

The Leading Land & Property Auctioneers In Essex

Wednesday 5th February 2020 at 2pm

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



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

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



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Auction Negotiator
Sean McDonald

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LETTINGS

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

Viewings will be available on the majority of our lots leading up to the Auction. Please contact us to find out viewing dates and times. There may be some lots where viewings will not be available, if this is the case it will be listed in the catalogue entry. Some plots of land are open sites and available for you to view at your own convenience. 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 before you attend the 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 offer

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 Bids

If you wish to bid by telephone or proxy 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

If you are attending our Auction to Bid on a Lot then you must bring with you proof of deposit to be shown at point of registration.

If bidding by telephone or proxy bid, proof of deposit must be forwarded to us 24 hours before the Auction.

Failure to produce this could result in refusal to allow bidding on the day

AUCTION RESULTS FOR 11TH DECEMBER 2019

Lot	Address	Result	Price
1	Freehold 123-125 High Street, Walton on the Naze, Essex, CO14 8AT	Unsold	Refer
2	Road and Alleyways at Westgate, Southend on Sea, Essex, SS3 9BT	SOLD	£6,000
3	Land Adjacent to 1 Station Road, Wheathampstead, Hertfordshire, AL4 8BU	SOLD	£34,000
4	13B Cromer Road, Southend on Sea, Essex, SS1 2DU	SOLD	£88,000
5	Flat 5, Lime Court, 201 Great North Way, London, NW4 1PN	SOLD	UNDISCLOSED
6	Development Site of 12 Station Road, Southminster, Essex, CM0 7EW	SOLD	£190,000
7	Flats 1 – 10, 14-16 Edith Road, Clacton on Sea, Essex, CO15 1JU	SOLD	£750,000
8	2 North Street, Walton on the Naze, Essex, CO14 8PH	Withdrawn	Withdrawn
9	Plots 128 & 129 Snakey Lane, Hounslow, London, TW13 7NB	SOLD	£4,000
10	Plots 61, 62 & 65 Amersham Road, Chalfont St Peter, Buckinghamshire, SL9 0NY	Unsold	Refer
11	Plot 27 Hale Street, Tonbridge, Kent, TN12 5HL	Unsold	Refer
12	Land North East of Broxhill Road, Romford, Essex, RM4 1QH	SOLD	£35,000
13	Flat 1, Courtway House, 129 Hamlet Court Road, Westcliff on Sea, Essex, SS0 7EW	SOLD	£245,000
14	16 Culworth House, West Road, Guildford, Surrey, GU1 2AS	SOLD	£250,000
15	81 Main Road, Broomfield, Chelmsford, Essex, CM1 7BU	SOLD	£343,000
16	132 – 134 High Street, Maldon, Essex, CM9 5BX	Unsold	Refer
17	559 London Road, Westcliff on Sea, Essex, SS0 9PQ	SOLD	£440,000
18	27 Harbour Street, Ramsgate, Kent, CT11 8HA	SOLD	£160,000
19	Shop & Flats, 180-182 High Street, Harwich, Essex, CO12 3AP	Unsold	Refer
20	22 Upper Brook Street, Ipswich, Suffolk, IP4 1EB	SOLD	£225,000
21	64 London Road North, Lowestoft, Suffolk, NR32 1ET	SOLD	£185,000
22	Warrior Building, 20 Chichester Road, Southend on Sea, Essex, SS1 2FD	SOLD	£264,000
23	28 Southchurch Road, Southend on Sea, Essex, SS1 2ND	SOLD	£230,000
24	Land Adjoining 78 Landermere Road, Clacton on Sea, Essex, CO16 0NB	Withdrawn	Withdrawn
25	Flat 34a Pullman Court, High Street, Grays, Essex, RM17 6FN	SOLD	£170,000
26	Flat 34 Pullman Court, High Street, Grays, Essex, RM17 6FN	SOLD	£170,000
27	Flat 28 Pullman Court, High Street, Grays, Essex, RM17 6FN	SOLD	£170,000
28	Flat 1 Pullman Court, High Street, Grays, Essex, RM17 6FN	SOLD	£170,000
29	Flat 23 Pullman Court, High Street, Grays, Essex, RM17 6FN	SOLD	£170,000
30	Office Conversion, Pullman Court, Grays, Essex, RM17 6FN	SOLD	£250,000
31	21 Heather Close, Layer-de-la-Haye, Essex, CO2 0EQ	SOLD	£126,000
32	The Firs, Meesons Lane, Grays, Essex, RM17 5HR	SOLD	£400,000
33	Flat 1, 29 Pallister Road, Clacton on Sea, Essex, CO15 1PL	SOLD	£66,000
34	Lowerhouse Farm, High Easter, Essex, CM1 4QN	SOLD	£760,000
35	13 Northern Avenue, Benfleet, Essex, SS7 5SN	SOLD	£255,000
36	2 Honiley Avenue, Wickford, Essex, SS12 9JE	SOLD	£163,000
37	40 Vange Hill Drive, Basildon, Essex, SS16 4DE	SOLD	£192,000
38a	Land at Humber Road, Chelmsford, Essex, CM1 7PE	Unsold	Withdrawn
39b	Land North of Harcourt Road, Fareham, Hampshire, PO14 3AZ	SOLD	UNDISCLOSED
40c	4 Walton Road, Clacton on Sea, Essex, CO15 6DU	SOLD	£180,000
48K	12 Dryden Avenue, Southend on Sea, Essex, SS2 5EU	SOLD	£232,000

