

The Leading Land & Property Auctioneers In Essex

Wednesday 17th February 2021 at 2pm

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



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

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Tony Arif - South Essex Auction Consultant

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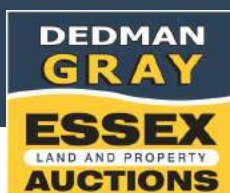
www.dedmangray.co.uk/auction

AUCTION RESULTS FOR 9TH DECEMBER 2020

Lot	Address	Result	Price
1	Land to North side of 177 South Avenue, Southend-on-Sea, Essex, SS2 4HT	SOLD	£20,000
2	Land to East of Ongar Road, Kelvedon Hatch, Essex, CM15 0AD	SOLD	£367,000
3	10 Marcus Avenue, Southend-on-Sea, Essex, SS1 3LA	Withdrawn	Withdrawn
4	Flat 2, 111 Grand Parade, Leigh-on-Sea, Essex, SS9 1DW	Unsold	Available at £310,000
5	Ruskin Lodge, 33 Riviera Drive, Southend-On-Sea, Essex, SS1 2QY	SOLD	£585,000
6	82a Burdett Avenue, Westcliffe-on-Sea, Essex, SS0 7JW	SOLD	£150,000
7	28 Lake Way, Clacton-on-Sea, Essex, CO15 2LR	SOLD	£61,500
8	2 Singer Avenue, Clacton-on-Sea, Essex, CO15 2LR	SOLD	£35,000
9	Flat 6, 42 Leopold Road, Felixtowe, Suffolk, IP11 7NP	Withdrawn	Withdrawn
10	Freehold of 128 High Street, Wivenhoe, Essex, CO7 9AF	SOLD	£35,000
11	1 Edgware Road, Clacton-on-Sea, Essex, CO16 7HH	SOLD	£135,000
12	Harry's Bar & Restaurant, High Street, Thorpe-le-Soken, Essex, CO16 0EA	Withdrawn	Withdrawn
13	34 Kenningtons Cottages, Romford Road, South Ockendon, Essex, RM15 4XA	SOLD	£201,000
14	The Shore Club, 2 Edith Road, Clacton-on-Sea, Essex, CO15 1JU	Withdrawn	Withdrawn
15	Flat 2, Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA	SOLD	£50,000
16	Flat 3, Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA	SOLD	£50,000
17	Flat 5, Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA	SOLD	£50,000
18	Flat 8, Chadwick Court, Hopwood Street, Preston, Lancashire, PR5 6HA	SOLD	£45,000
19	8 Prince Albert Road, West Mersea, Essex, CO5 8AN	SOLD	£245,000
20	136a Bartram Avenue, Braintree, Essex, CM7 3RA	Withdrawn	Withdrawn
21	136b Bartram Avenue, Braintree, Essex, CM7 3RA	Withdrawn	Withdrawn
22	136c Bartram Avenue, Braintree, Essex, CM7 3RA	Withdrawn	Withdrawn
23	136d Bartram Avenue, Braintree, Essex, CM7 3RA	Withdrawn	Withdrawn
24	13 Creswick Court, London Road, Rayleigh, Essex, SS6 9HW	SOLD	£250,000
25	Flat 1 Sandringham Court, 503 London Road, Benfleet, Essex, SS7 1BD	Withdrawn	Withdrawn
26	125 The Broadway, Southend-on-Sea, Essex, SS1 3EX	SOLD	£350,000
27	Land to South of Barrow Hill, Sudbury, Suffolk, CO10 0AR	SOLD	£9,000
28	5 Greenhills Terrace, Durham, County Durham, DH6 3JR	Unsold	Available at £35,000
29	85 Claude Road, London, E10 6NF	SOLD	£225,000
30	30 Chalk End, Basildon, Essex, SS13 3LW	SOLD	£164,500
31	7 Penshaw Close, Liverpool. Merseyside, L14 8YN	Withdrawn	Withdrawn
32	198 Station Road, Westcliffe-on-Sea, Essex, SS0 7SB	Unsold	Available at £85,000
33	Broadway Service Station, Runwell Road, Wickford, Essex, SS11 7BZ	SOLD	£1,025,000
34	42 Old Rectory Court, Southchurch Rectory Chase, Southend-on-Sea, Essex, SS2 4XE	Withdrawn	Withdrawn
35	11 Main Road, Hockley, Essex, SS5 4QJ	Unsold	Available at £270,000
36	Grey Goose Public House, 9 East Street, Rochford, Essex, SS4 1DB	SOLD	£500,000
37	11 Stromness Road, Southend-on-Sea, Essex, SS2 4JG	SOLD	£244,000
38	3 Grange Avenue, Barnet, Hertfordshire, EN4 8NJ	SOLD	£455,000
39	11 The Drive, Westcliffe-on-Sea, Essex, SS0 8PL	Unsold	Available at £715,000
40	31 Preston Road, Westcliffe-on-Sea, Essex, SS0 7ND	SOLD	£300,000
41	6 Holland Road, Westcliffe-on-Sea, Essex, SS0 7ND	SOLD	£302,000
42a	52 Woodfield Park Drive, Leigh-on-Sea, Essex, SS0 7ND	Unsold	Available at £430,000

TOTAL REALISATION: £5,854,000 CONVERSION 80.6%

NEXT SALE: 17TH FEBRUARY 2021



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

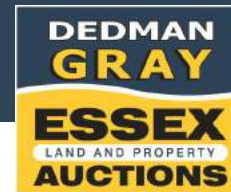
Late Entry Lots are available on our website www.dedmangray.co.uk/auction and will be offered on the day of the Auction in an order to be decided before the Auction day.

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*



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01923 655 441



contact@cpcfinance.co.uk



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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
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FINANCE AVAILABLE FOR:

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- > Auction finance

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

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

Mr Azid Gungah, Investor

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

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

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

Paul Cain, Partner, Ronald Fletcher Baker LLP



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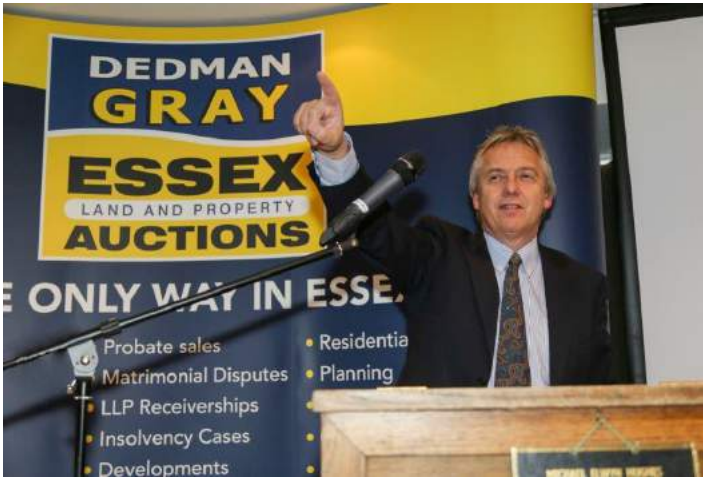


contact@cpcfinance.co.uk



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A Word From Our Auctioneers



"We were delighted to report some fantastic sales success through our auctions during 2020. We adapted from our usual hotel presence to operating five auctions on live stream, which continued with a high success rate of sales.

Having sold nearly £6m worth of property in the December auction alone, we are pleased to start the new year with another exiting catalogue and are expecting to continue our proven auction sales record.

Wish all our auction regulars a safe and happy 2021".



