

The Leading Land & Property Auctioneers In Essex

Wednesday 30th September 2020 at 2pm

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



dedmangray.co.uk/auction





**It is with great sadness and regret that we have recently had to announce the sad passing of our colleague and dear friend
Trevor Wood.**

Trevor has been a crucial part of the Dedman Gray Auction team since joining in February 2015 and he has always shown an absolute commitment to get the best possible outcome and sale price for the clients we represent.

To Honour Trevor's memory and his contribution to Dedman Gray Auctions, we will be holding a one-minute applause before the auction commences.

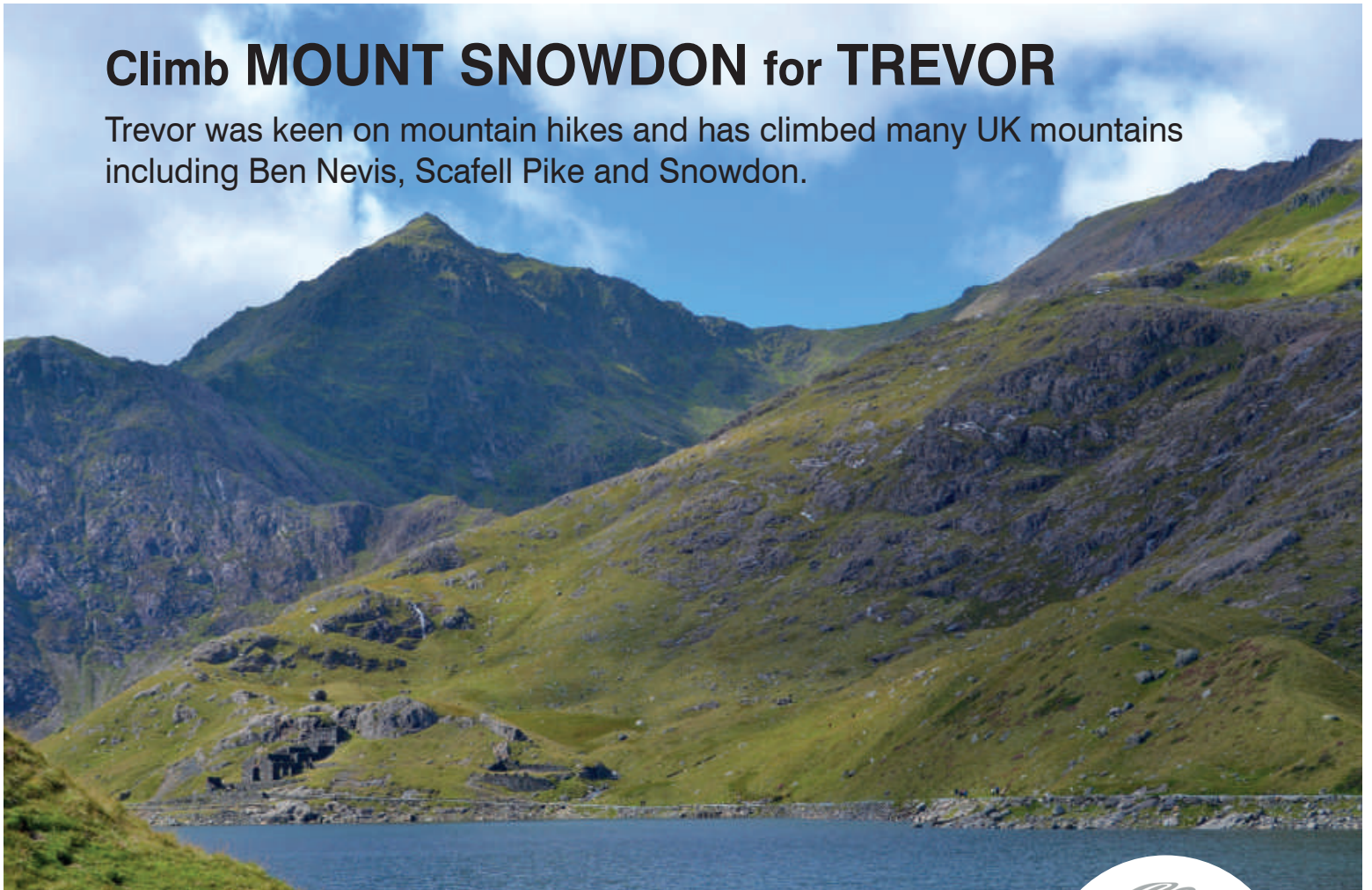
Trevor has been an inspiration to us all and the memories we all have will remain with us forever.

Trevor J Wood
18th July 1980 –21st August 2020



Climb MOUNT SNOWDON for TREVOR

Trevor was keen on mountain hikes and has climbed many UK mountains including Ben Nevis, Scafell Pike and Snowdon.



In honour of Trevor's memory some of the team will be climbing Mount Snowdon on Saturday 17th October 2020.

We will be raising money for:



**Brain Tumour
Research**

Brain Tumour Research is dedicated to raising funds for continuous and sustainable scientific research into brain tumours, and is a leading voice calling for greater support and action for research into what scientists are calling the last battleground against cancer.

To Donate please visit:

<https://www.gofundme.com/f/climb-snowdon-for-trevor-wood>

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



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



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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joel@dedmanauctions.com



Tony Arif - South Essex Auction Consultant

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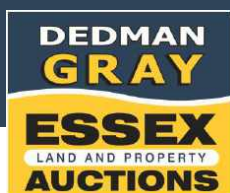
www.dedmangray.co.uk/auction

AUCTION RESULTS FOR 29TH JULY 2020

Lot	Address	Result	Price
1	Land lying to the west and south of a road leading from Maldon to Burnham On Crouch	SOLD	£104,000
2	Land on the North-West side of Outspan, Dairy Farm Meadow, St Osyth, Clacton-On-Sea (CO16 8JG)	SOLD	£134,000
3	Land on the west side of Lawn Lane, Chelmsford, Essex, CM1 6PR	Withdrawn	Withdrawn
4	Land West of Broadway Parade, Hornchurch, Essex, RM12 4RS	Unsold	£11,000
5	103 West Road, Shoeburyness, Essex, SS3 9DT	SOLD	£202,000
6	150 Sutton Road, Southend-on-Sea, Essex, SS2 5ER	SOLD	Undisclosed
7	Plot 14 Penny Royal, Reading, Berkshire, RG8 7SD	Unsold	£10,000
8	18 Watermans, 53-57 Junction Road, Romford, Essex, RM1 3QZ	Unsold	£148,000
9	23 Heybridge Court, Connaught Gardens East, Clacton-on-Sea, Essex, CO15 6JE	Withdrawn	Withdrawn
10	Freehold of, 123-125 High Street, Walton on the Naze, Essex, CO14 8AT	SOLD	£15,000
11	18 Seaway, Jaywick, Clacton-on-Sea, Essex, CO15 2HX	SOLD	£44,000
12	Shop and Freehold, 180-182 High Street Harwich, Essex, CO12 3AP	SOLD	£60,000
13	Flat 2, 180-182 High Street, Harwich, Essex, CO12 3AP	SOLD	£62,500
14	Midge Hole Mill, County Brook Lane, Colne, Lancashire, BB8 7LS	Unsold	£14,000
15	11 Sedge Fen, Lakenheath, Brandon, Suffolk, IP27 9LQ	Unsold	£180,000
16	55 Cattawade Link, Basildon, Essex, SS14 2QF	SOLD	£200,000
17	3 Wykes Green, Basildon, Essex, SS14 2PU	SOLD	£210,000
18	Apartment 405, Millennium Tower, 250 The Quays, Salford, Lancashire, M50 3SA	Withdrawn	Withdrawn
19	125 Ronald Park Avenue, Westcliff-on-Sea, Essex, SS0 9QP	SOLD	£146,500
20	Kittys Cottage, High Street, Thorpe-le-Soken, Essex, CO16 0DY	Unsold	£250,000
21	3-7 Whitegate Road, Southend-on-Sea, Essex, SS1 2LH	Withdrawn	Withdrawn
22	Flat 16, Lauriston Place, 150 Southchurch Avenue, Southend-on-Sea, Essex, SS1 2PF	Unsold	£124,000
23	Apartment 24, Park Lane Plaza, 2 Jamaica Street, Liverpool, Merseyside, L1 0AF	Withdrawn	Withdrawn
24	95a Prince Avenue, Southend-on-Sea, Essex, SS2 6RL	SOLD	£220,000
25	345 South Avenue, Southend-on-Sea, Essex, SS2 4HR	SOLD	£348,000
26	10 Colchester Road, Southend-on-Sea, Essex, SS2 6HP	SOLD	205,000
27	Land to the south east side of, Newland Street, Witham, Essex, CM8 1BE	SOLD	£260,000
28	Roselawn Farm, Main Road, Broomfield, Chelmsford, Essex, CM1 7AG	SOLD	£1,515,000
29	225 Elmsleigh Drive, Leigh-on-Sea, Essex, SS9 4JL	SOLD	£115,000
30	Argyle Bungalow, Great Burches Road, Benfleet, Essex, SS7 3NG	SOLD	£750,000
31a	36 High Street, Great Wakering, Southen-on-Sea, Essex, SS3 0EQ	Unsold	£370,000
32b	29a Gainsborough Drive, Westcliff-on-Sea, Essex, SS0 9AH	SOLD	£104,000
33c	208 York Road, Southend-on-Sea, Essex, SS1 2RX	Unsold	£315,000

