

The Leading Land & Property Auctioneers In Essex

Wednesday 13th October 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

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Tony Arif - South Essex Auction Consultant

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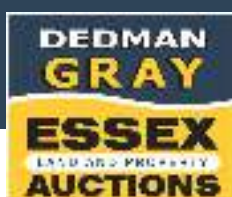
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Auction Results July 2021

Success Rate-70.2% sold - £6.43m

NEXT SALE: 13th October 2021

Lot		Result	Price
1	25 Midway, Jaywick, Clacton-on-Sea, Essex, CO15 2LQ	SOLD	£45,000
2	Land on the north-west side of, Gainsford End, Toppesfield, Essex, CO9 4EG	Withdrawn	Withdrawn
3	Land at the back of, 273 Bournemouth Park Road, Southend-on-Sea, Essex,	SOLD	£75,000
4	45A Bournemouth Park Road, Southend-on-Sea, Essex, SS2 5JH	Withdrawn	Withdrawn
5	143 Rainham Road, Gillingham, Kent, ME7 5NQ	SOLD	£210,000
6	29 Morris Avenue, Jaywick, Clacton-on-Sea, Essex, CO15 2JN	SOLD	£59,000
7	Woodland at, Connaught Road, Rayleigh, Essex, SS6 8UT	Unsold	£45,000
8	Land at, 11 Southcliff Parade, Walton on the Naze, Essex, CO14 8EJ	SOLD	£115,000
9	Land adjacent to Bridge Garage, Ness Road, Shoeburyness, Essex, SS3 9PG	Unsold	£250,000
10	First floor flats, Harry's Bar High Street, Thorpe-le-Soken, Essex, CO16 0EA	SOLD	£180,000
11	68 Anson Chase, Shoeburyness, Southend-on-Sea, Essex, SS3 9RG	Withdrawn	Withdrawn
12	Flat 2, 111 Grand Parade, Leigh-on-Sea, Essex, SS9 1DW	SOLD	£272,000
13	1-3 Hazel Stub Depot, Burton End, Haverhill, Suffolk, CB9 9AF	SOLD	£585,000
14	45 Napier Avenue, Southend-on-Sea, Essex, SS1 1LY	SOLD PRIOR	£280,000
15	Land adjacent to, 430 Beehive Lane, Chelmsford, Essex, CM2 8RJ	SOLD	£80,000
16	Land to Rear of, 41 Colchester Road, White Colne, Essex, CO6 2PW	Unsold	£100,000
17	9-11 Museum Street, Ipswich, Suffolk, IP1 1HE	Withdrawn	Withdrawn
18	Land at Cowards Garage, The Street, Hatfield Peverel, Essex, CM3 2EQ	Unsold	£1,200,000
19	275-277 Rayleigh Road, Leigh-on-Sea, Essex, SS9 5XW	Withdrawn	Withdrawn
20	20 Wimborne Road, Luton, Bedfordshire, LU1 1PD	SOLD	£172,000
21	29 King Street, Ramsgate, Kent, CT11 8NP	Unsold	£600,000
22	Flat 4, 166 York Road, Southend-on-Sea, Essex, SS1 2DZ	SOLD PRIOR	£80,000
23	Flat 5, 166 York Road, Southend-on-Sea, Essex, SS1 2DZ	SOLD PRIOR	£95,000
24	1 Great Oxcroft, Basildon, Essex, SS15 6PF	SOLD	£150,000
25	173 Upper Bridge Road, Chelmsford, Essex, CM2 0BB	Unsold	£300,000
26	Scarletts Bungalow, Recreation Road, Colchester, Essex, CO1 2HH	Withdrawn	Withdrawn
27	77-83 West Road, Westcliff-on-Sea, Essex, SS0 9AY	SOLD PRIOR	£1,125,000
28	115 Shaftesbury Avenue, Thorpe Bay, Southend-on-Sea, Essex, SS1 3AN	Unsold	£468,000
29	Land at, 7-9 Colchester Road, Bures, Suffolk, CO8 5AE	Unsold	£750,000
30	Flats A & B, 42 Rosemary Road, Clacton-on-Sea, Essex, CO15 1PB	SOLD	£135,000
31	Flats C & D, 42 Rosemary Road, Clacton-on-Sea, Essex, CO15 1PB	SOLD	£100,000
32	202 Rayleigh Road, Leigh-on-Sea, Essex, SS9 5XH	Withdrawn	Withdrawn
33	Land, Hayes Chase, Battlesbridge, Wickford, Essex, SS11 7QT	SOLD PRIOR	£575,000
34	273 Victoria Avenue, Southend-on-Sea, Essex, SS2 6NE	Unsold	£275,000
35	29 Blackgate Road, Shoeburyness, Southend-on-Sea, Essex, SS3 9SP	Withdrawn	Withdrawn
36	Grasslands, Southend Arterial Road, Hornchurch, Essex, RM11 3UB	Unsold	£490,000
37	2 Hemming Way, Norwich, Norfolk, NR3 2AF	SOLD	£247,000
38	7 Hemming Way, Norwich, Norfolk, NR3 2AF	SOLD	£220,000
39	11 Church Close, Mountnessing, Brentwood, Essex, CM15 0TJ	Unsold	£425,000
40	31 Point Road, Canvey Island, Essex, SS8 7RT	SOLD PRIOR	Undisclosed
41	4 Mitchells Avenue, Canvey Island, Essex, SS8 8JB	SOLD PRIOR	Undisclosed
42	33 Hunt Way, Kirby Cross, Frinton-on-Sea, Essex, CO13 0RQ	SOLD	£342,000
43	222 Southchurch Road, Southend-on-Sea, Southend-on-Sea, SS1 2LS	SOLD	£500,000
44	34 Keith Way, Southend-on-Sea, Essex, SS2 6SQ	SOLD	£282,000
45a	Land to rear of 6 Crossing Road, Witham, Essex, CM8 2NP	SOLD	£25,000



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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A Word From Our Auctioneers



The world of Auction just keeps going from strength to strength.

" We ended up in July with over £6m of sales and with several lots selling for well over the guide prices. Our live stream Auctions with the chance of bidding live on the phone as well, are proving very popular. It is interesting to see some of our buyers are now considering a wider range of property types than they used to and not restricting their interest to one particular sector.

We strongly suggest you get in to view these October Auction lots as early as possible as one or two did sell last time prior to the Auction Keep bidding – we are here ready to assist you."



Order of Sale

Wednesday 13th October at 2pm

1	Land on the North side of, Ironwell Lane, Hockley, Essex, SS5 4JY	£36,000 * PLUS
2	Woodland at, Connaught Road, Rayleigh, Essex, SS6 8UT	£39,950 *PLUS
3	Land on the South Side of, Blind Lane, West Hanningfield, Chelmsford, Essex, CM2 8XD	£50,000 * PLUS
4	89C Valkyrie Road, Westcliff-on-Sea, Southend-on-Sea, SS0 8AW	£90,000 *PLUS
5	Thompson Court, 39 Broomfield Road, Chelmsford, Essex, CM1 1SJ	£150,000 *PLUS
6	202 Rayleigh Road, Leigh-on-Sea, Essex, SS9 5XH	£160,000 *PLUS
7	25 Westfield, Basildon, Essex, SS15 6RJ	£220,000 *PLUS
8	Land Rear Of 12 Alexandra Road, Margate, Kent, CT9 5SP	£2,500 *PLUS
9	68 Anson Chase, Shoeburyness, Essex, SS3 9RG	£100,000 *PLUS
10	23 Westborough Road, Westcliff-on-Sea, Essex, SS0 9DR	£120,000 *PLUS
11	108 Caspian Way, Purfleet, Essex, RM19 1LE	£150,000 *PLUS
12	10A Crammavill Street, Grays, Essex, RM16 2BD	£95,000 *PLUS
13	Flat 2 Forest House, Catherine Road, Benfleet, Essex, SS7 1AR	£160,000 *PLUS
14	20 Pudsey Hall Lane, Canewdon, Rochford, Essex, SS4 3RY	£375,000 *PLUS
15	22 Seaview Road, Canvey Island, Essex, SS8 7PB	£220,000 *PLUS
16	275-277 Rayleigh Road, Leigh-on-Sea, Essex, SS9 5XW	£680,000 *PLUS
17	South Studio, The Clock Tower, The Galleries, Warley, Brentwood, Essex, CM14 5GF	£200,000 *PLUS
18	136A Sutton Road, Southend-on-Sea, Essex, SS2 5ER	£90,000 *PLUS
19	9-11 Museum Street, Ipswich, Suffolk, IP1 1HE	£1,100,000 *PLUS
20	144A Beedell Avenue, Westcliff-on-Sea, Southend-on-Sea, SS0 9JP	£125,000 *PLUS
21	Rear of 42 Electric Avenue, Westcliff-on-Sea, Essex, SS0 9NQ	£95,000 *PLUS
22	20 Queens Road, Southend-on-Sea, Essex, SS1 1LU	£200,000 *PLUS
23	Brick House, Church Lane, Hunsdon, Ware, Hertfordshire, SG12 8LG	£750,000 *PLUS
24	143 Tintern Avenue, Westcliff-on-Sea, Essex, SS0 9QG	£100,000 *PLUS
25	30 North Avenue, Southend-on-Sea, Essex, SS2 5HU	£120,000 *PLUS
26	Sunnyside, Stoney Hills, Burnham-on-Crouch, Essex, CM0 8QA	£375,000 *PLUS
27	Youngs Member Club, 107 Wellesley Road, Clacton-on-Sea, Essex, CO15 3PT	£450,000 *PLUS
28	4 Hall Road, Heybridge, Essex, CM9 4NJ	£165,000 *PLUS
29	Charterhouse, Manby Park, Manby, Louth, Lincolnshire, LN11 8UT	£400,000 *PLUS
30	The Sible Hedingham Billiards and Social Club Crosspath, Station Road, Sible Hedingham, CO9 3QB	£325,000 *PLUS
31	7 Beadel Close, Witham, Essex, CM8 1PG	£200,000 *PLUS
32	Pilgrims Court, London Road & Elmsleigh Drive, Leigh-on-Sea, SS9 3JB	£2,950,000 *PLUS
33	Barns at Princes Halfyards, Stebbing Road, Felsted, Essex, CM6 3LG	£500,000 *PLUS
34	34 Satanita Road, Westcliff-on-Sea, Essex, SS0 8DE	£215,000 *PLUS
35	134 Salisbury Avenue, Westcliff-on-Sea, Essex, SS0 7BB	£200,000 *PLUS
36	1 Branston Road, Clacton-on-Sea, Essex, CO15 3HE	£180,000 *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 37a

