

## The Leading Land & Property Auctioneers In Essex

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**Wednesday 29th July 2020 at 2pm**

This Auction to be streamed live on our website. All bidding via telephone, proxy and online



[dedmangray.co.uk/auction](https://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

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## **Eleonora Marino - Administration & Legal Packs**

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

**01702 311050**

eleonoramarino@dedmanauctions.com

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## **Trevor Wood - Essex Auction Consultant**

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.

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trevorwood@dedmanauctions.com

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## **Joel Smith - North Essex Auction Consultant**

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.

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## **Tony Arif - South Essex Auction Consultant**

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.

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tony@dedmanauctions.com

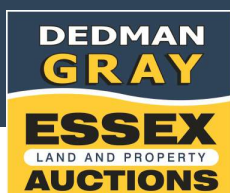
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## AUCTION RESULTS FOR 27<sup>TH</sup> MAY 2020

Lot	Address	Result	Price
1	Land West of Broadway Parade, Hornchurch, Essex, RM12 4RS	Unsold	£12,000
2	Land at the back of 273 Bournemouth Park Road, Southend-on-Sea, Essex, SS2 5LE	SOLD	£56,000
3	Flat 1, 180-182 High Street, Harwich, Essex, CO12 3AP	SOLD	£68,000
4	Flat 2, 180-182 High Street, Harwich, Essex, CO12 3AP	Unsold	£70,000
5	Shop and Freehold, 180-182 High Street, Harwich, Essex, CO12 3AP	Unsold	£65,000
6	48 Barfs Road, Workington, Cumbria, CA14 5TG	Withdrawn	Withdrawn
7	Unit 3 Wade Road, Clacton-on-Sea, Essex, CO15 4LT	SOLD	£380,000
8	22 Almond Close, Clacton-on-Sea, Essex, CO15 2BW	SOLD	£140,000
9	Land adjoining, 78 Landmere Road, Clacton-on-Sea, Essex, CO16 0NB	Unsold	£110,000
10	Groundfloor, 122-123 Hollowfield Square, Middlesbrough, Cleveland, TS 0RS	SOLD	£72,000
11	30 Dartmouth Gardens, Milford Haven, Dyfed, Wales, SA73 2AP	SOLD	£50,000
12	Pumping Station, Land at Dacre Gardens, Steyning, West Sussex, BN44 3TD	SOLD	£75,000
13	95a Prince Avenue, Southend-on-Sea, Essex, SS2 6RL	Withdrawn	Withdrawn
14	Ladyburn House, Flats 1-20 Lake Road, Morpeth, Northumberland, NE65 9TG	SOLD	£500,000
15	Flat 8 Tideway, 80 Eastern Esplanade, Southend-on-Sea, Essex, SS1 2DA	SOLD	£325,000
16	3-7 Whitegate Road, Southend-on-Sea, Essex, SS1 2LH	Unsold	£450,000
17	1 Edith Road, Southend-on-Sea, Essex, SS2 6JU	SOLD	£540,000
18	103 West Road, Shoeburyness, Southend-on-Sea, Essex, SS3 9DT	Withdrawn	Withdrawn
19	Clatterford House, Clatterford End, Good Easter, Essex, CM1 4QJ	Unsold	£475,000
20	130 New London Road, Chelmsford, Essex, CM2 0RG	SOLD	£450,000
21	2 Embra Court, Beche Road, Colchester, Essex, CO2 7LS	SOLD	£127,000
22	111 Chelmer Road, Witham, Essex, CM8 2ET	SOLD	£251,500
23	451 Victoria Avenue, Southend-on-Sea, Essex, SS2 6NJ	SOLD	£170,000
24	65 Orchard Grove, Leigh-on-Sea, Essex, SS9 5TP	SOLD	£272,000

**TOTAL REALISATION: £3,476,500 CONVERSION 76%**

**NEXT SALE: 29<sup>th</sup> JULY 2020**



# 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

Due to current government guidelines and restrictions it may not be possible for viewings to take place on all of lots however we will accommodate Viewings wherever possible leading up to the Auction. Any viewings that do take place will be done so with social distancing measures being taken. Please contact us to find out viewing dates and times. 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 submit an offer or bid at Auction.

## Late Entries

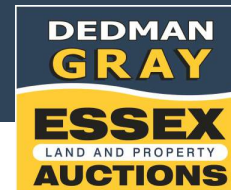
Late Entry Lots are available on our website [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction) and will be offered on the day of the Auction in an order to be decided before the Auction day.

## 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 offers.

## 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 £750+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/Online Bids**

If you wish to bid by telephone, proxy or online 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.

## **IMPORTANT NOTICE**

Due to Covid-19 government guidelines, we have adapted many of our practices.

There will be no public venue, all bids must be via proxy, telephone or online.

Viewings may not be able to take place where properties are occupied.

Where it is possible to view a property, strict social distancing measures will apply.

If you have any enquiries, we ask that you contact us by telephone or email and do not visit our office . . . . . *Thank you*





# CPC FINANCE

COMMERCIAL, INVESTMENT  
AND BUY TO LET MORTGAGES



## How is the UK property investment market going to look after the coronavirus?

*By Karl Griggs, Director, CPC Finance*

The global coronavirus pandemic has impacted every single industry, including property and the market is going to look different in the coming months. Here are some considerations for property investors to bear in mind now, which will affect how lenders treat them in the future.

### **What changes do you think we will see in how lenders operate post-lockdown?**

I anticipate that we will continue to see fewer products than before on the market and longer processing times for underwriting. I think that manual underwriting will become more important as lenders really try to get to know their investor customers. This has the advantage of greater flexibility from lenders as it is a more pragmatic approach, but it will also lengthen the underwriting processing times.

In any case, we are going to see more paperwork for investors to manage. This is something that CPC Finance helps our clients with. We collate and keep updated all the information within our clients' portfolios. This way, when you purchase or re-mortgage a property, it's ready for the lender to review.

### **Are payment holidays or bounce back loans a red flag to lenders?**

We are not yet completely clear on how lenders will react to a mortgage payment holiday, even if it will not appear on your credit file. I anticipate that lenders will be looking closely at all pandemic-related financing, such as mortgage payment holidays and bounce back loans.

They will be looking at why you needed to apply for a mortgage payment holiday or bounce back loan and if it was the result of a poor business plan that did not adequately take into account void periods. Lenders are going to be looking very carefully at business plans going forward and plans in the event of a second lockdown.

They will definitely look negatively on any investor who has misused these offerings. They are very likely to be checking bank statements from the pandemic period (probably March 2020 onwards) to check your activity. For example, if you took a mortgage payment holiday, but you were still receiving rent, this will show up and that will definitely be a red flag to lenders.

### **With an HMO property, will void periods due to the pandemic be looked at negatively by lenders for future lending?**

Actually, if you have had void periods and were able to carry on operating as usual, without a mortgage payment holiday, this will be looked on as a sign of a strong business model. It means that you have built your business model in a responsible way, taking into account inevitable void periods. The stress rates were intended to cover void periods and therefore continuing activity despite voids is a positive signal to a lender.

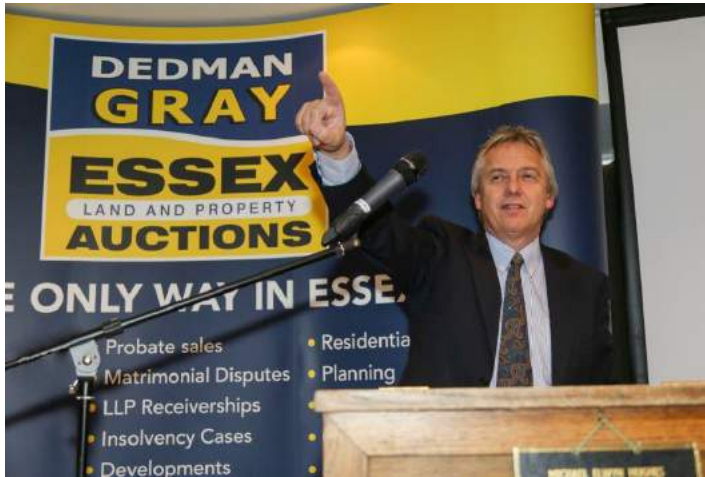


**+44 (0)1923 655441**



**contact@cpcfinance.co.uk**

## A Word From Our Auctioneers . . . . .



"Following two successful auctions during lockdown (March and May), we confirmed sales of over £6.5m and with several of the unsold lots being tied up a few days after each auction.