TOTAL REALISATION: £4,765,000 CONVERSION 68%

NEXT SALE: SEPTEMBER 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

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 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

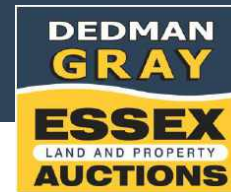
Late Entry Lots are available on our website www.dedmangray.co.uk/auction and will be offered on the day of the Auction in an order to be decided before the Auction day.

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 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



Case Study

CPC Finance and solicitors work together to help investor complete on successful auction bid

Auction finance needs to be organised swiftly in order to complete within the required timescales. This is a case study which showcases the benefits of having finance and legal support present at the auction to help investors.

On 11th December, our investor's bid at the Dedman Gray Auction was successful on a flat to be purchased. The property required refurbishment works to bring it up to the standard required. Working with CPC Finance and using the services of Pinney Talfourd Solicitors, instructing the solicitors was able to happen simultaneously with submitting the application for a short term loan.

By working closely together, over the Christmas period, CPC Finance and Pinney Talfourd helped the client complete on their short term loan on 3rd January.

Julie Griggs, Director, CPC Finance said, "We pride ourselves on going the extra mile for our clients and providing a bespoke service that works to their timescales,

finding the right finance for them. Whether investors are looking for funding to help them with a purchase at auction, or to refinance to support works, there are a variety of options available."

Alexandria Jacobs, Chartered Legal Executive, Pinney Talfourd, added, "We are committed to achieving the best results for our clients and, in this case, working with the team at CPC Finance enabled our client to access their desired property finance within the permitted timescales."

This deal is an example of how auction purchases and the support of experts combine to enable investors to move very quickly from their successful bid to completion.

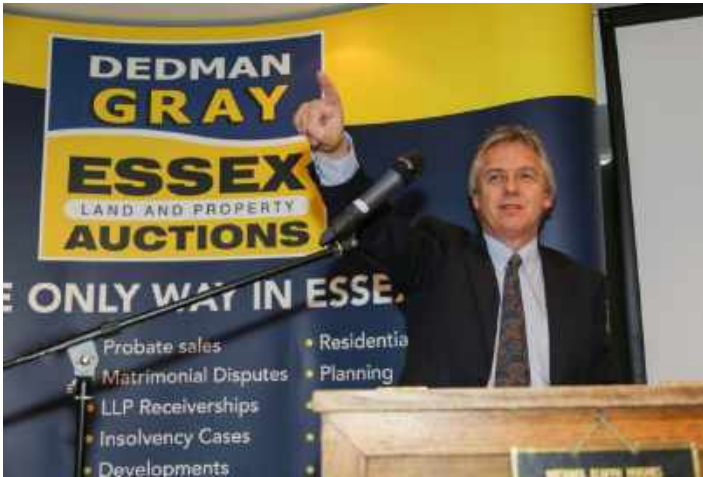


+44 (0)1923 655441



contact@cpcfinance.co.uk

A Word From Our Auctioneers



"Our online auctions with internet, proxy and telephone bidding are certainly proving popular and whilst it seems sometime since we have held a live auction in the room, it certainly hasn't deterred buyers with the results going from strength to strength.

During the recent months with uncertainty in the stock market and employment levels, the property market so far has remained very busy and strong prices are still being achieved by auction.

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 30th September at 2pm

1	Garage at Hazeldene, Rayleigh, Essex, SS6 9LB	£25,000 * PLUS
2	Freehold of 128 High Street, Wivenhoe, Essex, CO7 9AF	£35,000 * PLUS
3	Royal OC Nuclear Bunker, Osier Lane, West Beckham, Holt, Norfolk, NR25 6PL	£17,000 * PLUS
4	Land to North of Osier Lane, West Beckham, Holt, Norfolk, NR25 6PL	£4,000 * PLUS
5	Midge Hole Mill, County Brook Lane, Colne, Lancashire, BB8 7LS	£10,000 * PLUS
6	Land on the North-West side of Outspan, Dairy Farm Meadow, St. Osyth, Essex, CO16 8JG	£90,000 * PLUS
7	Mount Bovers Farmhouse, Mount Bovers Lane, Hockley, Essex, SS5 4JE	£1,100,000 * PLUS
8	9b Winborne Road, Southend-on-Sea, Essex, SS2 5JG	£15,000 * PLUS
9	36b Elderton Road, Westcliff-on-Sea, Essex, SS0 8AQ	£75,000 * PLUS
10	Flat 6 Lennard House, High Street, Aveley, South Ockendon, Essex, RM15 4BL	£150,000 * PLUS
11	263a North Road, Westcliff-on-Sea, Essex, SS0 7AB	£110,000 * PLUS
12	34-38 Spa Road, Hockley, Essex, SS5 4PH	£280,000 * PLUS
13	Apartment 405 Millennium Tower, 250 The Quays, Salford, Lancashire, M50 3SA	£135,000 * PLUS
14	Apartment 24 Park Lane Plaza, 2 Jamaica Street, Liverpool, Merseyside, L1 0AF	£98,000 * PLUS
15	5D Radnor Place, Liverpool, Merseyside, L6 4BD	£55,000 * PLUS
16	7D Radnor Place, Liverpool, Merseyside, L6 4BD	£55,000 * PLUS
17	11 Sedge Fen, Lakenheath, Brandon, Suffolk, IP27 9LQ	£150,000 * PLUS
18	Grasslands, Southend Arterial Road, Hornchurch, Essex, RM11 3UB	£900,000 * PLUS
19	61 Southview Drive, Westcliff-on-Sea, Essex, SS0 9QA	£250,000 * PLUS
20	136A, B & C Bartram Avenue, Braintree, Essex, CM7 3RA	£250,000 * PLUS
21	136D Bartram Avenue, Braintree, Essex, CM7 3RA	£130,000 * PLUS
22	Pathways to rear of 30-37 Merebank Lane, Croydon, Surrey, CR0 4NP	£2,000 * PLUS
23	Pathways to rear of 13-31 Merebank Lane, Croydon, Surrey, CR0 4NP	£2,000 * PLUS
24	Flat 5, 42 Leopold Road, Felixstowe, Suffolk, IP11 7NP	£55,000*PLUS
25	Flat 6, 42 Leopold Road, Felixstowe, Suffolk, IP11 7NP	£55,000*PLUS
26	95/95A Leigh Road, Leigh-on-Sea, Essex, SS9 1JL	£325,000 *PLUS
27	70 Westcliff Park Drive, Westcliff-on-Sea, Essex, SS0 9LP	£375,000 *PLUS
28	Harrys Bar & Restaurant, High Street, Thorpe-le-Soken, Essex, CO16 0EA	£275,000 *PLUS
29	8 Prince Albert Road, West Mersea, Essex, CO5 8AN	£240,000 *PLUS
30	45 Riviera Drive, Southend-on-Sea, Essex, SS1 2QT	£110,000 * PLUS
31	33 Kenningtons Cottages, Romford Road, South Ockendon, Essex, RM15 4XA	£160,000 *PLUS
32	Pyne Cottage, Spring Elms Lane, Little Baddow, nr Chelmsford, Essex, CM3 4SG	£225,000 *PLUS
33	208 York Road, Southend-on-Sea, Essex, SS1 2RX	£265,000 *PLUS
34	6 Hadleigh Road, Leigh-on-Sea, Essex, SS9 2DY	£350,000 * 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 36b