RESIDENTIAL INVESTMENT OPPORTUNITY: A VACANT LONG LEASE GROUND FLOOR FLAT WITH SHARED PARKING AND AMENITY SPACE IN A TOWN CENTRE LOCATION



GUIDE PRICE: £110,000 *PLUS FEES

23a Warrior Square North, Southend-on-Sea, Southend-on-Sea, SS1 2JN

A one bedroom ground floor flat within a period building close to Southend town centre and train station. This vacant flat being sold with a new lease with a term of 999 years and it is considered that the property would make an excellent buy to let investment or home for an owner occupier.

ACCOMMODATION

Entrance Hall
Lounge: 14'9 x 12'6
Kitchen: 7'8 x 5'4
Bedroom: 13'2 x 8'9
Bathroom/WC
Outside area
Communal parking

LEASE DETAILS

We understand that the property will be sold with a new 999 year lease. Please refer to the legal pack for details.

EPC RATING

D

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 38b

BUY TO LET INVESTMENT: A FREEHOLD TERRACED HOUSE CLOSE TO TOWN CENTRE WITH A TENANT IN OCCUPATION PRODUCING AN INCOME OF £10,200 PA



GUIDE PRICE: £160,000 *PLUS FEES

364 Victoria Avenue, Southend-on-Sea, Essex, SS2 6NA

A two bedroom freehold terraced house situated close to Southend Town Centre and other amenities including two Railway stations and local parks. The property offers two reception rooms, a ground floor bathroom and a small rear garden. The House has a tenant in occupation and is producing an annual rent of £10,200.

ACCOMMODATION

Reception Room: 11'11 x 11
Kitchen/diner: 10'10 x 9'10
Bathroom/WC
Bedroom one: 11'11 x 11
Bedroom two: 9'9 x 8'4
Garden

EPC RATING

E

RENT RESERVED

The property is let on an Assured Shorthold Tenancy at rent of £850 per calendar month (£10,200 per annum)

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 1

LAND INVESTMENT OPPORTUNITY: A PARCEL OF LAND MEASURING APPROXIMATELY 2.1 ACRES CLOSE TO A RESIDENTIAL AREA CONSIDERED FOR A VARIETY OF USES

Land on the North side of, Ironwell Lane, Rochford, Essex, SS5 4JY

A parcel of land situated in a popular semi-rural location. The land is situated close to residential areas and it is considered that the land could suit a variety of uses



GUIDE PRICE: £36,000 * PLUS FEES

SIZE

The Land measures approximately 2.1 acres (as measured from an online mapping services)

CURRENT USAGE

The land is currently unused

PLANNING

The Land is Green Belt and for all planning enquiries please contact Rochford Council on 01702 318111

TENURE

Freehold

OVERAGES

An overage of 25% over a 40-year period and it only relates to residential or commercial development. Please refer to legal pack for full details

VIEWING

Open Site

JOINT AUCTIONEER

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LOT 2

WOODLAND INVESTMENT: A PARCEL OF WOODLAND MEASURING APPROXIMATELY 70' X 165' MINIMUM ON A PRIVATE ROAD LOCATED IN A SEMI RURAL LOCATION

Woodland at, Connaught Road, Rayleigh, Essex, SS6 8UT

A woodland area located off a HGV grade private road on the outskirts of Rayleigh. The land offers the opportunity to purchase your own secluded piece of nature. The woodland area offered is to the right hand side of the gates shown in the photograph.



GUIDE PRICE: £39,950 *PLUS FEES

ACCOMMODATION

The land measures a minimum of 70' x 165'

EXISTING PREMISES

The land is established woodland is used by the current owner

PLANNING

For all planning enquiries please contact Rochford District Council on 01702 318111

AUCTIONEERS NOTE

The woodland is fenced to the front and rear boundaries only

TENURE

Freehold

VIEWING

Open site



LOT 3

RECREATIONAL LAND: A FREEHOLD PARCEL OF LAND WITH A WELL STOCKED FISHING LAKE SITUATED IN A RURAL VILLAGE CLOSE TO CHELMSFORD



GUIDE PRICE: £50,000 *PLUS FEES

Land on the South Side of, Blind Lane, West Hanningfield, Essex, CM2 8XD

The property is a well stocked fishing lake set on a site of approximately 0.61 acres, the lake takes up just over 50% of the land. Around the lake there are mature trees and bushes which are quite dense in parts although there are part cleared areas. The boundary is made up from part close board fencing, hedgerow and wire fencing.

N.B.

The Village of West Hanningfield is located approximately 5 miles from Chelmsford City. The village benefits from a local public House, a primary school and a village Church.

PLANNING

Interested parties should contact Chelmsford City Council planning department regarding any potential development and proposed use of the land.

AUCTIONEERS NOTE

The property is accessed via a Bridle Ways from either Blind Lane or Church Lane both of which have been blocked off to prevent unwanted vehicular access.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



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Offices across Essex and London

LOT 4**BUY TO LET INVESTMENT: A ONE BEDROOM FIRST FLOOR FLAT WITH TENANT IN OCCUPATION PRODUCING AN INCOME OF £7,200 PER ANNUM****89C Valkyrie Road, Westcliff-on-Sea, Essex, SS0 8AW**

A first floor one bedroom flat is situated within walking distance of Westcliff main line Railway station and benefits from off street parking. The property is currently let on an Assured Shorthold Tenancy agreement and is considered to be an ideal buy to let investment.

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

Lounge: 15'3 x 11'
 Bedroom: 12'9 x 7'5
 Kitchen: 7'8 x 5'6
 Bathroom/WC:
 Parking

RENT RESERVED

We understand from the seller that the property is let on an Assured Shorthold Tenancy at a monthly rent of £600 per calendar month (£7,200 per annum)

LEASE DETAILS

The property is subject to a lease of 99 years from 1st January 1983

TENANCY

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

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

LOT 5**BUY TO LET INVESTMENT: A PURPOSE BUILT APARTMENT CURRENTLY LET ON A SHORTHOLD TENANCY PRODUCING AN ANNUAL INCOME OF JUST UNDER £11,000****Thompson Court, 39 Broomfield Road, Chelmsford, Essex, CM1 1SJ**

A purpose built apartment with two double bedrooms open plan kitchen living area and Gated, secure underground allocated parking located in the city centre within walking distance of Chelmsford Mainline Railway station. The property is let out on an Assured Shorthold Tenancy for £915 per calendar month.

**GUIDE PRICE: £150,000*PLUS FEES****ACCOMMODATION**

Hallway
 Open plan kitchen/Living area 19'6" 16'4"
 Bedroom One-12'8" x 11'5"
 Bedroom Two- 9'6 x 8'3
 Bathroom- 9'4" x 7'2"

EPC RATING

C

SERVICE CHARGE & RENT

We are advised by the seller that the service charge and ground rent combined in in the region of £2220 per annum. For more information please refer to the legal pack.

N.B.

We are advised by the seller that the property is let for £915 per calendar month (£10,980).

