



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

**AUCTION – Friday 29<sup>th</sup> November 2013** *Last Updated: Friday 9.30am*

**Lot 03: Land at St Andrews Church, Westborough Road, Westcliff-on-Sea, Essex, SS0 9PP**

1. The completion date shall be 23<sup>rd</sup> December 2013
2. The catalogue site plan has been changed to the planning consent site plan, as a sale of part of the land in Title EX848794 also includes part of the land in Title EX887298, therefore both titles have been included in the legal pack.

**Lot 04: 12 Dawlish Walk, Harold Hill, Romford, Essex, RM3 8HY**

Sold prior to auction for £210,000

**Lot 05: 61 Station Road, Westcliff-on-Sea, Essex, SS0 7RQ**

1. The completion date shall be 14 days from the contract date, being 13<sup>th</sup> December 2013.
2. Additional tenancy information, current rent payable as follows: Each flat is let on an Assured Shorthold Tenancy Agreement:
  - A) Ground Floor Flat - £575.00 per month. Tenancy commenced 1st November 1997, for a term of 1 year (less 1 day) and is currently holding over. EPC rating 'E'
  - B) First Flat - £650.00 per month. Tenancy commenced 29th March 2008, for a term of 1 year (less 1 day) and is currently holding over. EPC rating 'E'

**Lot 07: 11 Balmoral Avenue, Clacton-on-Sea, Essex, CO15 2AJ**

Withdrawn from sale – to be offered in our next auction

**Lot 08: Site at, 33 Cokefield Avenue, Southend-on-Sea, Essex, SS2 4PU**

Withdrawn from sale – to be offered in our next auction

**Lot 10: The Surgery, 20 Valkyrie Road, Westcliff-on-Sea, Essex, SS0 8BU**

The agreed completion date is 28 days from the date of the auction, or sooner by arrangement.

**Lot 11: 102 Station Road, Clacton-on-Sea, Essex, CO15 6AA**

Completion shall take place on Friday 20<sup>th</sup> December 2013.

**Lot 13: 42 Richmond Avenue, Shoeburyness, Southend-on-Sea, Essex, SS3 9LG**

Guide price now £70,000 plus

**Lot 15: Land on the north side of, Apton Hall Road, Rochford, Essex, SS4 3RF**

Sold prior to auction for an undisclosed amount.

**Lot 16: 15 Lancaster Gardens, Southend-on-Sea, Essex, SS1 2NS**

1. The completion date shall be 14 days from the contract date, being 13<sup>th</sup> December 2013.
2. Additional tenancy information: Each flat is let on an Assured Shorthold Tenancy, current rent payable as follows:
  - A) Basement Flat - £475.00 per month. Tenancy commenced 9th August 2006, for a term of 1 year (less 1 day) and is currently holding over. EPC rating 'D'
  - B) Ground (middle) Floor Flat - £425.00 per month. Tenancy commenced 23rd February 2002, for a term of 1 year (less 1 day) and is currently holding over. EPC rating 'E'
  - C) First Floor Flat - £425.00 per month. Tenancy commenced 9th June 2003, for a term of 1 year (less 1 day) and is currently holding over. EPC rating 'E'

**Lot 18: Quayside, 75 Grimwade Street, Ipswich, Suffolk, IP4 1LN**

Completion to take place on the date 20 Working Days after the date of this agreement or, if later, 2 Working Days after the Seller has obtained the consent referred to in Special Condition 5.2

**Lot 19: 21,21A,21B & 21C, Crowborough Road, Southend-on-Sea, Essex, SS2 6LW**

1. EPC ratings: Flat 21 – 'E', Flat 21A – 'D', Flat 21B – 'D', Flat 21C – 'C'
2. Guide Price now £300,000

**Lot 21: 31 Mygrove Road, Rainham, Essex, RM13 9QR**

EPC rating is 'D'

**Lot 22: 14 Avebury Road, Westcliff-on-Sea, Essex, SS0 7AE**

The completion date shall be 9<sup>th</sup> January 2014.

**Lot 23: The Rifle Shed, Parade Walk, Shoebury Garrison, Shoeburyness, Essex, SS3 9GE**

The completion date shall be 23<sup>rd</sup> December 2013 or sooner by arrangement.

**Next Auction: Wednesday 12<sup>th</sup> February 2014**

Closing date for entries: 17<sup>th</sup> January 2014

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.