REFURBISHMENT OPPORTUNITY: A DETACHED FREEHOLD BUNGALOW WITH GARAGE ON A CORNER PLOT IN NEED OF REFURBISHMENT AND IMPROVEMENT.



GUIDE PRICE: £150,000 PLUS FEES

1 Edware Road, Clacton-on-Sea, Essex, CO16 7HH

A two bedroom detached bungalow situated on a corner plot on the popular Wheatlands development of Clacton on Sea. There is a garage with electric up and over door and a fully enclosed rear garden. The property requires some modernisation and there are visible surface cracks. It is considered that these cracks maybe the result of past or ongoing structural movement however buyers should conduct their own investigations into this.

ACCOMMODATION

Lounge/Diner 18'4 x 18' max. (5.60m x 5.50m)

Kitchen 9'6 x 7'10 (2.90m x 2.40m)

Bedroom One 11'5 x 9'6 (3.50m x 2.90m)

Bedroom Two 8'10 x 7'10 (2.70m x 2.40m)

Bathroom

N.B.

The property stands on a corner plot and mainly laid to lawn with driveway leading to garage with electric roller door, personal door to the fully enclosed rear garden that measures approximately 50' in width.

AUCTIONEERS NOTE

We have been advised that the property was recommended to be referred to a structural engineer following a survey from a RICS qualified surveyor due to surface cracks and possible movement.



TENURE

Freehold

VIEWING

By appointment with the auctioneers

JOINT AUCTIONEER



Stoneridge Estates
01255 435858



LOT 35a

RESIDENTIAL INVESTMENT: A ONE BEDROOM GROUND FLOOR FLAT WITH A OWN REAR GARDEN AND PARKING CONSIDERED TO BE BELOW MARKET VALUE



GUIDE PRICE: £110,000 PLUS FEES

7 Southchurch Avenue, Southend-on-Sea, Essex, SS3 9BA

This one bedroom ground floor apartment is situated just off the High Street and located close to local shops, Shoebury train Station and access to East Beach. The property benefits from its own garden and parking space.

ACCOMMODATION

Lounge: 16'3 x 9'2
Kitchen: 11'5 x 5'2
Bedroom: 14'1 x 9'8
Shower:
Conservatory:
Own Garden

LEASE DETAILS

The property is subject to a lease of 99 years from 29th September 1986.

N.B.

It is considered that this property could achieve a sales figure in the region of £165,000 once a lease renewal has been completed. For more information on sales figures, please contact our Residential Sales Team on 01702 311 042

EPC RATING

D

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 1

GARAGE INVESTMENT: A VACANT FREEHOLD DOUBLE GARAGE SITUATED WITHIN A BLOCK OF FOUR GARAGES LOCATED IN A RESIDENTIAL AREA

Garage at, Hazeldene, Rayleigh, Essex, SS6 9LB

A freehold double garage located in a residential part of Rayleigh. The garage would make an ideal buy to let investment. The Garage is conveniently placed within walking distance to Rayleigh Railway station with trains into London Liverpool Street.



GUIDE PRICE: £25,000 PLUS FEES

ACCOMMODATION

Internal measurement:
16'2 x 16'2

N.B.

It is considered that the garage would make an ideal Buy to Let investment or alternatively a parking/storage facility for an owner occupier. We have been advised that there is no power supply to the garage.

AUCTIONEERS NOTE

The Garage is located in a Cul-de-Sac between numbers 46 & 50 Deepdene Avenue, Rayleigh.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 2

GROUND RENT INVESTMENT: A FREEHOLD BLOCK OF 8 APARTMENTS ALL SOLD ON LONG LEASES PRODUCING AN ANNUAL GROUND RENT INCOME OF £2000 PER ANNUM

Freehold of, 128 High Street, Wivenhoe, Essex, CO7 9AF

This Historic building located in this desirable area was converted to apartments in 2018. There are 8 apartments in total all sold on long leases with a ground rent of £250 per annum per flat. Producing a total annual income of £2000 per annum.



GUIDE PRICE: £35,000 PLUS FEES

ACCOMMODATION

8 x Apartments all sold on long leases.

LEASE DETAILS

All leases were issued with a term of 125 years from 2018 and 2019.

N.B.

This building is located within the Heart of this popular waterfront town on the outskirts of Colchester within close proximity to Essex University

RENT RESERVED

Each flat pays a ground rent of £250 per annum producing a total income of £2000 per annum

TENURE

Freehold

VIEWING

External viewing only



LOT 3

PIECE OF HISTORY: A FREEHOLD UNDERGROUND NUCLEAR BUNKER WITH SURROUNDING LAND ACCESSED BY CAST IRON GATES IN A RURAL LOCATION



GUIDE PRICE: £17,000 PLUS FEES

Royal OC Nuclear Bunker, Osier Lane, West Beckham, Holt, Norfolk, NR25 6PL

This Nuclear Bunker is believed to have been built in 1961 and is one of 1560 built to the same design to meet the nuclear threat of that era. The bunker lies beneath a parcel of land that is enclosed by hedging and fencing and accessed via secure iron gates. We understand that the bunker was still under the ownership of the ministry of defence and manned part time until as recently as 1991.

N.B.

The plot measures approximately 250 square meters and is surrounded by mature trees and hedges and accessed via cast iron gates.

The bunker itself lies 3.6 meters below ground and measures approx 5.5m x 2.25m internally including a small room designed for a chemical loo as well as the mainspace.

PLANNING

For all planning enquiries please contact North Norfolk District Council on 01263 513811

AUCTIONEERS NOTE

The current owner has kept the bunker as a time capsule to represent the history of its original use. Various items of furniture documents and chattels will remain and are included in the sale.