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 6

REFURBISHMENT/DEVELOPMENT OPPORTUNITY: A FREEHOLD DETACHED BUNGALOW WITH OUTBUILDING OFFERING REDEVELOPMENT POTENTIAL SUBJECT TO PLANNING



GUIDE PRICE: £160,000 *PLUS FEES

202 Rayleigh Road, Leigh-on-Sea, Essex, SS9 5XH

A freehold detached bungalow situated on a plot of approximately 65' x 62'. The property is in a popular location within walking distance of local shops and has easy access to the A127, Southend Airport and Rayleigh shopping centre. The bungalow is in need of extensive refurbishment or alternatively can be replaced with a brand new dwelling subject to the usual consents. The property is in a secluded location set back from the main road and is accessed via a driveway with electronic gates, leading to a private parking area. There is also separate pedestrian access.

ACCOMMODATION

Please be advised that Dedman Gray Auctions have not inspected the property internally at the time this catalogue was produced and are advised that the property is a one bedroom bungalow. The details are for guidance purposes only and should not be relied upon.

EXISTING PREMISES

A vacant detached bungalow with outbuilding in a poor state of repair

N.B.

It is considered the the existing property could be demolished and replaced with a new dwelling subject to the usual consent.

PLANNING

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

AUCTIONEERS NOTE

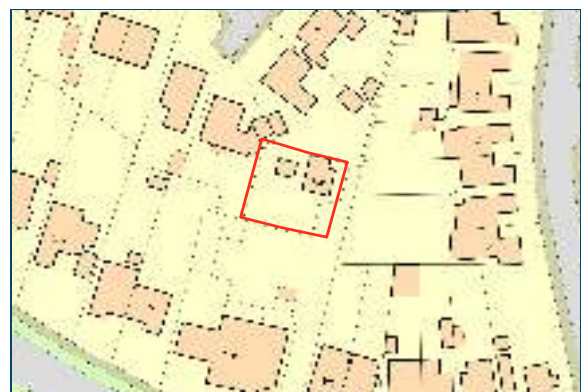
We understand that there is a legal right of way to the bungalow along the driveway for the apartments at 210-214 Eastwood Road. Please refer to the legal pack for further information.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 7

RESIDENTIAL INVESTMENT: A VACANT FREEHOLD THREE BEDROOM HOUSE CONSIDERED TO BE IDEAL FOR OWNER OCCUPATION OR AS A BUY TO LET INVESTMENT.



GUIDE PRICE: £220,000 *PLUS FEES

25 Westfield, Basildon, Essex, SS15 6RJ

A three bedroom end of terrace house with a good sized garden and communal parking. Some refurbishment is required along with potential to create offstreet parking subject to planning consent. The property is located within walking distance to Laindon Railway station and the local shopping centre. It is considered that the property would be an ideal buy to let investment or for an owner occupier.

ACCOMMODATION

Kitchen/Diner: 17'8 x 8'
Lounge 14'8 x 15'7 max
Bedroom One: 11'6 x 10'10
Bedroom Two: 11'6 x 6'6
Bedroom Three: 11'6 x 5'10
Bathroom
Separate WC
Outside Storage Cupboard

EPC RATING

D

RENT RESERVED

It is considered that this property when refurbished could achieve over £14,400 PA (£1200 PCM) For further information on rental figures please contact Dedman Gray Lettings on 01702 311119

AUCTIONEERS NOTE

It is considered that the property would make an ideal buy to let investment or an owner occupier.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

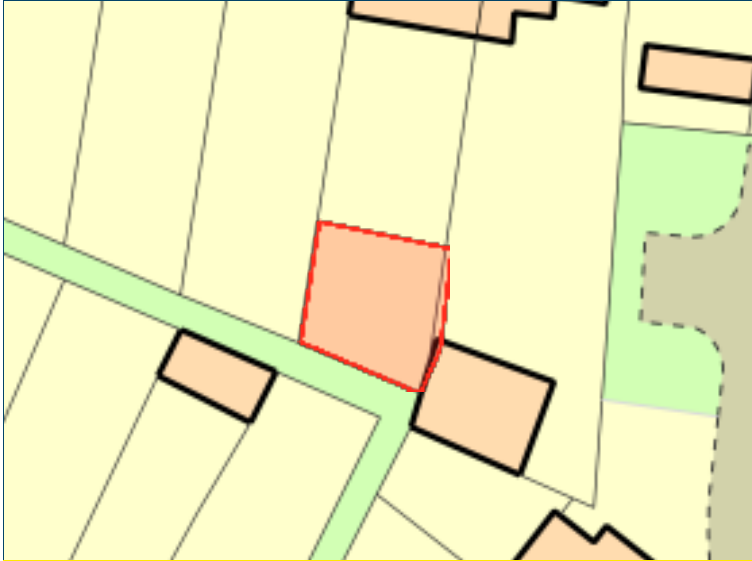


LOT 8

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

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

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



GUIDE PRICE: £2,500*PLUS FEES

PROPOSED ACCOMMODATION

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

SIZE

The land measures approximately 19' x 19'
Area 38.86 m²,/418 ft²,
0.01 acres
Perimeter 25 m (as measured on Edozo Maps).

PLANNING

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

TENURE

Freehold

VIEWING

Open Site

LOT 9

RESIDENTIAL INVESTMENT: A FIRST FLOOR ONE BEDROOM FLAT WITH A TENANT IN OCCUPATION PRODUCING AN INCOME OF £6,480 PER ANNUM

68 Anson Chase, Shoeburyness, Essex, SS3 9RG

A leasehold one bedroom purpose built first floor flat with views over looking Shoebury Park. The flat is situated in a popular area with easy access to Asda Superstore. It is considered that the property would make an ideal buy to let investment.



GUIDE PRICE: £100,000 *PLUS FEES

ACCOMMODATION

Entrance Hall
Lounge/Kitchen: 24'5 x 10'8
Bedroom: 13' x 9'5
Bathroom/WC
Communal gardens

LEASE DETAILS

The property is subject to a lease of 125 years from 14 November 1988

EPC RATING

C

RENT RESERVED

The property is let on an Assured Shorthold Tenancy at a monthly rent of £540 per calendar month (£6,480 per annum)

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 10**BUY TO LET INVESTMENT: A TWO BEDROOM FIRST FLOOR FLAT WITH TENANT IN OCCUPATION PRODUCING AN INCOME OF £9,000 PER ANNUM****23 Westborough Road, Westcliff-on-Sea, Essex, SS0 9DR**

Located in Westcliff is this two bedroom first floor apartment, close to the London Road facilities including local transport links, shops, restaurants, pubic houses and the Palace Theatre. The property is currently let on an Assured Shorthold Tenancy agreement and is considered to be an ideal buy to let investment.

**GUIDE PRICE: £120,000 *PLUS FEES****ACCOMMODATION**

Please be advised that Dedman Gray Auctions have not inspected the property at the time of producing this catalogue. The details below are for guidance purposes only.

Lounge:
Kitchen:
Two Bedrooms
Bathroom
Separate WC

LEASE DETAILS

The property is subject to a lease of 99 years from 1st January 1987

RENT RESERVED

We understand from the seller that the property is let on an Assured Shorthold Tenancy at a monthly rent of £750 per calendar month (£9,000 per annum)

TENANCY

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

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

LOT 11**RESIDENTIAL INVESTMENT: A VACANT TOP FLOOR FLAT RECENTLY REFURBISHED CLOSE TO RAILWAY STATION CONSIDERED TO BE AN IDEAL BUY TO LET INVESTMENT****108 Caspian Way, Purfleet, Essex, RM19 1LE**

An immaculate one bedroom top floor apartment which has been recently refurbished. Newly fitted kitchen with built in appliances, good size lounge, newly fitted bathroom and double bedroom. situated within close proximity to Lakeside shopping centre and Purfleet Mainline Station with easy access to London Fenchurch Street via C2C railway services.

**GUIDE PRICE: £140,000 *PLUS FEES****ACCOMMODATION**

Entrance Hall
Lounge: 12'3 x 11'2
Kitchen: 8'8 x 6'7
Bedroom: 11'3 x 8'7
Bathroom: 6'4 6'1
Parking

LEASE DETAILS

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

EPC RATING

B

RENT RESERVED

It is considered that the rental income of similar sized properties is in the region of £800 PCM (£9,600 PA)

SERVICE CHARGE & RENT

Please refer to legal pack

TENURE

Leasehold



LOT 12

RESIDENTIAL INVESTMENT OPPORTUNITY: A VACANT FIRST FLOOR FLAT IN A POPULAR SHOPPING PARADE CONSIDERED TO BE AN IDEAL BUY TO LET INVESTMENT



GUIDE PRICE: £95,000 *PLUS FEES

10A Crammavill Street, Grays, Essex, RM16 2BD

A well presented one bedroom flat located in the popular area of Stifford Clays within easy access to local amenities, schools, shops and regular bus routes. The flat is fitted with a modern bathroom and kitchen and is located above commercial premises that is currently being used as a Turkish Restaurant.