Order of Sale

Wednesday 17th February at 2pm

1	Garage at The Rundels, Benfleet, Essex, SS7 3QJ	£10,000 * PLUS
2	Land and Water Tower at Layer Road, Abberton, Colchester, Essex, CO5 7NH	£40,000 PLUS
3	Flat 4, 43 South Street, Colchester, Essex, CO2 7BJ	£55,000 * PLUS
4	Garage and land rear of 33-41 Eastwood Old Road, Leigh-on-Sea, Essex, SS9 4RP	£23,000 * PLUS
5	71 Sail House, Ship Wharf, Colchester, Essex, CO2 8YP	£130,000 * PLUS
6	16 Singer Avenue, Jaywick, Clacton-on-Sea, Essex, CO15 2LR	£40,000 * PLUS
7	5 Roche Close, Rochford, Essex, SS4 1PX	£65,000* PLUS
8	The Fox Inn, London Road, Rivenhall End, Witham, Essex, CM8 3HB	£450,000 * PLUS
9	7 Penshaw Close, Liverpool, Merseyside, L14 8YN	£85,000 * PLUS
10	5 Greenhills Terrace, Durham, County Durham, DH6 3JR	£29,000 * PLUS
11	52 Woodfield Park Drive, Leigh-on-Sea, Essex, SS9 1LW	£375,000 *PLUS
12	322 Old Road, Clacton-on-Sea, Essex, CO15 3NU	£150,000 * PLUS
13	42 St. Andrews Road, Clacton-on-Sea, Essex, CO15 3AP	£170,000 * PLUS
14	11 Main Road, Hockley, Essex, SS5 4QY	£240,000 * PLUS
15	3 Wykes Green, Basildon, Essex, SS14 2PU	£240,000 * PLUS
16	11 Fillebrook Avenue, Leigh-on-Sea, Essex, SS9 3NS	£420,000 * PLUS
17	36B Elderton Road, Westcliff-on-Sea, Essex, SS0 8AQ	SOLD PRIOR
18	The Shore Club, 2 Edith Road, Clacton-on-Sea, Essex, CO15 1JU	SOLD PRIOR
19	The Townhouse, 10 Edith Road, Clacton-on-Sea, Essex, CO15 1JU	£450,000 * PLUS
20	72 High Street, Great Wakering, Southend-on-Sea, Essex, SS3 0EJ	£210,000 * PLUS
21	15 South Road, South Ockendon, Essex, RM15 6NU	£190,000 * PLUS
22	Quince Hall Farm, Chelmsford Road, Blackmore, Ingatestone, Essex, CM4 0PZ	£2,000,000 * PLUS
23	354 High Road, Benfleet, Essex, SS7 5HP	£210,000 * PLUS
24	26 Chalkwell Park Drive, Leigh-on-Sea, Essex, SS9 1NJ	£200,000*PLUS
25	Garages 1A-E Larkspur Court, off Petunia Crescent, Chelmsford, Essex, CM1 6QX	£50,000*PLUS
26	9 East Street, Southend-on-Sea, Essex, SS2 6LQ	£260,000 *PLUS
27	36 High Street, Great Wakering, Southend-on-Sea, Essex, SS3 0EQ	£300,000 *PLUS
28	Seven Houses in, Nottingham & Derby	£525,000 *PLUS
29	267A Edgware Road, London, NW9 6NB	£300,000 *PLUS
30	Belmont, Kelvedon Road, Inworth, Near Kelvedon, Essex, CO5 9SG	£180,000 * PLUS
31	Chapman Sands Sailing Club, 281 Eastern Esplanade, Canvey Island, Essex, SS8 7PQ	£700,000 *PLUS
32	88 Clare Road, Braintree, Essex, CM7 2PF	£190,000 *PLUS
33	46 South Primrose Hill, Chelmsford, Essex, CM1 2RG	£200,000 *PLUS

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

auction@dedmanauctions.com | 01702 311010

LOT 34a

REFURBISHMENT OPPORTUNITY: A BASEMENT FLAT CLOSE TO SOUTHEND EAST RAILWAY STATION CONSIDERED TO BE AN IDEAL BUY TO LET OPPORTUNITY



GUIDE PRICE: £70,000 *PLUS FEES

134D Southchurch Avenue, Southend-on-Sea, Essex, SS1 2RP

A one bedroom basement flat that is within walking distance to Southend East Railway Station and local amenities. The property requires refurbishment and when done would be considered to be an ideal buy to let investment or a first time buy.

ACCOMMODATION

Lounge/Kitchen: 18'4 x 16'1

Bedroom: 13'2 x 12'2

Bathroom: 7 x 5'11

Outside area

LEASE DETAILS

The property is subject to a lease of 99 years from 25 December 1985

EPC RATING

C

RENT RESERVED

It is considered that when the property have been refurbished could achieve a rental income of £600 per calendar month. £7200 per annum which represents a yield of 10.2% of the guide price.

AUCTIONEERS NOTE

We understand from the seller that the proper requires damp proofing as part of the refurbishment work.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 1

BUY TO LET INVESTMENT: A FREEHOLD GARAGE SITUATED WITHIN A SMALL BLOCK OF GARAGES LOCATED IN A RESIDENTIAL AREA

Garage at, The Rundels, Benfleet, Essex, SS7 3QJ

This freehold single garage investment is situated in a popular residential area. The garages at The Rundels is located from a turning off Hart Road, Thundersley. At present the garage is currently let for £60 per calendar month. It is considered that the garage would make an ideal buy to let investment or alternatively a parking/storage facility for an owner occupier.



GUIDE PRICE: £10,000 *PLUS FEES

ACCOMMODATION

The garage measures 17' x 8'8 externally. Please note that there is no power or water connected to the garage

N.B.

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

RENT RESERVED

We are advised by the seller that the garage is currently let for £60 PCM (£720 per annum) representing a 7.2% yield. The garage is considered to be under let. Any interested parties should conduct their own investigations into rental values.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 2

RESERVOIR VIEWS : A WATER TOWER OFFERING FAR REACHING VIEWS SITUATED ON AN ENCLOSED PLOT ACCESSED BY LOCKED GATES MEASURING 300 SQUARE METERS APPROX.

Land and Water Tower at, Layer Road, Abberton, Colchester, Essex, CO5 7NH

This disused water tower is situated on a plot of land close to residential dwellings in this popular village to the south of Colchester. There are far reaching views over Abberton Reservoir and open countryside from the top of the tower. The land is fully enclosed by fencing and is accessed via iron gates. It is considered that the land and building could be have a variety of uses subject to the necessary consents.



GUIDE PRICE: £40,000*PLUS FEES

SIZE

The land measures approximately 300 square meters as measure via an online mapping service.

CURRENT USAGE

The land and water tower are currently unused.

PLANNING

For all planning enquiries please contact Colchester Borough Council planning department on 01206 282424

TENURE

Freehold

VIEWING

The property is accessed via the grounds of Glebe House on Glebe way. Any external viewings should be made outside the gates of this residential property out of respect of the occupiers. Internal viewing of the water tower and land is strictly by appointment with auctioneers-



LOT 3

BUY TO LET INVESTMENT: A FIRST FLOOR STUDIO APARTMENT CURRENTLY PRODUCING AN INCOME OF JUST UNDER £6000 PER ANNUM. A 10.8% YEILD OF THE GUIDE PRICE

Flat 4, 43 South Street, Colchester, Essex, CO2 7BJ

Situated close to the Colchester town centre and railway station is this first floor studio apartment within this period building. The property is currently let on an Assured Shorthold Tenancy for £495 per month (£5,940 per annum) which represents a yield of 10.8% of the guide price.