TENURE

Freehold

VIEWING

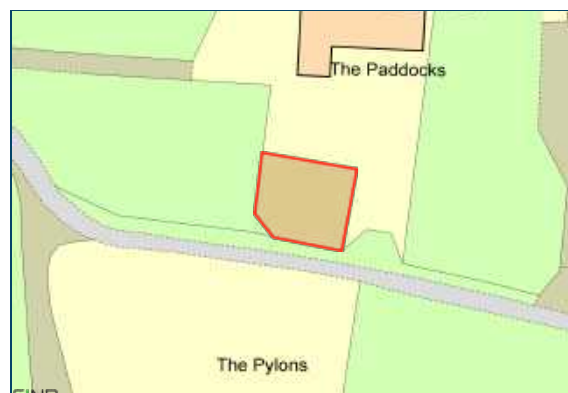
Video available. Bunker not available to view for health and safety reasons

JOINT AUCTIONEER

**WHIRLEDGE
& NOTT**

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

01268 783377



LOT 4

LAND INVESTMENT: A FREEHOLD PARCEL OF LAND WITH ROADSIDE ACCESS IN A RURAL LOCATION MEASURING JUST UNDER 0.3 ACRES SURROUNDED BY TREES AND HEDGES

Land to North of, Osier Lane, West Beckham, Holt, Norfolk, NR25 6PL

A parcel of land located to the north side of Osier lane, on the outskirts of the village of West Beckham. The land is surrounded by various trees and hedges offering seclusion from neighbouring land and properties. The land was formerly used to grow daffodils and It is considered that it could suit a variety of uses subject to the necessary consent.



GUIDE PRICE: £4,000 PLUS FEES

SIZE

The Plot measures Approximately 0.287 acres (1162 Square meters) as measured by Edozo online mapping.

PLANNING

For all planning enquiries please contact North Norfolk District Council on 01263 513811

NB.

We are advised that the land has previously been used to grow daffodils and the current owners have planted various trees creating a more secluded plot.

VIEWING

Open Site

JOINT AUCTIONEER
WHIRLEDGE & NOTT
CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

01268 783377



LOT 5

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.



GUIDE PRICE: £10,000 PLUS FEES

SIZE

The plot measures approximately 0.23 acres

PLANNING

For planning enquiries contact Pendle Borough Council 01282 661661- www.pendle.gov.uk

RESTRICTIONS, EASEMENTS OR COVENANTS

Please see Legal Pack

TENURE

Freehold

OVERAGES

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

VIEWING

Open Site

LOT 6

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



GUIDE PRICE: £90,000 PLUS FEES

Land on the North-West side of Outspan, Dairy Farm Meadow, St. Osyth, Essex, CO16 8JG

A vacant plot of land 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.

N.B.

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.

It is considered that it may be possible to develop the land for a variety of uses, subject to the relevant permissions.

PLANNING

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

AUCTIONEERS NOTE

he 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



LOT 7

RESIDENTIAL PROPERTY INVESTMENT: FREEHOLD PARTIALLY LISTED FORMER FARMHOUSE WITH TWO LARGE BARNs ON A 3.5 ACRE PLOT



GUIDE PRICE: £1,100,000 PLUS FEES

Mount Bovers Farmhouse, Mount Bovers Lane, Hockley, Essex, SS5 4JE

Situated in one of the most picturesque positions to live within Hockley and Hawkwell is this stunning, partially listed former farmhouse, on an elevated plot of approximately 3.5 acres surrounded by open countryside. Approached via a private lane with electric gates leading to a sweeping driveway with the benefit of large detached barn, picturesque lake and tennis court.

ACCOMMODATION

Reception Hall
Sitting Room
Kitchen Breakfast Room
Lounge and Dining Room
Utility/Shower Room
Conservatory
Four bedrooms
Family Bathroom
Two Barns
Gardeners office
Workshop
Garage

PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority, Rochford District Council, to ensure that any proposed use is in accordance with the current planning policy. Telephone 01702 318191

AUCTIONEERS NOTE

There are two large barns which has all the accommodation for running a business from home which the vendor has successfully been doing for many years.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 8

STORAGE INVESTMENT OPPORTUNITY: A VACANT FREEHOLD STORAGE UNIT WITH BATHROOM FACILITIES LOCATED WITHIN A RESIDENTIAL AREA



GUIDE PRICE: SOLD PRIOR

9b Wimborne Road, Southend-on-Sea, Essex, SS2 5JG

A detached freehold storage unit with a shower room, a mezzanine storage area and a small secure courtyard. The property is located in a popular residential area and is considered to be an ideal investment or alternatively as a storage/workshop facility for an owner occupier.

ACCOMMODATION

Storage area 11'9 x 20'7

Mezzanine area 8'6 x 6'3

Shower Room

Power and Water supply

N.B.

It is considered to be an ideal investment or alternatively as a storage/workshop facility for an owner occupier.

EPC RATING

E

AUCTIONEERS NOTE

Please note that the unit has no vehicle access and has pedestrian access only.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 9

RESIDENTIAL INVESTMENT: A VACANT GROUND FLOOR FLAT WITH PRIVATE GARDEN CLOSE TO WESTCLIFF STATION OFFERED WITH A LEASE WITH 64 YEARS REMAINING



GUIDE PRICE: £75,000 PLUS FEES

36B Elderton Road, Westcliff-on-Sea, Essex, SS0 8AQ

This vacant one bedroom ground floor flat with its own private garden is situated within easy access to Westcliff-on-Sea mainline railway station with trains into London. The property is within walking distance of local shops and the London Road.

ACCOMMODATION

Communal entrance
Lounge: 17'9 x 10'2
Kitchen: 9'6 x 6'4
Bedroom: 11'8 x 7'5
Shower Room
Private Garden

LEASE DETAILS

The property is subject to a lease of 99 years from 22 November 1985

N.B.

It is considered that this property when refurbished could achieve around £6,600 PA (£550 PCM) which represents a potential yield of over 8% on the guide price. For further information on rental figures please contact Max Fordham on 01702 311119

EPC RATING

D

TENURE

Leasehold

VIEWING

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LOT 10

BUY TO LET INVESTMENT: A FIRST FLOOR APARTMENT CURRENTLY LET PRODUCING AN INCOME OF £10,080 PER ANNUM. A YIELD OF OVER 6.7% OF THE GUIDE PRICE



GUIDE PRICE: £150,000 PLUS FEES

Flat 6 Lennard House, High Street, Aveley, South Ockendon, Essex, RM15 4BL

A two bedroom first floor apartment with a number of benefits including gas central heating, double glazing, communal garden, garage and allocated parking. The property is located in Aveley village, conveniently situated for local shops and amenities. It is considered that the property would make an good Buy to Let investment or would suit an owner occupier.

ACCOMMODATION

Lounge: 16'5 x 11'8
Kitchen: 8'10 x 8
Bedroom 1: 11'4 x 10'9
Bedroom 2: 9'4 x 7'9
Bathroom/w.c
Communal Garden
Garage and Allocated Parking

LEASE DETAILS

The property is subject to a lease of 199 years from 24th June 1981.

EPC RATING

C

RENT RESERVED

The property is currently let for £840 per calendar month (£10,080 per annum) A yield of just over 6.7% of the guide price.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 11

BUY TO LET INVESTMENT: A VACANT LEASEHOLD FIRST FLOOR FLAT REQUIRING SOME REFURBISHMENT THAT IS CONSIDERED TO BE AN IDEAL BUY TO LET INVESTMENT



GUIDE PRICE: £110,000 PLUS FEES

263A North Road, Westcliff-on-Sea, Essex, SS0 7AB

A one bedroom first floor flat requiring some refurbishment. The property is situated within easy access to Southend Town Centre and Railway Stations. It is considered that with some minor improvements could achieve a rental income of approximately £625 per calendar month (£7,500 per annum). This would represent a rental yield of over 6.8% of the guide price.

ACCOMMODATION

Lounge: 14'3 x 12'3
Kitchen: 13'4 x 9'11
Bedroom: 11'10 x 9'2
Bathroom
Separate W.C.

LEASE DETAILS

The property is subject to a lease of 199 years from 7th May 1980.