ACCOMMODATION

Kitchen: 11'7 x 7'11

Lounge: 11'10 X 13'11

Bedroom: 13'11 x 9'4

Bathroom

Separate W.C

LEASE DETAILS

The property is subject to a lease of 99 years from 1 January 2006

EPC RATING

C

RENT RESERVED

It is considered that the rental income of similar sized properties is in the region of £750 PCM (£9,000 PA) A gross yield of 9.4% of the guide price

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 13

BUY TO LET INVESTMENT: A TWO BEDROOM FIRST FLOOR FLAT WITH GARAGE IN A SOUGHT AFTER ROAD, CURRENTLY LET ON AN ASSURED SHORTHOLD TENANCY



GUIDE PRICE: £150,000 *PLUS FEES

Flat 2 Forest House, Catherine Road, Benfleet, Essex, SS7 1AR

The property is a two bedroom flat is in a popular part of Benfleet and is set in a semi rural location backing and flanking onto woodland. The property is also on an unmade road and is one of four in the development and has the benefit of a garage, off street parking and a large communal garden.

ACCOMMODATION

Lounge: 16'7 x 11'1
Bedroom one: 16'7 x 7'11
Bedroom Two: 10'2 x 7'10
Kitchen: 10'7 x 8'4
Bathroom/w.c

LEASE DETAILS

The property is subject to a 189 year lease from 1st November 1974

EPC RATING

D

RENT RESERVED

The property is let on an Assured Shorthold Tenancy at a monthly rent of £800 per calendar month (£9,600 per annum). It is considered that the rent is below current market value.

AUCTIONEERS NOTE

We have been advised that the property has recently undergone structural repairs claimed on the building insurance. For further details please refer to the legal pack.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers



LOT 14

RESIDENTIAL INVESTMENT: A FREEHOLD DETACHED BUNGALOW IN A RURAL LOCATION WITH POTENTIAL TO EXTEND CONSIDERED TO BE BELOW CURRENT MARKET VALUE



GUIDE PRICE: £375,000 *PLUS FEES

20 Pudsey Hall Lane, Canewdon, Rochford, Essex, SS4 3RY

An extended three bedroom detached bungalow with own driveway providing off street parking and access to a garage on a plot of approximately 50' x 230'. Situated in a semi-rural position close to country walks including Wallsea Island Nature Reserve and local public houses, yet within a five minute drive of Hockley mainline railway station, local shops and schools,

ACCOMMODATION

Entrance Hall
Dining Room: 10'1 x 9'9
Lounge: 16'4 x 11'1
Bedroom one: 11' x 10'4
Bedroom two: 10'1 x 9'9
Bedroom three: 10' x 9'10
Utility Room: 8'3 x 6'4
Kitchen: 17'7 x 7'5

N.B.

It is considered that the property could be extended to provide a large family home subject to the usual planning consents.

PLANNING

For all planning enquiries please contact Rochford Council on 01702 318111

EPC RATING

E

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 15

DEVELOPMENT OPPORTUNITY: A PARCEL OF LAND WITH A DETACHED BUNGALOW THAT HAS PLANNING PERMISSION FOR TWO DWELLINGS WITH PARKING



GUIDE PRICE: £220,000* PLUS FEES

22 Seaview Road, Canvey Island, Essex, SS8 7PB

The property is a freehold plot with an existing two bedroom detached bungalow and garage. Planning permission has been granted to demolish the existing building and replace with two semi-detached one bedroom chalets. The site is close to Canvey Island seafront and transport links.

EXISTING PREMISES

Detached two bedroom bungalow with garage

PROPOSED ACCOMMODATION

Two Semi-detached One bedroom Chalets

Lounge
Kitchen/dining room
Bedroom
Bathroom/WC
Parking

N.B.

We have been advised that the existing property may have suffered some structural movement. Buyers are advised to carry out their own investigations into this.

PLANNING

Details of the planning permission please contact Castle Point Borough Council on 01268 882200 Ref: 21/0559/FUL

AUCTIONEERS NOTE

For details on the value of the new properties once they have been constructed please contact Dedman Gray Residential on 01702 311042

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 16

COMMERCIAL INVESTMENT OPPORTUNITY: A FREEHOLD DETACHED FORMER CARE HOME CONSIDERED TO OFFER POTENTIAL FOR OTHER USES SUBJECT TO PLANNING



GUIDE PRICE: £680,000 *PLUS FEES

275-277 Rayleigh Road, Leigh-on-Sea, Essex, SS9 5XW

A detached former seven bedroom mental health facility situated in a secure location. The two storey building is being offered with vacant possession and requires some refurbishment. It is considered that the property could offer potential for different uses subject to the necessary consents.

ACCOMMODATION

Seven Bedrooms
Lounge;
Ground floor Wet room
Two Bathrooms to the first floor
Two Kitchens
Large Reception Area
Outside space
Parking

N.B.

It is considered that the building could suit a variety of uses subject to the planning permission and other necessary consents. Buyers are advised to make their own enquiries into these potential uses and values.

PLANNING

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

AUCTIONEERS NOTE

The property has a Indemnity insurance policy to cover 'The redevelopment and use of the property for any purposes for which planning permission is obtained'. please see legal pack for further information.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 17

RESIDENTIAL INVESTMENT OPPORTUNITY: A STUDIO APARTMENT WITHIN A GRADE II LISTED BUILDING SITUATED CLOSE TO BRENTWOOD TOWN CENTRE



GUIDE PRICE: £200,000 * PLUS FEES

South Studio The Clock Tower, The Galleries, Brentwood, Essex, CM14 5GF

The Galleries is an award-winning Grade II listed former asylum, located within easy reach of Brentwood Station and Town centre. This stunning ground floor studio apartment with mezzanine floor and comes with one allocated parking space. There are spectacular landscaped communal gardens. It is considered that the apartment would make an ideal buy to let investment or for an owner occupier.

ACCOMMODATION

Living Area: 17' x 18'4
Kitchen Area:
Mezzanine floor: 11'10 x 10'1
Bathroom: 6'10 x 5'2

LEASE DETAILS

The property is subject to a 175 year lease from 25th March 2006

EPC RATING

F

RENT RESERVED

It is considered that the rental income of similar sized properties is in the region of £1000 PCM (£12,000 PA)

SERVICE CHARGE & RENT

Please refer to the legal pack

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

Image not found.

Image not found.

LOT 18

RESIDENTIAL INVESTMENT OPPORTUNITY: A FIRST FLOOR FLAT WITH VACANT POSSESSION CONSIDERED TO BE AN IDEAL BUY TO LET INVESTMENT



GUIDE PRICE: £90,000 * PLUS FEES

136A Sutton Road, Southend-on-Sea, Essex, SS2 5ER

The property is a two bedroom first floor flat with an additional loft room situated within walking distance of Southend High Street and Railway Stations. The flat is accessed from the rear of the building. It is considered that the property would make an ideal buy to let investment or for an owner occupier.

ACCOMMODATION

Kitchen: 9'11 x 5
Lounge: 11'7 x 10'3
Bedroom One: 13'6 x 10'3
Bedroom Two: 8'10 x 5'5
Bathroom/W.C
Loft room: 15'1 x 11

LEASE DETAILS

The property is subject to a 99 years from 25 March 1988

N.B.

Access to the flat is approached via a stair case to the rear of the building

EPC RATING

D

RENT RESERVED

It is considered that the rental income of similar style properties is in the region of £750 PCM (£9,000 PA) A gross yield of 10% of the guide price

TENURE

Leasehold

VIEWING

By appointment with the auctioneers



LOT 19

RESIDENTIAL FREEHOLD INVESTMENT: A BLOCK OF NEWLY CONVERTED LUXURY APARTMENTS WITHIN A GRADE II LISTED BUILDING IN THE CENTER OF IPSWICH.



GUIDE PRICE: £1,100,000 *PLUS FEES

9-11 Museum Street, Ipswich, Suffolk IP1 1HE

This freehold building located in the centre of this thriving town close to its mainline station contains 9 luxury apartments. It is considered that the the individual dwellings could be sold on with new leases or provide an excellent buy to let investment,

ACCOMMODATION

Flat 1- Ground floor apartment- 657 square foot
Kitchen/Living 280 square foot, Main Bedroom- 129 square foot, Study 97 square foot, Shower Room, 32 square ft, Basement

Flat 2- Ground Floor Apartment- 398 Square foot.
Kitchen/Living- 215 Sq.ft, Bedroom 118.5 sq.ft, En suite shower room

Flat 3- Ground floor maisonette-441 square foot
Kitchen/Living-248 sq.ft, Bedroom-129 sq.ft, En-Suite shower room.