TOTAL REALISATION: Over £7.2M = 85% SUCCESS RATE

NEXT SALE: 5th February 2020



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How to convert a property into a House of Multiple Occupancy

By Julie Griggs, Director, CPC Finance

For many landlords, HMOs are an attractive proposition, but not only do they need more work to maintain, there are also specific things to bear in mind.

Government definition:

A House of Multiple Occupancy (HMO) is a property rented out by at least three people who are not from one 'household' (eg. a family) but share facilities.

MAKE SURE THE PROPERTY YOU ARE BUYING IS RIGHT FOR AN HMO

- The property needs to be suitable for the planned number of occupants in terms of size and facilities.
- Make sure you have the budget to renovate it properly so that you secure a good quality tenant profile.
- If you need to undertake significant structural works, ensure you have the required planning permissions before starting or seeking finance.

FAMILIARISE YOURSELF WITH THE RULES IN YOUR AREA

- You may need a licence. If your property is rented to five or more people who form more than one household, is at least three stories high and the tenants share toilet, bathroom or kitchen facilities, it will be classed as a large HMO. In this case you will need a licence from the council, lasting for five years. The need for licences for smaller properties depends on the area. Check with the local council and see the government's website on HMO licensing for more information.
- Be aware of Article 4 Directions in your area. Article 4 Directions are used by local authorities to limit the number of HMOs in an area. They apply to all HMOs in an area and you will need to register the property as an HMO. Check your local authority website for details.

CONSIDER ANY WORKS YOU ARE UNDERTAKING

- You do not want valuers to consider the property to be worth the same as the single residential property it was before. Make sure it is clear from the amenities that the property is intended for separate individuals.
- Be careful that you do not make the accommodation into separate units. For example, the cooking facilities should be communal. If each room has fixed cooking facilities (eg hobs), then they become separate units rather than an HMO and different rules/planning apply.

LOOK INTO YOUR FINANCE OPTIONS

To convert the property, you can use standard refurbishment finance, and then convert to a term facility based on the increased value once the works are complete. Some lenders offer specific HMO refurbishment products and although they prefer investors to have previous experience of owning an HMO property, this is not always the case. HMO mortgages can be taken out either by an individual or as a limited company.



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contact@cpcfinance.co.uk

A Word From Our Auctioneer



THE ONLY WAY IN

Michael Hughes
BSc (Hons) FRICS FAAV FNAEA

“Welcome to our first catalogue of 2020 and well done to the team for uncovering yet more auction gems.

2019 was a record for Dedman Gray with 147 out of 186 lots sold realising over £25,700,000, and cementing our position as the number 1 auction house in the region.

Boris Johnson chose to have his election the day after our December sale, but nothing can dampen the festive spirit of the buyers with one property in Southend guided at £100,000 selling for a remarkable £232,000.

At last we now have a stable political situation, and according to some commentators we could yet see a Boris Bounce as confidence returns to the markets.

So roll on 2020, and I look forward to seeing you all on Wednesday 5th February.”