We have continued to receive new enquiries in anticipation of our July catalogue and are delighted to release a wide selection of interesting lots for this summer sale.

It has been recognised that the auction process has proved to be a popular choice for both the buying and selling of various types of property during these challenging times".



# Order of Sale

Wednesday 29<sup>th</sup> July at 2pm

1	Land Lying West of Burnham Road, Althorne, Chelmsford, CM3 6BX	£75,000 * PLUS
2	Forty Winks, Cow Lane, St. Osyth, Essex, CO 16 8JH	£90,000 * PLUS
3	Land on the West side of Lawn Lane, Chelmsford, Essex, CM1 6PR	£15,000 * PLUS
4	Land West of Broadway Parade, Hornchurch, Essex, RM12 4RS	£10,000 * PLUS
5	103 West Road, Shoeburyness. Essex, SS3 9DT	£200,000 * PLUS
6	150 Sutton Road, Southend-on-Sea, Essex, SS2 5ER	£70,000 * PLUS
7	Plot 14 Penny Royal, Reading, Berkshire, RG8 7SD	£10,000 * PLUS
8	18 Watermans, 53-57 Junction Road, Romford, Essex, RM1 3QZ	£140,000 * PLUS
9	23 Heybridge Court, Connaught Gardens East, Clacton-on-Sea, Essex, CO15 6JE	£115,000 * PLUS
10	Freehold of 123-125 High Street, Walton on the Naze, Essex, CO14 8AT	£15,000 * PLUS
11	18 Sea Way, Jaywick, Clacton-on-Sea, Essex, CO15 2HX	£35,000 * PLUS
12	Shop & Freehold, 180-182 High Street, Harwich, Essex, CO12 3AP	£60,000 * PLUS
13	Flat 1, 180-182 High Street, Harwich, Essex, CO12 3AP	£60,000 * PLUS
14	Midge Hole Mill, County Brook Lane, Colne, Lancashire, BB8 7LS	£17,000 * PLUS
15	11 Sedge Fen, Lakenheath, Brandon, Suffolk, IP27 9LQ	£165,000 * PLUS
16	55 Cattawade Link, Basildon, Essex, SS14 2QF	£190,000 * PLUS
17	3 Wykes Green, Basildon, Essex, SS14 2PU	£190,000 * PLUS
18	Apartment 405 Millennium Tower, 250 The Quays, Salford, Lancashire, M50 3SA	£145,000 * PLUS
19	125 Ronald Park Avenue, Westcliff-on-Sea, Essex, SS0 9QP	£146,000 * PLUS
20	Kittys Cottage, High Street, Thorpe-le-Soken, Essex, CO16 0DY	£225,000 * PLUS
21	3-7 Whitegate Road, Southend-on-Sea, Essex, SS1 2LH	£395,000 * PLUS
22	Flat 16 Lauriston Place, 150 Southchurch Avenue, Southend-on-Sea, Essex, SS1 2PF	£112,000 * PLUS
23	Apartment 24 Park Lane Plaza, 2 Jamaica Street, Liverpool, Merseyside, L1 0AF	£98,000 * PLUS
24	95a Prince Avenue, Southend On Sea, Essex, SS2 6RL	£200,000*PLUS
25	345 South Avenue, Southend-on-Sea, Essex, SS2 4HR	£280,000*PLUS
26	10 Colchester Road, Southend-on-Sea, Essex, SS2 6HP	£200,000*PLUS
27	Land to the South east side of Newland Street, Witham, Essex, CM8 1BE	£250,000*PLUS
28	Roselawn Farm, Main Road, Broomfield, Chelmsford, Essex, CM1 7AG	£1,200,000*PLUS
29	225 Elmsleigh Drive, Leigh-on-Sea, Essex, SS9 4JL	£100,000*PLUS
30	Argyle Bungalow, Great Burches Road, Benfleet, Essex, SS7 3NG	£675,000 * PLUS

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

[auction@dedmanauctions.com](mailto:auction@dedmanauctions.com) | 01702 311010

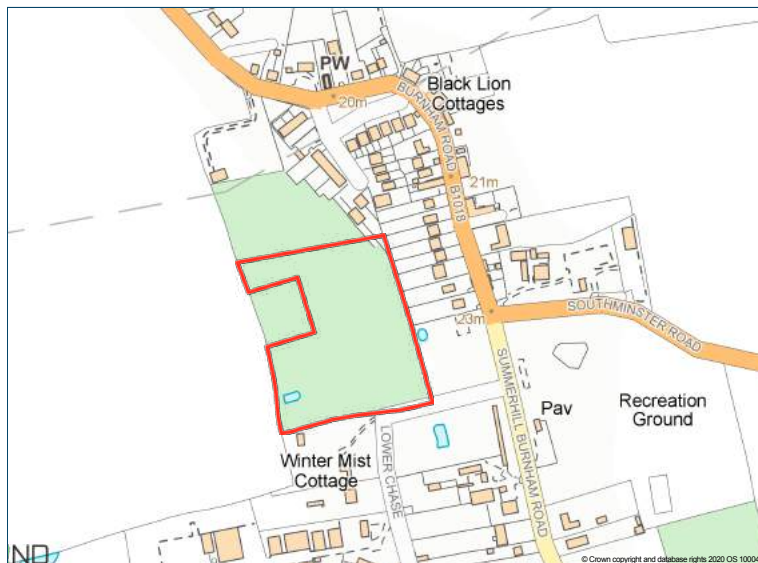


## LOT 1

LAND INVESTMENT: A PARCEL OF LAND MEASURING APPROXIMATELY FIVE ACRES IN THE VILLAGE OF ALTHORNE, CHELMSFORD

### Land Lying West of, Burnham Road, Althorne, Essex, CM3 6BX

The plots consist of a parcel of woodland measuring approximately 5 Acres (as measured by Edozo) It is considered that the woodland could suit a variety of uses subject to the relevant permissions. The land is located within this sought after village location which offers easy access to neighbouring towns and amenities. Althorne also offers rail links to London Liverpool Street with a journey time of approximately one hour (at peak times).



**GUIDE PRICE: £75,000\*PLUS FEES**

#### SIZE

As measured by Edozo  
Woodland- Approximately  
4.9 acres

#### TENURE

Freehold

#### VIEWING

Open site

#### CURRENT USAGE

The larger plot is mainly woodland and not currently being used. It was previously being used by the seller mainly for recreational purposes and is occasionally used by local camping groups. The land is mainly grassland with some trees and hedges and a pond.

#### PLANNING

For all Planning enquiries please contact Maldon district council on 01621 854 477

## LOT 2

POTENTIAL DEVELOPMENT LAND: A VACANT PLOT MEASURING APPROXIMATELY 0.43 ACRES FORMALLY HOUSING A BUNGALOW WITH WATER & POWER CONNECTED

### Forty Winks, Cow Lane, St. Osyth, Essex, CO16 8JH

A vacant plot of land located along a quiet lane within the village of St Osyth close to point clear bay. The plot sits adjacent to a large residential bungalow and we are advised that there the plot previously contained a detached bungalow and that water and electricity supplies remain. The land has previously also been used for mobile homes and it is considered that it may be possible to develop the land for a variety of uses, subject to the relevant permissions.



**GUIDE PRICE: £90,000 PLUS FEES**

#### SIZE

The This rectangular plot measures approximately 0.43 acres overall (as measured by Edozo maps)  
Width- Approximately 14 meters (48 ft)  
Length- Approximately 117 meters (384 ft)

#### TENURE

Freehold

#### VIEWING

By Appointment with the Auctioneers

#### CURRENT USAGE

The land is currently unoccupied and is enclosed by hedging and fencing and accessed via iron gates. We are advised that water and electricity is connected to the site.