Flat 4- First floor split level Apartment- 517 square foot
Kitchen/Living- 312 sq.ft, Bedroom 97 sq. ft, Shower Room

Flat 5- First Floor Apartment- 517 Square feet
Kitchen/Living- 237 sq.ft, Bedroom 183 sq.ft, Shower Room

Flat 6- First floor Apartment 398 Square Foot
Kitchen/Living 183 sq.ft, Bedroom 140 sq.ft, Shower Room

Flat 7- Second Floor Apartment- 538 square feet
Kitchen/Living 205 sq.ft, Main Bedroom 129 sq.ft, Study 75 sq.ft, Shower Room

Flat 8- First and Second Floor Split Level Apartment 732 Square Foot
Kitchen/Living- 226 sq.ft, Main Bedroom 108 sq.ft, Study 108 sq.ft, Bathroom 86 sq.ft

Flat 9- Second Floor Penthouse Apartment- 732 Square feet
Kitchen/Living 248 sq.ft, Main Bedroom 118 sq.ft, Study 108 sq.ft, Bathroom 65 sq.ft

N.B.

The seller has been advised that the overall value of the properties combined as leasehold sales is expected to be in the region of £1.6M It is also considered that the flats would be popular among professional tenants and that if the building was fully let it could generate income of approximately £71,500 per annum.

Some of the apartments were still being finished at the time this catalogue was printed. The completion timescale of this purchase will be subject to the build being complete and issue of the relevant certification. For further details please refer to the legal pack.

EPC RATING

The Building is Grade II Listed and therefore does not require Energy performance certificates.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers





LOT 20**BUY TO LET INVESTMENT: A TWO BEDROOM FIRST FLOOR FLAT WITH TENANT IN OCCUPATION PRODUCING AN INCOME OF £9,000 PER ANNUM****144A Beedell Avenue, Westcliff-on-Sea, Essex, SS0 9JP**

A First floor two bedroom flat located in central residential location in Westcliff on Sea. The property is only a short walk from Southend Hospital & Hamlet Court Road. The property is currently let on an Assured Shorthold Tenancy agreement and is considered to be an ideal buy to let investment.

**GUIDE PRICE: £125,000 *PLUS FEES****ACCOMMODATION**

Please be advised that Dedman Gray Auctions have not inspected the property at the time of producing this catalogue. The details below are for guidance purposes only.

Lounge:
Kitchen:
Two Bedrooms
Bathroom/WC

LEASE DETAILS

The property is subject to a lease of 99 years from 1st September 1986

RENT RESERVED

We understand from the seller that the property is let on an Assured Shorthold Tenancy at a monthly rent of £7500 per calendar month (£9,000 per annum)

TENANCY

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

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

LOT 21**COMMERCIAL INVESTMENT: A FREEHOLD DETACHED STORAGE BUILDING CONSIDERED TO BE SUITABLE FOR A VARIETY OF USES SUBJECT TO RELEVANT PERMISSIONS****Rear of 42 Electric Avenue, Westcliff-on-Sea, Essex, SS0 9NQ**

This two storey building is located to the rear of residential properties within close proximity of London Road with its range of shops and facilities. The building is located along a right of way that runs between Electric Avenue and Northview Drive.

**GUIDE PRICE: £95,000* PLUS FEES****ACCOMMODATION**

According to VOA statistics, the building has a total area of approximately 66Sq.M.

CURRENT USAGE

The property is offered with vacant possession

PLANNING

For further information on any planning please contact Southend on Sea Borough Council planning department 01702 215000

EPC RATING

E

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 22

COMMERCIAL INVESTMENT OPPORTUNITY: A VACANT FREEHOLD CAFE/RESTAURANT WITH UPPER PARTS LOCATED ADJACENT TO SOUTHEND HIGH STREET



GUIDE PRICE: £200,000 *PLUS FEES

20 Queens Road, Southend-on-Sea, Essex, SS1 1LU

A mid terraced cafe/restaurant premises arranged over ground, lower ground and first floors. Serving and seating areas are on the ground and first floors, whilst the kitchen and stores are located within the lower ground. The property also includes a large garden, gas central heating, air conditioning and roller shutters. Southend Central train station is located approximately 0.3 miles away.

ACCOMMODATION

Ground Floor: 455 Sq. Ft. (42.33 Sq. M.)
First Floor: 374 Sq. Ft. (34.79 Sq. M.)
Basement: 383 Sq. Ft. (35.64 Sq.M.)
Total Area: 1,212 Sq. Ft. (112.76 Sq. M.)

N.B.

Please note that the Property is subject to a registered Lease dated 23rd August 2004 for a term of 20 years (expiring August 2024) which is currently the subject of Landlord's forfeiture and rent arrears proceedings. There is a hearing at the Southend County Court on 27.09.2021.

PLANNING

For any planning enquiries please contact Southend Borough Council on 01702 215001

AUCTIONEERS NOTE

This opportunity is located adjacent to Southend High Street and close to the University of Essex, Southend Campus.

TENURE

Freehold

VIEWING

By appointment with the Auctioneer



LOT 23

REFURBISHMENT/RE-DEVELOPMENT OPPORTUNITY: A DETACHED FREEHOLD GRADE II LISTED 17TH CENTURY HOUSE WITH TWO LARGE OUTBUILDINGS ON A 1 ACRE PLOT

**GUIDE PRICE: £750,000* PLUS FEES****Brick House, Church Lane, Hunsdon, Ware, Hertfordshire SG12 8LG**

A Detached Grade II Listed house believed to have been built in the early 17th Century as a hunting lodge for Lord Carey. There is substantial living space arranged over four levels with two large outbuildings. The overall plot size is approximately one acre (as measured by an online mapping service) which includes a walled garden. The location of this property offers excellent access to A414 with to Stanstead Airport M11, A10 to London and is within a few minutes drive of Harlow Town mainline train to Liverpool Street.

ACCOMMODATION

Ground Floor
 Entrance Hall- 15'2 x 14'11 (4.63m x 4.55m)
 Dining Room -16'1 x 15'0 (4.91m x 4.57m)
 Sitting Room 19'7 x 17'1 (5.96m x 5.20m)
 Study 9'3 x 8'1 (2.83m x 2.47m)
 Kitchen 14'10 x 13'2 (4.51m x 4.02m)
 Lower Ground Floor Room One-14'4 x 13'8 (4.37m x 4.17m)
 Lower Ground Floor Room Two- 14'3 x 13'4 (4.35m x 4.06m)
 Lower Ground Floor Room Three- 16'5 x 15'5 (5m x 4.71m)
 WC
 Lower Ground Floor Room Four- 7'1 x 6'8 (2.17m x 2.03m)
 First Floor Landing
 Bedroom One 17'0 x 15'6 (5.18m x 4.73m)
 En-Suite Shower Room
 Bedroom Two- 15'0 x 13 (4.56m x 3.95m)
 Bedroom Three- 14'4 x 11'7 (4.37m x 3.53m)
 Bedroom Four 13'8 x 8'6 (4.16m x 2.58m)
 Bathroom
 Second Floor Room One- 16'3 x 11'9 (4.96m x 3.57m)
 Second Floor Room Two- 11'7 x 8' (3.53m x 2.62m)
 Second Floor Room Three-19'9 x 11'7 (6.01m x 3.53m)
 Second Floor Room Four- 15'2 x 13'4 (4.63m x 4.07m)
 Outbuilding One
 Room 1 16'1 x 12'6 (4.90m x 3.80m)
 Room 2-17'4 x 16'2 (5.29m x 4.92m)
 Outbuilding Two
 Garage 19'2 x 16'3 (5.85m x 4.95m)
 Rear Room 28'2 x 16'2 x (8.59m x 4.93m)