EPC RATING

E

RENT RESERVED

It is considered that this property could achieve around £7,500 PA (£625 PCM) which represents a potential yield of over 6.8% on the guide price. For further information on rental figures please contact Dedman Gray on 01702 311119

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 12

DEVELOPMENT OPPORTUNITY: THREE VACANT ADJOINING LOCK UP SHOPS WITH POTENTIAL TO REDEVELOP TO A MIXED USE INVESTMENT.



GUIDE PRICE: £280,000 PLUS FEES

34 - 38 Spa Road, Hockley, Essex, SS5 4PH

The property is made up of three vacant lock-up shops situated in a popular shopping parade and within walking distance to Hockley Railway Station with Trains into London Liverpool Street. It is considered that there is potential to redevelop the site into a mixed use development of commercial units and apartments, subject to planning permission.

ACCOMMODATION

Shop number 34: 461 sq.ft.
Shop Number 36: 404 sq.ft.
Shop Number 38: 360 sq.ft.

Sizes have taken from the Government Valuations Office Agency
The plan is for guidance purposes only

PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority, Rochford District Council. Telephone 01702 318191

AUCTIONEERS NOTE

We understand that there is one unexpired lease which has now been formerly surrendered, please refer to the legal pack for further information.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 13

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



GUIDE PRICE: £135,000 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 14

BUY TO LET INVESTMENT: A SECOND 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

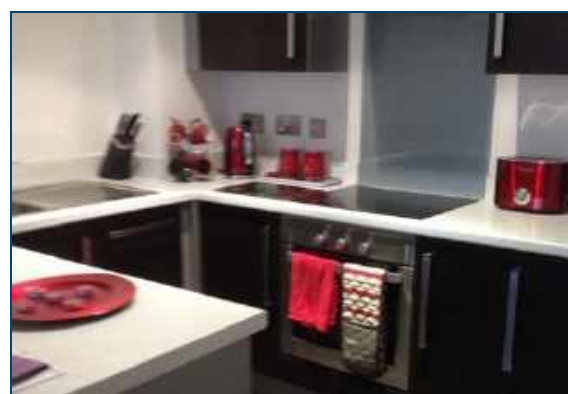
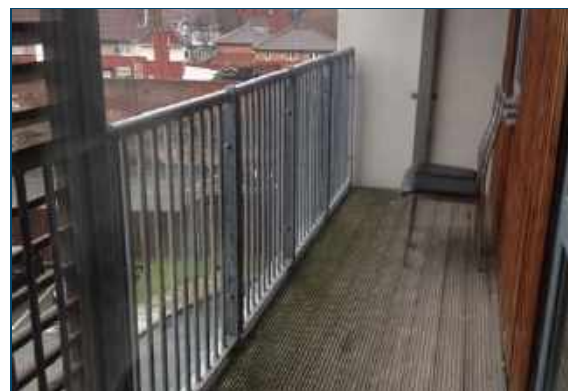
Please refer to the legal pack

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 15

BUY TO LET INVESTMENT: A FIRST FLOOR FLAT WITH TENANT IN SITU PRODUCING AN INCOME OF £4800 PER ANNUM. A 8.7% YIELD OF THE GUIDE PRICE

5D Radnor Place, Liverpool, Merseyside, L6 4BD

A Two bedroom floor flat located in the Tuebrook area of Liverpool benefits from double glazing and gas central heating. The flat is currently let on an Assured Shorthold Tenancy agreement for £400 per calendar month (£4800 per annum) which represents a 8.7% yield of the guide price.



GUIDE PRICE: £55,000 PLUS FEES

ACCOMMODATION

Lounge
Fitted Kitchen
Bedroom One
Bedroom Two
Bathroom

EPC RATING

C

TENURE

Leasehold

LEASE DETAILS

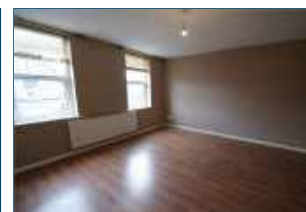
The property is subject to a lease of 125 years from 22 March 2006

VIEWING

By appointment with the Auctioneers

N.B.

Dedman Gray had not inspected this property before this catalogue was produced.

**LOT 16**

BUY TO LET INVESTMENT: A FIRST FLOOR FLAT WITH TENANT IN SITU PRODUCING AN INCOME OF £5100 PER ANNUM. A 9.3% YIELD OF THE GUIDE PRICE

7D Radnor Place, Liverpool, Merseyside, L6 4BD

A Two bedroom floor flat located in the Tuebrook area of Liverpool benefits from double glazing and gas central heating. The flat is currently let on an Assured Shorthold Tenancy agreement for £425 per calendar month (£5100 per annum) which represents a 9.3% yield of the guide price.



GUIDE PRICE: £55,000 PLUS FEES

ACCOMMODATION

Lounge
Fitted Kitchen
Bedroom One
Bedroom Two
Bathroom

EPC RATING

C

TENURE

Leasehold

LEASE DETAILS

The property benefits from a lease of 125 years from 22 March 2006

VIEWING

By appointment with the Auctioneers

N.B.

Dedman Gray had not inspected this property before this catalogue was produced.



LOT 17

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: £150,000 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 18

DEVELOPMENT OPPORTUNITY/COMMERCIAL INVESTMENT: FREEHOLD BUNGALOW ON APPROXIMATELY 7.2 ACRES PLOT WITH A RANGE OF OUTBUILDINGS



GUIDE PRICE: £900,000 PLUS FEES

Grasslands, Southend Arterial Road, Hornchurch, Essex RM11 3UB

A detached bungalow with a double garage on a plot of approximately 7.2 acres with over 4,000 sq. ft. of buildings with additional yards. The property is situated within 300m (as the crow flies) to the A127 Southend Arterial Road and within 2 miles of Hornchurch Town Centre. The bungalow offers potential to redevelop or extend subject to the usual consents.

ACCOMMODATION

Bungalow:

Lounge: 14'9 x 13'7

Kitchen: 13' x 9'5

Dining Room: 14'5 x 13

Bedroom one: 13'11 x 13'

Bedroom two: 13'11 x 13'

Bedroom three/utility room

Shower room

Double Garage

EPC RATING

F

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

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N.B.

We understand that the property is subject to an overage of 15% uplift in value over 20 year period when planning consent is granted for more than 5 residential properties please see legal pack for further details.

EXISTING PREMISES

There are approximately 4,000 sq. ft. of buildings let for commercial workshops and storage with an additional 2,200 sq.ft. former piggery building that requires refurbishment. There are also 3 Lorry Bodies on site that could be used as additional storage. The site has been actively used as a haulage yard for many years until approximately 2010 and has buildings let for commercial activities see legal pack for further details





DIRECTIONS

The property is accessed from Hubbards Close via Essex Gardens, Hornchurch. The property is located within 2 miles of Hornchurch Town Centre.

RENT RESERVED

The commercial buildings are partially utilised for commercial storage and workshop uses currently let producing an overall income of approximately £850 per calendar month (£10,200 per annum). It is considered that there is potential to increase this figure when fully let.

PLANNING

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

Telephone
01708 434343

AUCTIONEERS NOTE

The commercial units have been let on verbal agreements only and it is considered that there is the potential to increase the rental income.





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LOT 19

REFURBISHMENT OPPORTUNITY: A VACANT THREE BEDROOM DETACHED CHALET BUNGALOW CLOSE TO WESTCLIFF TRAIN STATION IN NEED OF REFURBISHMENT



GUIDE PRICE: £250,000 PLUS FEES

61 Southview Drive, Westcliff-on-Sea, Essex, SS0 9QA

A vacant freehold detached chalet bungalow with three bedrooms, garage and parking. Although improvements have been made the bungalow still requires further modernisation and refurbishment. The property is within easy reach of local shops along the London Road and Westcliff Railway Station.