Order of Sale

Wednesday 5th February at 2pm

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

1	Flat 8 Burns Avenue, Basildon, Essex, SS13 3AG	£90,000 * PLUS
2	Garage at Burrs Way, Stanford -le-Hope, Essex, SS17 9DE	£8,000 * PLUS
3	Freehold of 123-125 High Street, Walton On The Naze, Essex, CO14 8AT	£12,000 * PLUS
4	Plot 65 West of Mead Lane, Witney, Oxfordshire, OX29 4EZ	£2,000 * PLUS
5	Plot 66 West of Mead Lane, Witney, Oxfordshire, OX29 4EZ	£2,000 * PLUS
6	Flat 6 Bridge House, Adelaide Road, London, NW3 3QD	£260,000 * PLUS
7	2 Polo Cottages, Little Hadham, Ware, Hertfordshire, SG11 2ED	£270,000 * PLUS
8	803A London Road, Westcliff-On-Sea, SS0 9SY	£150,000 * PLUS
9	Plot 21 Channel Avenue, Porth, Mid Glamorgan, CF39 9EX	£1,000 * PLUS
10	Plot 22 Channel Avenue, Porth, Mid Glamorgan, CF39 9EX	£1,000 * PLUS
11	Plot 23 Channel Avenue, Porth, Mid Glamorgan, CF39 9EX	£1,000 * PLUS
12	Plot 24 Channel Avenue, Porth, Mid Glamorgan, CF39 9EX	£1,000 * PLUS
13	Plot 25 Channel Avenue, Porth, Mid Glamorgan, CF39 9EX	£1,000 * PLUS
14	265 Holderness Road, Hull, North Humberside, HU8 8TD	£90,000 * PLUS
15	77B Brentwood Road, Romford, Essex, RM1 2EH	£200,000 * PLUS
16	18 Southend House, Southend Road, Stanford-le-Hope, Essex, SS17 7AJ	£120,000 * PLUS
17	5 & 5A The Broadway, Wembley, Middlesex, HA9 8JT	£400,000 * PLUS
18	132 – 134 High Street, Maldon, Essex, CM9 5BX	£825,000 * PLUS
19	236 Hutton Road, Shenfield, Brentwood, Essex, CM15 8PA	£280,000 * PLUS
20	Plot 29 Abridge Road, Epping, Essex, CM16 7HE	£2,000 * PLUS
21	Plot 37 Abridge Road, Epping, Essex, CM16 7HE	£2,000 * PLUS
22	Plot 38 Abridge Road, Epping, Essex, CM16 7HE	£2,000 * PLUS
23	161 Swan Lane, Wickford, Essex, SS11 7DG	£190,000 * PLUS
24	Land at 6 Nelson Road, Clacton-On-Sea, Essex, CO15 1LU	£900,000 * PLUS
25	20 Hartington Road, Southend-On-Sea, Essex, SS1 2HS	£200,000 * PLUS
26	Flat 1-11, 43-45 Skelmersdale Road, Clacton-on-Sea, Essex, CO15 6DE	£800,000 * PLUS
27	130 New London, Chelmsford, Essex, CM2 0RG	£450,000 * PLUS
28	3 Milton Avenue, Westcliff-On-Sea, Essex, SS0 7RF	£275,000 * PLUS

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

auction@dedmanauctions.com | 01702 311010

LOT 1

BUY TO LET INVESTMENT: A VACANT LEASEHOLD ONE BEDROOM GROUND FLOOR FLAT CONSIDERED TO BE IDEAL AS A BUY TO LET INVESTMENT



GUIDE PRICE: £90,000*PLUS FEES

Flat 8 Burns Avenue, Basildon, Essex, SS13 3AG

Placed close to local shops and supermarkets is this one bedroom ground floor flat considered to be ideal as a buy to let investment. The property is a short walk from the Pitsea C2C main line rail station providing access to London Fenchurch Street. It is considered that the property could be let for £650pcm offering a yield of over 8% of the guide price.

ACCOMMODATION

Entrance Hall
Lounge/Kitchen - 18'5 x 12'5
Bedroom - 11'10 x 8'11
Bathroom

LEASE DETAILS

The property is subject to a lease of 125 years from the date of 1st January 1991

EPC RATING

D

RENT RESERVED

It is considered that the property could achieve a rental income of £7,800 per annum offering a yield of over 8% of the guide price. We recommend any interested parties conduct their own investigations into this.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER



David Abbott Estate Agents
01268 498355



LOT 2

BUY TO LET INVESTMENT: A VACANT FREEHOLD SINGLE GARAGE LOCATED WITHIN A BLOCK OF 10 GARAGES IN A RESIDENTIAL AREA

Garage at Burrs Way, Stanford-le-Hope, Essex, SS17 9DE

This single garage is placed in the town of Corringham, Stanford -Le-Hope. The Garage would make an ideal buy to let or alternatively a parking/storage facility for an owner occupier. We are advised by the seller that the garage was previously let for £1,140 Per Annum which represents a 14.2% yield of the guide price. The garage is accessed via an access road next to 11 Burrs Way.



