities is this freehold building formally let as a HMO producing a yield of over 29% of the guide price. It is considered that the property could achieve the same if not slightly more once fully let again.

**GUIDE PRICE: £75,000\*PLUS FEES****ACCOMMODATION**

Ground Floor  
One bedroom Flat  
Studio Flat

First Floor  
Three x Studio Flats

Second Floor  
Two x Studio Flats

**EPC RATING**

TBC

**RENT RESERVED**

The property was formally let out as a HMO producing £21,840 per annum. We recommend any interested parties conduct their own investigations into the achievable rent

**TENURE**

Freehold

**VIEWING**

By appointment with the Auctioneers

**LOT 30****INVESTMENT OPPORTUNITY: AN END OF TERRACE THREE BEDROOM HOUSE CURRENTLY LET ON A MONTH BY MONTH AGREEMENT****30 Windsor Road, Westcliff-on-Sea, Essex, SS0 7DF**

This three bedroom end of terraced house is placed close to the Westcliff on Sea C2C rail station providing access to London Fenchurch Street and the Southend Victoria main line rail station providing access to London Liverpool Street. The property is currently let on a rolling agreement and is considered that a rental increase could return a yield of around 6%.

**GUIDE PRICE: £210,000\* PLUS FEES****ACCOMMODATION**

Entrance Door  
Lounge/Diner 22'2 x 9'2  
Reception Room 13'7 x 9'8  
Kitchen 13'1 x 9'9  
First Floor Landing  
Bathroom/WC  
Bedroom One 14'10 x 10'7  
Bedroom Two 13'2 x 9'8  
Bedroom Three 9' x 6'8  
Externally  
Front & Rear Gardens

**EPC RATING**

D

**RENT RESERVED**

The property is currently let on a rolling agreement for £925pcm however it is considered that the up to date rental figure should be in the region of £1,100pcm

**TENURE**

Freehold

**VIEWING**

By appointment with the joint Auctioneers

**JOINT AUCTIONEERS**

Simon Mellish Auctioneer  
& Martin and Co

**LOT 31**

**RESIDENTIAL INVESTMENT: A VACANT FREEHOLD TWO BEDROOM END OF TERRACE HOUSE CONSIDERED TO BE IDEAL FOR BUY TO LET INVESTMENT OR OWNER OCCUPIER**



**GUIDE PRICE: £165,000\*PLUS FEES**

## 2 Exhibition Lane, Great Wakering, Essex, SS3 0JA

The property is placed within the Village of Wakering in a private road. It is considered that the property, which is in good condition, could be ideal for buy to let investment or owner occupier. We suggest any buy to let investors make their own enquiries regarding the potential rental income for the property.

### ACCOMMODATION

Lounge/Diner - 18'7 x 9'3  
Kitchen/Breakfast Room - 11'1 x 10'7  
First Floor Landing  
Bedroom One - 11' x 10'8  
Bedroom Two - 11'2 x 10'8  
Bathroom  
Rear Garden

### EPC RATING

E

### RENT RESERVED

Any buy to let investors should make their own enquiries into the potential rental income the property could make

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers

### JOINT AUCTIONEER



Simon Mellish Auctioneer & Hunt Roche



## LOT 32

LEASEHOLD INVESTMENT: A TWO BEDROOM FIRST FLOOR APARTMENT CONSIDERED TO BE IDEAL FOR BUY TO LET INVESTMENT OR OWNER OCCUPIER



**GUIDE PRICE: £260,000\*PLUS FEES**

### 16 Culworth House, West Road, Guildford, Surrey, GU1 2AS

The property is placed close to the High Street and rail station and is offered with a leasehold situation which will need to be resolved by the buyer. The property is only suited to cash buyers looking to resolve the lease issue and possibly re-finance after. We advise that any interested parties seek legal advice from their solicitors on this matter.