ACCOMMODATION

Entrance porch
Lounge: 11'9 x 10'9
Bedroom one: 11'9 x 11'9
Bathroom: 8'3 x 6'2
Dining Room: 11'3 x 10'2
Kitchen: 9'2 x 8'8
Conservatory: 9'5 x 5'7
Bedroom two: 15'1 x 10'7
Bedroom three: 15'5 x 10'1
Detached garage

EPC RATING

D

AUCTIONEERS NOTE

It is considered that if refurbished to a high standard in keeping with the character of original property the value could exceed £375,000

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 20

BUY TO LET INVESTMENT: A FREEHOLD BLOCK OF 3 FLATS FULLY LET PRODUCING AN INCOME OF £18,000 PER ANNUM. A YIELD OF 7.2% OF THE GUIDE PRICE



GUIDE PRICE: £250,000 PLUS FEES

136A, B & C Bartram Avenue, Braintree, Essex, CM7 3RA

A Freehold residential building containing three one bedroom flats that are all let on Assured Shorthold Tenancies producing a monthly income of £1500 (£18,000 per annum). A yield of 7.2% of the guide price. The Property is located to the east of Braintree offering good access.

ACCOMMODATION

136a-Ground Floor-

Lounge, Kitchen, Bedroom and bathroom plus rear garden

136b- First Floor-

Open Plan Lounge/Kitchen, Bedroom and bathroom plus garden

136c- Second Floor-

Open plan lounge kitchen, bedroom and shower room

EPC RATING

TBC

RENT RESERVED

We are advised that the current rental income is as follows

136a- £500 per calendar month. £6000 per annum

136b-£500 per calendar month. £6000 per annum

136c-£500 per calendar month. £6000 per annum



TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



Kings Property Consultants
01376 320999



LOT 21

BUY TO LET INVESTMENT: A FREEHOLD BUNGALOW CURRENTLY LET OUT PRODUCING AN INCOME OF £8400 PER ANNUM. A 6.4% YIELD OF THE GUIDE PRICE



GUIDE PRICE: 130,000 PLUS FEES

136d Bartram Avenue, Braintree, Essex, CM7 3RA

A One Bedroom detached bungalow with rear garden and carport located to east of braintree giving easy access to the A120 to Colchester and Stansted airport. The property is currently let out on an Assured Shorthold Tenancy for £700 per calendar month (£8400 per annum). A 6.4% yield of the guide price.

ACCOMMODATION

Lounge/Kitchen-5.33m (17'6) max x 4.34m (14'3) max

Bedroom- 3.73m (12'3) x 2.29m (7'6)

Bathroom

EPC RATING

TBC

RENT RESERVED

We have been advised that the property is currently achieving a rental income of £700 per calendar month.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



Kings Property Consultants
01376 320999



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LOT 22

LAND/ALLEYWAYS: A FREEHOLD REAR AND SIDE ALLEYWAY GIVING ACCESS TO THE REAR GARDENS OF PROPERTIES ON MEREBANK LANE

Pathways to rear of 30-37 Merebank Lane, Croydon, Surrey, CR0 4NP

A Parcel of land located to the rear of these five properties providing access to rear gardens. The land is sold with various rights of way and rights of drainage. The land can be accessed from Merebank lane adjacent to number 33 and continues to the rear of number 33, 35, 37 Merebank Lane.



GUIDE PRICE: £2000 PLUS FEES

N.B.

For further details relating to rights of way, any charges or other matters that affect the land please refer to the legal pack.

AUCTIONEERS NOTE

Please be aware that Dedman Gray Auctions have not visited or inspected this land prior to this catalogue being printed.

TENURE

Freehold

VIEWING

No appointment is necessary however if perspective buyers would like to physically see the land then they are welcome to visit however we ask that the residents that benefit from the rights of access to there properties are respected.

LOT 23

LAND/ALLEYWAYS: A FREEHOLD REAR AND SIDE ALLEYWAY GIVING ACCESS TO THE REAR GARDENS OF PROPERTIES ON MEREBANK LANE

Pathways to rear of, 13-31 Merebank Lane, Croydon, Surrey, CR0 4NP

A Parcel of land located to the rear of these properties providing access to rear gardens. The land is sold with various rights of way and rights of drainage. The land can be accessed from Merebank lane to rear of number 31 and continues to the rear of numbers 29,27,25, 23, 21,19,17, 15 and 13 Merebank Lane. It also continues in between numbers 17 and 19.



GUIDE PRICE: £2000 PLUS FEES

N.B.

For further details relating to rights of way, any charges or other matters that affect the land please refer to the legal pack.

Please be aware that Dedman Gray Auctions have not visited or inspected this land prior to this catalogue being printed.

TENURE

Freehold

VIEWING

No appointment is necessary however if perspective buyers would like to physically see the land then they are welcome to visit however we ask that the residents that benefit from the rights of access to there properties are respected.

LOT 24

REFURBISHMENT OPPORTUNITY: A VACANT LEASEHOLD STUDIO APARTMENT IN NEED OF SOME MODERNISATION AND LEASE EXTENSION IDEAL FOR LETTING OR RESALE

Flat 5 42 Leopold Road, Felixstowe, Suffolk, IP11 7NP

A top studio apartment located within Felixstowe town centre close to the seafront. The apartment is on the top floor of a double bay fronted period building and is in need of some refurbishment. It is considered that the refurbished apartment would make a good buy to let investment or suit owner occupation.



GUIDE PRICE: £55,000 PLUS FEES

ACCOMMODATION

Entrance Hall
Lounge/Bedroom 12'9" x 12'8"
Separate Kitchen 13'8" x 6'7" max
Bathroom 10'5" x 6'6"

LEASE DETAILS

We are advised that there are approximately 68 years remaining on the current lease. We have also been informed that the cost to renew the lease has been quoted at approximately £13,000.

SERVICE CHARGE & RENT

We are advised that the service charge inclusive of building insurance is approximately £600 per annum and the ground rent is approximately £70 per annum.

AUCTIONEERS NOTE

For more information on the potential rental income and resale value of the refurbished apartment with a renewed lease please contact the Auctioneers.



TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

LOT 25

REFURBISHMENT OPPORTUNITY: A VACANT LEASEHOLD STUDIO APARTMENT IN NEED OF SOME MODERNISATION AND LEASE EXTENSION IDEAL FOR LETTING OR RESALE

Flat 6 42 Leopold Road, Felixstowe, Suffolk, IP11 7NP

A top studio apartment located within Felixstowe town centre close to the seafront. The apartment is on the top floor of a double bay fronted period building and is in need of some refurbishment. It is considered that the refurbished apartment would make a good buy to let investment or suit owner occupation.



GUIDE PRICE: £55,000 PLUS FEES

ACCOMMODATION

Entrance Hall
Lounge/Bedroom 12'9" x 12'8"
Separate Kitchen 13'8" x 6'7" max
Bathroom 10'5" x 6'6"

LEASE DETAILS

We are advised that there are approximately 68 years remaining on the current lease. We have also been informed that the cost to renew the lease has been quoted at approximately £13,000.

SERVICE CHARGE & RENT

We are advised that the service charge inclusive of building insurance is approximately £600 per annum and the ground rent is approximately £70 per annum.

AUCTIONEERS NOTE

For more information on the potential rental income and resale value of the refurbished apartment with a renewed lease please contact the Auctioneers.



TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

LOT 26

MIXED USE FREEHOLD INVESTMENT PROPERTY. A LOCK UP SHOP CURRENTLY TRADING AS A CAFE PRODUCING £8,500 PA. WITH A LARGE VACANT FLAT ABOVE



GUIDE PRICE: £325,000 PLUS FEES

95/95A Leigh Road, Leigh-on-Sea, Essex, SS9 1JL

Rare opportunity to buy a central Leigh on Sea Freehold Shop investment and a vacant Three bedroom Flat. The property benefits from a rear garden and rear access to the commercial unit and enjoys a very popular trading location in central Leigh on Sea. It is considered the flat may be capable of conversion into two 1-bed apartments, subject to all necessary consents. The property boasts distant estuary views.

ACCOMMODATION

Total commercial floor area 587 sq. ft

Internal Width 13'8 (Max) x Overall Depth 27' 340 sq. ft.

2 Rear Storerooms & WC 235 sq. ft.

Residential

Lounge 14' x 12'

Kitchen 9'9 x 7'2"

Bedroom 1 12'6 x 12'

Bedroom 2 12'2 x 11' 9"

Bedroom 3 8' x 5'3"

Wet room/Bathroom 8'6" x 4'6"

PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority Southend Borough Council Telephone 01702 215004.

EPC RATING

Shop D:

RENT RESERVED

The Shop is currently let on a five year lease from October 2018 producing an income of £8,500 per annum. For further details please refer to the legal pack.

TENURE

Freehold

JOINT AUCTIONEER

Winkworth



Simon Mellish & Winkworths



LOT 27

HMO/REDEVELOPMENT OPPORTUNITY: A DETACHED FREEHOLD SEVEN BEDROOM HMO WITH A POTENTIAL DEVELOPMENT OPPORTUNITY



GUIDE PRICE: £375,000 PLUS

70 Westcliff Park Drive, Westcliff-on-Sea, Essex, SS0 9LP

This detached seven bedroom house with a garage currently arranged as a HMO. Six of the seven rooms and the garage are let producing an annual income of £30,960. It is considered that fully let the property could produce an annual income of over £35,000. The property previously had planning granted in 2007 to convert into two semi-detached dwellings.

ACCOMMODATION

Entrance Hall
Bedroom one: 13'9 x 13'4
Bedroom two: 17'1 x 12'11
Dining Room
Kitchen
Shower Room
First Floor Landing
Bedroom three: 10'8 x 6'5
Bedroom four: 13'10 x 8'9
Bedroom five: 10'5 x 5'7
Bedroom six: 13'9 x 12'3
Bedroom seven: 13'9 x 12'3
Bathroom/shower room

N.B.

We understand that there is a Badgers Set at the rear of the garden. For further information please refer to the legal pack.

PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority, To view the previous planning application please visit the Southend Borough Council planning portal using Ref: 07/01179/FUL. For all other planning enquiries please contact Southend Borough Council on 01702 215004.

EPC RATING

D

RENT RESERVED

Room 1 Let at £425 PCM
Room 2 Let at £385 PCM
Room 3 Let at £345 PCM
Room 4 Let at £425 PCM
Room 5 Vacant
Room 6 Let at £475 PCM
Room 7 £425 PCM
Garage Let at £100 PCM

TENANCY

Please refer to legal pack

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

LOT 28

FREEHOLD COMMERCIAL INVESTMENT: GROUND FLOOR RESTAURANT PREMISES
PRODUCING AN INCOME OF £25,000 PA. A YIELD OF OVER 9% OF THE GUIDE PRICE



GUIDE PRICE: £275,000 PLUS FEES

Harry's Bar & Restaurant, High Street, Thorpe-le-Soken, Essex, CO16 0EA

A Freehold mixed use building comprising a bar/restaurant on the ground floor and a residential property above which has been sold off on a long lease. The property is located within this popular village to the west of Clacton on Sea and benefits from rear shingled car parking space for 8 cars, access to which is shared by the householders in the houses to the rear of the car park.

ACCOMMODATION

Bar/Reception 509 sq.ft. with 12 seats and feature Bar.

Ladies & Gents WC's.

Restaurant 913 sq.ft.

Commercial Kitchen 372 sq.ft.

Exterior:

Cold Store with fridges and freezers.

Rear al-fresco seating 1,162 sq.ft.

LEASE DETAILS

We are advised that the current lease for the bar and restaurant was agreed for a period of 7 years from 2019. For further details please refer to the legal pack.

N.B.

We are advised that this property has been elected to tax and therefore the VAT may be payable on the purchase price. Purchasers should seek their own advice as whether or not VAT will be payable.

RENT RESERVED

We are advised that the rental income for the ground floor premises is £25,000 per annum.

AUCTIONEERS NOTE

The Residential property above was sold in 2016 for a term of 125 years.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 29

LIGHT REFURBISHMENT: A FREEHOLD SEMI DETACHED HOUSE CLOSE TO SEAFRONT CONSIDERED TO BE UNDER MARKET VALUE AND REQUIRING SOME IMPROVEMENT



GUIDE PRICE: £240,000 PLUS FEES

8 Prince Albert Road, West Mersea, Essex, CO5 8AN

A Three bedroom semi detached house with large driveway to front and detached garage to rear. The property is located within close proximity to West mersea beach and local amenities. It is considered that the property could benefit from some modernisation and that the improved property would make an excellent buy to let investment or family home for an owner occupier.

ACCOMMODATION

Hallway
Lounge/Diner 22'5" x 11'8"
Kitchen 10'7 x 8'6"
Landing
Bedroom One 12' x 9'6"
Bedroom Two 11'3 x 7'5"
Bedroom Three 11.9" 6'4"
Bathroom 7'4" x 5'3"

N.B.

There is a detached garage to the rear of the property measuring approximately 21'3" x 8'5" and an enclosed rear garden with both side and rear access. The Driveway to the front offers parking for several vehicles.

EPC RATING

E

AUCTIONEERS NOTE

We are advised that the property has previously suffered some minor movement caused by tree routes however the remedial works were carried out and certification and as well as a full structural survey carried out some years later are available within the legal pack.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 30

RESIDENTIAL INVESTMENT: A GROUND FLOOR FLAT WITH ITS OWN REAR GARDEN. CLOSE TO SOUTHEND EAST RAILWAY STATION. 65 YEARS REMAINING ON CURRENT LEASE



GUIDE PRICE: £110,000 PLUS FEES

45 Riviera Drive, Southend-on-Sea, Essex, SS1 2QT

This one bedroom ground floor flat is located within close proximity to Southend East Mainline station, Southend seafront and local amenities in Southchurch Road. The flat has its own garden and it is considered that that it would make a good buy to let investment or home for an owner occupier home.

ACCOMMODATION

Lounge: 18'6 x 13'9

Bedroom: 12'8 x 9'

Kitchen: 10'1 x 8'5

Bathroom/WC 6'7 x 6'5

Utility area: 8'2 x 6'8

LEASE DETAILS

The property is subject to a lease of 99 years from 25th March 1986.

