



New Venue!
Holiday Inn Hotel, London Southend Airport

The Land & Property

Auction

Friday 29th November 2013 at 2pm

Holiday Inn Hotel, London Southend Airport, Southend-on-Sea, Essex, SS2 6XG



www.dedmangray.co.uk

IMPORTANT NOTES

TO BE READ BY ALL PROSPECTIVE PURCHASERS

1. Prospective purchasers 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. We will only accept bids in the auction room from those prospective purchasers who have previously registered as a bidder. Purchasers are able to pre-register as a bidder at any time running up to the auction and on the day of the auction staff will be available at the auction room from 45 minutes prior to each auction.
4. 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.
5. 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.
6. 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 which the successful bidder must sign and exchange with the Auctioneer's staff prior to leaving the room.
7. Each purchaser will be required to furnish the Auctioneer's staff with a 10% deposit, minimum deposit £2,000, whichever is the greater. This deposit should be by Banker's Draft or cheque made payable to Dedman Gray Auctions Limited. 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.
8. The successful purchaser will be required to pay to the Auctioneers a Buyer's Fee of £250 + VAT on signing of the documents for each Lot purchased.
9. 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 in the room.
10. 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.
11. 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. You can do this at any time by contacting the Auction team prior to the auction, or in the room on the day from approximately 45 minutes before the start of the auction. You will be given a card bearing an exclusive number which will be your bidding number. To bid at the auction, you should raise the card showing the auctioneer your number. Without a card or number we will not be able to recognise your bid.

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 and always available in the Auction Room.

Legal Documents

We strive to ensure that legal documents for all Lots are available for inspection at our office and at the Auction Sale Room. 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.

If You Cannot Attend The Auction

We strongly recommend that interested parties attend the Auction in order to bid. If this is not possible then by prior arrangement you can authorise the Auctioneer to bid on your behalf (by Proxy) up to a specified limit. Alternatively, you can bid by telephone whereby a member of the Auction Team will take bids, by telephone, and bid on your behalf in the room. Please contact the Auction Department if you wish to do this.

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 £2,000) 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 £250 + VAT (£300.00), 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 months (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.

LAST AUCTION RESULTS

Results of Auction held:

Wednesday 2nd October 2013, Holiday Inn Hotel, London Southend Airport, Southend-on-Sea, Essex SS2 6XG

LOT	PROPERTY DESCRIPTION	RESULT	PRICE
1	63 Chiltern, Southend-on-Sea, Essex, SS2 5AF	SOLD	£56,000
2	196E Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7DE	AVAILABLE	£50,000
3	Flat 3, 76 York Road, Southend-on-Sea, Essex, SS1 2BY	SOLD	£45,000
4	Land between 117 & 123 Lionel Road, Canvey Island, Essex, SS8 9DY	WITHDRAWN	
5	7b Cliff Road, Dovercourt, Harwich, Essex, CO12 3PP	SOLD	£70,000
6	62 Burnaby Road, Southend-on-Sea, Essex, SS1 2TL	SOLD	£138,000
7	68/68a Valkyrie Road, Westcliff-on-Sea, Essex, SS0 8AP	SOLD	£3,000
8	Pelham Gate, 23-34 Kelso Close, Rayleigh, Essex, SS6 9RT	SOLD	£46,000
9	9 & 9a Anerley Road, Westcliff-on-Sea, Essex, SS0 7HH	SOLD	£210,000
10	108 Elm Road, Shoeburyness, Essex, SS3 9RD	SOLD	£100,000
11	88, 90 & 92 Kings Road, Chelmsford, Essex, CM1 2BB	SOLD	£185,000
12	139 Newland Street, Witham, Essex, CM8 1BE	SOLD	£147,000
13	Little Tressells Farm, The Tye, Margaretting, Essex, CM4 9JX	SOLD	£816,000
14	8-10 High Street, Brightlingsea, Essex, CO7 0AE	AVAILABLE	£250,000
15	The Fox Inn, London Road, (A12) Rivenhall End, Witham, Essex, CM8 3HB	SOLD	£300,000
16	48 Burnaby Road, Southend-on-Sea, Essex, SS1 2TL	SOLD	£138,000
17	1D Roydon Lodge Estate, off High Street, Roydon, Harlow, Essex, CM19 5EF	AVAILABLE	£60,000
18	67 Buttery's, Southend-on-Sea, Essex, SS1 3DT	SOLD	£190,000
19	74a Rayne Road, Braintree, Essex, CM7 2QP	AVAILABLE	£87,000
20	74b Rayne Road, Braintree, Essex, CM7 2QP	AVAILABLE	£119,000
21	10 Leighville Grove, Leigh-on-Sea, Essex, SS9 2HX	SOLD	£245,000
22	6 & 6a Stromness Road, Southend-on-Sea, Essex, SS2 4JQ	SOLD	£197,000
23	Land Great Wheatley Road, Rayleigh, Essex, SS6 7AR	SOLD	£100,000
24	12 Worcester Court, Marine Parade West, Clacton-on-Sea, Essex, CO15 1JY	SOLD	£60,000
25	543/543a Rayleigh Road, Leigh-on-Sea, Essex, SS9 5HP	WITHDRAWN	
26	113 Inverness Avenue, Westcliff-on-Sea, Essex, SS0 9DU	SOLD	£181,000
27	Park House, Maldon Road, Latchingdon, Chelmsford, Essex, CM3 6LG	WITHDRAWN	
28	The Lodge, 22 Leigham Court Road, Streatham, SW16 2PL	SOLD	£110,000