GUIDE PRICE: £55,000*PLUS FEES

ACCOMMODATION

Living Room/Bedroom - 11' x 8'8
Kitchen Area
Shower Room

LEASE DETAILS

The property is subject to a lease of 199 years from 1st January 2002

EPC RATING

D

RENT RESERVED

£495 per calendar month
£5,940 per annum

TENANCY

For more details relating to the tenancy please refer to the legal pack

SERVICE CHARGE & RENT

We are informed by the seller that there is annual ground rent of £100 and approx £800/£900 annual service charge.

TENURE

Leasehold



LOT 4

GARAGE INVESTMENT: A VACANT FREEHOLD DETACHED DOUBLE GARAGE AND ACCESS ROAD LOCATED IN A QUIET RESIDENTIAL AREA

Garage and land rear of, 33 - 41 Eastwood Old Road, Leigh-on-Sea, Essex, SS9 4RP

A freehold detached double garage located in a quiet residential part of Leigh-on-Sea. The garage would make an ideal buy to let investment or for an owner occupier. The garage is conveniently placed within easy access to the A127 Southend Arterial Road.



GUIDE PRICE: £23,000 * PLUS FEES

ACCOMMODATION

External measurement 16'9 x 14'8
We understand that there is no water or electricity supply

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.

AUCTIONEERS NOTE

The access road to the garage is located between 41 and 45 Eastwood Old Road

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 5

BUY TO LET INVESTMENT: A TWO BEDROOM APARTMENT CLOSE TO ESSEX UNIVERSITY PRODUCING AN INCOME OF £9600 PER ANNUM. AN 7.4 % YIELD OF THE GUIDE PRICE



GUIDE PRICE: £130,000*PLUS FEES

71 Sail House, Ship Wharf, Colchester, Essex, C02 8YP

A fifth floor Weston Homes Built leasehold Apartment located just off Hawkins Road being within walking distance of Essex university and enjoying views of the River Colne. The property is currently let on an Assured Shorthold Tenancy for a rent of £9,600 Per annum which represents a yield of 7.4% of the guide price.

ACCOMMODATION

There is a good sized open plan Lounge/kitchen and dining area with balcony, a large master bedroom with En-suite and walk-in dressing room plus a further bedroom and bathroom.

LEASE DETAILS

We are advised that the current lease has a term of 125 year Lease from 01 January 2012

N.B.

The building offers secure basement parking and a serviced lift. There is one allocated parking space to this property within the basement parking area.(space #85).

EPC RATING

C

RENT RESERVED

We are advised that the current annual rent is £9600 per annum.

SERVICE CHARGE & RENT

We are advised that the Ground Rent is £350 Per annum and an annual service charge in the region of £1500 per annum currently.

AUCTIONEERS NOTE

It is considered that the market letting value could be in the region of £1000 per calendar month which could offer a potential yield of 9.2% of the guide price.

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



LOT 6

BUY TO LET INVESTMENT: A VACANT FREEHOLD DETACHED BUNGALOW WITH CONSERVATORY CONSIDERED TO BE IDEAL AS A BUY TO LET INVESTMENT

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

A one bedroom detached bungalow with conservatory and driveway. This freehold property is located in the Grasslands area of Jaywick which is popular for buy to let investors. The property currently has one bedroom and could achieve a rental income of £500 per calendar month which represent a yield of 15% of the guide price, however it is considered that with some alterations it may be able to be converted into a two bedroom property, which could increase the potential yield to 18% of the guide price.



GUIDE PRICE: £40,000* PLUS FEES

ACCOMMODATION

Entrance Porch
Kitchen 10'7" x 7'5"
Lounge 10'9" x 10'
Conservatory 11' x 9'
Bedroom 12' x 7'6"
Wet Room

EPC RATING

F

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



N.B.

There is a driveway and enclosed rear courtyard with garden shed. We are also advised that the property has been externally insulated and benefits from gas radiator heating.



LOT 7

COMMERCIAL INVESTMENT: A VACANT LONG LEASEHOLD GROUND FLOOR LOCK UP SHOP IN ROCHFORD TOWN CENTRE

5 Roche Close, Rochford, Essex, SS4 1PX

An attractive office in a courtyard location in the Old Market Town of Rochford. The property is situated just off North Street and close to the market square. The office benefits from a kitchen, W/C, bright and spacious reception area with a cellular office within.



GUIDE PRICE: £65,000 *PLUS FEES

ACCOMMODATION

Total area - 350 Sq. Ft.
(32.5 Sq. Ms)

EPC RATING

TBC

TENURE

Long Leasehold

LEASE DETAILS

The property is subject to a long leasehold of 155 years from 1st January 2004

VIEWING

By appointment with the Auctioneers

N.B.

Suitable for A1 & A2 use as well as a variety of other uses, subject to consent.

PLANNING

For all planning enquiries please contact Rochford District Council on 01702 546366



LOT 8

RE-DEVELOPMENT OPPORTUNITY: A VACANT FREEHOLD FORMER PUBLIC HOUSE AND CAR PARK ON A PLOT OF APPROX 1.6 ACRES FRONTING ONTO THE A12.



GUIDE PRICE: £450,000* PLUS FEES

The Fox Inn, London Road, Witham, Essex, CM8 3HB

This freehold commercial premises is accessible to passing traffic north and south-bound on the A12. An ideal location for the right type of business, and visible road frontage gives excellent advertising. There is a large car park to the side of the property and the total plot size is in the region of 1.6 acres (as measured by an online mapping service). It is considered that the property and land could suite a variety of uses subject to the relevant permissions.

ACCOMMODATION

The property has been stripped back to a shell and ready to be re-fitted:

Basement - approx. 487 sq/ft

Ground Floor - approx. 2,352 sq/ft (extension would give approx. 4,036 sq/ft)

First Floor - approx. 1917 sq/ft

PLANNING

For all planning enquirers please contact Braintree District Council Tel: 01376 552525.

We are not aware of any recent applications however planning was previously granted for a ground floor extension which has now lapsed. For more information on this application please visit the Braintree district council planning portal Quoting Ref: 11/00915/FUL - Was GRANTED on 11/07/2011 for the demolition of existing east and west wings and erection of new extension to rear and new side extension to facilitate a change of use from A4 to A1 as permitted.

EPC RATING

Rating 'D'

AUCTIONEERS NOTE

Please Note: VAT at the prescribed rate will be added to the purchase price.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 9

BUY TO LET INVESTMENT: A THREE BEDROOM END TERRACED HOUSE WITH TENANT IN OCCUPATION PRODUCING AN INCOME OF £5,700 PA A 6.7% 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: £85,000*PLUS FEES

ACCOMMODATION

Three Bedrooms
Lounge
Kitchen/Diner
Cloakroom
Bathroom/WC

LEASE DETAILS

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

EPC RATING

C

RENT RESERVED

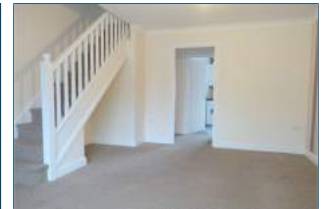
The property is currently let for £475 per calendar month (£5700 per annum) A gross yield of just over 6.3% of the guide price.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

**LOT 10**

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: £29,000*PLUS FEES

ACCOMMODATION

Lounge
Kitchen
Two bedrooms
Bathroom/WC
Front and rear yards

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 14.4% of the guide price.

