

## The Leading Land & Property Auctioneers In Essex

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**Wednesday 9th December 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



## **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.

**01702 311051 or 07799 895293**

joel@dedmanauctions.com



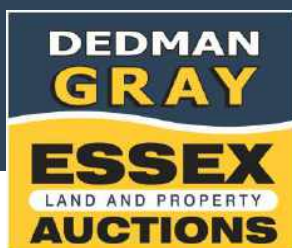
## **Tony Arif** - South Essex Auction Consultant

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.

**01702 311010 or 07832 417417**

tony@dedmanauctions.com

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



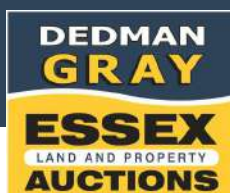
# The Leading Land & Property Auctioneers In Essex

## AUCTION RESULTS FOR 30th SEPTEMBER 2020

Lot	Address	Result	Price
1	Garage at Hazeldene, Rayleigh, Essex, SS6 9LB	SOLD	£26,800
2	Freehold of 128 High Street, Wivenhoe, Essex, CO7 9AF	Withdrawn	Withdrawn
3	Royal OC Nuclear Bunker, Osier Lane, West Beckham, Holt, Norfolk, NR25 6PL	SOLD	£27,500
4	Land to North of Osier Lane, West Beckham, Holt, Norfolk, NR25 6PL	SOLD	£27,000
5	Midge Hole Mill, County Brook Lane, Colne, Lancashire, BB8 7LS	Withdrawn	Withdrawn
6	Land on the North-West side of Outspan, Dairy Farm Meadow, St. Osyth, Essex, CO16 8JG	Withdrawn	Withdrawn
7	Mount Bovers Farmhouse, Mount Bovers Lane, Hockley, Essex, SS5 4JE	SOLD	£1,140,000
8	9b Wimborne Road, Southend-on-Sea, Essex, SS2 5JG	SOLD	Undisclosed
9	36b Elderton Road, Westcliff-on-Sea, Essex, SS0 8AQ	SOLD	£75,000
10	Flat 6 Lennard House, High Street, Aveley, South Ockendon, Essex, RM15 4BL	SOLD	£160,000
11	263a North Road, Westcliff-on-Sea, Essex, SS0 7AB	SOLD	£116,500
12	34-38 Spa Road, Hockley, Essex, SS5 4PH	SOLD	£401,000
13	Apartment 405, Millennium Tower, 250 The Quays, Salford, Lancashire, M50 3SA	Withdrawn	Withdrawn
14	Apartment 24, Park Lane Plaza, 2 Jamaica Street, Liverpool, Merseyside, L1 0AF	Withdrawn	Withdrawn
15	5d Radnor Place, Liverpool, Merseyside, L6 4BD	SOLD	£38,000
16	7d Radnor Place, Liverpool, Merseyside, L6 4BD	SOLD	£38,000
17	11 Sedge Fen, Lakenheath, Brandon, Suffolk, IP27 9LQ	SOLD	£135,000
18	Grasslands, Southend Arterial Road, Hornchurch, Essex, RM11 3UB	SOLD	Undisclosed
19	61 Southview Drive, Westcliff-on-Sea, Essex, SS0 9QA	SOLD	£225,000
20	136A,B & C Bartram Avenue, Braintree, Essex, CM7 3RA	Withdrawn	Withdrawn
21	136D Bartram Avenue, Braintree, Essex, CM7 3RA	Withdrawn	Withdrawn
22	Pathways to rear of 30-37 Merebank Lane, Croydon, Surrey, CR0 4NP	Withdrawn	Withdrawn
23	Pathways to rear of 13-31 Merebank Lane, Croydon, Surrey, CR0 4NP	Withdrawn	Withdrawn
24	Flat 5 42 Leopold Road, Felixstowe, Suffolk, IP11 7NP	SOLD	£63,500
25	Flat 6 42 Leopold Road, Felixstowe, Suffolk, IP11 7NP	Unsold	£60,000
26	95/95a Leigh Road, Leigh-on-Sea, Essex, SS9 1JL	SOLD	£352,000
27	70 Westcliff Park Drive, Westcliff-on-Sea, Essex, SS0 9LP	SOLD	£400,000
28	Harry's Bar & Restaurant, High Street, Thorpe-le-Soken, Essex, CO16 0EA	Unsold	£275,000
29	8 Prince Albert Road, West Mersea, Essex, CO5 8AN	Unsold	£250,000
30	45 Riviera Drive, Southend-on-Sea, Essex, SS1 2QT	SOLD	£120,000
31	33 Kenningtons Cottages, Romford Road, South Ockendon, Essex, RM15 4XA	SOLD	£160,000
32	Pyne Cottage, Spring Elms Lane, Little Baddow, nr Chelmsford, Essex, CM3 4SG	SOLD	£230,000
33	208 York Road, Southend-on-Sea, Essex, SS1 2RX	SOLD	£295,000
34	6 Hadleigh Road, Leigh-on-Sea, Essex, SS9 2DY	SOLD	£350,000
35a	7 Southchurch Avenue, Southend-on-Sea, Essex, SS3 9BA	SOLD	£95,000
36b	1 Edgware Road, Clacton-on-Sea, Essex, CO16 7HH	Unsold	£150,000

**TOTAL REALISATION: £5,699,300 CONVERSION: 85%**

**NEXT SALE: 17<sup>th</sup> FEBRUARY 2021 2pm**



# 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

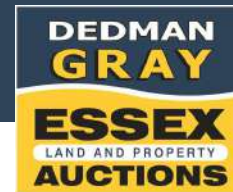
Late Entry Lots are available on our website [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction) and will be offered on the day of the Auction in an order to be decided before the Auction day.

## 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*



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

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

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

**Neil Southern, Broker Business Development Manager, NatWest Business Banking**



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

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- > Short term loans
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- > Commercial/ Semi-Commercial
- > Development
- > Auction finance

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

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

**Mr Azid Gungah, Investor**

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

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

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

**Paul Cain, Partner, Ronald Fletcher Baker LLP**



**01923 655 441**

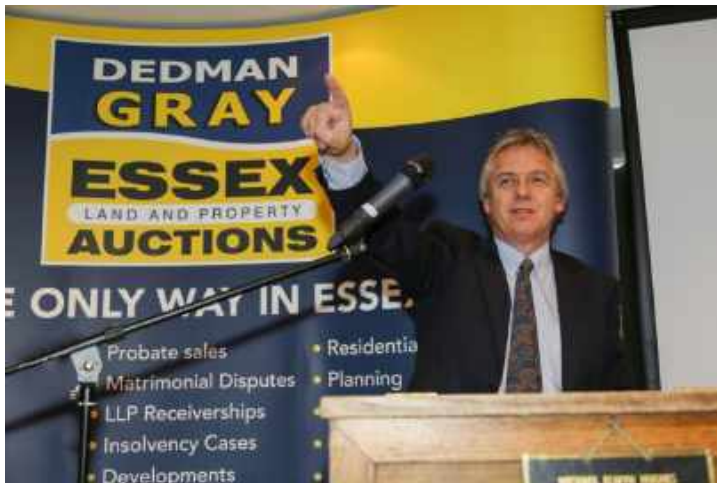


**contact@cpcfinance.co.uk**



**www.cpcfinance.co.uk**

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



" During a challenging year for everyone, the property market has remained buoyant throughout and there has even been an increased number of lots being sold through the auction process.

We experienced a particularly busy September/October auction and achieved 93% sales success with properties being sold, totalling a sum in excess of £6m.

We trust you will enjoy our last auction of 2020 and you will find something of interest in our current catalogue.

We look forward to hearing from you in the run up to December 9th."