**Viewings can be arranged for the lots still available
Please call 01702 311010**

FUTURE AUCTION DATES

Wednesday 12th February 2014, closing date 17th January

**If you have a property or land that you are considering selling at Auction,
please speak to a member of the Auction Team to arrange a free Auction appraisal**

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Contact Auction: Tel: 01702 311010 Fax: 01702 587970 Email: auction@dedmanauctions.com
Auction Room Telephone: 07775 708881 (available during the auction and 1 hour prior)
Office: 103 The Broadway, Thorpe Bay, Essex, SS1 3HQ

ORDER OF SALE

Friday 29th November 2013 at 2pm, Holiday Inn Hotel, London Southend Airport, Southend-on-Sea, Essex SS2 6XG

LOT	PROPERTY DESCRIPTION	PRICE GUIDE
1	Flat 22, Quantock, Chichester Road, Southend-on-Sea, Essex, SS2 5AH	£40,000 PLUS
2	204a Sutton Road, Southend-on-Sea, Essex, SS2 5ES	£65,000 PLUS
3	Land at St Andrews Church, Westborough Road, Westcliff-on-Sea, Essex, SS0 9PP	£70,000 PLUS
4	12 Dawlish Walk, Harold Hill, Romford, Essex, RM3 8HY	£170,000 PLUS
5	61 Station Road, Westcliff-on-Sea, Essex, SS0 7RQ	£175,000 PLUS
6	46a Whitegate Road, Southend-on-Sea, Essex, SS1 2LG	£90,000 - £95,000
7	11 Balmoral Avenue, Clacton-on-Sea, Essex, CO15 2AJ	£70,000 - £80,000
8	Site at, 33 Cokefield Avenue, Southend-on-Sea, Essex, SS2 4PU	£60,000 PLUS
9	1 Elm Road, Canvey Island, Essex, SS8 7AW	£380,000
10	The Surgery, 20 Valkyrie Road, Westcliff-on-Sea, Essex, SS0 8BU	£325,000 PLUS
11	102 Station Road, Clacton-on-Sea, Essex, CO15 6AA	£200,000 PLUS
12	79 Stour Road, Harwich, CO12 3JH	£95,000 PLUS
13	42 Richmond Avenue, Shoeburyness, Southend-on-Sea, Essex, SS3 9LG	£75,000 PLUS
14	116 Fleetwood Avenue, Westcliff-on-Sea, Essex, SS0 9RF	£120,000 PLUS
15	Land on the north side of, Apton Hall Road, Rochford, Essex, SS4 3RF	£50,000
16	15 Lancaster Gardens, Southend-on-Sea, Essex, SS1 2NS	£150,000
17	135 Roman Road, Mountnessing, Brentwood, Essex, CM15 0UD	£280,000 - £300,000
18	Quayside, 75 Grimwade Street, Ipswich, Suffolk, IP4 1LN	£1,750,000
19	21, 21A, 21B, 21C Crowborough Road, Southend-on-Sea, Essex, SS2 6LW	£325,000
20	Heathcote, Lark Hill Road, Rochford, Essex, SS4 3RZ	£265,000
21	31 Mygrove Road, Rainham, Essex, RM13 9QR	£150,000 PLUS
22	14 Avebury Road, Westcliff-on-Sea, Essex, SS0 7AE	£130,000 - £140,000
23	The Rifle Shed, Parade Walk, Shoebury, Garrison, Shoeburyness, Essex, SS3 9GE	£30,000 PLUS

PLEASE NOTE:

- The guide prices are the parameters which reflect the reserve although by the very nature of the entries the actual sale prices may be higher or lower depending on the demand and popularity of the lot on the auction day.
- 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 £250.00 + VAT (£300.00)

All potential buyers are required to register their details before bidding, in order to obtain a unique bidding number. 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

LOT 1

LEASEHOLD ONE BEDROOM PURPOSE BUILT THIRD FLOOR FLAT WITH BUY TO LET POTENTIAL

Flat 22, Quantock, Chichester Road, Southend-on-Sea, Essex, SS2 5AH

This multi-storey purpose built block is located within close proximity to Southend shopping centre and walking distance of both Southend Victoria and Southend Central mainline stations. There are two elevators serving all floors, a security entrance and car parking. It is considered suitable as a buy to let investment or maybe even owner-occupiers.



GUIDE PRICE: £40,000 PLUS

ACCOMMODATION

Communal Entrance
Lobby Area
Separate Flat door
Hallway
Bedroom 13'3 x 9'9
Living Room 14'11 x 12'10
Kitchen 10'3 x 6'8
(Kitchen extends into balcony area)

LEASE DETAILS

125 Years from 5th
September 1988

N.B.

Gas central heating
Double glazed

EPC RATING

Rating "D"

SERVICE CHARGE & RENT

Please see legal pack for further details

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers Tel: 01702 311010

LOT 2

A GROUND FLOOR ONE BEDROOM CONVERTED FLAT SUBJECT TO AN ASSURED SHORTHOLD TENANCY

204A Sutton Road, Southend-on-Sea, Essex, SS2 5ES

Located only a short distance from Southend Town Centre, local bus routes and Mainline station is this self-contained flat located on the ground floor of an end of terrace house. The property is presently let on an Assured Shorthold Tenancy, thus being of particular interest to buy to let purchasers and investors looking to add to their existing property management portfolio.