#### PLANNING

For more information relating to planning please contact Tendring District council on 01255 686161



## LOT 3

LAND INVESTMENT: A PARCEL OF GREENSWARD LAND MEASURING APPROXIMATELY 589 SQUARE METERS WITHIN THIS POPULAR RESIDENTIAL AREA IN CHELMSFORD

### Land on the west side of Lawn Lane, Chelmsford, Essex, CM1 6PR

A freehold parcel of greensward land within a popular residential area in Chelmsford.

The land is mainly a grass area with various trees and hedges providing a separation between the main road and access to road to the residential properties on Lawn Lane.



**GUIDE PRICE: £15,000 PLUS**

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

The land is located directly opposite Perryfields Infant school and separates the main road from the access road to the residential dwellings opposite.

#### **TENURE**

Freehold

#### **VIEWING**

Open Site

#### **SIZE**

We understand the land measures approximately 589 square meters.

#### **CURRENT USAGE**

We understand the land is currently an open greensward space.

#### **RESTRICTIONS, EASEMENTS OR COVENANTS**

For more information please refer to the legal pack.

## LOT 4

ACCESS ROADS: THREE PARCELS OF LAND PROVIDING ACCESS TO COMMERCIAL PREMISES IN THE ELM PARK AREA CLOSE TO ELM PARK STATION

### Land West of Broadway Parade, Hornchurch, Essex, RM12 4RS

The land is located to the of Elm Park Railway station and is accessed from Elm Park avenue. It is used by a variety of commercial premises on both Elm Park Avenue and Broadway Parade as access to the rear of the buildings and parking areas. It is also used to access a large warehouse/storage facility.



**GUIDE PRICE: £10,000 PLUS FEES**

#### **CURRENT USAGE**

We are advised that the land is used by a variety of commercial premises on both Elm Park Avenue and Broadway Parade as access to the rear of the buildings and parking areas. It is also used to access a large warehouse/storage facility.

#### **RENT RESERVED**

We understand that there are leases in place demanding a rent for contribution to maintenance however we are informed by the seller that he has never collected this. The total gross annual rent in accordance with those leases amounts to £236

#### **TENURE**

Freehold

#### **VIEWING**

Open Site



## LOT 5

MIXED USE INVESTMENT OPPORTUNITY: A VACANT FREEHOLD REFURBISHED SHOP AND MAISONETTE WHICH WOULD BE CONSIDERED AN EXCELLENT BUY TO LET INVESTMENT



**GUIDE PRICE: £200,000\*PLUS FEES**

### 103 West Road, Shoeburyness, Essex, SS3 9DT

Consisting of a ground floor lock up shop measuring approximately 263 square foot and a split level maisonette to the ground and first floor with rear garden and workshop. Both have been recently refurbished to a high standard and are situated in a local shopping parade and close to the seafront.

#### ACCOMMODATION

Shop:  
Approximately 263 sq. ft.  
W.C  
Kitchen Area

Maisonette:  
Kitchen/Diner: 17'11x 10'9  
Lounge: 18'6 x 10'10  
Bedroom 1: 15'1 x 11'2 (max)  
Bedroom 2: 15'4 x 5'10  
Bathroom/WC

#### N.B.

It is considered that the property would be an ideal Buy to Let investment. For more information on potential the rental income please contact the Auctioneers on 01702 311010

#### EPC RATING

Shop - C  
Flat - C

#### TENURE

Freehold



## LOT 6

**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 8.5% 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: £70,000\*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 the 1st December 2019 at a passing rent of £500 pcm

#### EPC RATING

E

#### RENT RESERVED

The Shop is currently producing an income of £500 pcm (£6,000 per annum) which is a yield of over 8.5% of the guide price.

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

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

## LOT 7

**LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD OFFERING FUTURE HOPE VALUE ONLY**

### Plot 14 Penny Royal, Reading, Berkshire, RG8 7SD

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: £10,000\*PLUS FEES**

#### SIZE

We are informed that the plot measures approximately 4,518 square foot. All measurements and images should be for guidance only.

#### PLANNING

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

#### AUCTIONEERS NOTE

Please be aware that you are not able to fence off or use the land in any way. We are not aware of any rights of access to the plot. This is for future hope value only.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 8

RESIDENTIAL INVESTMENT: VACANT FIRST FLOOR RETIREMENT APARTMENT  
PREVIOUSLY LET FOR £10,200 PER ANNUM. A YIELD OF JUST OVER 7.2% OF THE GUIDE  
PRICE



**GUIDE PRICE: £140,000\*PLUS FEES**

### 18 Watermans, 53-57 Junction Road, Romford, Essex, RM1 3QZ

Watermans comprises 39 properties arranged over 3 floors in two blocks with the main block served by a lift. Ideally located within good proximity of various shops and Romford Station comes this first floor one bedroom retirement home (Over 60's Only). Benefitting from well kept communal gardens, residents parking, secure entry phone system, communal lounge and guest facilities.

#### ACCOMMODATION

Communal Hallway  
Kitchen: 7'11 x 7'8  
Lounge: 14'1 x 10'11  
Bedroom: 10'7 x 9'11  
Bathroom: 7'8 x 6'2

#### LEASE DETAILS

The property is subject to a lease of 99 years from 1989.

#### N.B.

There are non-resident management staff that can be contacted from various points within each property in the case of an emergency. For periods when the management staff are off duty there is a 24 hour emergency call system.

#### EPC RATING

B

#### AUCTIONEERS NOTE

It is a condition of purchase that residents be over the age of 60 years.

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers



## LOT 9

BUY TO LET INVESTMENT: A GROUND FLOOR APARTMENT CURRENTLY LET PRODUCING AN INCOME OF £9000 PER ANNUM. A YIELD OF OVER 7.8% OF THE GUIDE PRICE



**GUIDE PRICE: £115,000 PLUS FEES**

### 23 Heybridge Court, Connaught Gardens East, Clacton-on-Sea, Essex, CO15 6JE

A two bedroom purpose built ground floor apartment in this popular area close to Clacton seafront to the east of the town centre close to Holland on sea. The property benefits from french doors with sea views and patio area and is currently let on an assured shorthold tenancy agreement for £750 per calendar month (£9000 per annum) A yield of just over 7.8% of the guide price.

#### ACCOMMODATION

Entrance Hall  
Lounge- 17'5" x 11'8"  
Kitchen- 8'5" x 7'8"  
Bedroom One- 11'5" x 8'5"  
Bedroom Two- 8'5 x 6'8"  
Bathroom- 8'2" x 6'2"

#### LEASE DETAILS

The property benefits from a lease term of 125 years from 25 March 1989.

#### N.B.

The property benefits from an allocated parking space and french doors in the lounge that offer sea views and access to a patio area. There are communal gardens and the main entrance door is accessed by a communal hallway with front and rear access.

#### RENT RESERVED

The property is currently let for £750 per calendar month (£9000 per annum) A yield of just over 7.8% of the guide price.

#### SERVICE CHARGE & RENT

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

#### TENURE

Leasehold

#### VIEWING

By appointment with the auctioneer



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Our Commercial Property team is recognised in the Legal 500 as a top-tier department. We can assist with all property-related matters, often at short notice which can be critical with auction transactions.

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Offices across Essex and London



## LOT 10

**FREEHOLD INVESTMENT: INCLUDING THE GROUND RENTS FOR 2 COMMERCIAL UNITS AND A RESIDENTIAL FLAT WITH A LEASE THAT HAS ONLY 56 YEARS REMAINING**

### Freehold of, 123-125 High Street, Walton on the Naze, Essex, CO14 8AT

A Freehold investment comprising of the ground rents of two commercial units and a residential flat. The total annual ground rent income is £250 per annum and the residential flat only has 56 years remaining offering the potential future income on renewal.