# Order of Sale

Wednesday 9<sup>th</sup> December at 2pm

1	Land on North side of 177 South Avenue, Southend-on-Sea, Essex, SS2 4HT	£25,000 * PLUS
2	Land to east of Ongar Road, Kelvedon Hatch, Essex, CM15 0AD	£50,000 PLUS
3	10 Marcus Avenue, Southend-on-Sea, Essex, SS1 3LA	£395,000 * PLUS
4	Flat 2, 111 Grand Parade, Leigh-on-Sea, Essex, SS9 1DW	£280,000 * PLUS
5	Ruskin Lodge, 33 Riviera Drive, Southend-on-Sea, Essex, SS1 2QY	£550,000 * PLUS
6	82a Burdett Avenue, Westcliff-on-Sea, Essex, SS0 7JW	£145,000 * PLUS
7	28 Lake Way, Clacton-on-Sea, Essex, CO15 2LR	£55,000* PLUS
8	2 Singer Avenue, Clacton-on-Sea, Essex, CO15 2LR	£25,000 * PLUS
9	Flat 6, 42 Leopold Road, Felixstowe, Suffolk, IP11 7NP	£55,000 * PLUS
10	Freehold of 128 High Street, Wivenhoe, Essex, CO7 9AF	£30,000 * PLUS
11	1 Edgware Road, Clacton-on-Sea, Essex, CO16 7HH	SOLD PRIOR
12	Harrys Bar & Restaurant, High Street, Thorpe-le-Soken, Essex, CO16 0EA	£250,000 * PLUS
13	34 Kenningtons Cottages, Romford Road, Aveley, South Ockendon, Essex, RM15 4XA	£225,000 * PLUS
14	The Shore Club, 2 Edith Road, Clacton-on-Sea, Essex, CO15 1JU	£650,000 * PLUS
15	Flat 2 Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA	£45,000 * PLUS
16	Flat 3 Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA	£45,000 * PLUS
17	Flat 5 Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA	£45,000 * PLUS
18	Flat 8 Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA	£45,000 * PLUS
19	8 Prince Albert Road, West Mersea, Essex, CO5 8AN	SOLD PRIOR
20	136a Bartram Avenue, Braintree, Essex, CM7 3RA	£80,000 * PLUS
21	136b Bartram Avenue, Braintree, Essex, CM7 3RA	£75,000 * PLUS
22	136c Bartram Avenue, Braintree, Essex, CM7 3RA	£70,000 * PLUS
23	136d Bartram Avenue, Braintree, Essex, CM7 3RA	£110,000 * PLUS
24	13 Creswick Court, London Road, Rayleigh, Essex, SS6 9HW	£225,000*PLUS
25	Flat 1, Sandringham Court, 503 London Road, Benfleet, Essex, SS7 1BD	£120,000*PLUS
26	125 The Broadway, Southend-on-Sea, Essex, SS1 3EX	£320,000 *PLUS
27	Land to south of Barrow Hill, Sudbury, Suffolk, CO10 0AR	£5,000 *PLUS
28	5 Greenhills Terrace, Durham, County Durham, DH6 3JR	£32,000 *PLUS
29	85 Claude Road, London, E10 6NF	SOLD PRIOR
30	30 Chalk End, Basildon, Essex, SS13 3LW	£125,000 * PLUS
31	7 Penshaw Close, Liverpool, Merseyside, L14 8YN	£90,000 *PLUS
32	198 Station Road, Westcliff-on-Sea, SS0 7SB	£80,000 *PLUS
33	Broadway Service Station, Runwell Road, Wickford, Essex, SS11 7BZ	£950,000 *PLUS
34	42 Old Rectory Court, Southchurch Rectory Chase, Southend-on-Sea, Essex, SS2 4XE	£275,000*PLUS
35	11 Main Road, Hockley, Essex, SS5 4QY	£280,000*PLUS
36	Grey Goose Public House, 9 East Street, Rochford, Essex, SS4 1DB	£500,000*PLUS
37	11 Stromness Road, Southend-on-Sea, Essex, SS2 4JG	£240,000*PLUS
38	3 Grange Avenue, Barnet, Hertfordshire, EN4 8NJ	£450,000*PLUS
39	11 The Drive, Westcliff-on-Sea, Essex, SS0 8PL	£675,000*PLUS
40	31 Preston Road, Westcliff-on-Sea, Essex, SS0 7ND	£280,000*PLUS
41	6 Holland Road, Westcliff-on-Sea, Essex, SS0 7SG	£150,000 * 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 42a**

**RESIDENTIAL INVESTMENT: A VACANT FREEHOLD DETACHED BUNGALOW WITH PLANNING CONSENT TO EXTEND CONSIDERED TO BE BELOW MARKET VALUE**



**GUIDE PRICE: £400,000 PLUS FEES**

## 52 Woodfield Park Drive, Leigh-on-Sea, Essex, SS9 1LW

A vacant three bedroom detached bungalow with hard-standing area for parking situated south of the A13 London Road and close to local shops on Leigh Road. There is planning consent granted to extend into the roof or to build a new detached family home.

### ACCOMMODATION

Entrance Hall:  
Lounge: 13'5 x 11'2  
Kitchen: 10'9 x 9'8  
Bedroom one: 14'5 x 11'8  
Bedroom two: 13'5 x 11'11  
Bedroom three: 9'6 x 7'5  
Bathroom/WC  
Garden  
Parking

### PLANNING

For details on the current planning consent and any further planning enquiries please contact Southend Borough Council on 01702 215000

### EPC RATING

E

### AUCTIONEERS NOTE

We have been advised by the seller that the property was underpinned in 1986. For further information please refer to the legal pack.

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers

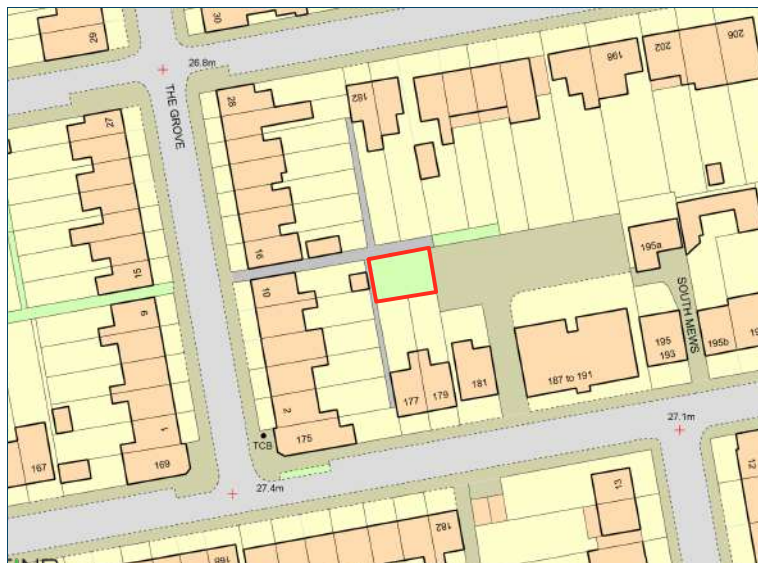


## LOT 1

LAND INVESTMENT: A FREEHOLD PARCEL OF LAND SITUATED IN RESIDENTIAL AREA CONSIDERED TO BE IDEAL FOR THE DEVELOPMENT OF A STORAGE UNIT

### Land on the north side of, 177 & 179 South Avenue, Southend-on-Sea, Essex, SS2 4HT

This plot of land is located in residential location to the rear of South Avenue and accessed via a service road in The Grove. The land measures approximately 1000 sq ft. It is considered to be ideal for the development of a storage unit (subject to the necessary consents) or alternatively used as amenity land.



**GUIDE PRICE: £25,000\*PLUS FEES**

#### CURRENT USAGE

The land is currently unoccupied and is fenced off and is accessed via a gate from the service road. We are advised that there is no water or electricity connected to the site.

#### TENURE

Freehold

#### VIEWING

Open site

#### PLANNING

Planning was passed in 2004 for the erection of a "Single storey detached storage building" under planning number BC/04/00077/OTH, this has now lapsed, for all planning enquiries please contact Southend Borough Council on 01702 215000

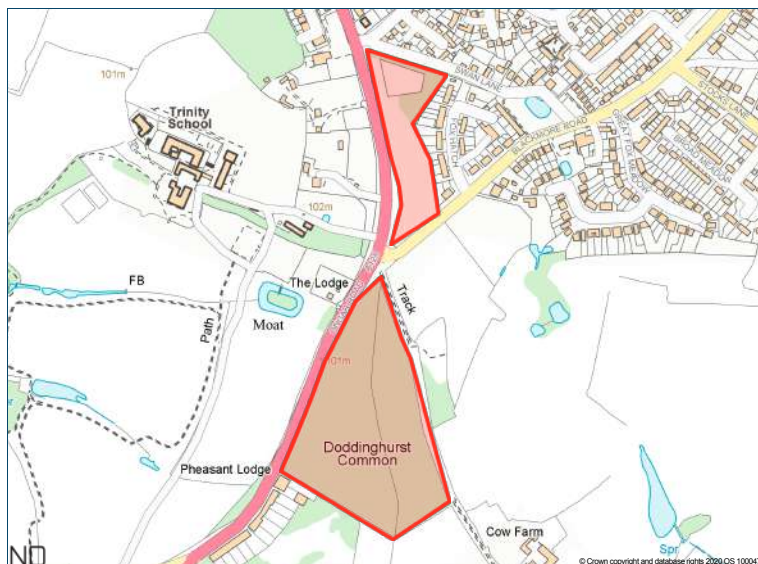


## LOT 2

LAND INVESTMENT: TWO PARCELS OF LAND MEASURING APPROX 15 ACRES COMBINED AS MEASURED BY EDOZO LOCATED IN THIS POPULAR AREA NORTH OF BRENTWOOD

### Land to east of Ongar Road, Kelvedon Hatch, Essex, CM15 0AD

The plots consist of a parcel of woodland measuring approximately 11.5 Acres (as measured by Edozo) and a smaller parcel of greensward land measuring approximately 3.5 acres (as measured by Edozo). It is considered that the woodland could suit a variety of uses subject to the relevant permissions. The smaller parcel of land has a licence to the local council and is used as amenity space for the local community.



**GUIDE PRICE: £50,000\*PLUS FEES**

#### SIZE

As measured by Edozo  
Woodland- Approximately 11.5 acres.  
Greensward- Approximately 3.5 acres

#### CURRENT USAGE

The larger plot is mainly woodland and not currently being used (We understand includes protected trees). There is a license over the pasture included for the smaller plot in favour of the local council. It is currently being used by the local community mainly for walking. The land is mainly grassland with some trees and hedges and contains rest benches and dog waste disposal bins.

#### RENT RESERVED

The smaller parcel is currently leased to the local council. We are informed this is at a cost of £1 per annum. For further details please refer to the legal pack.