EPC RATING

C

AUCTIONEERS NOTE

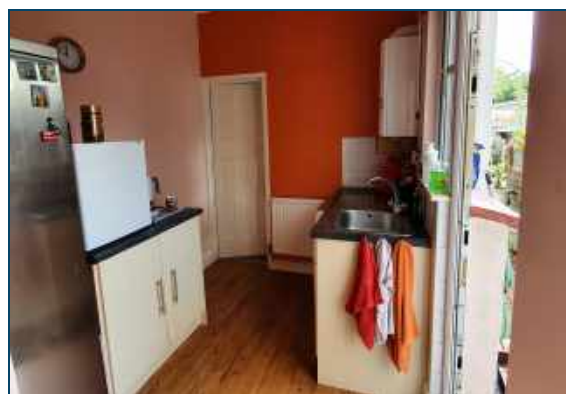
It is considered, that this property could achieve around £7800 PA (£650 PCM) For more information on rental figures, please contact Max Fordham on 01702 311 119

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 31

REGULATED TENANCY INVESTMENT: A FREEHOLD CHARACTER COTTAGE REQUIRING MODERNISATION TO BE SOLD WITH A REGULATED TENANT IN SITU



GUIDE PRICE: £160,000 PLUS FEES

33 Kenningtons Cottages, Romford Road, South Ockendon, Essex, RM15 4XA

A two bedroom terraced period cottage with garden requiring modernisation located in Aveley with great transport links. The property is close to local amenities including Kennington Park. The property is to be sold freehold but is subject to an unwritten tenancy agreement. It is believed that this is a regulated tenancy under the Rent Act 1977.

ACCOMMODATION

Ground Floor

Kitchen - 4.7m x 2.9m (15'5 x 9'6)

Lounge - 4.7m x 3.6m (15'5 x 11'8)

Bathroom - 2.5m x 2.0m (8'2 x 6'7)

Lobby

First Floor

Master bedroom - 4.7m x 3.7m (15'5 x 12'2)

Bedroom 2 - 4.7m x 2.9m (15'5 x 9'5)

EPC RATING

C

RENT RESERVED

The property is currently let on a regulated tenancy producing an income of £525 per calendar month (£6,300 per annum)

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER

**WHIRLEDGE
& NOTT**

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

01268 783377



LOT 32

POTENTIAL DEVELOPMENT OPPORTUNITY: A VACANT FREEHOLD PLOT MEASURING APPROX 0.4 ACRES FORMERLY HOUSING A DETACHED RESIDENTIAL DWELLING



GUIDE PRICE: £225,000 PLUS FEES

Pyne Cottage, Spring Elms Lane, Little Baddow, nr Chelmsford, Essex, CM3 4SG

Pyne Cottage is a former residential dwelling plot in this sought after picturesque village within easy reach of Chelmsford, the A12 and mainline stations. Spring Elms Lane runs east of the village along the edge of the Danbury escarpment with the site offering views north over the Chelmer valley. We are advised that the former dwelling burnt down as a result of a fire in March 2008 and the site has remained disused since. Historically the site had a septic tank, mains water and electricity.

PROPOSED ACCOMMODATION

The Overall plot size extends to 0.16 ha / 0.4 acres. It is considered that it may be suitable for the construction of a substantial detached dwelling subject to planning permission.

N.B.

The site is sold subject to an overage reserving a payment of £50,000 to the Vendors in the event that planning permission is secured for residential redevelopment within 15 years. The sum will be index linked and payment will be due upon implementation of the planning consent or sale of the property with the benefit of consent. For further detail please refer to the legal pack.

PLANNING

Planning Permission will be required for the replacement / erection of a dwelling on this site. For more information relating to planning permission please contact The Local Planning Authority is Chelmsford City Council.

AUCTIONEERS NOTE

Neither the Vendor nor agent can give any warranty as to the availability or suitability of the former services to the dwelling. Purchasers must make their own inquiries of the relevant utility operators. A Preliminary Ecological Assessment and Reptile Report were copies which, together with further information is contained in the legal pack.

TENURE

Freehold

VIEWING

Open Site



JOINT AUCTIONEER

**WHIRLEDGE
& NOTT**

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

Tel: 01245 231123

LOT 33

REFURBISHMENT OPPORTUNITY: A VACANT FREEHOLD PROPERTY SPLIT INTO TWO APARTMENTS WITH PLANNING PERMISSION TO CONVERT BACK TO A HOUSE.



GUIDE PRICE: £265,000 PLUS FEES

208 York Road, Southend-on-Sea, Essex, SS1 2RX

A vacant freehold property is currently arranged as 2 flats, with off street parking for 2 cars. Planning permission was granted in January 2020 to convert the property to one dwelling. It is considered that there could also be potential to convert the property to a HMO subject to planning permission. It also benefits from side access and a south facing garden.

ACCOMMODATION

Ground Floor Flat:

Lounge: 12'5 x 12'1

Bedroom: 15' x 13'11

Kitchen: 13'5 x 12'11

Bathroom/wc

First Floor Flat:

Lounge: 18'10 x 15'

Bedroom one: 12'6 x 12'5

Bedroom two: 8'6 x 7'9

Kitchen: 11'7 x 10'7

Bathroom/WC

Approximate total area: 173 sq.m. (1,862 sq.ft.)

PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority,

To view the current planning application please visit the Southend Borough Council planning portal using Ref: 19/02037/FUL. For all other planning enquiries please contact Southend Borough Council on 01702 215004.

EPC RATING

Ground Floor Flat - D

First Floor Flat - D

AUCTIONEERS NOTE

It is considered that the property may be Ideal investment opportunity with multiple options either as two separate flats or a large HMO with seven en-suite bedrooms subject to planning permission.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 34

REFURBISHMENT OPPORTUNITY: A VACANT DETACHED HOUSE WITH RIVER VIEWS IN NEED OF REFURBISHMENT AND POTENTIAL FOR ADDITIONAL ACCOMMODATION



GUIDE PRICE: £350,000 PLUS FEES

6 Hadleigh Road, Leigh-on-Sea, Essex, SS9 2DY

Situated in an enviable position south of Leigh Broadway is this detached two bedroom character cottage with estuary views. The property requires some refurbishment and it is considered that there could be potential for a loft room and roof terrace subject to the relevant permissions. The property is within walking distance of the Broadway and only minutes away from Old Leigh and Leigh on sea Railway Station.

ACCOMMODATION

Lounge: 12'9 X 10'11
Dining Room: 12'9 x 10'11
Kitchen: 10'3 x 8'5
Utility area: 7'5 x 5'7
Bedroom one: 10'11 x 10'11
Bedroom Two: 10'11 x 10'11
Bathroom WC

N.B.

It is considered that once a programme of refurbishment has been completed the property could achieve a sales figure of around £500,000.

PLANNING

For all planning enquiries please contact Southend Borough Council on 01702 215004.

EPC RATING

G

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



Guide Prices, Reserves & General Notes

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

Please check our website regularly at www.dedmangray.co.uk/auction and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

Important information about guide prices and reserve prices

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

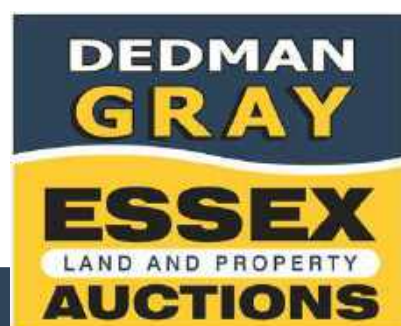
Please Note

- General conditions and extra conditionals of sale are available on our website www.dedmangray.co.uk/auction
- All interested bidders are advised to read the general conditions of sale prior to bidding.
- The buyer's fee payable on each lot is £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:
December 2020**

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.

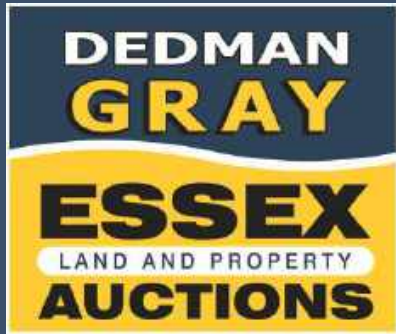
In the case of written bids, Dedman Gray Auctions Limited staff will compete in the bidding up to the maximum of the authorization. Dedman Gray Auctions Limited reserves the right not to bid on behalf of telephone/ written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, 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 December



Wednesday 30th September 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)