**GUIDE PRICE: £15,000\*PLUS FEES**

#### LEASE DETAILS

The two commercial units have been sold with 999 year leases from 2002  
Flat 1 has been sold with a 189 year lease from 2019 - No ground rent  
Flat 2- sold with a lease that has only 56 years remaining, ends 2075

#### RENT RESERVED

Each commercial unit is £100 Per Annum with a review 300 years from 2002.  
Flat 1 No Ground rent  
Flat 2 Ground Rent £50 Per Annum

#### TENURE

Freehold

#### N.B.

It is considered that should the leaseholder of flat 2 wish to renew there lease in the near or distant future it could offer a significant income.

#### VIEWING

External viewing only-No appointment required

## LOT 11

**BUY TO LET : A VACANT FREEHOLD BUNGALOW CONSIDERED TO HAVE POTENTIAL FOR A RENTAL INCOME OF £6000 PER ANNUM. A 17.1% YIELD OF THE GUIDE PRICE**

### 18 Sea Way, Jaywick, Clacton-on-Sea, Essex, CO15 2HX

A freehold one bedroom detached bungalow considered to be ideal as a buy to let investment. It is considered that the property with some minor improvements could achieve a rental income of approximately £500 per calendar month (£6000 per annum). This would represent a rental yield of 17.1% of the guide price.



**GUIDE PRICE: £35,000 PLUS FEES**

#### ACCOMMODATION

Kitchen 7'5" x 7'2"  
Lobby  
Shower Room  
Lounge 12'9" x 12'2"  
Bedroom 9'8" x 6'9"

#### EPC RATING

D

#### TENURE

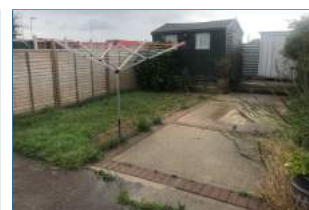
Freehold

#### N.B.

There is a driveway offering parking for one vehicle and gate leading to the entrance door and an enclosed rear garden.

#### VIEWING

By appointment with the auctioneers





## LOT 12

COMMERCIAL FREEHOLD: A GROUND AND BASEMENT LEVEL COMMERCIAL PREMISES FORMALLY LET USED AS A ESTATE AGENTS WITH GROUND RENT INCOME FOR 2 X FLATS



**GUIDE PRICE: £60,000\*PLUS FEES**

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

This three storey building comprises of a ground and lower ground level commercial unit and 2 residential flats above. The flats will both be retained by seller or sold with long leases providing a ground rent income. The shop was previously let out to an estate agent producing an income of £7400 per annum.

#### ACCOMMODATION

Front office/shop floor- 22'2 x 20'3

Back Office- 16'1 x 13'11 inc WC

Kitchen/Staff room- 15'4 x 12'4 inc WC

Basement room-21'3 x 13'3

#### N.B.

There is external access to the front and rear on ground level and the rear of the lower ground level. It is considered that could be possible to convert the unit into smaller commercial or residential units subject to the relevant permissions.

#### PLANNING

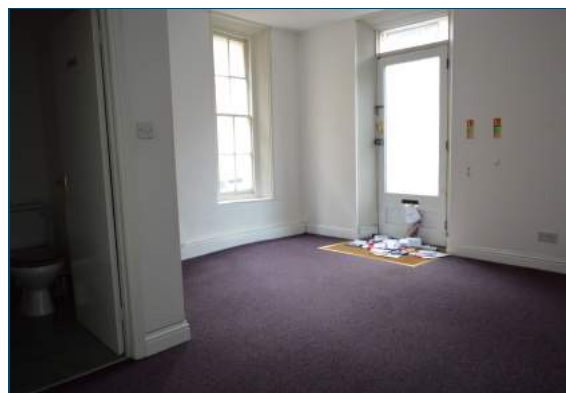
For all planning or change of use queries please contact Tendring District Council on 01255 686161

#### EPC RATING

D

#### RENT RESERVED

The shop is currently vacant but was previously let to an estate agent for £7,400 per annum which would represent a 11.4% of the guide price. For more information relating to the ground rent income from the flats above please refer to the legal pack.



## LOT 13

**BUY TO LET INVESTMENT: A TWO BEDROOM LEASEHOLD FLAT WITH TENANT IN SITU PRODUCING AN ANNUAL INCOME OF £6000. A YIELD OF 8% OF THE GUIDE PRICE**

### Flat 1, 180-182 High Street, Harwich, Essex, CO12 3AP

This first floor flat is located within Harwich town centre within close proximity to Dovercourt Railway station and is currently let on Assured Short hold Tenancy Agreement for £500 per calendar month £6000 per annum. An 8% Yield of the guide price.



**GUIDE PRICE: £60,000\*PLUS FEES**

#### ACCOMMODATION

Approximately 600 square foot (56 square meters) of accommodation including Lounge, Kitchen, Bathroom and two bedrooms

#### EPC RATING

E

#### RENT RESERVED

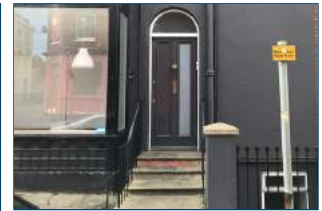
£500 per calendar month  
£6000 per annum  
8% Yield of guide price

#### LEASE DETAILS

We understand from the seller that the property is being sold with a brand new lease with a 999 year term (commonly known as a virtual Freehold). For more information please refer to the legal pack.

#### SERVICE CHARGE & RENT

We understand from the seller that there is no service charge and minimal ground rent. Please refer to the legal pack for further detail.



## LOT 14

**FREEHOLD SITE OF A FORMER WATER MILL MEASURING APPROXIMATELY 0.23 ACRES WITH POTENTIAL FOR DEVELOPMENT SUBJECT TO PLANNING PERMISSION**

### Midge Hole Mill, County Brook Lane, Colne, Lancashire, BB8 7LS

This parcel of land which was once home to the former Midge Hole Water Mill extends to approximately 932 sq m and is considered to hold potential for residential development subject to planning permission.



#### SIZE

The plot measures approximately 0.23 acres

#### TENURE

Freehold

#### PLANNING

For planning enquiries contact the Pendle Borough Council on 01282 661661 - [www.pendle.gov.uk](http://www.pendle.gov.uk)

#### OVERAGES

We are not aware of any overages on the plot. Please see Legal Pack

#### VIEWING

Open Site

#### RESTRICTIONS, EASEMENTS OR COVENANTS

Please see Legal Pack

**GUIDE PRICE: £17,000\*PLUS FEES**



## LOT 15

RESIDENTIAL INVESTMENT: A SEMI DETACHED HOUSE BACKING ONTO OPEN FIELDS IN A RURAL LOCATION IN NEED OF LIGHT REFURBISHMENT WITH POTENTIAL TO EXTEND



**GUIDE PRICE: £165,000 PLUS FEES**

### 11 Sedge Fen, Lakenheath, Brandon, Suffolk, IP27 9LQ

A three bedroom semi detached house located in this rural setting just outside the popular Suffolk village of Lakenheath. The house is in need of some improvement and it is considered that it may be possible to extend the property to the side and/or rear to provide additional accommodation. The house backs and onto open fields and benefits from a driveway as well as front rear and side gardens.

#### ACCOMMODATION

Entrance Hall  
Lounge-11'8" x 11'9"  
Dining Room- 13'5" x 11'8"  
Kitchen- 14'4" x 7'2"  
Lean to- 18'9" x 9'2"  
Landing  
Bedroom 1- 12' x 11'9"  
Bedroom 2- 11'9" x 8'3"  
Bedroom 3- 8'7" x 4'10"  
Shower Room

#### N.B.

It is considered that the refurbished and extend property could be a very popular home to owner occupiers. Its is also considered that the house could with some improvements let on a assured short hold tenancy or be converted to be used as multiple occupation letting ideal for providing accommodation for anyone working in the local farming community.