#### TENURE

Freehold

#### OVERAGES

We understand there will be an overage relating to planning permission for development of the land being granted within 10 years of purchasing. For more information please refer to the legal pack.

#### VIEWING

Open Sites



## LOT 3

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD SEMI DETACHED HOUSE IN A POPULAR LOCATION IN NEED OF LIGHT REFURBISHMENT WITH POTENTIAL TO EXTEND



**GUIDE PRICE: £395,000\*PLUS FEES**

### 10 Marcus Avenue, Southend-on-Sea, Essex, SS1 3LA

This vacant three bedroom semi detached house is situated on the popular Burges estate and is considered that it would make an ideal family home. The property offers good sized accommodation and is in need of some light refurbishment. There is the option to extend to the side and rear of the property subject to the necessary planning consent.

#### ACCOMMODATION

Entrance Hall  
Lounge: 15'6 x 11'4  
Dining Room: 12'6 x 11'4  
Kitchen: 9'4 x 8'2  
Lean To 18' x 6'8  
Bedroom one: 12'9 x 11'4  
Bedroom two: 12'5 x 11'4  
Bedroom three: 9'6 x 7'2  
Bathroom  
Separate WC  
Garage

#### N.B.

It is considered that once the refurbishment has been completed the property could achieve a sales figure of around £530,000. For further information please contact Dedman Gray Residential on 01702 311042

#### PLANNING

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

#### EPC RATING

E

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 4

RESIDENTIAL INVESTMENT: VACANT GROUND FLOOR FLAT WITH SHARE OF FREEHOLD WITH OWN GARDEN AND SEA VIEWS CONSIDERED TO BE BELOW MARKET VALUE



**GUIDE PRICE: £280,000\*PLUS FEES**

### Flat 2, 111 Grand Parade, Leigh-on-Sea, Essex, SS9 1DW

A vacant two bedroom ground floor flat situated close to the seafront, Leigh Broadway and the Railway Station. The property has its own front garden and a share of the rear garden along with sea views and allocated off street parking. It is considered that the flat is guided at below market value.

#### ACCOMMODATION

Lounge: 16'9 12'  
Kitchen: 8'4 x 6'2  
Bedroom one: 11'5 X 9'1  
Bedroom two: 14 x 6'11  
Bathroom/WC  
Own garden  
Off street parking

#### LEASE DETAILS

The property is subject to a lease of 125 years from 29th September 1981

#### N.B.

We have been advised that the property may require some damp treatment and that a quotation for the necessary work should be included in the legal pack.

#### EPC RATING

D

#### TENURE

Leasehold with share of freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 5

A RESIDENTIAL INVESTMENT: FIVE SELF-CONTAINED FLATS PRODUCING A RENTAL INCOME OF £36,015 PA WITH DEVELOPMENT POTENTIAL SUBJECT TO CONSENTS.



**GUIDE PRICE: £550,000\*PLUS FEES**

### Ruskin Lodge, 33 Riviera Drive, Southend-on-Sea, Essex, SS1 2QY

A Freehold corner three storey building containing five self-contained flats. The property sits on a large plot and there appears to be potential for further development on the rear garden. The property fronts Riviera Drive and is directly opposite Southend East Railway Station, it has a long return frontage to Ilfracombe Avenue. Gardens surround the building and there is a good sized separate parking area approached from Ilfracombe Avenue. All five flats (4x one bedroom and 1 two bedroom) are let on Assured Shorthold Tenancies. Currently a car park provides 5 car parking spaces.

#### PLANNING

It is considered that there is scope for some form of new development at the property upon the current car park. Interested parties should satisfy themselves as to the viability and make their own enquiries to Southend on Sea Borough Council regarding the property on 01702 215004.

#### EPC RATING

Flat 1 - E  
Flat 2 - C  
Flat 3 - C  
Flat 4 - tbc  
Flat 5 - tbc

#### RENT RESERVED

The property is currently producing a net income of £36,015 however it is considered that the current full rental value to be around £39,000.

Flat 1 - one bedroom - Let for £580 pcm  
Flat 2 - one bedroom - Let for £610 pcm  
Flat 3 - one bedroom - Let for £650 pcm  
Flat 4 - two bedroom - Let for £700 pcm  
Flat 5 - one bedroom - Let for £475 pcm

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



Simon Mellish Auctioneer  
07449 425952





## LOT 6

BUY TO LET INVESTMENT: A FREEHOLD FIRST FLOOR TWO BEDROOM FLAT WITH TENANT IN SITU PRODUCING AN INCOME OF £6,600 PER ANNUM



**GUIDE PRICE: £145,000\*PLUS FEES**

### 82A Burdett Avenue, Westcliff-on-Sea, Essex, SS0 7JW

A two bedroom first floor flat located within easy access of shops along the London Road and Hamlet Court Road and being within easy reach of Westcliff railway station. The property offers good sized accommodation including its own rear garden.

#### ACCOMMODATION

Lounge: 17'3 x 14'9  
Kitchen: 10'7 x 7'8  
Bedroom one: 11'1 x 10'2  
Bedroom two: 7'3 x 5'7  
Bathroom  
Separate WC  
Garden

#### N.B.

The property is being sold on a freehold title for 82 Burdett Ave which includes the first floor flat and the ground floor flat which is subject to a long leasehold.

#### EPC RATING

D



#### RENT RESERVED

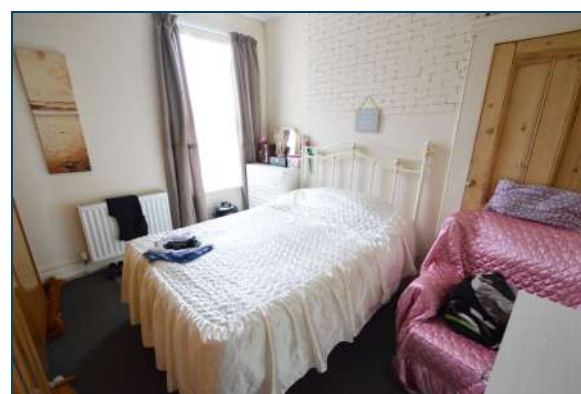
We are advised that the current rental income is £550 per calendar month. £6,600 per annum however it is considered that the current market value could be higher which could in turn create a higher yield.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



**LOT 7**

**BUY TO LET INVESTMENT: A VACANT FREEHOLD BUNGALOW CONSIDERED TO OFFER A POTENTIAL INCOME OF £7200 PER ANNUM. A 13 % YIELD OF THE GUIDE PRICE**

## 28 Lake Way, Clacton-on-Sea, Essex, CO15 2JA

A vacant two bedroom detached property considered to be ideal as a buy to let investment. It is considered that with some minor improvements the property could be let for a figure in the region of £600 per calendar month which would represent a yield of just over 13% of the guide price.



**GUIDE PRICE: £55,000\*PLUS FEES**

### ACCOMMODATION

Porch- 11'4" x 4'11"  
Lounge 11'4" x 10'9"  
Inner Hall  
Kitchen  
Lobby  
Bedroom One 11'2" x 6'8"  
Bedroom Two 9'1" x 8'1"  
Bathroom  
Utility Room/Rear Lobby

### N.B.

There is a driveway to the front of the property and side access to a rear courtyard garden.

### AUCTIONEERS NOTE

It is considered that based on rents achieved recently on similar properties in this area that a rent of £625 per calendar month could be achieved. This would represent a yield of over 13% of the guide price.

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers



### JOINT AUCTIONEER

**LOT 8**

**BUY TO LET/REFURBISHMENT: A DETACHED FREEHOLD BUNGALOW IN NEED OF MODERNISATION CONSIDERED TO BE IDEAL AS A BUY TO LET INVESTMENT**

## 2 Singer Avenue, Clacton-on-Sea, Essex, CO15 2LR

A one bedroom detached bungalow in need of modernisation and improvement. It is considered that the refurbished property could achieve a rent of £500 per calendar month (£6000 per annum) which would represent a yield of 24% of the guide price. The property will be vacant upon completion. The property is fully double glazed and there is a rear courtyard garden.



**GUIDE PRICE: £25,000\*PLUS FEES**

### ACCOMMODATION

Porch  
Kitchen 13'2" x 5'2"  
Lounge 13'2" x 11'5"  
Bedroom 9'11 x 8'2  
Utility Room  
Shower Room

### N.B.

It is considered that with some improvement the property could make an ideal home for a single occupant or buy to let investment that could achieve a rental income of £6000 per annum which represents a yield of 24% of the guide price.

### EPC RATING

F

### TENURE

Freehold

### VIEWING

By appointment with the Auctioneers

### JOINT AUCTIONEERS



Sheen's Estate Agents  
01255 475444



**LOT 9**

**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 10**

**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 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. The building is located in this popular waterfront town to the east of Colchester.



**GUIDE PRICE: £30,000\*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 11

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 12

FREEHOLD COMMERCIAL INVESTMENT: GROUND FLOOR RESTAURANT PREMISES  
PRODUCING AN INCOME OF £25,000 PA. A YIELD OF 10% OF THE GUIDE PRICE



**GUIDE PRICE: £250,000\*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 13

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD CHARACTER COTTAGE REQUIRING MODERNISATION CONSIDERED TO BE AN IDEAL BUY TO LET INVESTMENT



**GUIDE PRICE: £225,000\*PLUS FEES**

### 34 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 Kenningtons and Belhus Woods County park, Belhus pool and golf course. It is considered that the property would make an ideal buy to let investment or a family home.