EPC RATING

D

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 11

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



GUIDE PRICE: £375,000 *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 replace with a new detached two storey 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 12

BUY TO LET INVESTMENT: A THREE BEDROOM FREEHOLD HOUSE CURRENTLY LET PRODUCING AN INCOME OF £12,600 PER ANNUM. AN 8.4% YIELD OF THE GUIDE PRICE

322 Old Road, Clacton-on-Sea, Essex, CO15 3NU

A three bedroom freehold house currently let on an Assured Shorthold Tenancy. We are advised that although the agreement is for a higher amount, the current rent that is being received directly by the local authority is £1050 per month (£12,600 per annum) which represents a yield of 8.4% of the guide price.



GUIDE PRICE: £150,000*PLUS FEES

ACCOMMODATION

Please be advised that Dedman Gray Auctions have not inspected the property at the time this catalogue was produced and that the accommodation details below are therefor for guidance purposes only and should not be relied upon.

Entrance Hall
Lounge 12' 8" x 11' 5" Max
Dining Room 10' 4" x 13' 2" Max
Kitchen
Conservatory
Landing
Bedroom One 10' 5" x 11' 5" Max
Bedroom Two 10' 8" x 10' 4" Max
Bedroom Three 5' 7" x 8' 1" Max
Bathroom

EPC RATING

D

TENANCY

For more details relating to the current tenancy please refer to the legal pack.

TENURE

Freehold

VIEWING

Unfortunately due to the tenants wishes during the current Covid 19 pandemic it will not be possible to internally view the property.

LOT 13

BUY TO LET INVESTMENT: A DOUBLE BAY FRONTED FREEHOLD HOUSE CURRENTLY LET PRODUCING AN INCOME OF APPROX. £10,875 PER ANNUM. A 6.8% YIELD OF THE GUIDE PRICE

42 St. Andrews Road, Clacton-on-Sea, Essex, CO15 3AP

This older style double bay fronted three bedroom semi detached house is currently let on an Assured Shorthold Tenancy . We are advised that although the agreement is for a higher amount, the current rent that is being received directly by the local authority is £965 per month (£11,850 per annum) which represents a yield of 6.8% of the guide price.



GUIDE PRICE: £170,000*PLUS FEES

ACCOMMODATION

Please be advised that Dedman Gray Auctions have not inspected the property at the time this catalogue was produced and that the accommodation details below are therefore for guidance purposes only and should not be relied upon.

Entrance hall Entrance door to front. Single radiator.
Lounge 26'9" x 11'10"
Breakfast room 9'8" x 9'4"
Kitchen 11'3" x 9'8"
Lean-to Aluminium framed
Bedroom one 15'9" x 13'6"
Bedroom two 12'2" x 10'1"
Bedroom three 9'8" x 9'6"
Bathroom & Separate WC

EPC RATING

E

RENT RESERVED

Although the agreed rent may be higher, we understand that the owner currently receives £906.32 per calendar month.

TENANCY

For more details relating to the current tenancy please refer to the legal pack.

VIEWING

Unfortunately due to the tenants wishes during the current Covid 19 pandemic it will not be possible to internally view the property.

LOT 14

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: £240,000*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

EPC RATING

No. 11 - D

No. 11a - C

No. 11b - E

No. 11c - D

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 15

BUY TO LET INVESTMENT: A FREEHOLD THREE BEDROOM HOUSE FULLY REFURBISHED THAT IS CONSIDERED TO BE AN IDEAL BUY TO LET INVESTMENT



GUIDE PRICE: £240,000*PLUS FEES

3 Wykes Green, Basildon, Essex, SS14 2PU

Recently refurbished to a good standard is this three bedroom terraced house. The property is considered to be an ideal buy to let investment or would make a family home to an owner occupier. The accommodation comprises of an entrance hall, cloakroom, spacious kitchen and lounge/diner. On the first floor are three good size bedrooms and a family bathroom. To the rear is a low maintenance garden. The property is situated in a pleasant Cul-de-Sac location.

ACCOMMODATION

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

EPC RATING

D

RENT RESERVED

We understand from the seller that a tenant has agreed terms to rent the property at £1350 PCM) which represents a potential yield of 6.75% on the guide price.

AUCTIONEERS NOTE

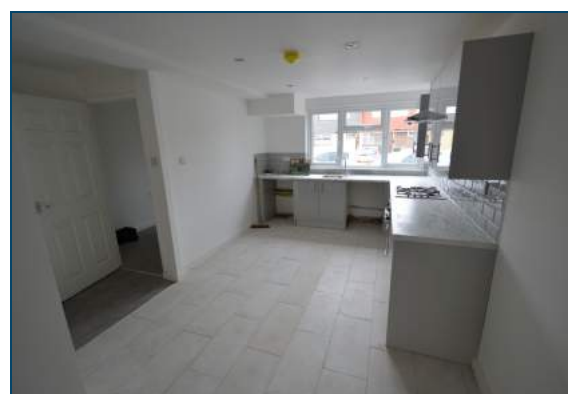
We understand that a new tenancy agreement has been signed and will be starting prior to the auction date for £1350 PCM

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 16

DEVELOPMENT OPPORTUNITY: A FREEHOLD DETACHED BUNGALOW WITH PLANNING CONSENT TO CREATE A FIVE BEDROOM TWO STOREY DWELLING HOUSE WITH GARAGE



GUIDE PRICE: £420,000 * PLUS FEES

11 Fillebrook Avenue, Leigh-on-Sea, Essex, SS9 3NS

Planning permission has been approved to convert this detached bungalow into a spacious five bedroom two storey family home. The property is situated in a sought after location just off the London road close to all local amenities. It is considered the property would be an ideal self build opportunity.

EXISTING PREMISES

Three bedrooms
Lounge
Kitchen
Conservatory
Bathroom
WC
Garage

PROPOSED ACCOMMODATION

Five bedrooms
Lounge
Kitchen/dining room
Study
Two bathrooms
En-Suite
Garage

PLANNING

For details on the planning permission please contact Southend Borough Council on 01702 215004 quote reference 20/01637/FULH

EPC RATING

E

AUCTIONEERS NOTE

It is considered that the proposed property when completed would be valued in the region of £850,000, Interested parties are advised to obtain their own valuations.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 17

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

By appointment with the Auctioneers



LOT 18

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 rooms with fitted kitchenettes and shower rooms

1 x ground floor room separate bedroom and sitting room with kitchenette and 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 19

BUY TO LET INVESTMENT: A FREEHOLD BUILDING CONTAINING 11 ROOMS PRODUCING A INCOME OF APPROX. £76,000 PER ANNUM. A 16.8% GROSS YIELD OF THE GUIDE PRICE



GUIDE PRICE: £450,000 PLUS FEES

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

This three storey building located within close proximity to Clacton seafront has been converted to create serviced accommodation. The building contains 11 Rooms with En Suites, of which four have independent access. The short stay and longer term occupants are predominantly essential workers and the rooms are currently producing a combined average gross income of over £6300 per month or (£76,000 per annum) providing a potential yield of around 16.8% of the guide price.

ACCOMMODATION

Room 1-Double Room with shower room and external access.
Room 2- Double Room with shower room and external access.
Room 3-Large double with shower room.
Room 4- Double Room with large bathroom and balcony
Room 5- Double room with shower room
Room 6- Double room with shower room and external access.
Room 7-Single room with shower room
Room 8-Single room with shower room
Room 9-Double room with shower room
Room 10-Single room with shower room
Room 11-Double room with shower room

N.B.