GUIDE PRICE: £65,000 PLUS

ACCOMMODATION

Shared entrance hall
Separate front door
Living/Kitchen area 16'3 x 11'10
Bedroom 11'11 x 9'8
Bathroom with shower and WC

LEASE DETAILS

We understand that the lease has approximately 70 years unexpired - please see the legal pack for more information.

EPC RATING

Rating "D"

RENT RESERVED

£6,600 per annum

TENANCY

Let on an Assured Shorthold Tenancy for a term of six months from 5th August 2013 at a rent of £550 PCM.

TENURE

Leasehold

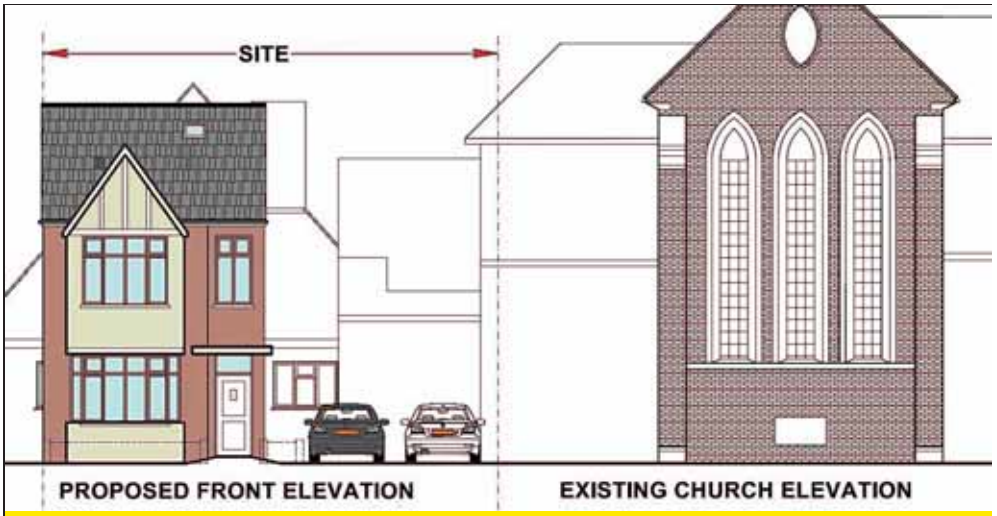
VIEWING

By appointment with the Auctioneers Tel: 01702 311010



LOT 3

BUILDING PLOT - FULL PLANNING CONSENT GRANTED FOR A NEW RESIDENTIAL DETACHED DWELLING ARRANGED AS TWO SELF-CONTAINED FLATS & ASSOCIATED PARKING



GUIDE PRICE: £70,000 PLUS

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

Situated at the junction between Electric Avenue and Southview Drive and within the grounds of the church is this 60' by 20' approximate plot with full planning consent approval for a detached dwelling, consisting of a ground floor one-bedroom flat and first /second floor two-bedroom flat. It is considered to have excellent potential for investors & developers, looking for a buy to let opportunity or as a small one-off project for a builder.

PROPOSED ACCOMMODATION

First/second floor flat - 2 bedrooms 505ft² approx.
Ground floor flat - 1 bedroom 371ft² approx.

N.B.

The first floor flat will benefit from a bathroom, en suite to the master bedroom and balcony. The ground floor will have access to the rear garden area.
Each flat will have one allocated parking space.

PLANNING

Amended proposal application 12/01177/FUL expires 07/11/2015 to "Demolish timber building and erect two self contained flats and form two parking spaces adjacent to Church"

AUCTIONEERS NOTE

All interested parties are to make their own investigations regarding planning proposal, consents, drawings, plans. Images and plans reproduced for illustration purposes only.

TENURE

Freehold

VIEWING

Open site



LOT 4

OFFERED WITH VACANT POSSESSION; FREEHOLD THREE BEDROOM END TERRACE HOUSE WITH ATTACHED GARAGE AND DRIVE

12 Dawlish Walk, Harold Hill, Romford, Essex, RM3 8HY

A two-storey end terrace dwelling house, on a pedestrian walk-way just off Straight Road, Romford, Essex. This established residential area is in close proximity to A127 Gallows Corner (Essex and City of London road links), local shops, public transport and just under 2½ miles from Romford Town Centre. The nearest railway stations are Harold Wood and Gidea Park (London Liverpool Street). It is considered suitable for investors, buy to let purchasers and even owner-occupiers.



GUIDE PRICE: £170,000 PLUS

ACCOMMODATION

Bedroom 13'10 x 8'7
Bedroom 8'9 x 9'3
Bedroom 8'8 x 7'11
First floor
bathroom/shower/WC
Lounge 17'7 x 14'5
(including stairwell)
Kitchen/diner 14'7 x 9
Conservatory
Rear Garden
Private rear drive
Attached garage

EPC RATING

"D"

TENURE

Freehold

VIEWING

By appointment with the
Auctioneers Tel: 01702
311010

N.B.

Double glazed
Gas heating (not tested)



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LOT 5

A SEMI-DETACHED RESIDENTIAL INVESTMENT PROPERTY CURRENTLY ARRANGED AS TWO SELF-CONTAINED FLATS - CURRENT RENT PAYABLE £14,700 PER ANNUM

61 Station Road, Westcliff-on-Sea, Essex, SS0 7RQ

A freehold semi-detached property currently arranged as two self-contained flats over ground and first floor level. Each flat is currently let on an Assured Shorthold Tenancy. The property is situated on Station Road to the west of Southend Town Centre and approx. 0.3 miles east of Westcliff mainline railway station (London, Fenchurch Street) and 0.5 miles from shops, bars and restaurants in Hamlet Court Road.