#### ACCOMMODATION

Hallway  
Lounge: 14'2 x 12  
Kitchen: 14'2 x 9'7  
lobby  
Ground floor bathroom/WC  
Bedroom one: 14'2 x 12'6  
Bedroom two: 14'2 x 9'8  
Garden

#### N.B.

It is considered that the refurbished property could be a very popular home to owner occupiers or buy to let investors

#### EPC RATING

E

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER

**WHIRLEDGE  
& NOTT**

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

01268 783377



## LOT 14

BUY TO LET INVESTMENT: A FREEHOLD BUILDING CONTAINING 17 ROOMS PRODUCING A INCOME OF APPROX. £123,000 PER ANNUM. A 19% GROSS YIELD OF THE GUIDE PRICE



**GUIDE PRICE: £650,000\*PLUS FEES**

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

This Freehold property located within close proximity to Clacton seafront has recently been converted and extended to create serviced accommodation. There are 5 self contained studio style apartments and 12 double rooms with en-suite shower. The short stay and longer term occupants are predominantly essential workers and the rooms are currently producing a combined average gross income of over £10,000 per month or (123,000 per annum) providing a potential yield of around 19% of the guide price.

#### ACCOMMODATION

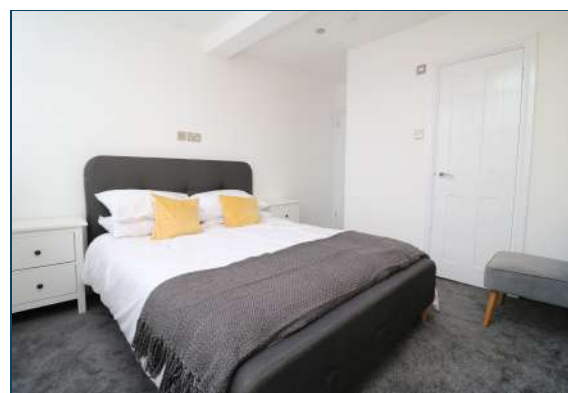
4 x Self contained studio flats with fitted kitchens and shower rooms  
1 x ground floor 1 bedroom flat with doors to courtyard.  
12 x double rooms with en suite shower rooms.  
Rear Courtyard  
Driveway

#### N.B.

We are advised by the seller that the occupants are predominantly key or essential workers that stay for weeks or months at a time and that there is a high demand in the area for high quality temporary accommodation. The current room price ranges between £120 and £150 per week for these longer term occupants.

#### EPC RATING

E



#### AUCTIONEERS NOTE

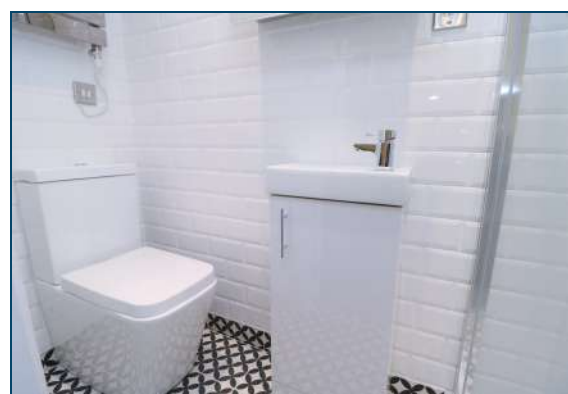
The income details provided are based on information provided by the seller over a recent 5 month period during 2020. For further details relating to the current income being produced and expenditure please refer to the legal pack.

#### TENURE

Freehold

#### VIEWING

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





## LOT 15

**BUY TO LET INVESTMENT: A GROUND FLOOR TWO BEDROOM FLAT WITH TENANT IN SITU PRODUCING AN INCOME OF £5700 PER ANNUM. A 12.6% YIELD OF THE GUIDE PRICE**

### Flat 2 Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA

The property is situated in the heart of Bamber Bridge, close to local amenities and convenient for major road and motorway routes. The accommodation comprises communal entrance hall, private apartment entrance, hallway, open plan living area, two bedrooms and bathroom. It is consider that this apartment would make an ideal investment or first time buyer property.



**GUIDE PRICE: £45,000\*PLUS FEES**

#### ACCOMMODATION

Entrance Hall  
Open plan Lounge/Kitchen  
Two Bedrooms  
Bathroom/WC  
Parking Space

#### EPC RATING

C

#### RENT RESERVED

The property is currently let for £475 per calendar month (£5700 per annum) A gross yield of just over 12.6% of the guide price.

#### LEASE DETAILS

The property is subject to a lease of 99 years from 14th November 2006

#### TENURE

Leasehold

#### N.B.

We understand that the tenant has now served notice to end the tenancy

#### VIEWING

By appointment with the Auctioneers

## LOT 16

**BUY TO LET INVESTMENT: A GROUND FLOOR TWO BEDROOM FLAT WITH TENANT IN SITU PRODUCING AN INCOME OF £6000 PER ANNUM. A 13.3% YIELD OF THE GUIDE PRICE**

### Flat 3 Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA

The property is situated in the heart of Bamber Bridge, close to local amenities and convenient for major road and motorway routes. The accommodation comprises communal entrance hall, private apartment entrance, hallway, open plan living area, two bedrooms and bathroom. It is consider that this apartment would make an ideal investment or first time buyer property.



**GUIDE PRICE: £45,000\*PLUS FEES**

#### ACCOMMODATION

Entrance Hall  
Open plan Lounge/Kitchen  
Two Bedrooms  
Bathroom/WC  
Parking Space

#### EPC RATING

C

#### RENT RESERVED

The property is currently let for £500 per calendar month (£6000 per annum) A gross yield of just over 13.3% of the guide price.

#### LEASE DETAILS

The property is subject to a lease of 99 years from 14th November 2006

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers

## LOT 17

BUY TO LET INVESTMENT: A FIRST FLOOR TWO BEDROOM FLAT WITH TENANT IN SITU PRODUCING AN INCOME OF £5700 PER ANNUM. A 12.6% YIELD OF THE GUIDE PRICE

### Flat 5 Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA

The property is situated in the heart of Bamber Bridge, close to local amenities and convenient for major road and motorway routes. The accommodation comprises communal entrance hall, private apartment entrance, hallway, open plan living area, two bedrooms and bathroom. It is consider that this apartment would make an ideal investment or first time buyer property.



**GUIDE PRICE: £45,000\*PLUS FEES**

#### ACCOMMODATION

Entrance Hall  
Open plan Lounge/Kitchen  
Two Bedrooms  
Bathroom/WC  
Parking Space

#### EPC RATING

C

#### RENT RESERVED

The property is currently let for £475 per calendar month (£5700 per annum) A gross yield of just over 12.6% of the guide price.

#### LEASE DETAILS

The property is subject to a lease of 99 years from 14th November 2006

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers

## LOT 18

BUY TO LET INVESTMENT: A FIRST FLOOR TWO BEDROOM FLAT WITH TENANT IN SITU PRODUCING AN INCOME OF £5400 PER ANNUM. A 12% YIELD OF THE GUIDE PRICE

### Flat 8 Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA

The property is situated in the heart of Bamber Bridge, close to local amenities and convenient for major road and motorway routes. The accommodation comprises communal entrance hall, private apartment entrance, hallway, open plan living area, two bedrooms and bathroom. It is consider that this apartment would make an ideal investment or first time buyer property.



**GUIDE PRICE: £45,000\*PLUS FEES**

#### ACCOMMODATION

Entrance Hall  
Open plan Lounge/Kitchen  
Two Bedrooms  
Bathroom/WC  
Parking Space

#### EPC RATING

C

#### RENT RESERVED

The property is currently let for £450 per calendar month (£5400 per annum) A gross yield of just over 12% of the guide price.

#### LEASE DETAILS

The property is subject to a lease of 99 years from 14th November 2006

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers

## LOT 19

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



**GUIDE PRICE:** £225,000\*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





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## LOT 20

BUY TO LET INVESTMENT: A GROUND FLOOR MAISONETTE WITH GARDEN FULLY LET PRODUCING AN INCOME OF £6,000 PER ANNUM. A YIELD OF 7.5% OF THE GUIDE PRICE



**GUIDE PRICE: £80,000\*PLUS FEES**

### 136A Bartram Avenue, Braintree, Essex, CM7 3RA

A one bedroom ground floor flat with rear garden and allocated parking which currently let on Assured Shorthold Tenancy producing a monthly income of £500 (£6,000 per annum). A yield of 7.5% of the guide price. The Property will be sold with a new lease of 999 years and is located to the east of Braintree offering good access to the A120 to Colchester and Stansted Airport.

#### ACCOMMODATION

Entrance Hall  
Lounge-14,2" x 9'6"  
Dining Area- 8'1" x 8'  
Kitchen- 8'4" x 6'6"  
Bedroom- 13'7" x 8'7"  
Shower Room

The property has an independent entrance door and there are patio doors leading to the rear garden.

#### LEASE DETAILS

We are informed that the property will be sold with a new 999 year lease. For further details please refer to the legal pack.

#### N.B.

We are advised that the current rental income is £500 per calendar month. £6000 per annum which represents a yield of 7.5% of the guide price.