GUIDE PRICE: £8000*PLUS FEES

ACCOMMODATION

The Garage measures 16.2' x 8.35' Internally

N.B.

Please note that this garage also has Electric connected

RENT RESERVED

We are advised by the seller that the garage was let for £95 PCM (£1,140 Per Annum) representing a 14.2% yield on the guide price. Any interested parties should conduct their own investigations into rental values.

TENURE

Freehold

VIEWING

By Appointment with the Auctioneers



LOT 3

FREEHOLD INVESTMENT: INCLUDING THE GROUND RENTS FOR 2 COMMERCIAL UNITS AND A RESIDENTIAL FLAT WITH A LEASE THAT HAS ONLY 56 YEARS REMAINING

Freehold of, 123-125 High Street, Walton on the Naze, Essex, CO14 8AT

A Freehold investment comprising of the ground rents of two commercial units and a residential flat. The total annual ground rent income is £250 per annum and the residential flat only has 56 years remaining offering the potential future income on renewal.



GUIDE PRICE: £12,000*PLUS FEES

LEASE DETAILS

The two commercial units have been sold with 999 year leases from 2002
Flat 1 has been sold with a 189 year lease from 2019 - No ground rent
Flat 2- sold with a lease that has only 56 years remaining, ends 2075

RENT RESERVED

Each commercial unit is £100 Per Annum with a review 300 years from 2002.
Flat 1 No Ground rent
Flat 2 Ground Rent £50 Per Annum

TENURE

Freehold

N.B.

It is considered that should the leaseholder of flat 2 wish to renew their lease in the near or distant future it could offer a significant income.

VIEWING

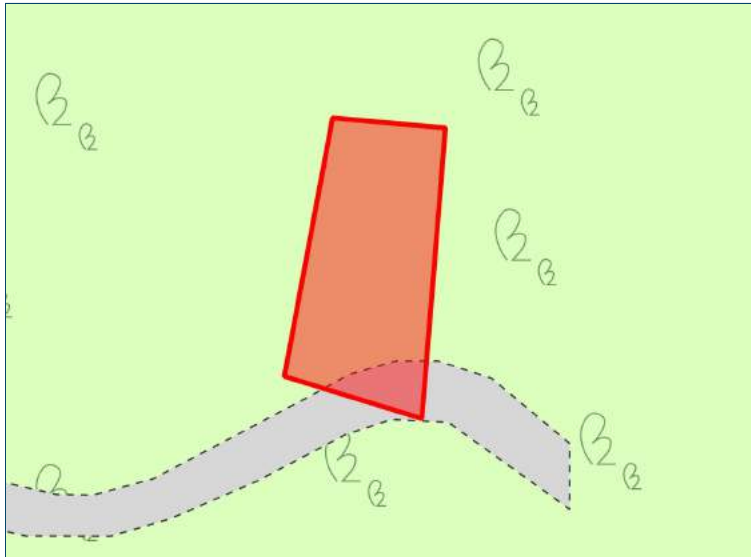
External viewing only-No appointment required

LOT 4

LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD OFFERING FUTURE HOPE VALUE ONLY

Plot 65 West of Mead Lane, Witney, Oxfordshire, OX29 4EZ

Placed within a sub-divided field is this plot of land measuring approximately 2,000 square foot. The land offers future development hope value only. This land cannot be fenced off or used. There are also no rights of access to the plot.