GUIDE PRICE: £175,000 PLUS

ACCOMMODATION

Ground Floor Flat:
Entrance Hall
Lounge - 17'6" x 13'1"
Kitchen - 13' x 7'9"
Bedroom - 15'9" x 12'2"
Bathroom - 8'5" x 4'6"

First Floor Flat:
Landing
Lounge - 13'1" x 12'7"
Kitchen - 12'4" x 10'11"
(stair down to access the rear garden)
Bedroom 1 - 13' x 10'2"
(plus wardrobes)
Bedroom 2 - 9'8" x 7'
Bathroom - 8'5" x 6'
Separate W/C - 8'6" x 2'9"

Exterior:
Hard-standing to front, side access and rear garden.

EPC RATING

To be advised

TENANCY

Let on Assured Shorthold Tenancies at rents:
Top Flat - £575.00
Bottom Flat - £650.00

TENURE

Freehold

VIEWING

By appointment with the Auctioneers Tel: 01702 311010 or our joint Auctioneers, but with discretion of the Tenant.

JOINT AUCTIONEERS



Leonard Peters
Tel: 01702 343651

LOT 6

A THREE BEDROOM FIRST FLOOR FLAT SITUATED CLOSE TO SOUTHEND TOWN CENTRE AND RAILWAY STATION

46A Whitegate Road, Southend-on-Sea, Essex, SS1 2LG

This three bedroom first floor flat situated in a traditional semi-detached building within 0.25 miles of Southend High Street, approx. 0.3 miles from Southend Central mainline railway station (London, Fenchurch Street) and 0.5 miles from Sea Front. The property also has the benefit of an area of garden to the rear. The property is offered at auction with a guide price of £90,000 - £95,000.



GUIDE PRICE: £90,000 - £95,000

ACCOMMODATION

Ground Floor Entrance Door
First Floor: Landing
Lounge - 12' x 10'
Kitchen - 8'2" x 5'8"
Bedroom 1 - 11'11" x 10'
Bedroom 2 - 8'3" x 5'8"
Bedroom 3 - (No access at time of initial inspection)
Bathroom
Section of garden to the rear

EPC RATING

Rating - E

TENURE

Leasehold (Title No: EX229998) 199 years from 29th September 1979.

VIEWING

By appointment with the Auctioneers Tel: 01702 311010

N.B.

The property is currently tenanted, but due to become vacant in early November.

LOT 7

A TWO BEDROOM DETACHED BUNGALOW OFFERED AS A RESIDENTIAL INVESTMENT (ASSURED TENANCY) PRODUCING £350 PER MONTH

11 Balmoral Avenue, Clacton-on-Sea, Essex, CO15 2AJ

This Freehold detached bungalow surrounded by similar style properties is situated approx. 1 mile from the Town Centre, Sea Front and mainline railway station (London, Liverpool Street). The property is occupied by a second generation tenant who has a right to occupy under the terms of an Assured Tenancy. The property is offered at auction with a guide price of £70,000 - £80,000.



GUIDE PRICE: £70,000 - £80,000

ACCOMMODATION

Lounge
Kitchen
Two Bedrooms
Bathroom

N.B.

Please note this property had not been inspected by the Auctioneers at the time of publication and the accommodation information has been provided by our joint Auctioneers who have been managing the property. Interested parties must rely on their own enquiries.

EPC RATING

To be advised

TENANCY

The property has been let on an Assured Tenancy since 1938, current rent payable £350 per month.

TENURE

Freehold

VIEWING

Strictly by appointment with our Joint Auctioneer and at the discretion of the Tenant

JOINT AUCTIONEERS



Mike Vincent & Son
Tel: 01255 220232

LOT 8

FREEHOLD PLOT WITH FULL PLANNING CONSENT TO RE-BUILD A THREE BEDROOM SEMI-DETACHED HOUSE

Site at, 33 Cokefield Avenue, Southend-on-Sea, Essex, SS2 4PU

The site is located in an established residential turning off Hamstel Road, within easy reach of A1159 Eastern Avenue (leading to A127), Garon Park Leisure Complex and in close proximity to local schools, shops and public transport. The site was originally occupied by a three bedroom house, which was fire damaged and has now been demolished. It is considered ideal opportunity for builders and developers, or even for owner-occupiers with self-build experience.



GUIDE PRICE: £60,000 PLUS

N.B.

Images and plans are produced for illustration and identification purposes only.

PROPOSED ACCOMMODATION

Floor-plans are available upon request.

PLANNING

Southend Borough Council application 11/01187/FUL - permission expires 02/11/2014.

AUCTIONEERS NOTE

The seller has advised that some ground works have been completed, including water supply, drainage and some foundations. Please contact Southend-on-Sea Building Control Dept: 01702 215004 for more information.

VIEWING

Open site. Please note that the site is fenced and no unauthorised access is allowed.



1 Elm Road, Canvey Island, Essex, SS8 7AW

This residential development opportunity is located just off Furtherwick Road set upon other commercial and residential properties. Furtherwick Road provides easy access on and off the Island with the A127, A130 and A13 just a short distance away. The building is presently arranged as a workshop and restrooms, seven classrooms, an office, reception, together with kitchen and toilet facilities. The planning proposal is for 4 x two bed and 2 x one bed apartments with associated parking.