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

RENT RESERVED

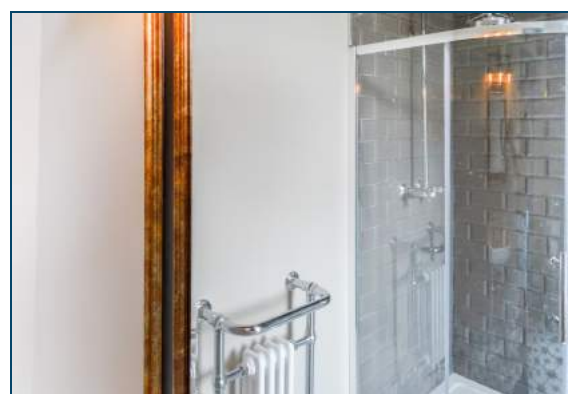
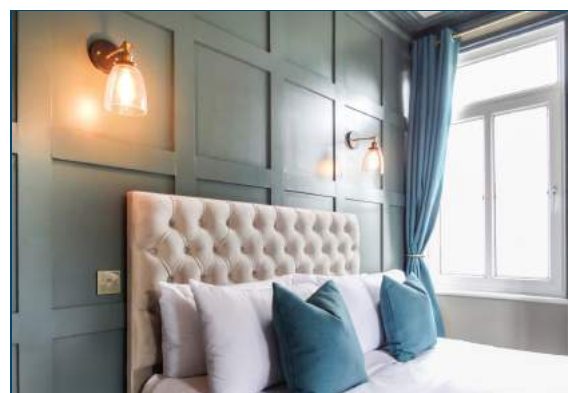
We understand from the seller that the income to be received from the new occupants combined is approximately £6300 per calendar month. For further details on income please refer to the legal pack.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 20

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD THREE BEDROOM HOUSE
CONSIDERED TO BE IDEAL AS A BUY TO LET INVESTMENT



GUIDE PRICE: £210,000* PLUS FEES

72 High Street, Great Wakering, Southend-on-Sea, Essex, SS3 0EJ

Situated in the centre of Great Wakering Village close to local shops and amenities is this vacant three bedroom cottage. The property is well presented and it is considered would make an ideal buy to let investment or alternatively for an owner occupier. It is considered that the property is being offered under value.

ACCOMMODATION

Lounge/diner: 21'5 x 11'10

Kitchen: 9 x 6'5

Conservatory: 14'2 x 5'7

Bathroom

Bedroom one: 12'1 x 11

Bedroom two: 11 x 8'8

Bedroom three: 9'11 x 9

EPC RATING

D

RENT RESERVED

It is considered that the property could achieve a rental income of £13,200 per annum offering a yield of over 6.2% of the guide price. We recommend any interested parties conduct their own investigations on rental values.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 21

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD COTTAGE THAT IS CONSIDERED TO BE AN IDEAL BUY TO LET INVESTMENT



GUIDE PRICE: £190,000 *PLUS FEES

15 South Road, South Ockendon, Essex, RM15 6NU

This two bedroom end of terrace cottage is situated close to local shops and the Railway station. The property benefits from open plan living area and kitchen. It is considered that the property could achieve a rental figure of £900 per calendar month or would be suitable for an owner occupier.

ACCOMMODATION

Sitting Room 12'7" x 11'5" > 9'7"

Lounge Area 12'7" x 11'11" > 11'3"

Kitchen 12'5" > 8'10" x 9'9"

Landing 9'8" x 5'6"

Bedroom One 12'3" x 11'4" > 9'10"

Bedroom Two 13'6" > 8'11" x 7'8" > 6'5"

Bathroom 10'3" x 4'0"

Garden

EPC RATING

C

AUCTIONEERS NOTE

we understand from the seller that the cottage was previously let for £900 per calendar month.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers





PLANNING

For more information relating to the planning approval please visit the Brentwood Borough Council planning portal using reference 20/00398/FUL.

AUCTIONEERS NOTE

It is considered that the developed properties would be popular choice to homebuyers due to the character of the development and the location.

Blackmore is an extremely popular and charming Village that is well known for the village green and tea rooms. Blackmore is located just 4 miles from Brentwood and Ingatestone.

Our joint selling agents, Keller Williams are based at a local office in Brentwood 01277 564022 and will provide recommendations and guidance of the GDV of the consented development.



LOT 22

RE-DEVELOPMENT OPPORTUNITY: FARM HOUSE AND BARN ON A 4.84 ACRE PLOT WITH PLANNING CONSENT TO CONVERT TO 5 DETACHED RESIDENTIAL DWELLINGS.



GUIDE PRICE: £2,000,000*PLUS FEES

Quince Hall Farm, Chelmsford Road, Blackmore, Ingatestone, Essex CM4 0PZ

Planning permission was granted by Brentwood Borough Council planning authority on 6th August 2020 - "Renovation and extension to existing farmhouse. Conversion and alterations of 3 outbuildings to form 3 dwellings. Demolition of an existing 4th outbuilding and construction of a new dwelling. Associated hard and soft landscaping scheme.

N.B.

Quince Hall Farm is located along Chelmsford Road one mile from Blackmore village centre and sits unopposed in protected green-belt land with open views.

EXISTING PREMISES

There is a detached 18th century - built grade II listed farmhouse together with 4 barns of which one is due to be demolished as part of the development plans.

PROPOSED ACCOMMODATION

Proposed Development – Approx floor areas

Plot 1 - Farmhouse - 2,200 sq ft

Plot 2 – front barn conversion – 900 sq ft

Plot 3 – Side barn conversion – 1200 sq ft

Plot 4 – Courtyard barn conversion – 3500 sq ft

Plot 5 – New build overlooking open land – 4000 sq ft

TENURE

Freehold

VIEWING

The site itself can be externally viewed with no appointment necessary however internal viewings of the existing buildings will be strictly by appointment with the auctioneers. We ask that all interested parties carry out an external site visit before arranging an internal inspection of the existing buildings.

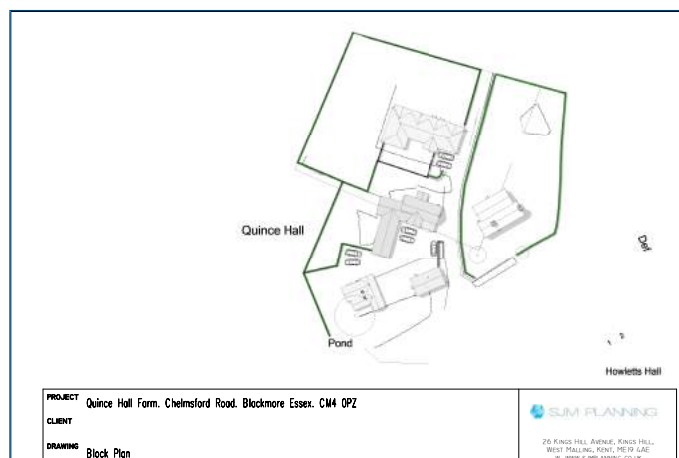
JOINT AUCTIONEER

kwPLUS
KELLER WILLIAMS

Keller Williams

Brentwood

01277 564022



LOT 23

RESIDENTIAL INVESTMENT: A FREEHOLD TWO BEDROOM COTTAGE WITH A TENANT IN OCCUPATION CURRENTLY PRODUCING £12,000 PER ANNUM INCOME



GUIDE PRICE: £200,000 *PLUS FEES

354 High Road, Benfleet, Essex, SS7 5HP

This character property is located close to local shops and amenities and is within a mile of Benfleet Railway Station. The property offers two bedrooms to the first floor and a large lounge/diner to the ground floor, there is a modern kitchen and spacious ground floor bathroom. Externally, the cottage has a small, low maintenance courtyard area to the rear.