GUIDE PRICE: £2,000*PLUS FEES

SIZE

We are informed that the site measures approximately 2,000 square foot. Any measurements or images are for guidance only and should not be taken as 100% fact

PLANNING

All planning enquiries should be directed to the West Oxfordshire District Council on 01993 861000

AUCTIONEERS NOTE

Please be aware that you are not able to fence off or use the land in any way. We are not aware of any rights of access to the plot. This is for future hope value only

TENURE

Freehold

VIEWING

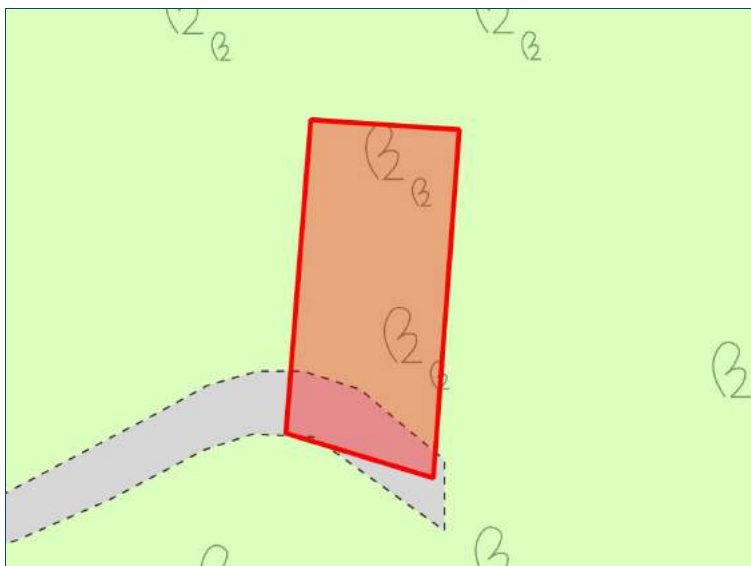
Open Site

LOT 5

LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD OFFERING FUTURE HOPE VALUE ONLY

Plot 66 West of Mead Lane, Witney, Oxfordshire, OX29 4EZ

Placed within a sub-divided field is this plot of land measuring approximately 2,100 square foot. The land offers future development hope value only. This land cannot be fenced off or used. There are also no rights of access to the plot.



GUIDE PRICE: £2,000*PLUS FEES

SIZE

We are informed that the site measures approximately 2,100 square foot. Any measurements or images are for guidance only and should not be taken as 100% fact

PLANNING

All planning enquiries should be directed to the West Oxfordshire District Council on 01993 861000

AUCTIONEERS NOTE


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TENURE

Freehold

VIEWING

Open Site



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LOT 6

BUY TO LET INVESTMENT: A VACANT LEASEHOLD THREE BEDROOM FLAT IN NEED OF REFURBISHMENT CONSIDERED TO BE AN EXCELLENT BUY TO LET INVESTMENT



GUIDE PRICE: £260,000*PLUS FEES

Flat 6 Bridge House, Adelaide Road, London, NW3 3QD

Placed opposite the Chalk Farm Northern Line tube station is this spacious three bedroom second floor flat. The property is close to local shops, bars and restaurants and is considered to be an excellent location and possible buy to let investment offering a potential income of £25,800 per annum

ACCOMMODATION

Lounge - 17'4 x 14'3
Kitchen - 11'2 x 9'3
Bedroom 1 - 14'9 x 8'8
Bedroom 2 - 10'7 x 10'9
Bedroom 3 - 6'4 x 10'8
Bathroom - 5'6 x 6'1

LEASE DETAILS

The Property is subject to a lease of 99 years from 25th December 1952 thus there are approximately 32 years remaining

N.B.

For Any enquiries regarding the cost of the lease extension, please contact our auction partner, Horton's Valuers on 020 3058 3200.

RENT RESERVED

It is considered that the property could achieve a rental figure of around £2,150pcm producing an income of £25,800 per annum offering a yield of just under 10% of the guide price.

AUCTIONEERS NOTE

It is considered that the property, once the lease has been extended and works completed could achieve in the region of £500,000, however we recommend that any interested parties conduct their own investigations into this.

TENURE

Leasehold

VIEWING

By Appointment with the Auctioneers



LOT 7

RESIDENTIAL INVESTMENT: A BRAND NEW DETACHED BUNGALOW IN A QUIET RURAL LOCATION CONSIDERED TO BE OFFERED UNDER MARKET VALUE



GUIDE PRICE: £270,000*PLUS FEES

2 Polo Cottages, Little Hadham, Ware, Hertfordshire, SG11 2ED

A freehold two bedroom detached bungalow in a semi rural location surrounded by open fields. The Bungalow benefits from an open plan kitchen living area, decked courtyard to rear and large garden to front. It is considered that the property could achieve a rental figure of £1250 per calendar month. It is also considered that the property may be suitable for short term holiday letting which could provide a much greater income.