GUIDE PRICE: £380,000 PLUS

SIZE

All areas are approximate and have been measured on a net internal basis.
 Ground Floor Workshop: 2,626ft² (244m²)
 First Floor: 2,626ft² (244m²)

PLANNING

Under application no. CPT/219/12/FUL planning permission was granted on 6/6/12 to convert into six flats with associated parking facilities. Further details can be obtained from the Auctioneers.

EPC RATING

A non-domestic rating "F"

AUCTIONEERS NOTE

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

TENURE

Freehold

VIEWING

By appointment with the Auctioneers Tel: 01702 311010



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Or why not talk to us on the day of sale? You'll find us outside the auction room – ask for Alice



LOT 10

A FREEHOLD VACANT DETACHED CORNER PROPERTY (AND CAR PARKING AREA TO SIDE) WITH EXISTING PLANNING PERMISSION FOR RESIDENTIAL CONVERSION OR A VARIETY OF OTHER USES (SUBJECT TO LOCAL AUTHORITY CONSENTS)



GUIDE PRICE: £325,000 PLUS

The Surgery, 20 Valkyrie Road, Westcliff-on-Sea, Essex, SS0 8BU

This former doctor's surgery is located on a prominent corner position, within close proximity to Hamlet Court Road, local shops, public transport and walking distance of Westcliff-on-Sea mainline railway station. Arranged over three floors, the layout is extensive and benefits from having included at least ten car parking spaces plus full planning consent approval. It considered to be of particular interest to builders, developers and even local business organisations, looking for additional operational space.

EXISTING PREMISES

Ground floor - Entrance, reception, various offices including waiting room, consultancy rooms, treatment rooms and WC/disabled toilets.
First floor - various consultancy rooms, store, offices, WC's
Second floor - two further offices and store
Total approximately 3,520ft² (327m²)

N.B.

Plans are available for a possible conversion to flats (subject to planning consent approval) - contact the Auctioneers for more details.

PLANNING

Application no. 13/01094/FUL dated 9th October 2013, grants conditional permission to "Change of use of existing doctors surgery (use class D1) into residential dwelling (use class C3), lay out garden and parking area, and erect 1.8m high fence on section of boundary". The permission expires 14/10/2016. The conversion will create a 5 bedroom house.

EPC RATING

A non-domestic rating "D"

AUCTIONEERS NOTE

Past applications to convert the building into a HMO (House in Multiple Occupation) have been refused. Please contact the local authority for further information.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers Tel: 01702 311010



LOT 11

A MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT SITUATED CLOSE TO THE TOWN CENTRE AND RAILWAY STATION - CURRENTLY PRODUCING £15,700 PER ANNUM WITH ONE FLAT VACANT



GUIDE PRICE: £200,000 PLUS

102 Station Road, Clacton-on-Sea, Essex, CO15 6AA

This established Freehold building offering a mixed commercial/residential investment arranged over four levels comprises of a ground floor shop unit that forms part of a funeral directors. Above there are two, 1 bedroom flats and a studio. In addition there are two spare rooms, one on the 1st floor and one directly above on the 2nd floor, which may offer further potential income to be received from the vacant property. The property is situated close to the Town Centre and mainline railway station (London, Liverpool Street).

ACCOMMODATION

Shop Unit - Forms part of Lesley Barlow Clacton Funeral Services.

Flat 1 - Lounge with Kitchen area, Bedroom and Shower Room/WC.

Flat 2 - Lounge with Kitchen area, Bedroom and Shower Room/WC.

Flat 3 - Bedroom/Sitting Room, Kitchen & Shower Room/WC.

In addition there are two spare rooms, one on the 1st floor and one directly above on the 2nd floor, which may offer potential to convert to another studio over two levels subject to obtaining the necessary planning permission.

PLANNING

Tending District Council Tel: 01255 686161.

EPC RATING

Shop Unit: non-domestic rating "G", Flat 1 - Rating "E", Flat 2 - Rating "E", & Flat 3 - Rating "C"

TENANCY

The property is currently let on the following basis:

Ground Floor - Let on a 20 year lease commencing in 2004 with rent review every 5 years. Current rent payable £5,200 per annum.

Flat 1 - Assured Shorthold Tenancy for an initial term of 6 months (less one day) commencing 8th February 2013.

Current rent payable £450 pcm.

Flat 2 - Currently vacant.

Flat 3 - Assured Shorthold Tenancy for an initial period of 6 months commencing 1st November 2010. Current rent payable £425 pcm.



TENURE

Freehold, subject to tenancies that exist.

VIEWING

By appointment via our Joint Auctioneer John V Story & Co. Tel 01255 221121 and at the descretion of the Tenants

JOINT AUCTIONEER

story

J V Story
Tel: 01255 221121

LOT 12

A FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION GRANTED TO ERECT A BLOCK OF 6 APARTMENTS

79 Stour Road, Harwich, Essex, CO12 3HS

This Freehold residential development opportunity has planning permission granted for the erection of 6 (2x two bedroom and 4x one bedroom) apartments with associated parking and storage areas. Situated on the corner of Stour Road and Talbot Street, this development opportunity offers good access to the A120 and within 0.75 miles of Dovercourt High Street and the railway stations at Dovercourt and Harwich Town.