#### EPC RATING

F

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



## LOT 16

BUY TO LET INVESTMENT: A VACANT FREEHOLD THREE BEDROOM HOUSE REQUIRING SOME REFURBISHMENT THAT IS CONSIDERED TO BE AN IDEAL BUY TO LET INVESTMENT



**GUIDE PRICE: £190,000\*PLUS FEES**

### 55 Cattawade Link, Basildon, Essex, SS14 2QF

A three bedroom terraced house with accommodation comprises of entrance hall, cloakroom, kitchen and lounge/diner. On the first floor are three bedrooms and a family bathroom. The property requires some updating. The property is located in a popular location close to local amenities.

#### ACCOMMODATION

Entrance Hall

Kitchen: 9'8 x 8'8

Lounge/Diner: 20'9 x 15'10 maximum

Cloakroom

Bedroom one: 15'9 x 9'

Bedroom two: 13' x 9'10

Bedroom three: 9' x 7'6

Bathroom

#### EPC RATING

D

#### RENT RESERVED

It is considered that this property when refurbished could achieve around £13,800 PA (£1150 PCM) which represents a potential yield of over 7% on the guide price. For further information on rental figures please contact Max Fordham on 01702 311119

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



David Abbott Estate Agents  
01268 498355





## LOT 17

BUY TO LET INVESTMENT: A VACANT FREEHOLD THREE BEDROOM HOUSE REQUIRING SOME REFURBISHMENT THAT IS CONSIDERED TO BE AN IDEAL BUY TO LET INVESTMENT



**GUIDE PRICE: £190,000\*PLUS FEES**

### 3 Wykes Green, Basildon, Essex, SS14 2PU

A three bedroom terraced house requiring some refurbishment. The accommodation comprises of an entrance hall, cloakroom, spacious kitchen and lounge/diner. On the first floor are three good size bedrooms and a family bathroom. To the rear is a low maintenance garden. The property is situated in a pleasant Cul-de-Sac location.

#### ACCOMMODATION

Entrance Hall  
Cloakroom  
Kitchen: 14'2 x 9'  
Lounge/Diner: 15'9 x 14'9  
Bedroom one: 16' x 8'10  
Bedroom two: 14'9 x 9'10  
Bedroom three: 8'10 x 7'5  
Bathroom

#### EPC RATING

D

#### RENT RESERVED

It is considered that this property when refurbished could achieve around £13,800 PA (£1150 PCM) which represents a potential yield of over 7% on the guide price. For further information on rental figures please contact Max Fordham on 01702 311119

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



David Abbott Estate Agents  
01268 498355



## LOT 18

BUY TO LET INVESTMENT: A GROUND FLOOR APARTMENT CURRENTLY LET PRODUCING AN INCOME OF £9000 PER ANNUM. A YIELD OF OVER 6.2% OF THE GUIDE PRICE.



**GUIDE PRICE: £145,000\*PLUS FEES**

### Apartment 405 Millennium Tower, 250 The Quays, Salford, Lancashire, M50 3SA

A modern one double bedroom fourth floor apartment, overlooking the water in Salford Quays. This stylish, spacious apartment is bright and airy, benefits from a great sized balcony overlooking the quays, high specification kitchen and bathroom.

#### ACCOMMODATION

Lounge  
Kitchen  
Bathroom/wc  
Bedroom  
Balcony

#### LEASE DETAILS

The property benefits from a lease of 150 years from the 1st August 2005

#### EPC RATING

B

#### RENT RESERVED

The property is currently let for £750 per calendar month (£9000 per annum) A yield of just over 6.2% of the guide price.

#### SERVICE CHARGE & RENT

Please refer to the legal pack

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers





## LOT 19

RESIDENTIAL INVESTMENT: A TWO BEDROOM GROUND FLOOR FLAT WITH A PRIVATE REAR GARDEN CONSIDERED TO BE BELOW MARKET VALUE



**GUIDE PRICE: £146,000\*PLUS FEES**

### 125 Ronald Park Avenue, Westcliff-on-Sea, Essex, SS0 9QP

A vacant ground floor flat with Two double bedrooms and its own private entrance, Hardstand to the front and a private 30' rear garden. The property is situation within walking distance to local amenities and Bus routes.

#### ACCOMMODATION

Lounge: 16'3 x 9'7  
Bedroom one: 14' x 9'4  
Bedroom two: 11'3 x 9'3  
Kitchen: 11'3 x 9'3  
Bathroom  
Rear Garden 30'

#### LEASE DETAILS

The property is subject to a lease of 125 years from 1st February 1991. There is also a share of the Freehold

#### EPC RATING

D

#### RENT RESERVED

It is considered that this property could achieve around £9,000 PA (£750 PCM) which represents a potential yield of over 6% on the guide price. For further information on rental figures please contact Max Fordham on 01702 311119

#### TENURE

Leasehold with a share of the Freehold

#### VIEWING

By appointment with the Auctioneers



## LOT 20

MIXED USE PROPERTY: A 17TH CENTENARY DETACHED COTTAGE WITH ATTACHED SHOP CONSIDERED TO HAVE POTENTIAL FOR RESIDENTIAL USE SUBJECT TO PERMISSIONS



**GUIDE PRICE: £225,000 PLUS FEES**

### Kittys Cottage, High Street, Thorpe-le-Soken, Essex, CO16 0DY

A detached freehold cottage dating back to the 17th century with adjoining shop. The cottage itself is well presented with charm and character exposing many original features. It is considered that the property could suit a variety of uses to the occupier including operating a small business from home or creating a granny annex. It is also considered that it may be possible to split the property into 2 or 3 separate dwellings to produce an multi dwelling buy to let investment.

#### ACCOMMODATION

Lounge 3.4m x 3.1m  
Bedroom/Reception 3m x 3.1m  
Dining Room/Study- 2.89m x 2.79m  
Kitchen 3.6m x 2.65m  
Sitting/Dining Room 3.1m x 2.8m  
Potential Shower Room- 1.9m x 1.3m with plumbing  
Conservatory 3m x 2.8m  
First floor landing  
Master Bedroom- 4.1m x 3.35m  
Bedroom Two 2.2m x 2.93m  
First floor bathroom 1.98m x 1.82m  
Shop  
Main space 5.17m x 3.25m  
Store Room 2.28m x 1.3m

#### N.B.

The cottage also benefits from a driveway to the rear and an enclosed garden with rear access

#### PLANNING

Change of use Planning permission was granted in 2015 to convert the shop to residential accommodation to increase the ground floor living space. This Permission has now lapsed. For further details relating to this application please visit the Tendring district council website using Ref: 14/01854/FUL. For all planning enquiries please contact Tendring district council on 01255 686161

#### EPC RATING

E

#### VIEWING

By appointment with the Auctioneers





## LOT 21

COMMERCIAL PROPERTY: RETAIL PREMISES CLOSE TO HIGH STREET WITH POTENTIAL FOR A VARIETY OF USES INCLUDING RESIDENTIAL SUBJECT TO PLANNING PERMISSION



**GUIDE PRICE: £395,000\* PLUS FEES**

### 3-7 Whitegate Road, Southend-on-Sea, Essex, SS1 2LH

A large commercial property forming part of a building located just off the High Street currently operating as a retail shop offering a total area of approx. 7,340 SQ FT (682 SQ M). Occupiers in the immediate vicinity include Caffè Nero, Superdrug, Top Shop and Natwest. Victoria Shopping Centre and the Royals Shopping Centre are nearby, together with some of the town's main car parks.

#### ACCOMMODATION

All floor areas are approximate and have been measured on a net internal (NIA) basis:

Main Retail Area: 6,200 sq.ft (576 sq ms)

Storage: 1,140 sq ft (106 sq ms)

#### LEASE DETAILS

The property has a 999 year lease which commenced on 1st January 2003,

#### N.B.

The property has two parking spaces in the underground car park.

#### PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority, Southend Borough Council, to ensure that any proposed use is in accordance with the current planning policy. Telephone 01702 215004.