ACCOMMODATION

The Bungalow Measures 668 square foot approximately.

The accommodation includes an open plan kitchen dining and living area as well as two bedrooms with built in wardrobes and a shower room.

N.B.

It is considered that the property could make a fantastic main or second home for an owner occupier or could be let on an Assured Tenancy or as short stay holiday accommodation.

AUCTIONEERS NOTE

We are advised that the neighbouring bungalow has recently been let achieving an income of £1250 per calendar month. (£15,000 Per annum).

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 8

BUY TO LET INVESTMENT: A LEASEHOLD FLAT LOCATED OPPOSITE CHALKWELL PARK, WITH TENANT IN SITU. CONSIDERED TO BE OFFERED UNDER MARKET VALUE



GUIDE PRICE: £150,000*PLUS FEES

803A London Road, Westcliff-on-Sea, Essex, SS0 9SY

A leasehold 2 double bedroom flat to be sold with tenant in situ, situated in a popular location opposite Chalkwell Park on London Road, close to local shops and amenities. It is considered that the flat would be an ideal buy to let investment or for an owner occupier.

ACCOMMODATION

Lounge - 10" x 16"
Kitchen - 9" x 6"
Bedroom 1 - 9" 5"
Bedroom 2 - 12" x 10"
Bathroom - 9" x 5"
Separate W/C

LEASE DETAILS

This Property is subject to a 99 year lease from 29th May 2015, thus there are approximately 95 years remaining.

EPC RATING

D

RENT RESERVED

The current tenant is paying £700.00 PCM, however similar properties in the area have recently been let for figures in the region of £800.00 PCM

TENANCY

The property is let on a standard Assured Shorthold Tenancy, the initial term has expired, therefore the agreement has reverted to a Periodic Tenancy.

SERVICE CHARGE & RENT

The seller has advised that there is no service charge or ground rent payable, for further details please see the legal pack.

AUCTIONEERS NOTE

Properties of a similar type in similar location are selling for figures in the region of £210,000 so this price is considered to be under market value.

TENURE

Leasehold

VIEWING

By Appointment with the Auctioneers



LOT 9

LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD OFFERING FUTURE HOPE VALUE ONLY

Plot 21 Channel Avenue, Porth, Mid Glamorgan, CF39 9EX

This plot of land which forms part of a larger site has been sub-divided for the potential of future development. There are no rights of access to your plot, it cannot be fenced off or used for anything other than hope value. We are informed that the plot measures approximately 4,800 square foot.



GUIDE PRICE: £1,000*PLUS FEES

SIZE

We are informed that the plot measures approximately 4,800 square foot. All measurements and images should be for guidance only and should not be taken as 100% fact

PLANNING

All planning enquiries should be directed to the Rhondda Cynon Taf County Council on 01443 425005

AUCTIONEERS NOTE

Please be aware that you are not able to fence off or use the land in any way. We are not aware of any rights of access to the plot. This is for future hope value only

TENURE

Freehold

VIEWING

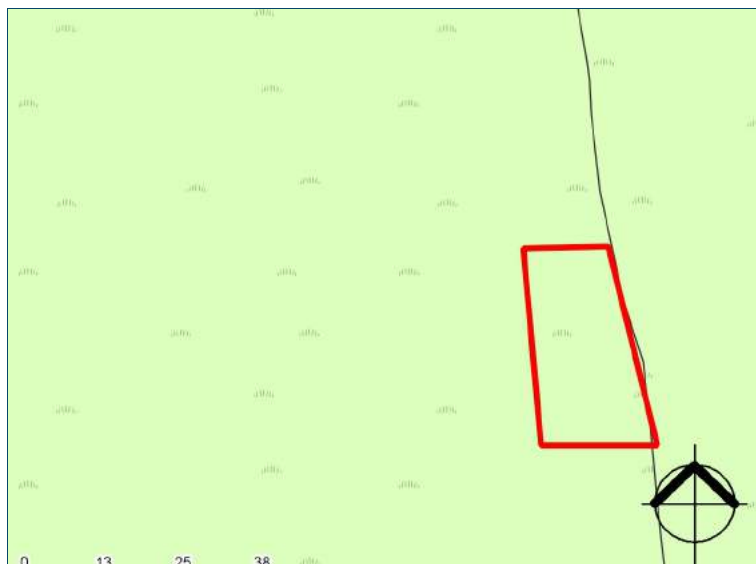
Open Site

LOT 10

LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD OFFERING FUTURE HOPE VALUE ONLY

Plot 22 Channel Avenue, Porth, Mid Glamorgan, CF39 9EX

This plot of land which forms part of a larger site has been sub-divided for the potential of future development. There are no rights of access to your plot, it cannot be fenced off or used for anything other than hope value. We are informed that the plot measures approximately 4,700 square foot.