GUIDE PRICE: £95,000 PLUS

PROPOSED ACCOMMODATION

Six apartments (4x one bedroom & 2x two Bedroom) over two levels.

PLANNING

Tendering District Council Planning Department Tel: 01255 686161 quoting reference: 13/00132/FUL. The planning permission grants for the erection of 6 apartments (following the demolition of the existing bungalow).

AUCTIONEERS NOTE

Plans and images show are for guidance purposes only and are not to scale.

TENURE

Freehold (Title No: EX592292)

VIEWING

Open site. However, we advise all interested parties that the site is fenced and no unauthorised access is allowed.



LOT 13

BUY TO LET INVESTMENT: LEASEHOLD ONE BEDROOM FIRST FLOOR FLAT SUBJECT TO AN ASSURED SHORTHOLD TENANCY

42 Richmond Avenue, Shoeburyness, Southend-on-Sea, Essex, SS3 9LG

Located just a short distance from local shopping in West Road and within easy reach of local amenities, schools and public transport is this one bedroom first floor flat, which is being sold subject to an assured shorthold tenancy. The current tenant has been in occupation since approximately 2001. It is considered a good opportunity for investors and buy to let landlords to add to their existing portfolio.



GUIDE PRICE: £75,000 PLUS

ACCOMMODATION

The Auctioneers have not inspected the property internally at the time of printing, however we have been advised by the seller that the accommodation comprises 1 bedroom, kitchen, lounge, bathroom/WC, share of the rear garden, with side access.

LEASE DETAILS

99 years from 27th April 1987. Please see the legal pack for ground rent

N.B.

Gas central heating (not tested)

EPC RATING

Rating 'D'

RENT RESERVED

£6,300 per annum

TENANCY

A 12 month AST from 1.11.13 at £525 PCM

AUCTIONEERS NOTE

In accordance with the 1979 Estate Agent Act declaration of interest has been made on this property.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers Tel: 01702 311010

LOT 14

VACANT LEASEHOLD THREE BEDROOM GROUND FLOOR GARDEN FLAT WITH BUY TO LET POTENTIAL

116 Fleetwood Avenue, Westcliff-on-Sea, Essex, SS0 9RF

Situated in a popular residential turning just off Fairfax Drive, this ground floor self-contained flat benefits from having front and rear gardens. The flat was refurbished by the current owner in 2013 and is considered to have good buy to let potential, with local shops, public transport and Southend Hospital nearby.



GUIDE PRICE: £120,000 PLUS

ACCOMMODATION

Bedroom 14'1 x 8'9
Bedroom 12'8 x 9'6
Bedroom 10'7 x 6'6
Kitchen 8'3 x 4'8
Living area 13'9 x 9'9
(widening to 12')
Bathroom/WC
Own section rear garden
Front garden

LEASE DETAILS

99 years from 25/03/1987

N.B.

Gas heating (not tested)
Double glazed



EPC RATING

Rating "D"

SERVICE CHARGE & RENT

Please see legal pack for further details

AUCTIONEERS NOTE

Fleetwood Avenue is one-way to traffic.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers Tel: 01702 311010

JOINT AUCTIONEER



Tel: 01702 343311

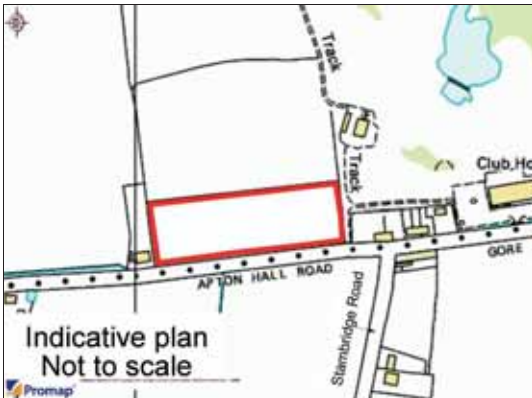
LOT 15

APPROXIMATELY 3.5 ACRES OF FREEHOLD LAND

Land on the north side of, Apton Hall Road, Rochford, Essex, SS4 3RF

The land extends to approximately 3.5 acres and adjoins a residential property on the western boundary and Ballards Gore Golf and Country Club on the north and eastern boundaries.

The land is accessed from Apton Hall Road.



GUIDE PRICE: £50,000

PLANNING

The land is designated Metropolitan Green Belt
For more information contact Rochford District Council 01702 318191

TENURE

Freehold

OVERAGES

The land is being sold subject to an overage of 10% for 50 years (see legal pack for further details)

JOINT AUCTIONEER WHIRLEDGE & NOTT

Tel: 01268 783377





GUIDE PRICE: £150,000

15 Lancaster Gardens, Southend-on-Sea, Essex, SS1 2NS

This established mid-terrace property is currently arranged as three self-contained one bedroom flats positioned at basement, ground and first floor levels. Each flat is currently let on an Assured Shorthold Tenancy. The property is located off Southchurch Road (A13), to the east of and within 1 mile of Southend Town Centre and mainline railway stations (London Liverpool Street & Fenchurch Street).

ACCOMMODATION

Basement Flat:

Entrance Hall

Lounge - 13'1" x 11'4"

Bedroom - 11'5" x 10'6"

Bathroom - 8'8" x 5'2"

Kitchen - 11'5" x 8'3"

Ground (middle) Floor Flat: Entrance Hall

Lounge - 12' x 11'6"

Bedroom - 11'5" x 10'9"

Kitchen - 11'4" x 8'4"

Bathroom - 8'3" x 5'7"

Separate W/C - 5'3" x 2'9"

First Floor Flat:

Entrance with stairs to landing

Lounge - 11'11" x 10'11"

Kitchen - 11'11" x 5'5"

Bedroom - 12' x 5'6"

Bathroom - 8'10" x 5'4"

Exterior:

To the rear of the property is a garden which has the benefit of a right of way over a passageway leading to Lancaster Gardens.