#### ACCOMMODATION

Lounge  
Kitchen  
Bedroom One  
Bedroom Two  
Bathroom  
Garage  
Allocated Parking

#### LEASE DETAILS

There are currently two leases assigned to this property. The first being 99 years from the date of 29th September 1971 and the other being 999 years from the date of 1st January 2006.

#### EPC RATING

D

#### AUCTIONEERS NOTE

The second Lease was granted to run concurrently with the first Lease, and both will be sold on completion. The second Lease was drafted with the intention that the first and second leases could be merged on sale to a new buyer if required, but cannot be merged prior to sale. It is recommended that legal advice is sought in respect of this

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



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*Karen Healy, Associate Conveyancer*



## LOT 33

BUY TO LET: A THREE BEDROOM APARTMENT CLOSE TO ESSEX UNIVERSITY OFFERING A GROSS ANNUAL INCOME OF £19,800. AN 10.7% YIELD OF THE GUIDE PRICE



**GUIDE PRICE: £185,000\*PLUS FEES**

### Flat 1 128 High Street, Wivenhoe, 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 offering a a combined monthly rent of £1650. A 10.7% 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

All three rooms have recently been let to students of Essex university for the below amounts.

Room 1- £600 per month  
Room 2 £550 per month  
Room 3 £500 per month

#### SERVICE CHARGE & RENT

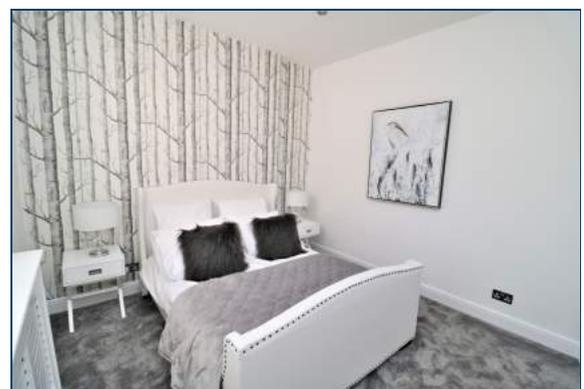
For further information relating to the ground rent and service charges please refer to the legal pack.

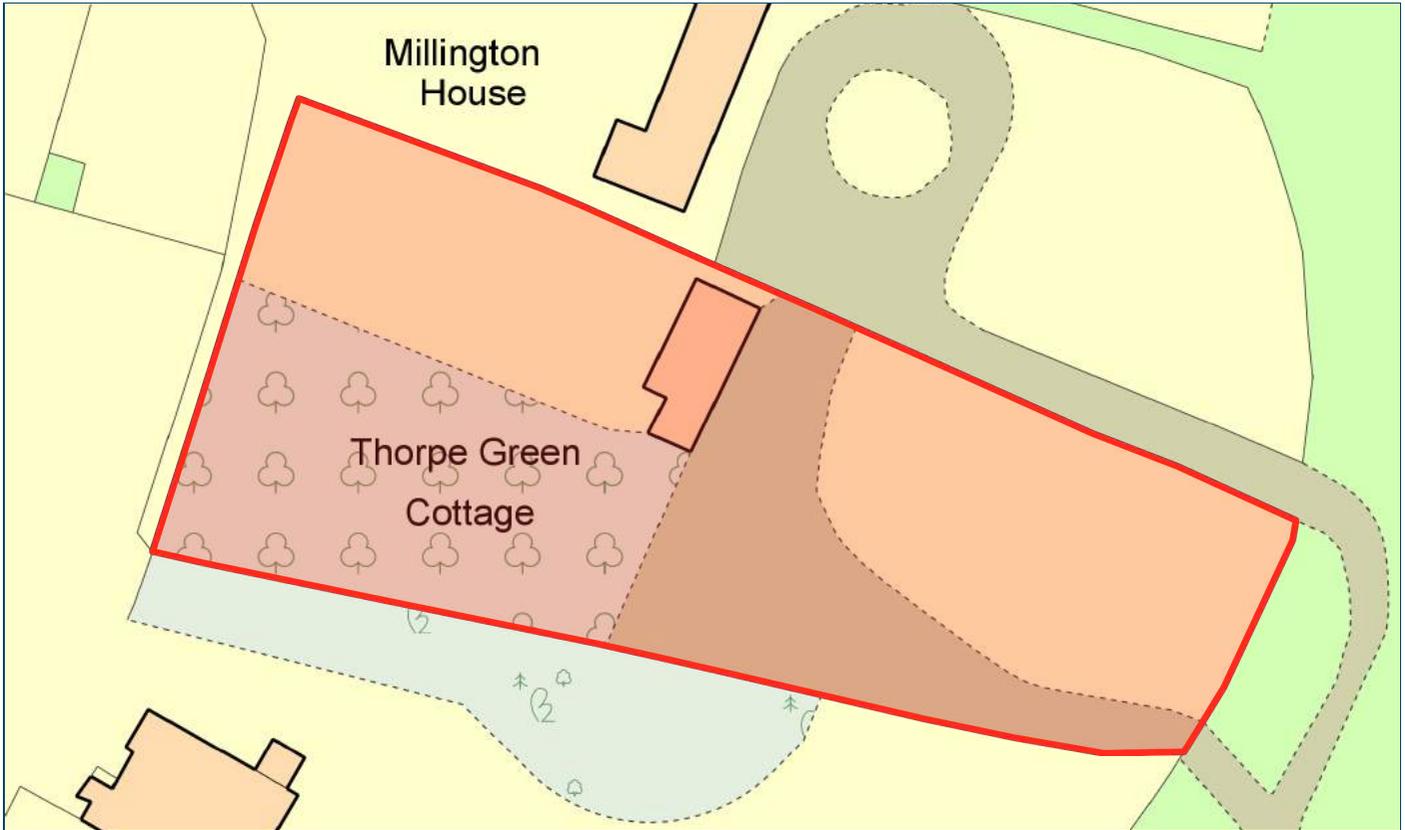
#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers





## LOT 34

RESIDENTIAL INVESTMENT: A DETACHED COTTAGE ON A PLOT OF 0.8 ACRES WITH POTENTIAL TO EXTEND THE EXISTING COTTAGE AND FURTHER DEVELOP THE PLOT



**GUIDE PRICE: £550,000\*PLUS FEES**

### Willow Green Cottage, Colchester Road, Thorpe-le-Soken, Essex CO16 0AB

A three/four bedroom detached cottage on a secluded plot measuring approximately 0.8 acres (as measured by Edozo). Full planning permission was granted on 18th May 2018 to extend the cottage to create a large family home with 5 bedrooms & 3 bathrooms. It is also considered that the plot lends itself to further development for either singular or multiple dwellings subject to the relevant permissions.

#### ACCOMMODATION

Reception Hall- 12'1" x 11'6"  
Lounge- 20'9" x 14'8"  
Dining Room- 16'7" x 13'8"  
Kitchen-12'2" X 11'3"  
Utility Room-8'8" X 6'2"  
Study/Bedroom Four-14'8" X 8'2"  
Bathroom 8'1"1 X 7'4"  
Landing  
Bedroom One-12'1" X 10'9"  
Bedroom Two-12'2" X 10'7"  
Bedroom Three- 8'9 X 7'7"

#### N.B.

It is considered that the plot could be developed to create another large family home or multiple dwellings subject to planning permission. We are advised by the seller that she has previously received advice that there is a strong possibility that planning could be granted for a detached two storey dwelling to the south west of the plot. It is also considered that it may be possible for further dwellings within the plot subject to the relevant permissions. For all planning enquires please contact Tendring District Council Planning Department on - 01255 686161

#### PROPOSED ACCOMMODATION

5 Bedroom Cottage with 3 bathrooms, large kitchen/day room and three reception rooms. For details relating to the current approved application please visit the tendring district council website using reference number 18/00453/FUL.

#### EPC RATING

TBC

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER

  
STANFORDS  
Stanfords





**RENT RESERVED**

The overall current income is £33,090 per annum.