#### EPC RATING

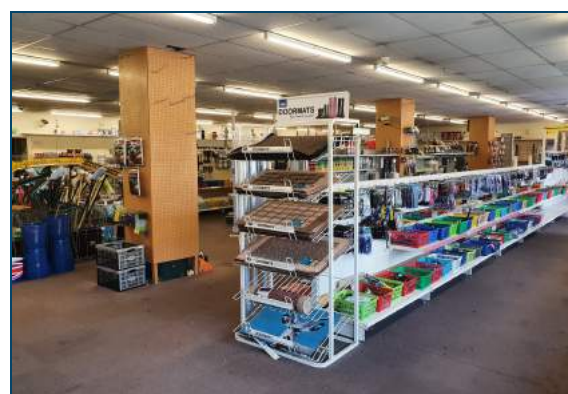
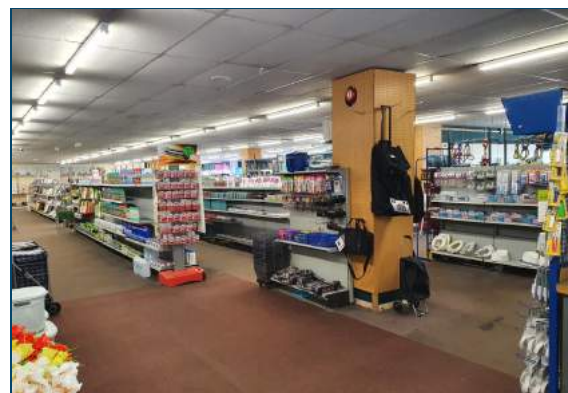
C

#### AUCTIONEERS NOTE

It is considered that the unit offers excellent potential for a variety of different uses or residential development subject to the usual planning and Landlord consent.

#### TENURE

Long Leasehold







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## LOT 22

BUY TO LET INVESTMENT: A LEASEHOLD APARTMENT WITH TENANT IN SITU PRODUCING AN INCOME OF £8,400 PER ANNUM. A YIELD OF JUST OVER 7.5% OF THE GUIDE PRICE



**GUIDE PRICE: £112,000\*PLUS FEES**

### Flat 16 Lauriston Place, 150 Southchurch Avenue, Southend-on-Sea, Essex, SS1 2PF

Spacious one bedroom flat in a purpose built apartment block, located within 5 minutes walk of Southend East Railway station, which allows access to the city in 50 minutes. The first floor flat offers spacious accommodation and has its own private west facing balcony off the lounge and private allocated parking space within a gated area.

#### ACCOMMODATION

Entrance Hallway  
Lounge/Diner: 20'7 x 11'8  
Kitchen: 12'6 x 9'3  
Bedroom: 12'5 x 9'3  
Bathroom

#### LEASE DETAILS

The property is subject to a lease of 199 years from 25th March 1989.

#### EPC RATING

D

#### RENT RESERVED

The property is currently let for £850 per calendar month producing an annual gross income of £10,200 per annum. The assured tenancy agreement expired on the 2nd April 2020 and has reverted to a periodic agreement.

#### AUCTIONEERS NOTE

Video tour available

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



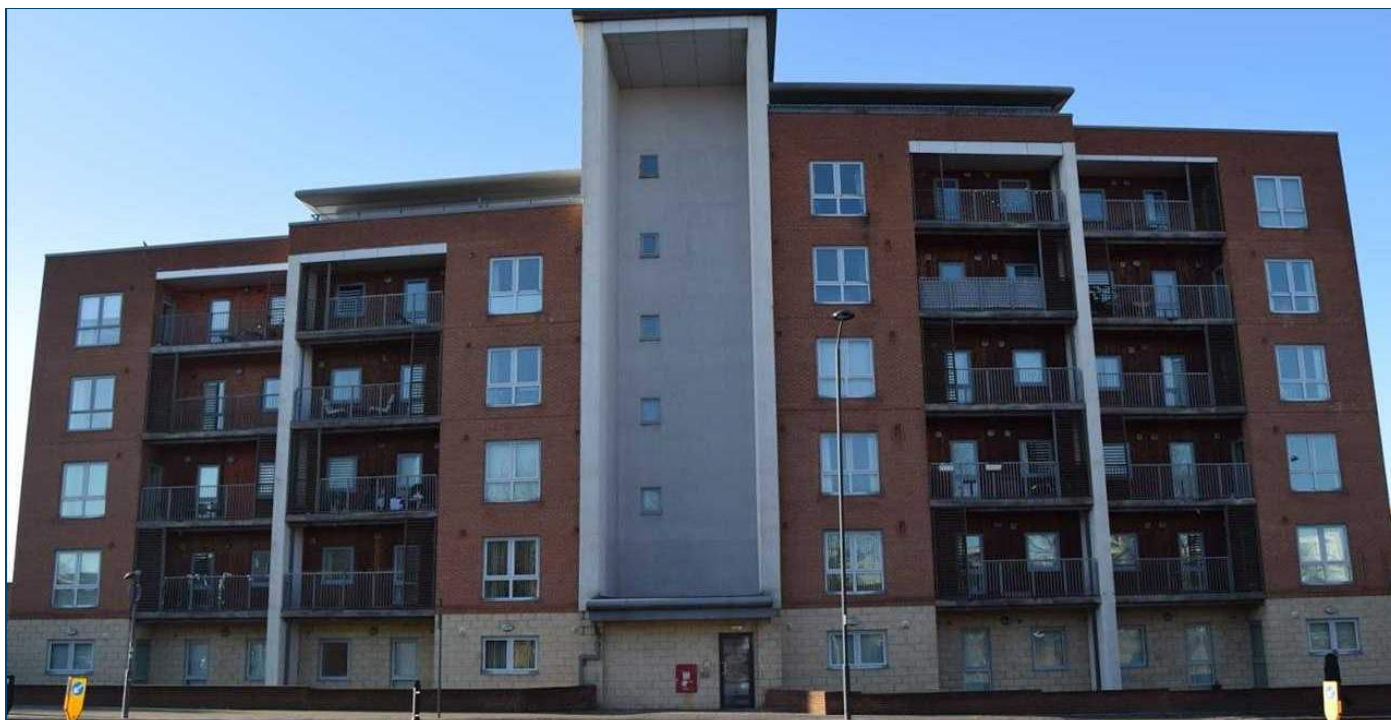
Simon Mellish Auctioneer  
& Ewemove





## LOT 23

BUY TO LET INVESTMENT: A GROUND FLOOR APARTMENT CURRENTLY LET PRODUCING AN INCOME OF £7500 PER ANNUM. A YIELD OF OVER 7.6% OF THE GUIDE PRICE



**GUIDE PRICE: £98,000\*PLUS FEES**

### Apartment 24 Park Lane Plaza, 2 Jamaica Street, Liverpool, Merseyside, L1 0AF

A modern one bedroom apartment with secured gated car park space situated in the Park Lane Plaza development within the Balic triangle Liverpool. The apartment is located well for all transport links out and around the city and is around a five minute walk from Liverpool One and an array of shops, restaurants and bars.

#### ACCOMMODATION

Lounge:  
Fitted Kitchen  
Bedroom  
Bathroom/wc

#### LEASE DETAILS

The property benefits from a lease until the 31st December 2135

#### EPC RATING

C

#### RENT RESERVED

The property is currently let for £625 per calendar month (£7500 per annum) A yield of just over 7.6% of the guide price.