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



Kings Property Consultants  
01376 320999



## LOT 21

**BUY TO LET INVESTMENT: A GROUND FLOOR FLAT WITH REAR GARDEN FULLY LET PRODUCING AN INCOME OF £6,000 PER ANNUM. A YIELD OF 8% OF THE GUIDE PRICE**

### 136B Bartram Avenue, Braintree, Essex, CM7 3RA

A one bedroom first floor flat with rear garden and allocated parking which currently let on Assured Shorthold Tenancy producing a monthly income of £500 (£6,000 per annum). A yield of 8% of the guide price. The Property will be sold with a new lease of 999 years and is located to the east of Braintree offering good access to the A120 to Colchester and Stansted Airport.



**GUIDE PRICE: £75,000\*PLUS FEES**

#### ACCOMMODATION

Hallway  
Lounge- 11'10" x 10'5"  
Kitchen- 8'8" x 5'9"  
Bedroom- 11'1" x 10'5"  
Shower Room

#### LEASE DETAILS

The property will be sold with a new 999 year lease. For further details please refer to the legal pack.

#### N.B.

We are advised that the current rental income is £500 per month ( £6000 per Annum) which represents a yield of 7.5% of the guide price.

#### SERVICE CHARGE & RENT

We understand that there are no service charges or ground rent. For further details please refer to the legal pack.

#### TENURE

Leasehold

#### VIEWING

By appointment with the auctioneer

#### JOINT AUCTIONEERS



Kings Property Consultants  
01376 320999

## LOT 22

**RESIDENTIAL/BUY TO LET INVESTMENT: A VACANT FIRST FLOOR FLAT WITH GARDEN PREVIOUSLY LET FOR £500 PER MONTH. A YIELD OF 8.6% OF THE GUIDE PRICE**

### 136C Bartram Avenue, Braintree, Essex, CM7 3RA

A one bedroom vacant first floor flat with rear garden and allocated parking which was recently let on Assured Shorthold Tenancy producing a monthly income of £500 (£6,000 per annum). A yield of 8.6% of the guide price. The Property will be sold with a new lease of 999 years and is located to the east of Braintree offering good access to the A120 to Colchester and Stansted Airport.



**GUIDE PRICE: £70,000\*PLUS FEES**

#### ACCOMMODATION

Lounge/Kitchen 13'8" x 12'4"  
Bedroom 11'1" x 10'5"  
Shower Room

#### LEASE DETAILS

We are informed that the property will be sold with a new 999 year lease. For further details please refer to the legal pack.

#### N.B.

We are advised that the property was until recently let for £500 per calendar month. £6000 per annum which represents a yield of 8.6% of the guide price.

#### SERVICE CHARGE & RENT

We understand that there are no service charges or ground rent. For further details please refer to the legal pack.

#### TENURE

Leasehold

#### VIEWING

By appointment with the auctioneers

#### JOINT AUCTIONEERS



Kings Property Consultants  
01376 320999



## LOT 23

BUY TO LET INVESTMENT: A DETACHED BUNGALOW CURRENTLY LET OUT PRODUCING AN INCOME OF £8400 PER ANNUM. A YIELD OF OVER 7.6% THE GUIDE PRICE



**GUIDE PRICE: £110,000\*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 yield of just over 7.6% 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

#### LEASE DETAILS

We are informed that the property will be sold with a new 999 year lease. For further details please refer to the legal pack.

#### EPC RATING

TBC

#### RENT RESERVED

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

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers

#### JOINT AUCTIONEER



Kings Property Consultants  
01376 320999



## LOT 24

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD HOUSE CLOSE TO RAYLEIGH STATION WHICH WOULD BE CONSIDERED AN EXCELLENT BUY TO LET INVESTMENT



**GUIDE PRICE: £225,000\*PLUS FEES**

### 13 Creswick Court, London Road, Rayleigh, Essex, SS6 9HW

This vacant freehold town house with three bedrooms is within walking distance of Rayleigh mainline railway station and Rayleigh High Street where there are many shops and restaurants. The property has recently been refurbished throughout and is considered to be an ideal buy to let investment or a family home.

#### ACCOMMODATION

Hallway  
Reception area: 11' x 8'11"  
Kitchen: 11'11" x 7'  
Lounge: 15'3" x 11'  
Bedroom three: 11'10" x 6'5"  
Bathroom/WC  
Bedroom one: 15'3" x 11'2"  
Bedroom two: 15'3" x 8'10"  
Garage

#### EPC RATING

E

#### AUCTIONEERS NOTE

It is considered that the property could be a very popular home to owner occupiers or buy to let investors. For further details on rental figures please contact Dedman Gray Lettings on 01702 311120

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 25

RESIDENTIAL INVESTMENT: VACANT GROUND FLOOR RETIREMENT APARTMENT WITH VIEWS ACROSS THE THAMES ESTUARY CONSIDERED TO BE BELOW MARKET VALUE



**GUIDE PRICE: £120,000\*PLUS FEES**

### Flat 1 Sandringham Court, 503 London Road, Benfleet, Essex, SS7 1BD

Situated in the sought after 'Sandringham Court' retirement complex is this one bedroom ground floor apartment with stunning views over Salvation Army Fields towards the Thames Estuary with communal gardens, communal sun lounge and communal parking. Situated within walking distance to Hadleigh Town Centre, local shops, bus routes and amenities as well as local supermarkets the property also benefits from a long lease in excess of 100 years.

#### ACCOMMODATION

Communal Entrance  
Lounge/kitchen: 23'5 x 10'2 max  
Bedroom: 13'5 x 8'10  
Bathroom: 7'5 x 6  
Resident parking  
Communal sun lounge  
Guest suite available

#### LEASE DETAILS

The property is subject to a lease of 125 years from 1 April 2004

#### N.B.

The property benefits from a 24 Hour Care Line service and House Manager

#### SERVICE CHARGE & RENT

We are advised that the combined service charge and ground rent is approximately £1,400 every six months. Please refer to the legal pack for confirmation.

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers







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## LOT 26

MIXED USE INVESTMENT OPPORTUNITY: A LEASEHOLD INVESTMENT PROPERTY  
PRODUCING £34,900 PER ANNUM. A 10.9% YIELD OF THE GUIDE PRICE



**GUIDE PRICE: £320,000\*PLUS FEES**

### 125 The Broadway, Southend-on-Sea, Essex, SS1 3EX

A mixed use leasehold investment property consisting of a basement, a shop currently trading as a Hairdressers, a first floor office and a flat producing an income of £34,900 per annum. The property is located on the popular Thorpe Bay Broadway with a range of shops and cafes, it is also just a few minutes walk to the Railway Station with links into London Fenchurch Street.

#### ACCOMMODATION

Basement - 433 sq. ft.  
Shop - 160 sq. ft  
First floor office  
Second floor Flat

#### LEASE DETAILS

The property is subject to a lease from 7th June 1983 to 6th June 2082

#### N.B.

We have been advised the lease for the Basement has rent arrears, please refer to the legal pack for further information.

#### EPC RATING

Basement - E  
Shop - G  
Office - F  
Flat - D

#### RENT RESERVED

Basement: £8,500 Per Annum  
Shop: £7,600 Per Annum  
Office: £9,500 Per Annum  
Flat: £9,300 Per Annum Expired lease  
Copies of all leases are available within the legal pack

#### SERVICE CHARGE & RENT

Please refer to legal pack

#### TENURE

Long Leasehold

#### VIEWING

By appointment with the Auctioneers. Please note that it may not be possible to access all parts of the building every visit, however we will try to show as much of the building as possible.

## LOT 27

LAND INVESTMENT: A PLOT OF LAND IN A RESIDENTIAL AREA CONSIDERED TO HAVE POTENTIAL FOR A VARIETY OF USES SUBJECT TO RELEVANT PERMISSIONS

### Land to south of, Barrow Hill, Sudbury, Suffolk, CO10 0AR

A Plot of land measuring approximately 200 square meters with a frontage of 18m in width (As measured by an online mapping service). The plot is located on this residential street close to the centre of this popular Suffolk village. It is Considered that the land could suit a variety of uses subject to the relevant permissions.



**GUIDE PRICE: £5000\*PLUS FEES**

#### SIZE

The plot measures approximately 200 square meters with a frontage of 18m in width (As measured by an online mapping service).

#### PLANNING

For all planning enquiries please contact Babergh/Mid Suffolk district council on 0300 123 4000

#### AUCTIONEERS NOTE

We are advised that planning permission was refused for a detached two bedroom two storey residential dwelling recently. For more details please visit the Babergh/Mid Suffolk district council planning portal.

#### TENURE

Freehold

#### VIEWING

Open site



## LOT 28

BUY TO LET INVESTMENT OPPORTUNITY: A VACANT FREEHOLD TWO BEDROOM HOUSE THAT IS CONSIDERED TO BE AN IDEAL BUY TO LET INVESTMENT

### 5 Greenhills Terrace, Durham, County Durham, DH6 3JR

Two bedroom terraced house comprises; lounge, kitchen, bathroom first floor bedrooms, front garden and rear yard. Gas central heating and double glazing. Situated within the village of Wheatley Hill, access roads to A1 & A19, schools, local shops and pubs within walking distance.