EPC RATING

G

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

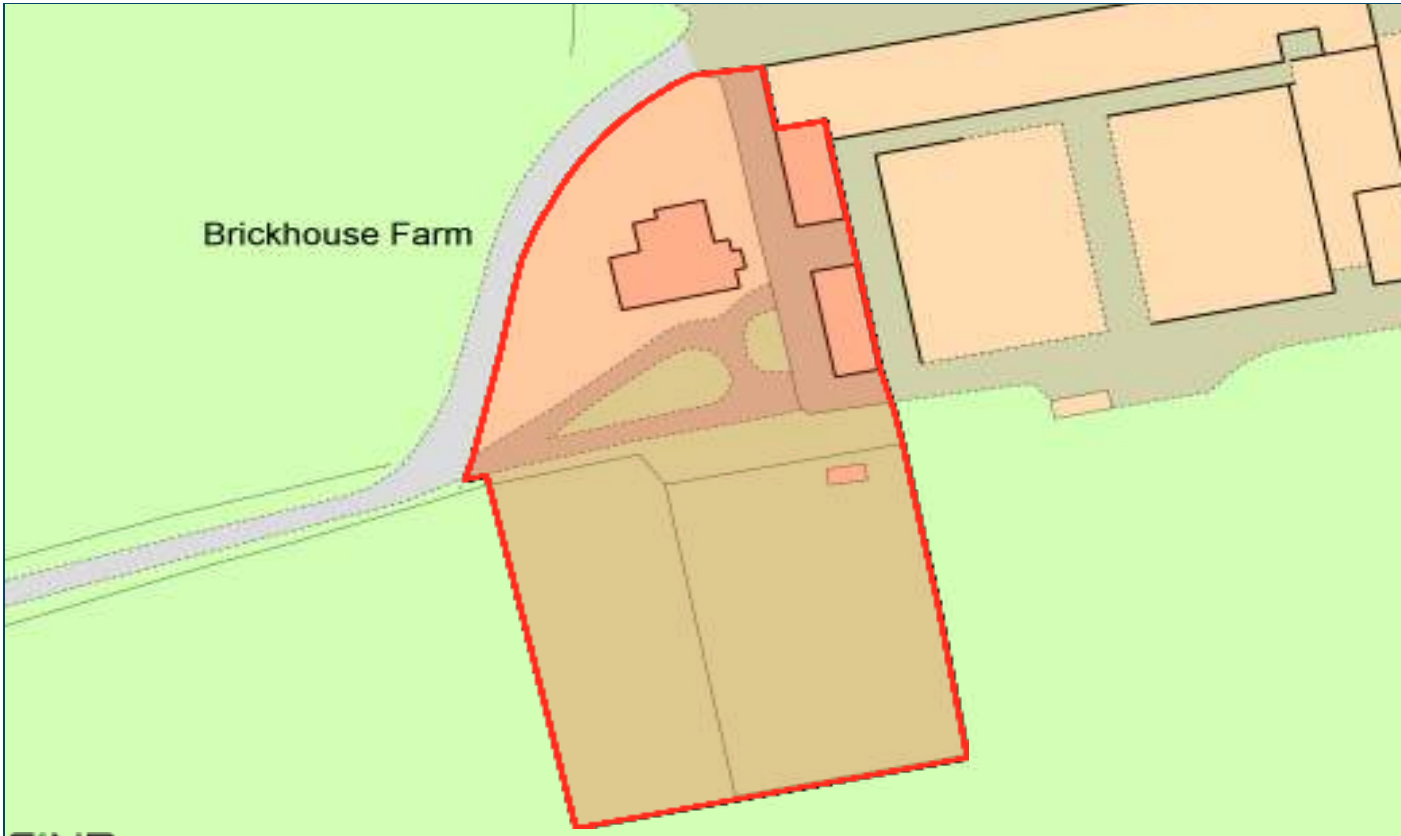
JOINT AUCTIONEER

**WHIRLEDGE
& NOTT**

01268 783377



PLEASE NOTE THE COMPLETION TIMESCALE FOR THIS SALE IS 3 MONTHS OR SOONER BY MUTUAL AGREEMENT. FOR FURTHER DETAILS PLEASE REFER TO THE SPECIAL CONDITIONS OF SALE WITHIN THE LEGAL PACK.



PLANNING

Please note that land surrounding this property is due to be developed for housing. It is therefore considered that the outbuildings and walled garden may offer future development potential subject to relevant permissions.

For more information on the proposed development known as The Gilston Development Area please visit East Hertfordshire district councils or contact them on 01279 655261.



LOT 24**BUY TO LET INVESTMENT: A ONE BEDROOM GROUND FLOOR FLAT WITH TENANT IN OCCUPATION PRODUCING AN INCOME OF £8,100 PER ANNUM****143 Tintern Avenue, Westcliff-on-Sea, Essex, SS0 9QG**

A ground floor one bedroom flat with direct access to its own garden. Positioned within close proximity to Southend Hospital, popular schools, local amenities and public transport links. The property is currently let on an Assured Shorthold Tenancy agreement and is considered to be an ideal buy to let investment.

**GUIDE PRICE: £100,000 *PLUS FEES****ACCOMMODATION**

Lounge: 15'6 x 10'4
 Bedroom: 13' x 10'4
 Kitchen: 9'9 x 7'11
 Bathroom/WC
 Rear Garden

RENT RESERVED

We understand from the seller that the property is let on an Assured Shorthold Tenancy at a monthly rent of £675 per calendar month (£8,100 per annum)

LEASE DETAILS

The property is subject to a lease of 99 years from 1st January 1972

TENANCY

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

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

**LOT 25****BUY TO LET INVESTMENT: A TWO BEDROOM FIRST FLOOR FLAT WITH TENANT IN OCCUPATION PRODUCING AN INCOME OF £10,200 PER ANNUM****30 North Avenue, Southend-on-Sea, Essex, SS2 5HU**

A first floor two bedroom flat situated within easy access to Victoria Railway Station and the Greyhound Retail Park. The property is currently let on an Assured Shorthold Tenancy agreement and is considered to be an ideal buy to let investment.

**GUIDE PRICE: £120,000 *PLUS FEES****ACCOMMODATION**

Lounge: 14'7 x 11
 Bedroom One: 10'10 x 9'1
 Bedroom: Two; 11'7 x 9
 Kitchen: 10'11 x 9'9
 Bathroom/WC: 7'5 x 9'1
 Parking

RENT RESERVED

We understand from the seller that the property is let on an Assured Shorthold Tenancy at a monthly rent of £850 per calendar month (£10,200 per annum)

LEASE DETAILS

The property is subject to a lease of 199 years from 25th December 1981

TENANCY

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

N.B.

We understand that there is an allocated parking area for the property however the current tenant has fenced the area to use as a garden.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

LOT 26

REFURBISHMENT/DEVELOPMENT OPPORTUNITY: A FREEHOLD DETACHED BUNGALOW ON A WIDE PLOT CONSIDERED TO HAVE POTENTIAL FOR DEVELOPMENT STPP



GUIDE PRICE: £375,000* PLUS FEES

Sunnyside, Stoney Hills, Burnham-on-Crouch, Essex, CM0 8QA

A three bedroom detached Timber framed bungalow in need of some modernisation. The bungalow benefits from ample parking, a detached garage and gardens to the side and rear. Due to the width and overall plot size as well as the recent development within this very sought after area it is considered that it may be possible to erect an additional dwelling or demolish the existing building and redevelop the plot for multiple dwellings subject to planning permission.

ACCOMMODATION

Entrance Hall
Living Room: -17'4 x 14'2
Kitchen/Breakfast Room: - 17'11 x 8'8
Utility Room
Conservatory 22'11 x 10'8
Bedroom 1: 14'8 x 11'7
Bedroom 2: 12'4 x 8'10
Bedroom 3: 12'4 x 8'9
Bathroom: 8'10 x 7'1

N.B.

There is a large driveway which provides parking for up to 5 vehicles. There is a detached double garage/workshop. The rear garden is enclosed with fencing and laid mainly to lawn with various trees and hedges.

PLANNING

For all planning enquiries please contact Maldon District Council on 01621 854477

EPC RATING

F

AUCTIONEERS NOTE

The total plot size is 0.36 acres (as measured by an online mapping service) The width of the plot is approximately 100ft which includes approximately 35' of width to the north side of the north side of the existing building.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 27

RE-DEVELOPMENT OPPORTUNITY: A FREEHOLD MEMBERS CLUB WITH UPPER FLOORS AND COACH HOUSE CONSIDERED IDEAL FOR RESIDENTIAL CONVERSION STPP.



GUIDE PRICE: £450,000*PLUS FEES

Youngs Member Club, 107 Wellesley Road, Clacton-on-Sea, Essex CO15 3PT A

Freehold detached three story building comprising of a private members club on the ground floor. The upper floors contain various rooms that have been in the process of renovation and conversion to create short stay accommodation. There is also a two story brick built coach house in the garden that is currently used as storage. There is separate access to the upper floors and it is considered that the property could suit conversion to create multiple residential apartments subject to the necessary consents.

ACCOMMODATION

Ground Floor Members club
Hallway
L-shaped- Main Space 48'8 x 36'2 max
Kitchen- 10'9" x 10'8"
Cellar- 10'8 x 10'1"
Rear Hallway
Gents WC's- 11'1" x 5'2"
Ladies WC- 11'1 x 6'3"
First Floor-
Landing
Room 1- 28'10" x 10'1" (Formally 2 rooms)
Room 2- 17'1" x 15'7" including Bathroom
Room 3- 14'9 x 12'9"
Room 4 12'4" x 11'3"
Bathroom
Room 5- 11'9" x 8'5"
Second Floor
Room one- 15'5" x 8'9"
Room Two- 12'8" x 10'1 Max
Room Three- 11'9 x 9'5" plumbed for kitchen
Room Four- 11'2 x 10'5
Room Five- 11'2" x 10'5"
Room Six- 10'8" x 5'6"- plumbed for bathroom
Coach House- 22'3" x 11'9" 2 levels with central staircase

N.B.