GUIDE PRICE: £1,000*PLUS FEES

SIZE

We are informed that the plot measures approximately 4,700 square foot. All measurements and images should be for guidance only and should not be taken as 100% fact

PLANNING

All planning enquiries should be directed to the Rhondda Cynon Taf County Council on 01443 425005

AUCTIONEERS NOTE

Please be aware that you are not able to fence off or use the land in any way. We are not aware of any rights of access to the plot. This is for future hope value only

TENURE

Freehold

VIEWING

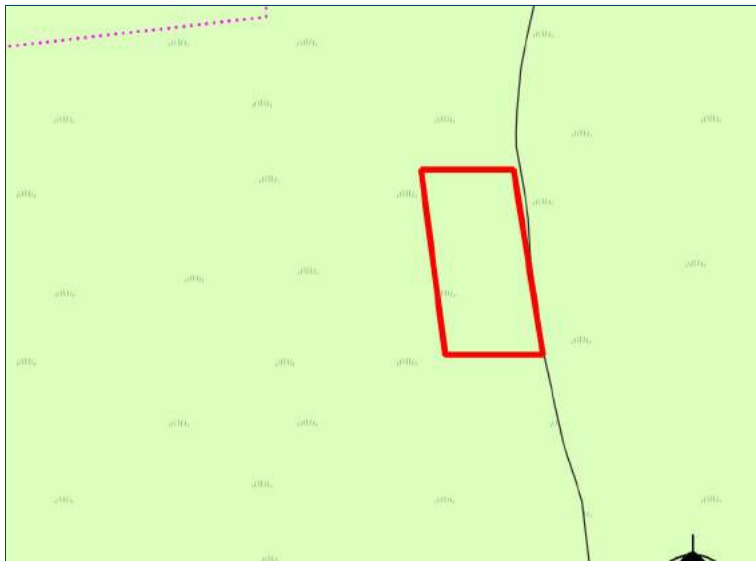
Open Site

LOT 11

LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD OFFERING FUTURE HOPE VALUE ONLY

Plot 23 Channel Avenue, Porth, Mid Glamorgan, CF39 9EX

This plot of land which forms part of a larger site has been sub-divided for the potential of future development. There are no rights of access to your plot, it cannot be fenced off or used for anything other than hope value. We are informed that the plot measures approximately 5,225 square foot.



GUIDE PRICE: £1,000*PLUS FEES

SIZE

We are informed that the plot measures approximately 5,225 square foot. All measurements and images should be for guidance only and should not be taken as 100% fact

PLANNING

All planning enquiries should be directed to the Rhondda Cynon Taf County Council on 01443 425005

AUCTIONEERS NOTE

Please be aware that you are not able to fence off or use the land in any way. We are not aware of any rights of access to the plot. This is for future hope value only

TENURE

Freehold

VIEWING

Open Site

LOT 12

LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD OFFERING FUTURE HOPE VALUE ONLY

Plot 24 Channel Avenue, Porth, Mid Glamorgan, CF39 9EX

This plot of land which forms part of a larger site has been sub-divided for the potential of future development. There are no rights of access to your plot, it cannot be fenced off or used for anything other than hope value. We are informed that the plot measures approximately 5,650 square foot.



GUIDE PRICE: £1,000*PLUS FEES

SIZE

We are informed that the plot measures approximately 5,650 square foot. All measurements and images should be for guidance only and should not be taken as 100% fact

PLANNING

All planning enquiries should be directed to the Rhondda Cynon Taf County Council on 01443 425005

AUCTIONEERS NOTE

Please be aware that you are not able to fence off or use the land in any way. We are not aware of any rights of access to the plot. This is for future hope value only