**GUIDE PRICE: £32,000\*PLUS FEES**

#### ACCOMMODATION

Lounge  
Kitchen  
Two bedrooms  
Bathroom/WC  
Front and rear yards

#### EPC RATING

D

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

#### N.B.

It is considered that the property could achieve a rental income of £350 per calendar month. £4200 per annum which represents a yield of 13.1% of the guide price.





## LOT 29

BUY TO LET INVESTMENT: A FIRST FLOOR FLAT WITH 69 YEARS REMAINING ON CURRENT LEASE. LET WITH TENANT IN SITU PRODUCING AN INCOME OF £11,400 PER ANNUM



**GUIDE PRICE: £210,000\*PLUS FEES**

### 85 Claude Road, London, E10 6NF

The property is a one bedroom first floor Victorian flat situated in a street directly off Francis Road, one of the most in-demand spots in Leyton with its extensive collection of local independent businesses and cafes. Both Leyton and Leytonstone are on the Central Line making it quick and easy to get to the City and West End. Stratford is just a few minutes on the tube and offers shopping mecca at Westfield as well as a quick change to the DLR and Jubilee Line for Canary Wharf and the South Bank.

#### ACCOMMODATION

Lounge: 13'6 x 9'5  
Bedroom: 10'10 x 9'8  
Dressing Room: 11'3 x 5'2  
Kitchen: 11'2 x 10'2  
Bathroom/wc.

#### LEASE DETAILS

The property benefits from a lease term of 99 years from 17 January 1991.

#### EPC RATING

C

#### RENT RESERVED

We are advised that the current rental income is £950 per calendar month. £11,400 per annum which represents a yield of 5.4% of the guide price however it is considered that the current market value could be higher which could in turn create an even higher yield.

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers





**LOT 30**

**BUY TO LET INVESTMENT: A FREEHOLD TERRACED HOUSE CURRENTLY LET AT £7,500 PER ANNUM CONSIDERED TO OFFER POTENTIAL FOR A HIGHER RENTAL INCOME**

### 30 Chalk End, Basildon, Essex, SS13 3LW

This freehold property offers three bedrooms and is located just a stones throw from Northlands Park and situated close to local bus routes. The property has a tenant currently in situ. It is considered that the potential rental value for a property of this type could be in the region of £1000 per calendar month which would represent a yield of 9.6% of the guide price.



**GUIDE PRICE: £125,000\*PLUS FEES**

#### ACCOMMODATION

Three Bedrooms  
Lounge  
Kitchen  
Bathroom/WC  
Garden

#### RENT RESERVED

The property is currently let for £625 per calendar month (£7,500 per annum) A gross yield of just over 6% of the guide price.

#### N.B.

At the time of printing the catalogue we have been unable to gain access to inspect the property.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers

**LOT 31**

**BUY TO LET INVESTMENT: A THREE BEDROOM END TERRACED HOUSE WITH TENANT IN SITU PRODUCING AN INCOME OF £5,700 PER ANNUM A 6.3% YIELD OF THE GUIDE PRICE**

### 7 Penshaw Close, Liverpool, Merseyside, L14 8YN

A three bedroom end terraced house situated within a short distance of Princess Drive, various transport links are also available to any occupants and the area offers a world of local amenities. The property is also within a short walking distance of Hope Primary School, St Brigid's Catholic Primary school and Knowsley Community College.



**GUIDE PRICE: £90,000\*PLUS FEES**

#### ACCOMMODATION

Three Bedrooms  
Lounge  
Kitchen/Diner  
Cloakroom  
Bathroom/WC

#### EPC RATING

C

#### RENT RESERVED

The property is currently let for £475 per calendar month (£5700 per annum) A gross yield of just over 6.3% of the guide price.

#### LEASE DETAILS

The property is subject to a long lease of 999 years from 15th March 1993

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers





## LOT 32

FREEHOLD COMMERCIAL INVESTMENT: A GROUND FLOOR SHOP WITH A5 PLANNING CONSENT AND A GROUND RENT INCOME FROM THREE FLATS ABOVE.



**GUIDE PRICE: £80,000\*PLUS FEES**

### 198 Station Road, Westcliff-on-Sea, Essex, SS0 7SB

A freehold ground floor shop with A5 use is located directly opposite the entrance to Westcliff Railway Station. It was previously operating as a Caribbean take away and benefits from gas supply, extraction system, food prep area and an external storage unit. There are three flats that are all sold on long leases with a ground rent of £50 per annum per flat.

#### ACCOMMODATION

Retail area: 370 sq.ft. (34.5 sq. ms.)  
Rear store area (unmeasured)

#### LEASE DETAILS

Flat A - Lease of 158 years from 5th April 2019  
Flat B - Lease of 99 years from 24th June 1988  
Flat C - To be confirmed

#### PLANNING

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

#### EPC RATING

D

#### RENT RESERVED

Each flat pays a ground rent of £50 per annum

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



## LOT 33

POTENTIAL DEVELOPMENT OPPORTUNITY: A VACANT FREEHOLD PLOT MEASURING APPROX 0.3 ACRES CONSIDERED TO HAVE POTENTIAL FOR RESIDENTIAL DEVELOPMENT



**GUIDE PRICE: £950,000\*PLUS FEES**

### Broadway Service Station, Runwell Road, Wickford, Essex, SS11 7BZ

The site is the former home of Quick Fix Service station and is located in the centre of Wickford at the junction of Swan Close and Runwell Road. It is considered that it may be possible to develop the site to create multiple residential dwellings subject to planning permission.

#### EXISTING PREMISES

The site is predominately rectangular in shape comprising a vacant light industrial unit which measures approximately 4465 square foot. The building is now vacant but was previously used as a garage with associated concrete hard standing.

#### N.B.

We are not aware of any previous planning applications for residential development being recently submitted for this site however we are advised that planning has previously been granted on adjacent land for a block of 84 apartments and there is a further application currently being considered for 122 apartments. For more information please visit the Basildon Council planning portal using reference 06/00001/FULL and 19/01502/FULL.

#### PLANNING

Planning permission will be required for the demolition of the existing premises and redevelopment of the site. For all planning enquiries relating to this site please contact the local planning authority, Basildon Council on 01268 533 333.

#### EPC RATING

E

#### AUCTIONEERS NOTE

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale or any part or right attached to it becomes chargeable for the purposes of VAT and as such, the tax shall be payable by the purchaser. Purchasers should seek their own legal advice on whether VAT may be payable for the when purchasing this lot.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 34

RESIDENTIAL INVESTMENT: VACANT FIRST FLOOR TWO BEDROOM RETIREMENT APARTMENT SET WITHIN A GRADE II LISTED FORMER RECTORY



**GUIDE PRICE: £275,000\*PLUS FEES**

### 42 Old Rectory Court, Southchurch Rectory Chase, Southend-on-Sea, Essex, SS2 4XE

The property is a unique two bedroom first floor apartment set within the Grade II listed Rectory with magnificent grounds and gardens. The Old Rectory is situated between Southchurch Rectory Chase, just off Southchurch Boulevard, therefore providing great access to local bus routes and the c2c mainline railway.

#### ACCOMMODATION

Hallway  
Kitchen: 11'8 x 8'2  
Lounge: 17'9 x 11'4  
Bedroom one: 14'5 x 9'8  
Bedroom two: 14'9 x 8'4  
Bathroom  
Communal Gardens

#### LEASE DETAILS

The property is subject to a 99 years from 1 June 1988

#### N.B.

There are impressive communal facilities including a residents lounge with hobby area and pool table, communal laundry room and guest suite.

#### SERVICE CHARGE & RENT

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

#### TENURE

Leasehold

#### VIEWING

By appointment with the Auctioneers





## LOT 35

MIXED USE INVESTMENT OPPORTUNITY: TWO SHOPS EACH WITH FLATS ABOVE ONE OF WHICH HAS BEEN SOLD ON A LEASEHOLD BASIS WITH 65 YEARS REMAINING.



**GUIDE PRICE: £280,000\*PLUS FEES**

### 11 Main Road, Hockley, Essex, SS5 4QY

Two freehold mid-terraced traditional construction properties comprising two vacant shop units and a self contained one bedroom flat, along with a two bedroom flat which was sold by virtue of a 99 year lease from November 1986. The building is prominently positioned on Main Road, close to the Spa junction. Hockley mainline railway station is nearby and provides a direct link to London Liverpool Street.

#### ACCOMMODATION

11 Main Road (shop)

Sales area: 334 sq ft 31.09 sq ms

Storage/amenity: 126 sq ft 11.77 sq ms

11a Main Road (shop)

Sales area: 466 sq ft 43.36 sq ms

Storage/amenity: 177 sq ft 16.50 sq ms

11b Main Road (flat)

First Floor: 319 sq ft 29.70 sq ms

Loft Room:

#### 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

#### AUCTIONEERS NOTE

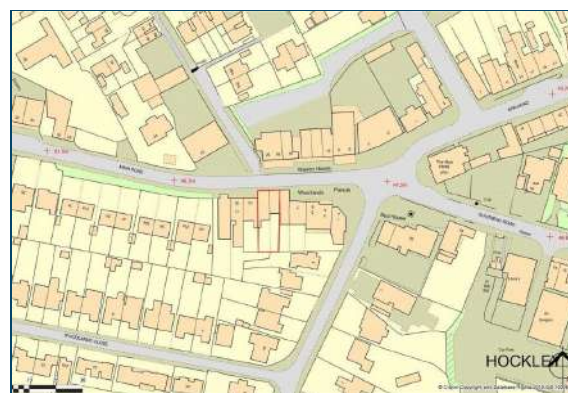
The Residential property was sold by virtue of a 99 year lease from November 1986.