EPC RATING

To be advised

TENANCY

Each flat is let on an Assured Shorthold Tenancy, current rent payable as follows:

Basement Flat - £475.00 per month

Ground (middle) Floor Flat - £425.00 per month

First Floor Flat - £425.00 per month

TENURE

Freehold (Title No. EX647642)

VIEWING

By appointment with the Auctioneers Tel: 01702 311010 or our joint Auctioneers, but at the discretion of the Tenants

JOINT AUCTIONEER



Leonard Peters
Tel: 01702 343651



GUIDE PRICE: £280,000-£300,000

135 Roman Road, Mountnessing, Brentwood, Essex, CM15 0UD

This detached, two storey cottage-style house is located in the popular semi-rural area of Mountnessing, facing open farmland and situated just under 2 miles from Ingatestone village shops and mainline station (London Liverpool Street). The house sits at the front of a roughly L-shaped plot and provides excellent scope for further improvement and extending, subject to local planning consent. The house itself is in need of some light refurbishment.

ACCOMMODATION

First floor:

Room One 11'11 x 12' + recess

Room Two 10' x 7'6

Room Three 7'2 x 6'10

Ground Floor:

First Reception Room 11'11 x 11'8 plus bay

Second reception room 11'7 x 10' including recess

Utility area 10' x 3'3

Kitchen 8'7 x 9'4

Bathroom/WC

N.B.

Gas central heating (not tested)

PLANNING

Contact the relevant local authority for information on planning:

Brentwood Borough Council Tel: 01277 312620

E: planning@brentwood.gov.uk

EPC RATING

Rating "E"

AUCTIONEERS NOTE

Access to the rear garden is very limited and it may not be possible to reach certain areas.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers Tel: 01702 311010





GUIDE PRICE: £1,750,000

Quayside, 75 Grimwade Street, Ipswich, Suffolk, IP4 1LN

The property is a detached block of 49 letting bedrooms each with en-suite facilities. The accommodation is arranged over four floors with each level having shared kitchen/laundry facilities and communal space. On the ground floor there is a development managers office. The property is situated in Grimwade Street to the east of the town centre and north of Neptune Marina where the University Campus Suffolk, coffee shops and restaurants can be found.

ACCOMMODATION

The property consists of 49 student bedrooms, each with en-suite facilities. In addition to these rooms there are communal areas for laundry, cooking and socialising on each floor. There is also a managers office on the ground floor level.

N.B.

1. For details regarding the current rental income, arrears and tenancy information please refer to the legal pack.
2. The building is managed by a third party who has an office on site and further details can be found in the legal pack.
3. The tenancy information provided was correct at the time of going to print. For up to date information please contact the auctioneers.

EPC RATING

Rating 'B'

TENANCY

We have been advised by Property First Management Ltd that at the time of going to print there were 19 rooms let (17 rooms at £89 per week and 2 rooms at £90 per week) for a 42 week term, from 1/9/13 to 1/6/14. Furthermore, we are advised there are temporary lets agreed (but not yet confirmed) with UEA for the remaining 30 rooms for a 10 week period (4 weeks from 10th November 2013, 4 weeks in February 2014 and 2 weeks in April 2014) totalling £27,000. Also on the same basis summer school lets for 4 weeks in July 2014 (49 rooms at £90 per week) totalling £17,640.

AUCTIONEERS NOTE

The Auctioneers have been unable to inspect the accommodation and the details above were provided by an inspection which was carried out by Robert Sterling Surveyors. Interested parties must rely on their own enquiries.

TENURE

Freehold - subject to any tenancies that may exist. Please refer to the legal pack and seek legal advice before committing to a legally binding agreement.

VIEWING

Strictly by appointment with the Auctioneers Tel: 01702 311010 and at the descretion of the tenants.





GUIDE PRICE: £325,000 PLUS

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

This detached two storey house is located on a one -way street in an established residential area, within close proximity to both Southend Victoria and Prittlewell mainline stations, local shops, bus routes and public transport. The house is arranged to provide four self contained flats; three are let on Assured Shorthold Tenancies and one flat is currently vacant. It is considered an excellent opportunity for buy to let investors to own the freehold and receive rental income immediately upon completion.

LEASE DETAILS

Flat 21A - 99 years from 29th September 1991.
 Flat 21 - 50 years from 29th September 1991
 Flats 21B & C are NOT subject to leases.

RENT RESERVED

Current: £20,040 per annum
 Estimated when fully let £26,640 per annum

N.B.