For all planning enquires please contact Tendring district council on 01255 686161

EPC RATING

TBC

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



Sheen's Estate Agents
01255 475444





LOT 28

COMMERCIAL PROPERTY/REDEVELOPMENT OPPORTUNITY: A VACANT TWO STOREY BUILDING WITH GATED CAR PARK CONSIDERED IDEAL FOR REDEVELOPMENT STPP.



GUIDE PRICE: £165,000 *PLUS FEES

4 Hall Road, Heybridge, Maldon, Essex, CM9 4NJ

A Vacant freehold two storey former cottage with gated yard/parking area. The building currently has commercial use and has formally been a heating company and pet shop. It is considered that the property could suit a variety of uses subject to the necessary consents. There are residential properties in close proximity and we are advised that the original building was a residential cottage.

ACCOMMODATION

Ground Floor

Front retail area- 28' x 12'4"

Rear retail space 17'3" x 15'2"

Store Rooms 20'5" x 12'8"

Kitchen- 12'8" x 9'8"

First Floor

Room 1- 17'1" x 12'4"

Room 2- 12'2" x 9'5" including WC

N.B.

It is considered that it may be possible to redevelop the building and grounds to create residential dwellings subject to planning permission.

PLANNING

For all Planning enquiries please contact Maldon District council on 01621 854477

EPC RATING

D78

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 29

DEVELOPMENT OPPORTUNITY: A FREEHOLD GRADE II LISTED BUILDING WITH PLANNING PERMISSION GRANTED FOR CONVERSION TO RESIDENTIAL APARTMENTS



GUIDE PRICE: £400,000*PLUS FEES

Charterhouse, Manby Park, Manby, Louth, Lincolnshire, LN11 8UT

This Former RAF Base was recently granted change of use planning permission for conversion to 42 apartments. A revised application is pending for 29 apartments. This proposed development will offer a mixture of 1 and 2 bedroom apartments. Many of the ground floor units have their own external access and some of the apartments will have accommodation over 2 levels. It is considered that the finished properties would be very desirable to owner occupiers due to the history and character of the building.

PROPOSED ACCOMMODATION

Ground Floor

10 x 1 Bedroom Apartments

7 x 2 bedroom apartments

The 2 bedroom apartments on the ground floor are split level and therefore some of the accommodation is on the first floor of the building.

First Floor

9 x 1 bedroom Apartments

3 x 2 bedroom apartments

2 of the 2 bedroom apartments are split level with some of their accommodation in the roof space.

N.B.

There are 1 and 2 bedroom apartments converted from period building in neighboring areas that have recently sold for figures between £118,000 to £165,000. Buyers are expected to conduct their own research in order to gain an estimation of the potential Gross Development Value.

PLANNING

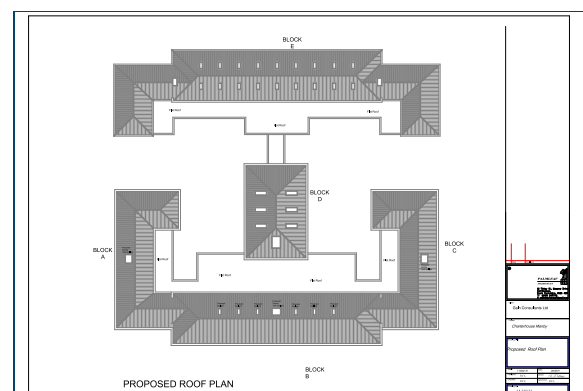
For further details relating to the current planning application and the proposed development please visit East Lindsey District Council website using reference N/113/01285/21.

TENURE

Freehold

VIEWING

By appointment with the auctioneers.



LOT 30

COMMERCIAL PROPERTY/POTENTIAL DEVELOPMENT OPPORTUNITY: A DETACHED FREEHOLD SINGLE STOREY BUILDING WITH CAR PARK IN POPULAR VILLAGE LOCATION



GUIDE PRICE: £275,000 PLUS FEES*

The Sible Hedingham Billiards and Social Club Crosspath, Station Road, Sible Hedingham, Essex, CO9 3QB

A detached freehold building that is currently been used as a community social club. The property is being sold vacant and it is considered that the building could suit a variety of uses. It is also considered that it may be possible to redevelop the plot to create multiple residential dwellings subject to planning permission and all other necessary consents.

ACCOMMODATION

The total size of the building is approximately 5545 square feet.

N.B.

The plot measures approximately 0.32 of an acre. The main brownfield area that occupies the building and car parking measures approximately 145' in depth and 92' in width (as measured by an online mapping service). There have been various residential developments taken place in recent years close to this property and our sellers have received advice from a local architect that is confident that planning permission for multiple residential properties could be considered.

PLANNING

For all planning advice please contact Braintree district council on 01376 557705.

EPC RATING

D

AUCTIONEERS NOTE

It is considered that the current building could suit a variety of uses subject to the necessary consents.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 31

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



GUIDE PRICE: £200,000* PLUS FEES

7 Beadel Close, Witham, Essex, CM8 1PG

A vacant end of terrace house with parking and enclosed rear garden that has previously been let on an Assured shorthold Tenancy. It is considered that the property could provide a gross rental income of £1200 per month or make an family home for owner occupation. The location offers easy access to the A12 to Chelmsford North East London and beyond.

ACCOMMODATION

Entrance hall

Lounge/diner "24'9" X "11'6" > 9'10"

Kitchen "12'2" X "7'5"

Utility area

Ground floor cloakroom

Landing

Bedroom one "12'7" X "8'5" plus wardrobes

Bedroom two "12'4" X "8'11"

Bedroom three "8'6" X "8'6" max with stairwell box

Bathroom with shower cubicle

EPC RATING

C

AUCTIONEERS NOTE

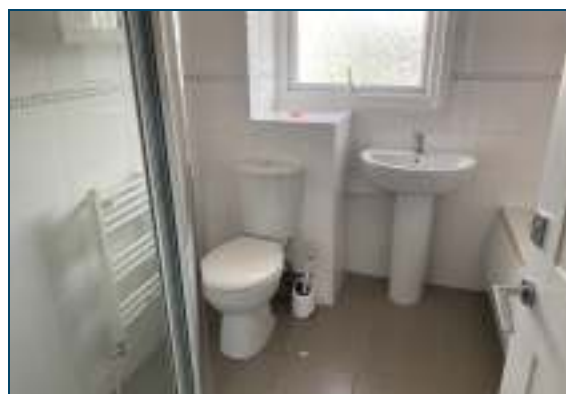
We are advised that the property has Solar Panels that are owned by a third party and there is a lease of the roof space until 2037. The property therefore benefits from reduced energy bills however interested parties should check with any proposed mortgage lender as this can have an effect on borrowing. For further details in relation to the Solar panels please refer to the legal pack.

TENURE

Freehold

VIEWING

By appointment with the auctioneers



LOT 32

A SUBSTANTIAL MIXED RESIDENTIAL/COMMERCIAL INVESTMENT. THIS ENTIRE FREEHOLD PROPERTY OCCUPIES A PRIME CORNER LOCATION



GUIDE PRICE: £2,600,000 *PLUS FEES

Pilgrims Court, London Road & Elmsleigh Drive, Leigh-on-Sea, SS9 3JB

An opportunity to purchase a substantial mixed use investment which already provides an income flow of £85,000 per annum and with further vacant flats and commercial units offering a potential income of around £250,000 per annum. The property is in need of further modernisation in order to complete this project to ensure best rental income.

ACCOMMODATION

There is a large enclosed car parking area with access from Elmsleigh Drive and some wonderful outdoor amenity space on the first floor terrace.

The property is to be offered for sale by public auction in early September and applicants are advised to register their interest for bidding purposes with the Auctioneers.

N.B.

The sellers have estimated a potential gross income in excess of £250,000 per annum once the premises are fully occupied.

TENURE

Freehold

VIEWING

We have a series of block viewing dates already planned and other viewing inspections can be arranged by appointment in advance.