#### SERVICE CHARGE & RENT

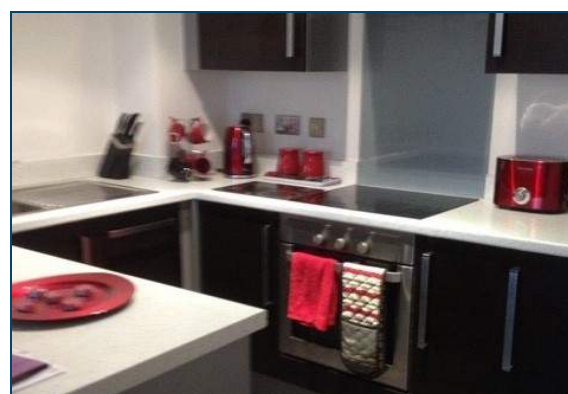
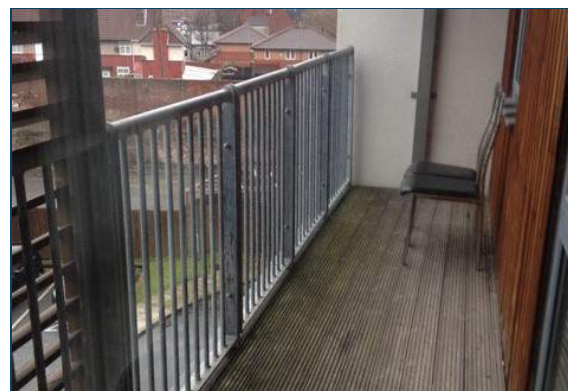
Please refer to the legal pack

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers



## LOT 24

COMMERCIAL INVESTMENT: THREE VACANT LIGHT INDUSTRIAL UNITS, IN NEED OF SOME REPAIR, CONSIDERED TO SUIT A VARIETY OF USES SUBJECT TO NECESSARY CONSENTS



**GUIDE PRICE: £200,000 \* PLUS FEES**

### 95A Prince Avenue, Southend-on-Sea, Essex, SS2 6RL

Located on a private road to the rear of Prince Avenue, are these three freehold light industrial units within a secure gated area. It is considered that with some improvements, the units could make a good buy to let investment or suit owner occupation. It also considered that it may be possible to re-develop the plot subject to planning permission.

#### ACCOMMODATION

Unit 1 (workshop & office) - 1105 Sq Ft

Unit 2 (Store) - 497 sq Ft

Unit 3 (Store) - Within secure gated area- 656 sq Ft

#### N.B.

The Properties are located to the rear of 95 Prince Avenue via there own private access road.

#### PLANNING

For all planning enquiries please contact Southend Borough Council  
01702 215000

#### EPC RATING

E

#### AUCTIONEERS NOTE

For information on rental values, please contact Dedman Gray  
Commercial Department on 01702 311 111

#### TENURE

Freehold

#### VIEWING

By Appointment with the Auctioneers





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## LOT 25

HMO INVESTMENT: A FREEHOLD SEVEN BEDROOM HOUSE OFFERING A POTENTIAL INCOME OF £34,620 PER ANNUM, A YIELD OF JUST UNDER 13% OF THE GUIDE PRICE



**GUIDE PRICE: £280,000\*PLUS FEES**

### 345 South Avenue, Southend-on-Sea, Essex, SS2 4HR

Situated over three floors and placed close to the Southend East C2C rail station is this extended seven bedroom semi-detached house arranged as a 7 bedroom HMO. Four of the seven rooms are currently let producing an annual income of £20,220. It is considered that fully let the property could produce an annual income of £34,620, A Yield of approximately 12.3% of the guide price. We understand the driveway is not being used and can be rented on a separate agreement.

#### ACCOMMODATION

Entrance Hall  
Bedroom One-12'2 x 10'10  
Bedroom Two-10'7 x 9' 8  
Kitchen/Diner-12'2 x 10'1  
Utility Room-10'9 x 6'8  
Shower Room  
Communal Room-10'11x 10'3  
First Floor Landing  
Bedroom Four-12'4 x 10'7  
Bedroom Five-11'11 x 9'3  
Bedroom Six-12,3 x 8'7  
Second Floor Landing  
Bedroom Seven-13'7 x 13'3  
Bathroom  
Rear Garden - 60'

#### EPC RATING

E

#### RENT RESERVED

Room 1-Let for £425.00  
Room 2-Vacant  
Room 3-Vacant  
Room 4-Let For £375.00  
Room 5-Let For £410.00  
Room 6-Vacant  
Room 7- Let for £475.00

#### TENANCY

Please see legal pack

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



## LOT 26

BUY TO LET INVESTMENT: A THREE BEDROOM HOUSE CURRENTLY LET PRODUCING AN INCOME OF £12600 PER ANNUM. A YIELD OF OVER 6.3% OF THE GUIDE PRICE



**GUIDE PRICE: £200,000\*PLUS FEES**

### 10 Colchester Road, Southend-on-Sea, Essex, SS2 6HP

A character three bedroom terraced house offering good sized accommodation. the property is within walking distance of Southend Town Centre and Railway stations.

#### ACCOMMODATION

Entrance Hall  
Lounge: 12'9 x 9'7  
Dining Area: 13'11 x 11'7  
Kitchen: 13'2 x 8'1  
Bedroom one: 13' x 11'1  
Bedroom two: 13'2 x 8'1  
Bedroom three: 7'6 x 6'3  
First floor Bathroom  
Rear Garden

#### EPC RATING

D

#### RENT RESERVED

The property is currently let for £1050 per calendar month producing an annual gross income of £12,600 per annum. The assured tenancy agreement has expired and has reverted to a periodic agreement.

#### AUCTIONEERS NOTE

Please note that Japanese knotweed has been found in the rear garden of this house. The owner has had quotations for remedial treatment. More information is available on request.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 27

DEVELOPMENT OPPORTUNITY: FREEHOLD PLOT OF LAND WITH FORMER PLANNING PERMISSION TO DEVELOP A BLOCK OF 6 X TWO BEDROOM FLATS WITH PARKING



**GUIDE PRICE: £250,000\*PLUS**

### Land to the south east side of, Newland Street, Witham, Essex, CM8 1BE

A Freehold plot of land situated within Witham town centre. Planning permission was previously granted for the development of 6 x two bedroom flats over three floors with parking. The planning has since lapsed however it is considered that it may be possible achieve the same or similar planning permission again.

#### PROPOSED ACCOMMODATION

The site previously had planning to build 6 x two bedroom apartments consisting of lounge, kitchen, two bedrooms and bathroom. There will be parking and bin storage.

#### N.B.

It is considered that apartments of this type in this location will be a popular choice for first time buyers and buy to let investors. For more information relating to potential development value please contact the auctioneer. For all enquiries relating to planning permission please contact Braintree District council on 01376 552525.

#### PLANNING

Planning was passed on 15th December 2005 and has since lapsed. Details can be found on the Braintree District Council website, reference - 05/02506/FUL

#### AUCTIONEERS NOTE

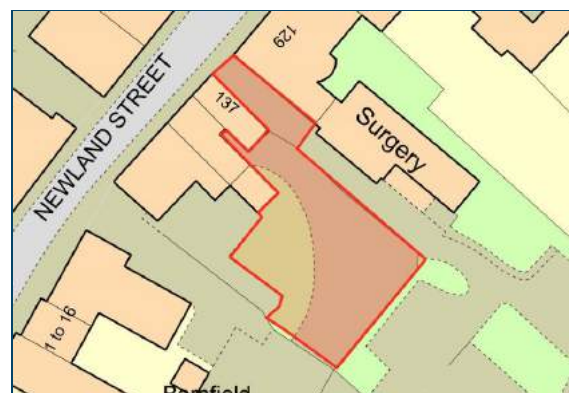
There is a section of land which is currently unregistered however the sellers will be providing a statutory declaration within the legal pack

#### TENURE

Freehold

#### VIEWING

Open Site





## LOT 28

COMMERCIAL INVESTMENT/POTENTIAL DEVELOPMENT: MEASURING APPROX 49 ACRES  
HOUSING A RANGE OF BUILDINGS PRODUCING AN ANNUAL INCOME OF £107,460



**GUIDE PRICE: £1,200,000 PLUS FEES**

### Roselawn Farm, Main Road, Broomfield, Chelmsford, Essex CM1 7AG

A range of agricultural and equestrian buildings with adjoining livery yard and ménage providing scope for alternative uses (subject to planning) with adjoining grazing land and telecommunications mast, extending in all to approximately 49 acres (19 Hectares). The property operates as a DIY livery with capacity for around 20 horses. The livery includes a ménage and lunging arena. The former farm buildings are also utilised for commercial storage and workshop uses currently let producing an overall income of approximately £8,955 per calendar month which includes a telecommunication mast current operated by Arqiva Ltd. The land is divided into several grazing paddocks with lower lying paddocks bounding the River Chelmer.