**AUCTIONEERS NOTE**

It is considered that with some improvements the vacant units could be let which could increase the income to over £40,000.

The house itself contains the following occupancy restriction: The occupation of the dwelling shall be limited to a person employed, or last employed, locally in agriculture as defined in section 221(1) of the Town and Country Planning Act 1962 or in forestry or a dependent of such a person residing with him (including a widow or widower of such a person).

We are informed that there is a good



## LOT 35

RESIDENTIAL/COMMERCIAL INVESTMENT: A DETACHED HOUSE WITH PARTLY LET FARM BUILDINGS THAT COULD OFFER A POTENTIAL INCOME OF OVER £40,000 PER ANNUM



**GUIDE PRICE: £750,000\*PLUS FEES**

### Bumpsteads Farm, Margaretting Road, Writtle, Chelmsford, Essex CM1 3PJ

The former pig farm measuring approximately 1.8 acres contains various buildings that are partly leased to multiple tenants. They are currently producing an annual income of £33,090 however, it is considered that with some minor improvements the remainder of the units which are currently vacant could be let which could increase the income to a figure in excess of £40,000 subject to the necessary planning consent. The vacant detached house sits adjacent to the buildings.

#### ACCOMMODATION

Greenacre: Detached 4/5 bedroom house with three reception rooms, 3 bathrooms/WC's, conservatory, utility room and double garage sitting within a well maintained garden. The house benefits from a rooftop solar array. Bumpsteads Farm: to the rear of the House there are 14 x lock up stores- each approx 350 sq ft and a builders yard. To the front there are a further 6 barns and warehouses and a communal WC.

#### JOINT AUCTIONEER

**WHIRLEDGE  
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#### EPC RATING

D

#### TENANCY

The vendors have been renting out units on the farm for over 20 years and non domestic rates apply although most occupiers benefit from small business rates relief. For further details relating to the current tenancies please refer to the legal pack.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers, please note that to respect the tenant's privacy we may not be able to show all the farm buildings internally.



**LOT 36**

**RESIDENTIAL INVESTMENT: A VACANT FREEHOLD TWO BEDROOM SEMI-DETACHED COTTAGE IN NEED OF SOME REFURBISHMENT WHICH HAS BEEN TREATED FOR JAPANESE KNOTWEED**



**GUIDE PRICE: £200,000\*PLUS FEES**

### 32 Hope Road, Benfleet, Essex, SS7 5JH

This property which is need of some refurbishment works recently had Japanese Knotweed however treatment has started and has been fully paid for upfront with an Insurance Guarantee which will transfer to the buyer on completion. The property is considered to hold potential as a residential investment or owner occupier home.

#### ACCOMMODATION

- Entrance Porch
- Lounge - 11'5 x 10'9
- Dining Room - 12'7 x 11'5
- Kitchen - 10'5 x 7'1
- Inner Hallway
- Bathroom
- Conservatory - 10' x 10'
- First Floor Landing
- Bedroom One - 12'8 x 11'2
- Bedroom Two - 11'6 x 7'9
- W/C
- Rear Garden
- Off Street Parking

#### EPC RATING

E

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



Brown & Brand  
01702 552966



## LOT 37

REFURBISHMENT OPPORTUNITY: A FREEHOLD THREE BEDROOM HOUSE WITH GARAGE AT THE END OF A CUL DE SAC IN NEED OF MODERNISATION



**GUIDE PRICE: £160,000\*PLUS FEES**

### 137 Queensland Drive, Colchester, Essex, CO2 8UQ

A Three Bedroom end of terraced house with garage located at the end of this cul de sac to the south of Colchester. The property requires modernisation and refurbishment throughout. There is an integral garage that could be converted to create an additional bedroom /reception room subject to the relevant permissions.

#### ACCOMMODATION

Dining Room- 11'3" x 9'7"  
Kitchen- 10'5" x 6'2"  
Lounge- 18'1" x 10'6"  
Bedroom One- 12'1" X 9'8"  
Bedroom Two- 11'8" x 9'8"  
Bedroom Three 7'7" x 6'8"  
Bathroom 7'3" x 4'8"  
Integral Garage

#### EPC RATING

E

#### AUCTIONEERS NOTE

It is considered that the value if refurbished to high standard could be in the region of £250,000.