ACCOMMODATION

Residential Accommodation

9 good size apartments with excellent rental potential

Covered car parking for flats at the rear

High demand for rental properties in this location

Outdoor amenity space at first floor level

Property on main line bus routes in prime residential area

Nearby shops – Waitrose, Tesco, Iceland, bars and restaurants

Commercial Accommodation

3 fully let units fronting busy London Road

Return frontage with four other retail units

10 Elmsleigh Drive negotiations underway for lease renewal

Unique split level art gallery suitable for many uses

Work studios/craft units – various sizes

Off road car parking spaces – subject to allocations



LOT 33

DEVELOPMENT OPPORTUNITY: A DISUSED BARN SURROUNDED BY OPEN FIELDS IN A RURAL LOCATION WITH PERMITTED DEVELOPMENT CONFIRMED FOR 2 DWELLINGS



GUIDE PRICE: £400,000 PLUS FEES

Barns at Princes Halfyards, Stebbing Road, Felsted, Essex, CM6 3LG

The property lies in a secluded rural area with a plot of half an acre, with countryside views, set well off the highway accessed over a private track. The development will offer two 4 bedroom dwellings with accommodation of approximately 178.8 sqm / 1924 sqft each. The vendor considers there is also scope to create a single substantial residential unit one, subject to the necessary consents.

EXISTING PREMISES

The existing barn has been in agricultural use for many years and consists of a steel frame with corrugated wall and roof cladding.

PROPOSED ACCOMMODATION

Unit 1 - approximately 178.8sqm / 1924 sqft

On the ground floor kitchen, utility, cloakroom with open plan living room dining room.

On the first floor family bathroom with 3 bedrooms and master bedroom on en suite.

Unit 2 - approximately 178.8sqm / 1924 sqft

On the first floor family bathroom with 3 bedrooms and master bedroom on en suite.

On the ground floor kitchen, utility, cloakroom with open plan living room dining room

PLANNING

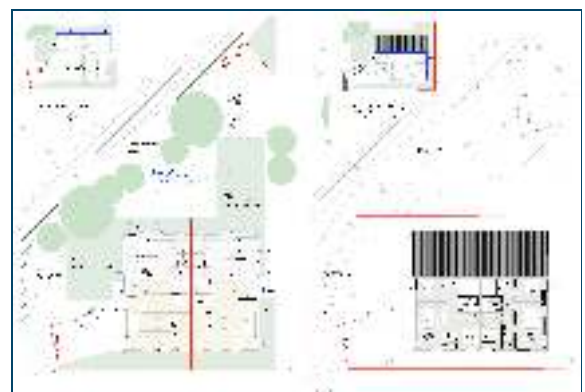
Uttlesford District Council have confirmed the availability of permitted development rights for the conversion of the building to two residential dwellings. UTT/20/2000/PAQ3.

Please refer to the attached planning pack which includes copies of all documentation submitted to Uttlesford Council.

Prospective purchasers must make their own enquiries of Uttlesford District Council to ensure that the property meets their expected uses. Consideration may be given to the scope for one single residential dwelling or alternative layout, subject to obtaining the relevant consents.

TENURE

Freehold



JOINT AUCTIONEER

**WHIRLEDGE
& NOTT**

Tel: 01245 231123

LOT 34

FREEHOLD INVESTMENT: A FREEHOLD BUILDING COMPRISING OF TWO FLATS, ONE SOLD OFF ON A LONG LEASE AND THE OTHER WITH VACANT POSSESSION



GUIDE PRICE: £215,000 *PLUS FEES

34 Satanita Road, Westcliff-on-Sea, Essex, SS0 8DE

A freehold investment property that contains two flats, the ground floor has been sold on a long lease. The top floor flat is of a good size and offers two bedroom accommodation plus a loft room and a garden. The property is located in a popular area and within walking distance of Westcliff Railway Station and the Seafront.

ACCOMMODATION

Lounge: 19'10 x 14'9
Bedroom one: 13'5 x 12'2
Bedroom two: 12'2 x 7'10
Loft Room: 18'9 x 11'9
Kitchen: 12'1 x 9'4
Bathroom
Separate W.C
Garden

LEASE DETAILS

Ground floor flat (34a) subject to a lease of 199 years from 25th February 1997
First floor Flat (34b) has a lease of 99 years from 25th February 1997

N.B.

The front garden has potential to become off street parking subject to the usual consents.

PLANNING

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

EPC RATING

TBC

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 35

REFURBISHMENT OPPORTUNITY: A VACANT FREEHOLD END TERRACE PROPERTY WITH POTENTIAL TO EXTEND IN NEED OF COMPLETE REFURBISHMENT



GUIDE PRICE: £200,000 *PLUS FEES

134 Salisbury Avenue, Westcliff-on-Sea, Essex, SS0 7BB

A freehold three bedroom end terrace house with a good sized garden situated in popular residential area close to schools and amenities whilst having access to the A127, bus links and Railway stations. The property requires Complete refurbishment and it is considered to be an ideal investment property or a home for an owner occupier.

ACCOMMODATION

Lounge/Dining Room: 25'1 x 11'2
Kitchen: 7'2 x 5'9
Bedroom One: 11'3 x 11'2
Bedroom Two: 11'3 x 11'2
Bedroom Three: 7'2 x 5'11
Bathroom/W.C

N.B.

For details on the value of the property once the refurbishment work has been carried out please contact Dedman Gray Residential on 01702 311042

PLANNING

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

EPC RATING

G

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 36

RESIDENTIAL INVESTMENT: A DETACHED FREEHOLD CHALET BUNGALOW CONSIDERED TO MAKE AN EXCELLENT BUY TO LET INVESTMENT OR OWNER OCCUPIER HOME



GUIDE PRICE: £180,000*PLUS FEES

1 Branston Road, Clacton-on-Sea, Essex, CO15 3HE

A three/four bedroom detached chalet with versatile accommodation, a driveway with parking for several vehicles and an attached garage. It is considered that the property would make an excellent buy to let investment or home for owner occupation.

ACCOMMODATION

Entrance Hall
Lounge- 16'3 x 11'10
Kitchen- 16'1 x 8'4
Inner Lobby
Bathroom 8 x 5
Sitting Room/Bedroom Four- 12'3 x 11'4
First Floor Landing
Master Bedroom 13'9 x 11'9
En Suite Bathroom- 9'7 x 8'3
Bedroom Two- 12'2 x 11'1
Bedroom Three-10'5 x 8

N.B.

There is a attached garage with internal door from the main house and a low maintenance rear garden with additional outbuilding.

EPC RATING

E

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



Formally Scott Sheen & Partners



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

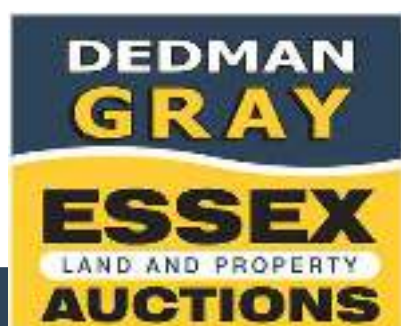
- General conditions and extra conditionals of sale are available on our website www.dedmangray.co.uk/auction
- All interested bidders are advised to read the general conditions of sale prior to bidding.
- The buyer's fee payable on each lot is £750.00 +VAT

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

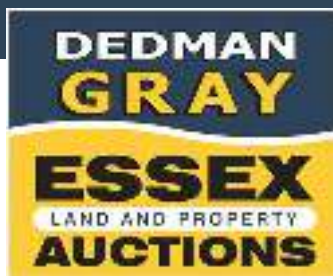
It is highly unlikely that access will be allowed to the property after the auction and only where the seller agrees, will access be granted. In cases where access is necessary to effect legal completion, i.e. a surveyor or contractor, it will be necessary for the purchaser to enter into a legal agreement 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: 8th Dec 2021**

auction@dedmanauctions.com | 01702 311010



LIVE STREAM & BIDDING REGISTRATION

To Register to bid simply visit our website <http://www.dedmangray.co.uk/auction/> Then Click **Register To Bid** and follow the online instructions. We advise that you prepare your bid at least 24-48 hours in advance of the auction and you will need to have proof of ID to hand.

The live stream will be available to watch from 1:50pm on the auction day by visiting our website <http://www.dedmangray.co.uk/auction/> Then click **Watch Live**. 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 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 need to follow the instructions to create your unique bidding ID. All you then need to do is log on at 2pm 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.

(The auctioneer will not be held responsible if you lose signal or experience signal delays during the auction and your bid does not reach the auctioneer).

auction@dedmanauctions.com | 01702 311010



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).

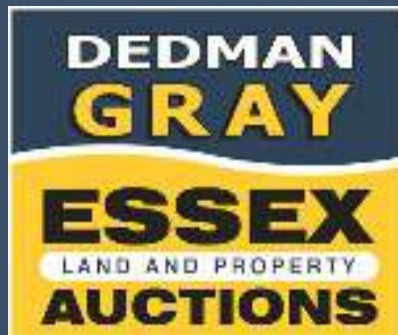
In the event of online bids, at about the time that the Lot comes up for auction, the bidder must be logged in and ready, the bidder may then compete in the bidding. In the event that the online signal or link is not established, or breaks down, or there is any confusion or disruption, Dedman Gray Auctions 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 8th December 2021



Wednesday 13th October 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)