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

It is considered that the land could serve a variety of future uses including residential development subject to the relevant permissions. We understand the property benefits from electricity, mains water and private drainage. Prospective purchasers must however, make their own enquires as to the availability and suitability of services.

#### **EXISTING PREMISES**

There is approximately 20,000 sq ft of building. The remaining land is divided into several grazing paddocks. The lower lying paddocks bound the River Chelmer and offer summer grazing.

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#### **DIRECTIONS**

The property is accessed from Main Road Broomfield via Saxon Way directly to Roselawn Farm, the property is located within 1.5 miles of Chelmsford City Centre as the crow flies.

#### **RENT RESERVED**

The former farm buildings are also utilised for commercial storage and workshop uses currently let producing an overall income of approximately £8,955 per calendar month (£107,460 per annum) which includes a telecommunication mast current operated by Arqiva Ltd at a rent of £6,800pa

#### **PLANNING**

The local planning authority is Chelmsford City Council. The property has the benefit of a CLEUD (ref: 09/00440/CLEUD) for the use of land and buildings as a goods vehicle operating centre with associated vehicle repair and servicing. Interested parties must make their own inquiries with Town Planning advisers and/or Chelmsford City Council as to the scope for alternative uses. The sale is subject to an overage condition, whereby 25% in any increase in value derived from planning permission on the buildings and land within 25 years, will be payable to the vendor for uses. For further details please refer to the legal pack.

#### **AUCTIONEERS NOTE**

There are easements in place for an underground electricity cable, mains sewer and gas pipeline.





## LOT 29

REFURBISHMENT OPPORTUNITY: A VACANT LEASEHOLD GROUND FLOOR FLAT WITH OWN GARDEN IN NEED OF SOME MODERNISATION



**GUIDE PRICE: £100,000\*PLUS FEES**

### 225 Elmsleigh Drive, Leigh-on-Sea, Essex, SS9 4JL

This vacant one bedroom ground floor flat is located close to bus routes, local shops and within easy access to Belfairs Park and Golf course. The flat benefits from its own garden and hardstand to the front and requires some modernisation. It is considered that that it would make a good buy to let investment.

#### ACCOMMODATION

Lounge: 16' x 15'7  
Kitchen: 9'9 x 7'  
Bedroom: 11'8 x 9'8  
Bathroom  
Rear Garden

#### LEASE DETAILS

The property is subject to a lease of 99 years from 1st July 2001.

#### EPC RATING

D

#### SERVICE CHARGE & RENT

Please refer to the legal pack for further information

#### AUCTIONEERS NOTE

It is considered, that once refurbished, this property could achieve around £8400 PA (£700 PCM) For more information on rental figures, please contact Max Fordham on 01702 311 119

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



Simon Mellish Auctioneer & Hunt Roche



## LOT 30

DEVELOPMENT OPPORTUNITY: VACANT DETACHED BUNGALOW AND STABLES ON A PLOT OF OVER FIVE ACRES WITH POTENTIAL FOR FUTURE DEVELOPMENT



**GUIDE PRICE: £675,000\*PLUS FEES**

### Argyle Bungalow, Great Burches Road, Benfleet, Essex, SS7 3NG

An opportunity to purchase this three bedroom detached bungalow located in a highly sought after semi-rural location, yet within easy reach of Thundersley Village and its many amenities including local schools, restaurants and shops; major routes and is between Rayleigh and Benfleet stations

This property occupies a plot of approximately 5 acres and would suit someone with equestrian needs, having 3 stables with scope and potential to increase the facilities.

#### ACCOMMODATION

Spacious Entrance Hall

Lounge: 18'11 x 14'11

Kitchen: 11'1 x 8'1

Bedroom one: 15'3 x 11'10 with En-Suite Bathroom

Bedroom two: 15'3 x 11'11

Bedroom three: 11'9 x 11'5

Wet-room

Double Garage

#### PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority, Castle Point Borough Council, to ensure that any proposed use is in accordance with the current planning policy. Telephone 01268 882200.

#### EPC RATING

C

#### AUCTIONEERS NOTE

We understand that the land is subject to an overage uplift of 10% in value if planning permission obtained within 15 years. For further details please refer to the legal pack

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





# Guide Prices, Reserves & General Notes

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction.

Please check our website regularly at [www.dedmangray.co.uk/auction](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.

## Please Note

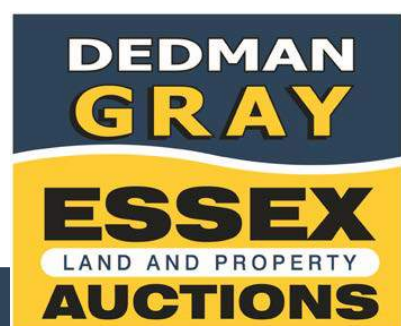
- General conditions and extra conditionals of sale are available on our website [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction)
- All interested bidders are advised to read the general conditions of sale prior to bidding.
- The buyer's fee payable on each lot is £750.00 +VAT

All potential buyers are required to register their details before bidding. 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: 30th  
September 2020**

[auction@dedmanauctions.com](mailto:auction@dedmanauctions.com) | 01702 311010

## IMPORTANT NOTES

TO BE READ BY ALL PROSPECTIVE PURCHASERS

1. Prospective purchaser's 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. 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.
4. 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.
5. 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.
6. 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. If the value of the sale is less than £5,000 then a deposit of 50% of the purchase price will be taken. 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.
7. The successful purchaser will be required to pay to the Auctioneers a Buyer's Fee of £750+ VAT on signing of the documents for each Lot purchased.
8. 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 on the day.
9. 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.
10. 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 before the day of the auction. You can do this via telephone proxy or online. You can obtain the relevant documentation and or further guidance on this any time by contacting the Auction team prior to the auction.

### 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.

### Legal Documents

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.

### 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 £750 +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/**ONLINE** BID FORM

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 /Online Bid**

I/We would like to arrange a bid by telephone/Online (delete as appropriate) 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 £750+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 \_\_\_\_\_

**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 £750+ 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.

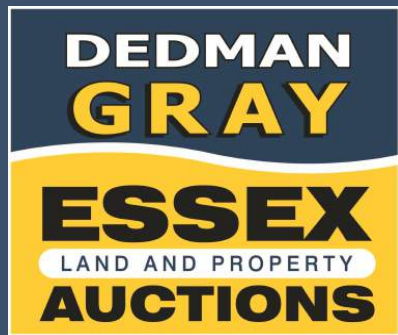
In the event that the telephone/written bid is successful the auctioneer will sign the Memorandum of Sale on behalf of the bidder (a Contract would have been formed on the fall of the hammer).

In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.

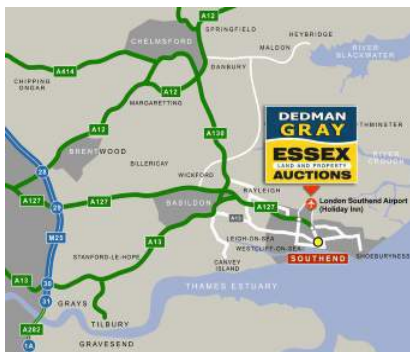
Once delivered to the Auctioneers, the authority to bid is binding on the bidder up to 6.00pm on the following day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post Auction where the bidding has not reached the reserve.

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.





## Future Auction Sales September - December



**Wednesday 29th July 2020 at 2pm**

To be sold strictly by telephone, proxy or online bidding only.  
To obtain the bidding forms please contact Dedman Gray Auctions

**01702 311010**

**[dedmangray.co.uk/auction](https://www.dedmangray.co.uk/auction)**