Double Glazing and gas central heating

VIEWING

By appointment with the Auctioneers Tel: 01702 311010

TENANCY SCHEDULE Copies of tenancies are available in the legal pack

Flat No.	Floor	Size	AST	Rent PA	EPC Rating
21	Ground	1 Bed	6 months from 28.02.07	£6,900	TBC
21A	Maisonette	1 Bed	6 months from 03.08.12	£7,200	TBC
21B	First	1 Bed	6 months from 18.11.09	£5,940	TBC
21C	Loft	1 Bed	VACANT	£6,600 (EST)	TBC



LOT 20

A VACANT TWO BEDROOM DETACHED PROPERTY SITUATED ON A PLOT MEASURING APPROXIMATELY 2.6 ACRES WITH POTENTIAL FOR REDEVELOPMENT (SUBJECT TO ANY NECESSARY PLANNING CONSENTS)

Heathercote, Lark Hill Road, Rochford, Essex, SS4 3RZ

Situated in the Canewdon area of Rochford is this vacant detached property situated on a plot measuring approximately 2.6 acres. The property is in need of substantial improvement and the land that accompanies the property extends to the rear, much of which is overgrown with shrubs and mature trees. The land is designated as Metropolitan Green Belt and for further information on any planning enquiries contact Rochford District Council Tel: 01702 318191.



GUIDE PRICE: £265,000

ACCOMMODATION

Ground Floor:
Two Reception Rooms
Utility Room
Kitchen
Rear Store
First Floor:
Two Bedrooms
Bathroom

EPC RATING

Rating "G"

VIEWING

by appointment with the
Auctioneers Tel: 01702
311010

JOINT AUCTIONEER

**WHIRLEDGE
& NOTT**

Tel: 01268 783377

N.B.

The plan shown is not to
scale and for identification
purposes only.



LOT 21

BUY TO LET OPPORTUNITY: FREEHOLD END TERRACE THREE BEDROOM HOUSE WITH DETACHED GARAGE IN NEED OF REFURBISHMENT

31 Mygrove Road, Rainham, Essex, RM13 9QR

This two storey post-war built house is located on the popular Parsonage Farm estate, close to local schools, buses and just over 1½ miles from Rainham mainline railway station (London Fenchurch Street). The house has been occupied by the owner since 1957 and is now in need of upgrading.



GUIDE PRICE: £150,000 PLUS

ACCOMMODATION

Three Bedrooms
First floor Bathroom/WC
Through Lounge/diner
Kitchen
Front and rear gardens
Garage to rear

EPC RATING

To be advised

TENURE

Freehold

VIEWING

By appointment with the
Auctioneers Tel: 01702
311010

N.B.

Gas central heating (not
tested)
Double glazing

PLANNING

We advise all interested
parties to make their own
investigations with regards
to planning issues by
contacting the relevant
local authority:
London Borough of
Havering 01708 433100
planning@haverling.gov.uk

Reeve Fisher & Sands

Property Lawyers and Commissioners for Oaths.

111, HIGH STREET,
BILLERICAY,
ESSEX.
CM12 9AJ

Telephone : 01277 633355



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LOT 22

VICTORIAN FREEHOLD TWO-STOREY END TERRACED DOUBLE FRONTED HOUSE INCLUDING FORMER BUILDER'S YARD TO REAR, IN NEED OF MODERNISATION AND REFURBISHMENT.



GUIDE PRICE: £130,000-£140,000

14 Avebury Road, Westcliff-on-Sea, Essex, SS0 7AE

The property is located at the end of a terraced row and includes a former builder's yard to the rear. The house has been occupied by seller since 1974 and is considered to have excellent potential builders, developers and investors. Avebury Road is just off Tudor Road, close to West Road, local shops, public transport and just over half a mile from both Prittlewell and Southend Victoria mainline railway stations (London Liverpool Street).

ACCOMMODATION

First Floor:

Bathroom with separate WC

Room 1 - 10'9 x 9'4

Room 2 - 13'6 x 12'5 (from wardrobes)

Leading to Room 3 - 12'6 x 9'3

Ground Floor:

Room 1 - 12'5 x 11'11 (plus bay)

Leading to Room 2 - 12'3 x 9'3

Room 3 - 10'11 x 9'4

Kitchen 9'1 x 9'1

Lean-to

Exterior:

Garage

Outbuildings

Rear yard

EPC RATING

Rating "G"

AUCTIONEERS NOTE

Location plans are provided for identification only and we advise all interested parties to refer to the legal pack

TENURE

Freehold

VIEWING

By appointment with the Auctioneers Tel: 01702 311010





GUIDE PRICE: £30,000 PLUS

The Rifle Shed, Parade Walk, Shoeboorne Garrison, Shoeboorness, Essex, SS3 9GE

This single storey building is located only yards from the beach and a short distance from local shopping. Shoeboorness mainline station is close by. The building once formed part of the historical former MOD site at Shoeboorne Garrison. Set amongst the recent re-development of the area, it is an unusual property standing on an asymmetrical plot with potential for a variety of uses. The property can be found at the end of Parade Walk via Chesterman Road, just off Hospital Road.

ACCOMMODATION

Size of building approximately 281 ft² (26m²)

Room area 18'8 x 9'11

Room area 12'11 x 9'1

Eaves height min 8'10

The building is set on a plot which extends to approximately 0.103 acres (measured with Promap®)

N.B.

The building has been used for storage and falls within the Shoeboorne Conservation area.

PLANNING

All interested parties should satisfy themselves regarding any potential future planning by contacting the local authority: Southend-on-Sea Borough Council 01702 215 000

AUCTIONEERS NOTE

We advise all interested parties that the area tinted blue on the catalogue plan and on the Land Registry title plan is NOT included in the sale, only the area tinted pink. All plans are produced for guidance only - please refer to the legal pack.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers Tel: 01702 311010



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Train: The Southend Airport train station is walking distance from the hotel - All stations to Shenfield, then Stratford and Liverpool Street.