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 36

RESIDENTIAL DEVELOPMENT OPPORTUNITY: A FREEHOLD FORMER PUBLIC HOUSE WITH FULL PLANNING PERMISSION FOR REDEVELOPMENT AND ADDITIONAL BUILDING



**GUIDE PRICE: £500,000\*PLUS FEES**

### Grey Goose Public House, 9 East Street, Rochford, Essex, SS4 1DB

The site is located in the Historic Town of Rochford and is within walking distance of the local shops and Railway station. Full Planning permission has been granted for the redevelopment the former public house with an additional new detached building with parking at ground floor level. The proposed development will consist of a commercial premises and three apartments within the current building and an additional two apartments with under croft parking to be built at the side.

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

Please note VAT may be applicable with this purchase. For more information please refer to the legal pack.

#### **EXISTING PREMISES**

The Site currently Contains a Detached building former Public House.

#### **PROPOSED ACCOMMODATION**

Commercial premises  
5 x Two bedroom apartments

#### **PLANNING**

Further details available via Rochford District Council's planning portal using reference: 18/00177/FUL

#### **AUCTIONEERS NOTE**

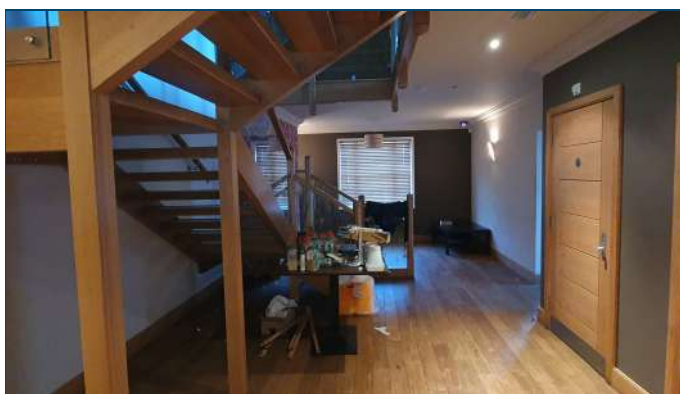
For more information on the potential value of the proposed development please contact the Auctioneers.

#### **TENURE**

Freehold

#### **VIEWING**

By appointment with the Auctioneers



## LOT 37

REFURBISHMENT OPPORTUNITY: A VACANT FREEHOLD FOUR BEDROOM TERRACED HOUSE CLOSE TO SOUTHEND EAST RAILWAY STATION IN NEED OF MODERNISATION



**GUIDE PRICE: £240,000\*PLUS FEES**

### 11 Stromness Road, Southend-on-Sea, Essex, SS2 4JG

A vacant four bedroom house with three reception rooms in need of modernisation. The property is located close to local shops along Southchurch Road and Southend East Railway Station. The house requires modernisation although we have been advised that a new roof was fitted approximately 10 years ago.

#### ACCOMMODATION

Entrance Hall  
Lounge: 13'3 x 12'6  
Dining Room: 11'2 x 10'2  
Morning Room 10'6 x 10'6  
Kitchen: 6'6 x 4'8  
Bathroom  
Bedroom one: 13'5 11'3 x 15'3 into bay  
Bedroom two: 11'2 x 10'3  
Bedroom three: 10'8 x 9'4  
Bedroom four 10'7 x 6'9  
Separate WC  
West backing garden

#### N.B.

In accordance with Section 21 of the Estate Agent Act 1979 we declare that there is a personal interest in the sale of this property from one of the directors of Dedman Gray.

#### AUCTIONEERS NOTE

It is considered that the refurbished property could be a very popular home to owner occupiers or as a buy to let investment

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 38

REFURBISHMENT OPPORTUNITY: A FREEHOLD VACANT TERRACED THREE BEDROOM HOUSE WITH A GOOD SIZED GARDEN IN NEED OF REFURBISHMENT



**GUIDE PRICE: £450,000\*PLUS FEES**

### 3 Grange Avenue, Barnet, Hertfordshire, EN4 8NJ

The property is a freehold three bedroom terraced house located within easy reach of Oakleigh Park mainline station, East Barnet village and Oak Hill Park and with easy access to the A10 and M25. The property is in need of refurbishment as it is considered that when the works are completed it would make an ideal buy to let investment or family home.

#### ACCOMMODATION

Three bedrooms  
Lounge  
Kitchen  
Bathroom/WC  
Parking  
Rear Garden

#### EPC RATING

E

#### AUCTIONEERS NOTE

For Further information on sales figures once refurbishment works have been completed, please contact Dedman Gray residential team on 01702 311 042

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 39

REFURBISHMENT OPPORTUNITY: A FREEHOLD DETACHED HOUSE IN A SOUGHT AFTER LOCATION IN NEED OF REFURBISHMENT WITH POTENTIAL TO EXTEND



**GUIDE PRICE: £675,000\*PLUS FEES**

### 11 The Drive, Westcliff-on-Sea, Essex, SS0 8PL

This freehold detached property offers three bedrooms and requires refurbishment. It is considered to be an ideal opportunity to create an impressive family home. Leigh Road is a short distance with an array of shops, restaurants and boutiques. The house is very spacious and in a highly desirable location situated in the heart of the Chalkwell Hall Estate.

#### ACCOMMODATION

Entrance Hall:

Lounge: 17' x 11'10"

Dining Room: 13'4" x 14'9" into bay

Ground floor WC

Kitchen: 12'2" x 7'4"

Bedroom one: 13'5" x 11'1" with balcony

Bedroom two: 13'4" x 12'

Bedroom three: 9'8" x 7'5"

Bathroom/WC

Garden

#### PLANNING

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

#### EPC RATING

tbc

#### AUCTIONEERS NOTE

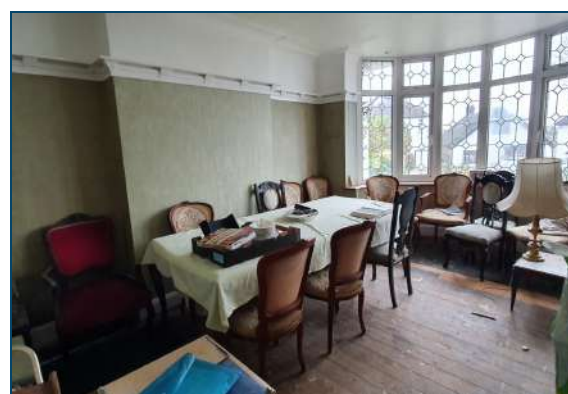
For Further information on sales figures once works have been completed, please contact our residential team on 01702 311 042

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers





## LOT 40

RESIDENTIAL INVESTMENT OPPORTUNITY: THREE SELF CONTAINED ONE BEDROOM FLATS BEING SOLD WITH THE FREEHOLD OF THE BUILDING



**GUIDE PRICE: £280,000\*PLUS FEES**

### 31 Preston Road, Westcliff-on-Sea, Essex, SS0 7ND

An investment of three buy to let flats sold with the freehold of the building which includes a detached double garage and two further flats that have been sold on long leaseholds. This imposing detached house is found south of the London Road within easy walking distance of Hamlet Court Road shopping centre, and Westcliff-on-Sea railway station.

#### ACCOMMODATION

Flat A

Lounge: 14'3 x 11'6

Bedroom: 11'11 x 7'8

Kitchen: 11'11 x 6'9

Bathroom/WC

Flat B

Lounge: 14'1 x 11'1

Bedroom: 10'9 x 8'7

Kitchen: 9'8 x 7'10

Flat C

Lounge: 16'10 x 11'10 reducing to 8'6

Bedroom: 13'2 x 6'6

Kitchen: 9'4 x 6'5

#### PLANNING

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

#### EPC RATING

Flat 31A - E

Flat 31B - E

Flat 31C - tbc

#### RENT RESERVED

Flat A - Let at £550 pcm

Flat B - Let at £550 pcm

Flat C - vacant

#### TENURE

Freehold

#### VIEWING

By appointment with the Auctioneers



## LOT 41

REFURBISHMENT OPPORTUNITY: A VACANT FREEHOLD TERRACED HOUSE CLOSE TO WESTCLIFF STATION AND SEAFRONT IN NEED OF MODERNISATION.



**GUIDE PRICE: £150,000\*PLUS FEES**

### 6 Holland Road, Westcliff-on-Sea, Essex, SS0 7SG

A vacant freehold terraced house situated close to Westcliff-on-Sea Railway Station and just a short walk away from the seafront. The property is in need of extensive refurbishment and is currently arranged as two separate one bedroom flats. It is considered that it would be an ideal family home or a buy to let investment.

#### ACCOMMODATION

Ground Floor

Hallway

Lounge: 13'10 x 13'5

Bedroom: 12'6 x 11'5

Kitchen: 13 x 12

Ground floor bathroom/WC

First Floor

Bedroom: 12'5 x 11'5

Lounge: 18'3 x 13'11

Kitchen: 13'2 x 6'6

Bathroom/WC

Loft Room 17'1 x 9'5

#### N.B.

The property is currently arranged as separate ground and first floor flats.