ACCOMMODATION

Lounge: 20'10 X 11'9
Kitchen: 10'6 x 8'3
Bathroom/WC:
Bedroom one: 12'3 x 11'11
Bedroom two: 9'1 x 8'5
Courtyard

EPC RATING

E

RENT RESERVED

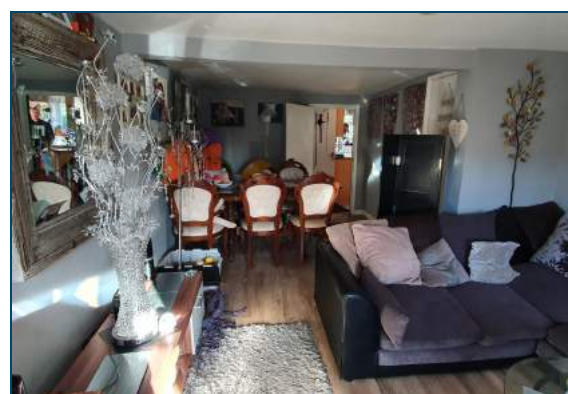
The property is currently let for £1,000 per calendar month (£12,000 per annum) it is understood that the tenancy agreement has expired.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 24

FREEHOLD INVESTMENT: A FREEHOLD BUILDING COMPRISING TWO FLATS, ONE SOLD OFF ON A LONG LEASE AND THE OTHER WITH TENANT IN OCCUPATION

26 Chalkwell Park Drive, Leigh-on-Sea, Essex, SS9 1NJ

A freehold investment property that consists of two flats both with two bedrooms. The ground floor flat has been sold on a long lease with ground rent payable at £50 per annum. The first floor flat is subject to a Shorthold Tenancy Agreement at £750 pcm this is considered to be under let.



GUIDE PRICE: £200,000 *PLUS FEES

ACCOMMODATION

Ground floor Flat
Lounge:
Kitchen:
Two Bedrooms:
Bathroom/WC
Garden
First Floor Flat
Lounge:
Kitchen:
Two Bedrooms:
Bathroom/WC

LEASE DETAILS

Ground floor flat (26)
Subject to lease of 199
years from 29.9.92 at
ground rent of £50 pa

RENT RESERVED

First Floor (26a) let on
Assured Shorthold Tenancy
at £750 pcm it is
considered that this is
under let and any
interested parties should
conduct their own
investigations into rental
values.

TENURE

Freehold

VIEWING

By appointment with the
Auctioneers

LOT 25

BUY TO LET INVESTMENT: FIVE FREEHOLD GARAGES FULLY LET AND PRODUCING AN INCOME OF £5760 PER ANNUM. AN 11.5% YIELD OF THE GUIDE PRICE

Garages 1A-E Larkspur Court, off Petunia Crescent, Chelmsford, Essex, CM1 6QX

This freehold garage investment consisting of five lock up garages is situated in the Springfield Parish of Chelmsford and is surrounded by residential dwellings. The garages at Larkspur Court are accessed from a turning off Petunia Crescent. All five garages are let on a quarterly of 6 month basis producing an income of £5760 per annum.



GUIDE PRICE: £50,000* PLUS FEES

N.B.

We are advised that all
garages are let for a
minimum period of 3
months with upfront
payment of rent for the full
initial period and that he is
holding damage deposits
of £120 for each of the lets.
For more information
please see the legal pack.

RENT RESERVED

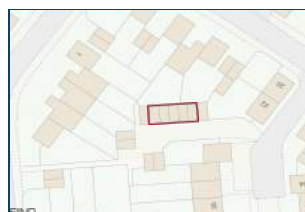
Number 2. £90 per month
Number 3. £100 per month
Number 4 £100 per month
Number 5 £100 per month
Number 6 £90 per month

TENURE

Freehold

VIEWING

External viewing may be
made at any time.



LOT 26

BUY TO LET INVESTMENT: A FREEHOLD PROPERTY COMPRISING TWO FLATS BOTH WITH TENANTS IN OCCUPATION PRODUCING AN INCOME OF £14,640 PER ANNUM



GUIDE PRICE: £240,000*PLUS FEES

9 East Street, Southend-on-Sea, Essex, SS2 6LQ

A character semi-detached house backing on to St. Marys Church Prittlewell. The property provides easy access to Southend Town centre, Prittlewell Railway station and Priory Park. The property has been converted into two flats both of which have tenants in occupation.

ACCOMMODATION

Ground Floor

Lounge: 15'2 x 11'8

Kitchen: 11'11 x 8'10

Bathroom/WC

Bedroom: 13'7 x 10'5

First Floor:

Lounge: 16'3 x 12'2

Bedroom one: 12'2 x 11'11

Bedroom two: 12'1 x 11

Shower Room:

EPC RATING

Ground floor - F

First Floor - E



RENT RESERVED

Flat 9 is currently let for £550 PCM (£6,600 per annum)

Flat 9a is currently let for £670 PCM (£8,040 per annum)

This gives a total income of £14,640 which is a gross yield of just over 6.1% of the guide price.

TENURE

Freehold

VIEWING

Unfortunately due to the tenants wishes during the current Covid 19 pandemic it will not be possible to internally view the property.



LOT 27

POTENTIAL DEVELOPMENT OPPORTUNITY: DETACHED FREEHOLD 7 BEDROOM HOUSE CONVERTED FROM FORMER FIRE STATION ON A PLOT MEASURING APPROX 55' X 122'



GUIDE PRICE: £300,000 *PLUS FEES

36 High Street, Great Wakering, Southend-on-Sea, Essex, SS3 0EQ

This former fire station was converted to residential accommodation following change of use planning permission granted in 2000. The property internally is in need of modernisation and the building itself may require some repair due to structural movement. It is considered that the property could be converted and improved to create multiple occupancy letting or self contained flats or the plot may be able to be redeveloped to create multiple dwellings subject to planning permission.

EXISTING PREMISES

7 Bedrooms
3 Bathrooms
3 Kitchens
Further 2688 sq ft storage space
Garage

N.B.

In addition to the current accommodation there is internal floor space measuring 2688 square foot over two floors to the rear of the building which is currently used for storage. It is considered that this space may be able to be converted to provide additional accommodation and that the property with some improvement may suit multiple occupancy letting or conversion to self contained flats (subject to the necessary consents). It is also considered that it may be possible to demolish the existing building and erect multiple residential dwellings subject to planning permission.

PLANNING

we understand that planning permission was previously granted to demolish the existing building and erect three dwellings in 1988 and change of use planning permission was granted in 2000. To view all previous applications please visit Rochford district council planning portal and for all new planning enquiries please contact Rochford District Council 01702 546366.

