



**Dedman Gray Auctions Ltd**  
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## CATALOGUE AMENDMENTS AND ANNOUNCEMENTS

### AUCTION – Wednesday 2<sup>nd</sup> October 2013

\* Please note: all completion dates are 28 days from the date of the auction, unless stated in the special conditions of sale.

*Last Updated: 10.30am 2<sup>nd</sup> October*

**Lot 01 - 63 Chiltern, Coleman Street, Southend-on-Sea, Essex, SS2 5AF**

Guide price now £40,000 plus

**Lot 02 – 196E Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7DE**

1. An auctioneer's note has been added to the catalogue entry advising that "the property has a rateable value of £3,050 and in accordance with Valuation Office Agency website, is classed as Offices and Premises". The accommodation details have been amended and now read "Entrance, Inner Hallway, Cloakroom, Kitchen 7'9 x 7'11, Room/office 8'8 x 11'8 with WC/shower facilities, Room/office 8'3 x 7'8, Room/office 11'8 x 11'11 with bathroom facilities".
2. EPC rating is "E"

**Lot 03 - Flat 3, 76 York Road, Southend-on-Sea, Essex, SS1 2BY**

SOLD PRIOR to auction for £45,000

**Lot 05 - 7B Cliff Road, Dovercourt, Essex, CO12 3PP**

SOLD PRIOR to auction for £70,000

**LATE ENTRY – to be offered after Lot 8 in the order of sale - The Lodge, 22 Leigham Court Road, Streatham, London, SW16 2PL**

Freehold ground rents secured on 24 flats

Guide price £100,000 plus

**Lot 10 – 108 Elm Road, Shoeburyness, Southend-on-Sea, Essex, SS3 9RD**

1. The address should read "108 Elm Road, Shoeburyness, Southend-on-Sea, Essex, SS3 9RD" and not as stated in the catalogue.
2. Guide price now £100,000 - £110,000
3. EPC rating "D"

**Lot 12 – 139 Newland Street, Witham, Essex, CM8 1BE**

1. The Common Auction Conditions (Edition 3, August 2009) Royal Institute of Chartered Surveyors will apply to the sale of this property and not the General Conditions referred to in the auction catalogue.
2. EPC rating is "E"

**Lot 13 – Little Tressells Farm & land, The Tye, Margaretting, Ingatestone, Essex, CM4 9JX**

The address should read " Little Tressells Farm & land" and the heading should read "Upon instructions of the mortgagees" and not as stated in the catalogue.

**Lot 19 – 74A Rayne Road, Braintree, Essex, CM7 2QP**

Please note we are only selling the leasehold interest and the share of the Freehold Title is not included in the sale of the property.

**Lot 20 – 74B Rayne Road, Braintree, Essex, CM7 2QP**

Please note we are only selling the leasehold interest and the share of the Freehold Title is not included in the sale of the property.

**Lot 21 - 10 Leighville Grove, Leigh-on-Sea, Essex, SS9 2HX**

SOLD PRIOR to auction for £245,000

**Lot 22 - 6 & 6A Stromness Road, Southend-on-Sea, Essex, SS2 4JQ**

Auctioneers have now inspected the ground floor flat and confirm the accommodation is arranged to provide one bedroom, living room, kitchen and bathroom/WC.

**Lot 23 - Land at, Great Wheatley Road, Rayleigh, Essex, SS6 7AR**

SOLD PRIOR for an undisclosed amount

**Lot 24 - 12 Worcester Court, Marine Parade West, Clacton-On-Sea, Essex, CO15 1JY**

EPC rating is "E"

**Lot 25 - 543 & 543A Rayleigh Road, Leigh-on-Sea, Essex, SS9 5HP**

Withdrawn – to be offered at our next auction UNLESS sold prior. Any bidders should register their interest with one of the auction team.

**Lot 27 - Park House, Maldon Road, Latchingdon, Chelmsford, Essex, CM3 6LG**

1. We are advised that there is no shared right of access and not as stated in the catalogue ( Please refer to the legal pack)
2. EPC rating is "E"

**Next Auction: FRIDAY 29<sup>th</sup> NOVEMBER**

Closing date for entries: 1<sup>st</sup> November

If you are considering selling land or property in Essex by auction, see a member of the auction team today.

## AUCTION RULES AND GUIDANCE

THE FOLLOWING NOTICES WERE ANNOUNCED FROM THE ROSTRUM TODAY BEFORE THE FIRST LOT WAS OFFERED. THESE COMMENTS WILL FORM PART OF THE CONTRACT AND SHOULD BE READ BY ANYONE EXPECTING TO BID WHO ARRIVES AFTER THE START OF THE AUCTION

- The sale is held in accordance with the Common Auction Conditions of sale, save where amended by any Special Conditions of Sale which relate to the individual Lots. The legal documentation is available for inspection at the Clerks Desk.
- We are selling on the basis that your legal adviser has read and understood the legal pack, the general conditions of sale, the extra conditions, the special conditions, the important notes and the auctioneer's information and that you are therefore aware of and are happy with all the implications therein.
- Similarly we are selling on the basis that you have either seen the property yourself or your professional advisor has inspected on your behalf and you are aware of and are happy with the condition and state of repair.
- Each bidder should read a copy of the Amendment Sheet, which records any alterations and additions to the information contained in the catalogue and will form part of the contract.
- In order to comply with Money Laundering Regulations, any person wishing to bid MUST register and have a Bidding Number, which will also confirm that they have an acceptable form of deposit. You will need to provide proof of identity and proof of address.
- If you are the highest bidder above the reserve, and do not have a Bidding Number, the Auctioneer reserves the right to sell to the under bidder at his sole discretion.
- If you are the highest bidder above the reserve then you are the buyer – there is no going back – so you should have done all that you would normally do before signing a binding contract. You should have inspected the lot, arranged finance, inspected all the legal documentation and satisfied yourself on all aspects of the purchase.
- Remember the fall of the hammer means the contract is exchanged. If you are the buyer, you will be asked to sign a Memorandum of Sale and if you do not, the Auctioneer will sign on your behalf and the document will be as legally binding as if you had signed it yourself.
- You will be asked to pay a deposit together with the administration fee of £300.00 inclusive of vat.
- Deposits are payable by bankers draft or cheque.
- The person to whom the Bidding Number is issued will be responsible for buying the lot – so don't give your number to anyone unless they are authorised to bid on your behalf.
- If the Lot has an insurable interest, you are advised to insure the Lot at the earliest opportunity following purchase.
- Sellers should not bid on their own Lot and if they do, and buy the property back, they will keep the Lot and pay us commission. We are authorised to bid on the Seller's behalf up to the reserve.
- If you think your bid has been missed, shout or wave – it is your responsibility to be seen by the Auctioneer. It is highly unlikely that a Lot will be re-offered in the event of a dispute.