#### PLANNING

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

#### EPC RATING

F

#### 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

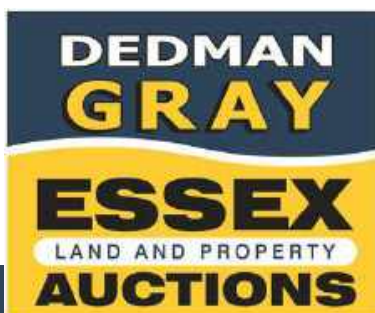
- General conditions and extra conditionals of sale are available on our website [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction)
- All interested bidders are advised to read the general conditions of sale prior to bidding.
- The buyer's fee payable on each lot is £750.00 +VAT

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  
17th FEBRUARY 2021**

[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 £5,000) 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

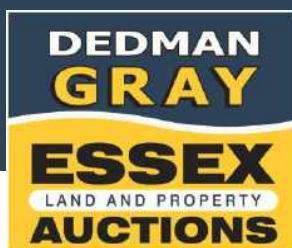
### Proof of Address

- 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.





## REMOTE BIDDING INSTRUCTIONS

### 5 STEPS ON HOW TO REGISTER TO BID

1. **FULLY READ AND UNDERSTAND** the terms and conditions.
2. **COMPLETE AND SIGN** a telephone, proxy or online bidding form (depending on your preferred method). These forms are available to download by visiting our website [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction) click on current lots and then remote bidding forms.
3. **PROOF OF IDENTIFICATION** - You will need to ask for an appropriate professional IE; Solicitor, Financial advisor or estate agent to certify a copy or clear photograph of either your driving license or passport.
4. **PROOF OF DEPOSIT** - We will accept either a BANK STATEMENT or SCREENSHOT OF BANKING APP that clearly displays that you are in receipt of the appropriate deposit required to purchase.
5. **RETURN** the appropriate completed Bidding Form, Proof of ID and Proof of Deposit to us by either email to [auction@dedmanauctions.com](mailto:auction@dedmanauctions.com) or by hand to 103 The Broadway, Thorpe Bay, Essex SS1 3HQ

**Please ensure that you include all requested documents and that they are 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 or without the supporting documents may not be included in the Auction bidding**

### **LIVE STREAM**

The live stream will be available to watch from 1:50pm on the auction day by visiting our website [www.dedmangray.co.uk/auction](http://www.dedmangray.co.uk/auction) Then click the Watch Live tab. You may not hear any sound until the auctioneer begins at around 2pm.

### **METHODS OF BIDDING**

**TELEPHONE-** We will call you just before the lot that you wish to bid on is introduced by the auctioneer and talk you through what is happening in the room. Please note if the line cuts out, we will try to get you back however the auctioneer may not wait. If you provide us with your maximum bid then we can continue to bid on your behalf if we cannot get you back on the line.

**PROXY-** You will just need to enter your maximum bid on the form and a team member will bid on your behalf in conjunction with bidding increments the auctioneer is using. The team member will continue bidding until you are the successful bidder, or the bidding exceeds your proxy limit.

**ONLINE-** You will be sent an email with log in details to register online. You will need to follow the instructions to create your unique bidding password. Then just log on at 2pm on the day of the auction where you will be able to watch the auction live and type your bids into your keyboard as and when you wish to place a bid.

## All telephone/proxy or online bids are accepted under the following terms and conditions:

If successful, the bidder will be available immediately after/on the day of the auction to be contacted to make payment of a deposit of 10% or £5,000, whichever is the greater, (or 50% if purchase price is below £10,000) of the purchase price for each Lot.

In addition, you will be required to pay to the Auctioneers the Buyer's Fee of £750+ VAT. This fee is payable for each Lot purchased (please ensure you have your debit card to hand and have notified your bank that you may be making the payment)

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.

The form must be delivered to: Dedman Gray Auctions Limited, 103 The Broadway, Thorpe Bay, Essex, SS1 3QH, or emailed to [auction@dedmanauctions.com](mailto:auction@dedmanauctions.com) to arrive by 2.00pm the day before 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 authorised 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 authorisation.

In the case of written/Proxy bids, Dedman Gray Auctions Limited staff will compete in the bidding up to the maximum of the authorisation. 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 of online bids, at about the time that the Lot comes up for auction, the bidder must be logged in and ready, the bidder may then compete in the bidding. In the event that the online signal or link is not established, or breaks down, or there is any confusion or disruption, Dedman Gray Auctions Limited will not accept liability

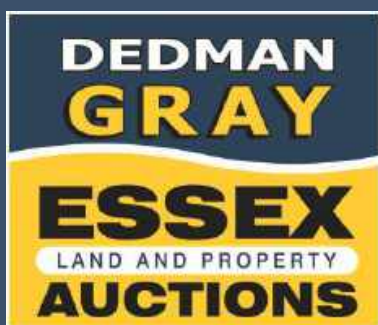
Dedman Gray Auctions Limited reserves the right not to bid on behalf of online bidders, in the event of any error, doubt, omission, uncertainty as to the bid, or for any reason whatsoever, and gives no warranty or guarantee that a bid would be made on behalf of the bidder and accept liability.

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

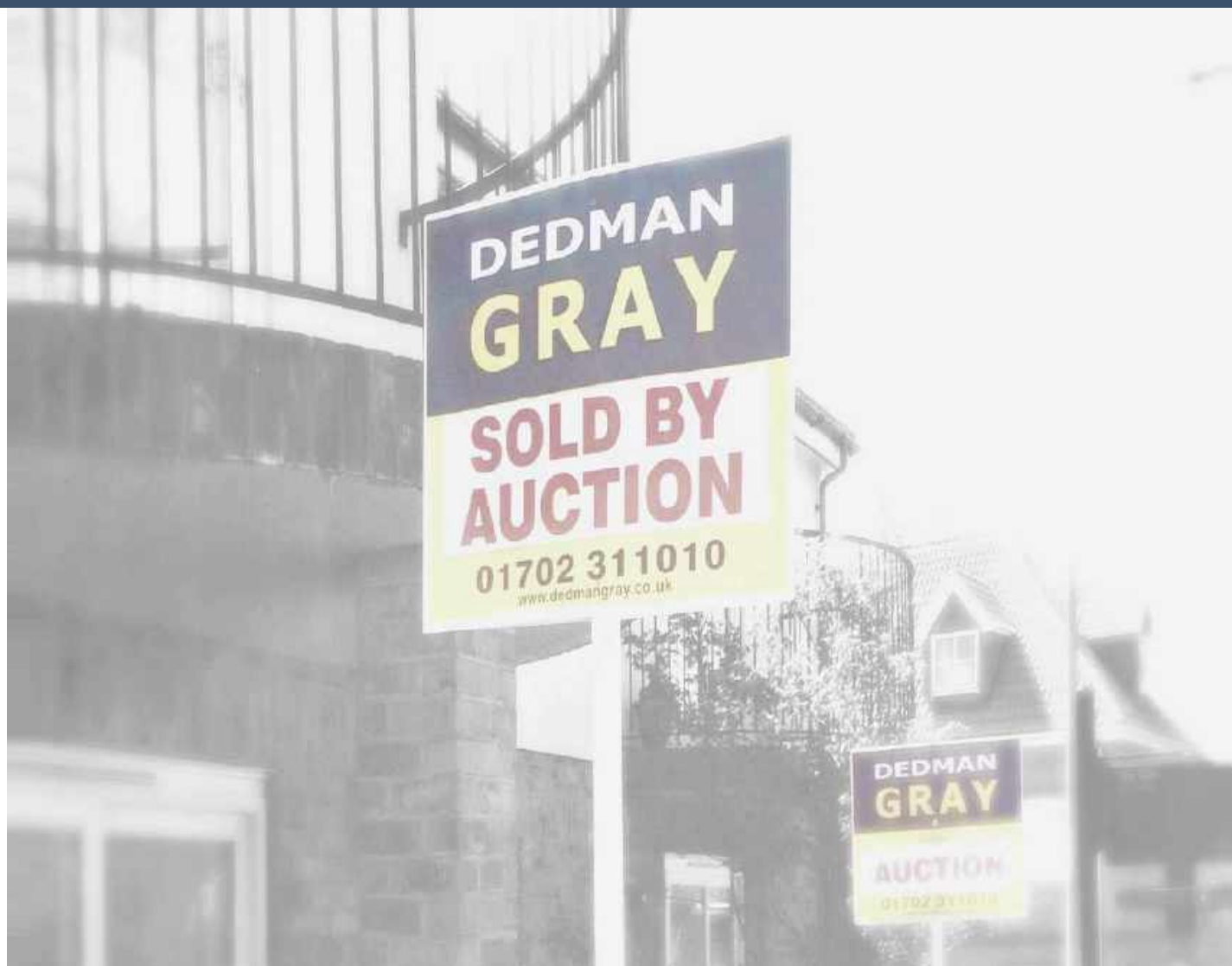
Once delivered to the Auctioneers, the authority to bid is binding on the bidder up to 6.00pm on the following day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post Auction where the bidding has not reached the reserve.

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 February - March 2021



**Wednesday 9th December 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)**