EPC RATING

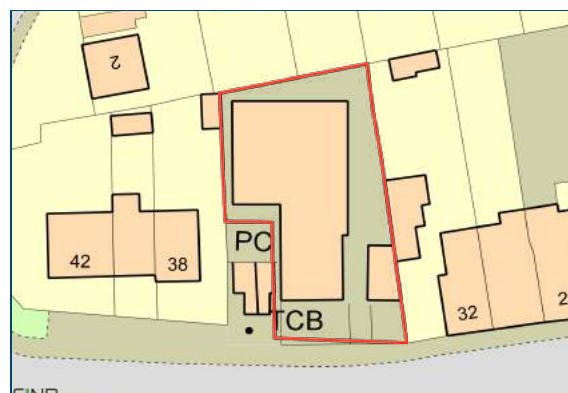
E

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 28

BY ORDER OF THE TRUSTEES IN BANKRUPTCY: A PORTFOLIO INVESTMENT OF SEVEN HOUSES WITH TENANTS IN OCCUPATION CONSIDERED TO BE BELOW MARKET VALUE

Portfolio Investment



GUIDE PRICE: £525,000*PLUS FEES

Seven Houses in, Nottingham & Derby, NG6 8LG

Seven freehold houses predominantly located in and around the Bullwell area of Nottingham. The Seven properties are a mixture of semi detached and terraced houses. We are advised that all of the houses have tenants currently in situ. It is considered that the properties are being offered under market value.

ACCOMMODATION

Dedman Gray have not inspected the properties at the time this catalogue was produced and therefore we cannot provide full details of the accommodation. It is assumed based on similar properties in local area that the properties could be as follows:

7 Broomhill Road, - 3 bed semi-detached house
5 Keys Close- 3 bedroom end of terrace house
21 Keys Close- 3 bed end-terrace house
16 Farley Street- 2 bed terrace house
14 Alder Gardens- Modern 5 bed terraced house
48 Newdigate Street- 2 bed terraced house
193 Ravensworth Road- Extended 3 bed semi-detached

N.B.

Full Addresses are listed below:
7 Broomhill Road, Bulwell NG6 9GY
21 Keys Close, Nottingham NG6 8JL
5 Keys Close, Bulwell NG6 8JL
16 Farley Street, Bulwell NG6 8FT
14 Alder Gardens, Snape Wood, Bulwell NG6 7DN
48 Newdigate Street, Derby DE23 8UY
193 Ravensworth Road, Bulwell NG6 8GB

EPC RATING

7 Broomhill Road- TBC
5 Keys Close-E
21 Keys Close-TBC
16 Farley Street-TBC
14 Alder Gardens-TBC
48 Newdigate Street-TBC
193 Ravensworth Road-D

RENT RESERVED

There is no information held on the current rent being received for any of the seven houses and buyers should conduct their own research into the potential rental values however it is considered that market rental value within the local area could be as listed below:

2 Bedroom House-£600-£700 PCM
3 Bedroom House £650-£800 PCM
5 Bedroom Terraced House £900-£1200 PCM

AUCTIONEERS NOTE

No Access can be assured in any of the houses before completion. Any interested parties should take this into consideration and the sellers will take no responsibility for any purchasers or surveyors not being able to access the properties prior to completion,

TENURE

Freehold

VIEWING

Due to the tenants wishes it will not be possible to internally view any of the houses. The tenants privacy must be respected with any external viewings from the street..



7 Broomhill Road - Bulwell



14 Alder Gardens - Bulwell



193 Ravensworth Road - Bulwell



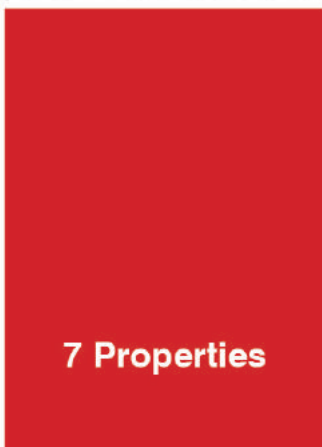
16 Farley Street - Bulwell



48 Newdigate Street - Derby



5 Keys Close - Bulwell



7 Properties



21 Keys Close - Bulwell



**Portfolio
Investment**

LOT 29

RESIDENTIAL INVESTMENT OPPORTUNITY: A VACANT FOUR BEDROOM MAISONETTE
CONSIDERED TO BE AN EXCELLENT BUY TO LET INVESTMENT



GUIDE PRICE: £300,000 *PLUS FEES

267A Edgware Road, London, NW9 6NB

A four bedroom Maisonette arranged over two floors of a high street parade. The property is considered to have the potential to convert to two flats or to be a HMO subject to the usual planning consents. The maisonette is accessed via the rear of the parade and has its own private parking and a small garden that is currently laid as patio. The property is situated in the Hyde Region of Colindale close to local shops and amenities. Transport links are provided by both Kingsbury (Jubilee line) and Colindale (Northern Line) underground stations and Hendon Rail Station.

ACCOMMODATION

First Floor
Two Reception Rooms
Kitchen
Study
Shower Room and WC with Wash Basin

Second Floor
Four Bedrooms
Bathroom with separate WC

LEASE DETAILS

The property benefits from a lease of 125 Years From 25 March 1985

N.B.

It is considered that the property has the potential to be converted to two self contained flats subject to the usual planning consents

PLANNING

For all planning enquiries please contact the London Borough of Brent Council on 0208 937 1234

EPC RATING

E

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 30

REFURBISHMENT OPPORTUNITY: A VACANT FREEHOLD SEMI DETACHED COTTAGE IN A SEMI RURAL LOCATION WITH VEHICLE ACCESS TO REAR IN NEED OF MODERNISATION



GUIDE PRICE: £180,000*PLUS FEES

Belmont, Kelvedon Road, Inworth, Near Kelvedon, Essex, CO5 9SG

Backing onto open fields is this three bedroom semi detached cottage located in this semi rural location with no neighbors in close proximity other than the adjoining semi. Inworth is a small village located between Tiptree and Feering offering easy access to A12 to London and Colchester. The property benefits from vehicle access to the rear to a workshop and single garage.

ACCOMMODATION

Lounge Diner 22'6" x 12'2" Max
Inner Lobby
Kitchen 9'8" x 8'4"
Rear Lobby
Bathroom
Separate WC
First floor landing
Bedroom One 11'1" x 10'8"
Bedroom Two 10'2" x 9'2"
Bedroom Three 9'5" x 8'2"

N.B.

It is considered that the house could be extended to the side and/or rear subject to planning permission.

PLANNING

For all planning enquirers please contact Colchester Borough Council on 01206 282222.

EPC RATING

E

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 31

POTENTIAL DEVELOPMENT LAND: FORMER SAILING CLUB ON A PLOT OF APPROX 0.59 ACRES WITH POTENTIAL FOR DEVELOPMENT SUBJECT TO PLANNING PERMISSION



GUIDE PRICE: £700,000 *PLUS FEES

Chapman Sands Sailing Club, 281 Eastern Esplanade, Canvey Island, Essex, SS8 7PQ

This freehold site was home to the former Chapman Sands Sailing Club and is now being offered with vacant possession. There is the opportunity to undertake a residential development subject to the usual planning consents. The site is located on the Eastern side of Canvey Island and overlooks the seawall.

ACCOMMODATION

The current building on the site is derelict and not currently usable

EXISTING PREMISES

The site is home to the former club house of the sailing club and at the time of print we have been unable to inspect the property.