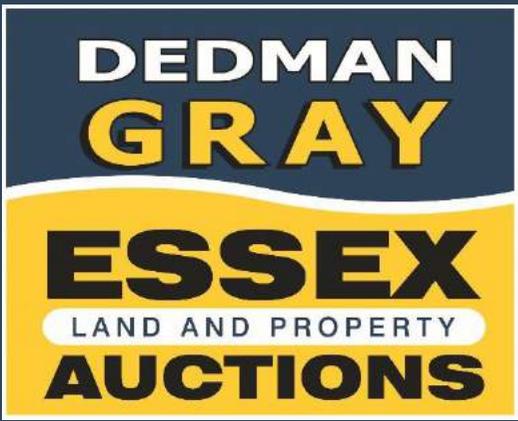
#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





# The Leading Land & Property Auctioneers In Essex



**All The Right Signs Are There.  
Call Dedman Gray Auctions  
Today 01702 311010**

# Guide Prices, Reserves & General Notes

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction) and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

## Important information about guide prices and reserve prices

**Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that provisional reserves range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition below). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

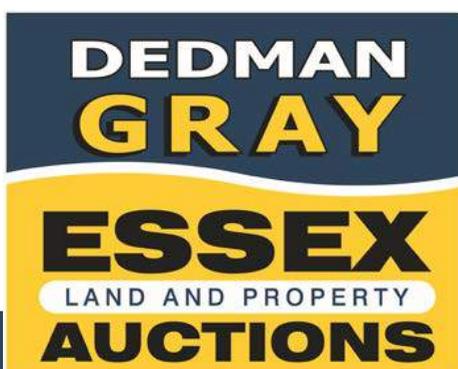
### Please note:

- General conditions and extra conditionals of sale are available on our website [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction)
- All interested bidders are advised to read the general conditions of sale prior to bidding.
- The buyer's fee payable on each lot is £500.00 +VAT

All potential buyers are required to register their details before bidding, in order to obtain a unique bidding number. At registration you will need to provide the full name and address of the intended buyer for the auction contract process; the bidder's details (if these are different from the named buyer) and the solicitor/legal representative who will be acting on your behalf. You will also need to provide the necessary proof of identity to comply with Money Laundering Regulations, details of which are in this catalogue.

### Access to vacant properties after the auction

It is highly unlikely that access will be allowed to the property after the auction and only where the seller agrees, will access be granted. In cases where access is necessary to effect legal completion, i.e. a surveyor or contractor, it will be necessary for the purchaser to enter into a legal agreement known as an access undertaking or key undertaking which will set out the terms of access to the property. Please seek further advice from your legal representative.



**Properties wanted for our NEXT AUCTION**  
**Wednesday 11<sup>th</sup> December 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 \_\_\_\_\_

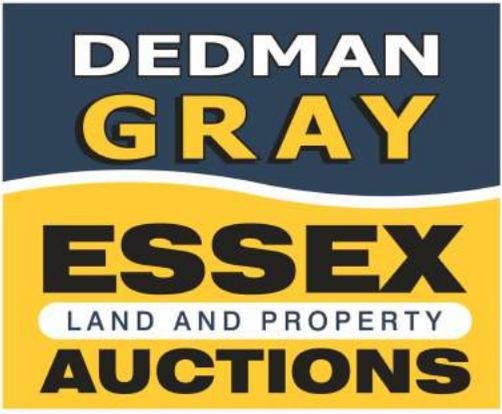
Address \_\_\_\_\_

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

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

Email \_\_\_\_\_





Future Auction Dates  
11th December 2019



**Auction Location**

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

The Auction will start at 2pm

There is FREE PARKING for Auction attendees

[dedmangray.co.uk/auction](http://dedmangray.co.uk/auction)