PLANNING

For all planning enquiries please contact Castle Point Borough Council on 01268 882200

AUCTIONEERS NOTE

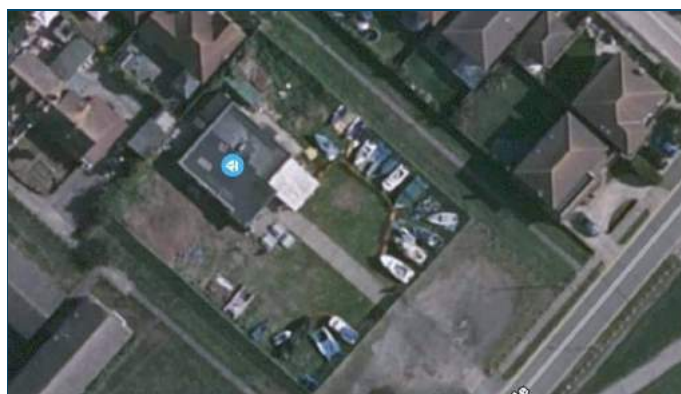
The local authority Castle Point Borough Council have provided a planning brief for auction purposes only. A copy of this is available in the legal pack.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 32

REFURBISHMENT OPPORTUNITY: A VACANT FREEHOLD BUNGALOW IN NEED OF MODERNISATION WITH POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION



GUIDE PRICE: £190,000* PLUS FEES

88 Clare Road, Braintree, Essex, CM7 2PF

A two bedroom semi detached bungalow Ideally located within approximately half a mile of Braintree High Street, The property requires modernisation and refurbishment and has a rear garden approximately 60' and ample loft space. It is considered that it may be possible to extend into the roof space as well as to the rear (subject to planning permission) to create a large family home just as some neighboring properties have.

ACCOMMODATION

Entrance Hall

Hallway

Bedroom One 3.05m (10') x 3.05m (10')

Bedroom Two 3.25m (10'8) x 2.92m (9'7)

Lounge 4.27m (14') x 3.61m (11'10)

Dining Area 3.05m (10') x 2.95m (9'8)

Lean-to 2.51m (8'3) x 2.51m (8'3)

Inner Hallway

Bathroom 3.28m (10'9) x 1.52m (5')

Kitchen 2.74m (9') x 2.31m (7'7)

N.B.

It is considered that the refurbished/extended property would be desirable to home buyers due to its popular location and proximity to Braintree town centre and railway station.

PLANNING

For all planning enquiries please contact Braintree district council on 01376 552525.

EPC RATING

D

TENURE

Freehold

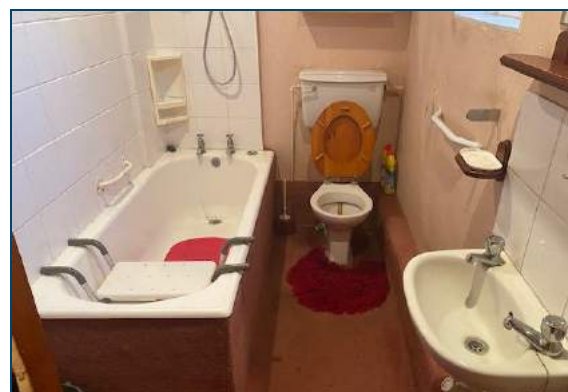
VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



01376 348444



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

When it comes to your additional legal requirements, FJG can help you with a wide range of services across multiple areas. Our experts regularly advise on Corporate & Commercial matters, Dispute Resolution, Employment Law, Family Law, Wills, Life Planning & Probate providing joined up thinking that keeps all of your legal affairs with one trusted firm.

Legal advice with a conscience.



Fisher Jones Greenwood LLP
16 Baddow Road, Chelmsford, CM2 0DG

**Chat
with us**

Appointments with
our property experts
can be booked via
telephone or
video call.

01245 673741

www.fjg.co.uk
enquiry@fjg.co.uk

Offices across Essex and London

LOT 33

REFURBISHMENT OPPORTUNITY: A FREEHOLD COTTAGE CLOSE TO CHELMSFORD CITY CENTRE IN NEED OF MODERNISATION AND REFURBISHMENT THROUGHOUT



GUIDE PRICE: £200,000*PLUS FEES

46 South Primrose Hill, Chelmsford, Essex, CM1 2RG

A two bedroom mid terraced cottage within easy walking distance of the city centre and mainline railway station to London. The property features a good size rear garden and permit parking on the road. It is considered that the refurbished property would be very popular as a first time buy or buy to let investment.

ACCOMMODATION

Lounge - 10'09 (maximum) x 10'06 (3.28m (maximum) x 3.20m)
Dining Room - 10'08 (maximum) x 10'06 (3.25m (maximum) x 3.20m)
Kitchen - 9'02 x 6'08 (2.79m x 2.03m)
Bathroom - 6'07 x 5'08 (maximum) (2.01m x 1.73m (maximum)) -L-shaped.
Bedroom One- 10'05" x 10'05" (3.2m x 3.2m)
Bedroom Two 10'7" x 8'03" (3.25m x 2.45)

N.B.

Beyond the patio is mainly laid to lawn with trees and shrubs to borders and a timber shed. Gate to either side providing right of way for rear access through neighbouring gardens. Access from street level is secured via a gated tunnel link with lock.

EPC RATING

E

AUCTIONEERS NOTE

The neighboring property is currently extending the first floor accommodation over the kitchen.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



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.

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

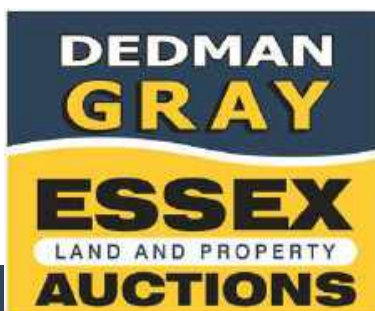
- General conditions and extra conditionals of sale are available on our website www.dedmangray.co.uk/auction
- All interested bidders are advised to read the general conditions of sale prior to bidding.
- The buyer's fee payable on each lot is £750.00 +VAT

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

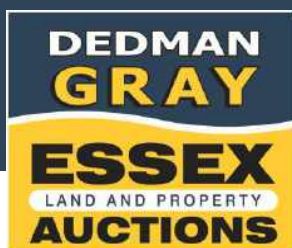
It is highly unlikely that access will be allowed to the property after the auction and only where the seller agrees, will access be granted. In cases where access is necessary to effect legal completion, i.e. a surveyor or contractor, it will be necessary for the purchaser to enter into a legal agreement 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
31st March 2021**

auction@dedmanauctions.com | 01702 311010



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 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 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 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 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).

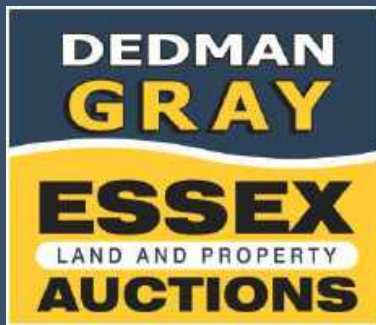
In the event of online bids, at about the time that the Lot comes up for auction, the bidder must be logged in and ready, the bidder may then compete in the bidding. In the event that the online signal or link is not established, or breaks down, or there is any confusion or disruption, Dedman Gray Auctions 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.

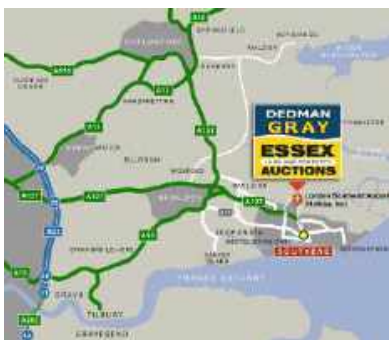
In the event that the bidder is unsuccessful in gaining the Contract, any deposit monies held shall be returned to the bidder promptly.

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 31st March - May 2021



Wednesday 17th February 2021 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)