TENURE

Freehold

VIEWING

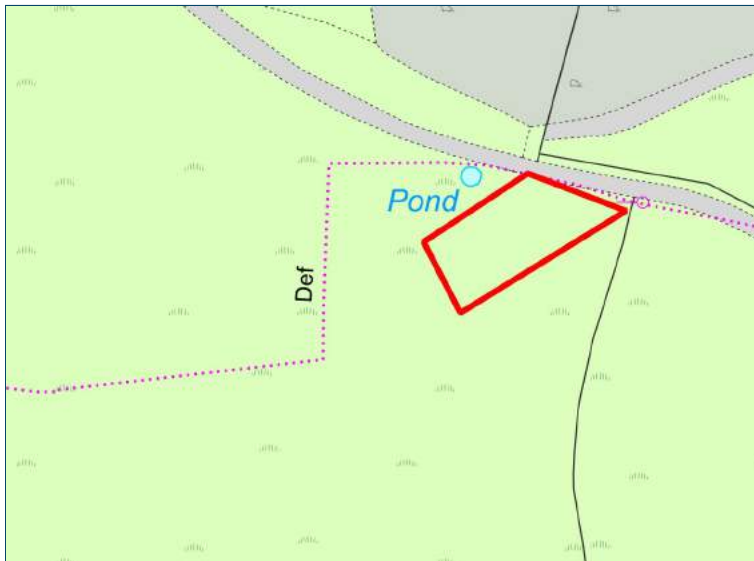
Open Site

LOT 13

LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD OFFERING FUTURE HOPE VALUE ONLY

Plot 25 Channel Avenue, Porth, Mid Glamorgan, CF39 9EX

This plot of land which forms part of a larger site has been sub-divided for the potential of future development. There are no rights of access to your plot, it cannot be fenced off or used for anything other than hope value. We are informed that the plot measures approximately 5,710 square foot.



GUIDE PRICE: £1,000*PLUS FEES

SIZE

We are informed that the plot measures approximately 5,710 square foot. All measurements and images should be for guidance only and should not be taken as 100% fact

PLANNING

All planning enquiries should be directed to the Rhondda Cynon Taf County Council on 01443 425005

AUCTIONEERS NOTE

Please be aware that you are not able to fence off or use the land in any way. We are not aware of any rights of access to the plot. This is for future hope value only

TENURE

Freehold

VIEWING

Open Site

LOT 14

COMMERCIAL INVESTMENT: A FREEHOLD BUILDING COMPRISING OF A GROUND FLOOR LOCK UP SHOP WITH ACCOMMODATION ABOVE ALL LET PRODUCING £12,240 P/A

265 Holderness Road, Hull, North Humberside, HU8 8TD

Placed within a busy and prominent location is this freehold building comprising of a ground floor lock up shop with accommodation above currently let and producing an income of £12,240 per annum offering a yield of of 13% of the guide price.



GUIDE PRICE: £90,000*PLUS FEES

ACCOMMODATION

Ground Floor Lock Up Shop
Frontage - 15'10
Internal Width - 15'7
Shop Depth - 52'7
Sales area - 735 Sq Ft

Accommodation Above
Area - 790 Sq Ft

N.B.

Dedman Gray had not inspected the property when the catalogue entry was prepared. The image used was taken from Street View and may not be a true representation of how the property could look now.

EPC RATING

D

RENT RESERVED

The property is currently let for £1,020 pcm offering an annual income of £12,240. A yield of over 13% of the guide price

TENURE

Freehold

VIEWING

By appointment with the Auctioneers

LOT 15

BUY TO LET INVESTMENT: A VACANT LEASEHOLD TWO BEDROOM GROUND FLOOR FLAT IN NEED OF SOME REPAIR WORKS



GUIDE PRICE: £200,000*PLUS FEES

77B Brentwood Road, Romford, Essex, RM1 2EH

This two bedroom ground floor flat is placed a short distance from the Romford town Centre and main line rail station providing access to London Liverpool Street station. The property has had some damp problems which caused the floorboards in the front room to rot and collapse. There is a quote provided by the seller for works to treat and repair the issue and damage.

ACCOMMODATION

Lounge/Kitchen - 10'9 x 17'6

Bedroom 1 - 11'9 x 14'

Bedroom 2 - 11'8 x 7'4

Bathroom - 7'1 x 6'4

LEASE DETAILS

The Property Is Subject to a lease of 99 years from the date of 29th July 1998 thus there are approximately 77 years remaining

EPC RATING

D

RENT RESERVED

It is considered that the property could achieve a rental figure of around £1,200 pcm offering a yield of 7.2% of the guide price. We recommend any interested parties conduct their own investigations into this.

SERVICE CHARGE & RENT

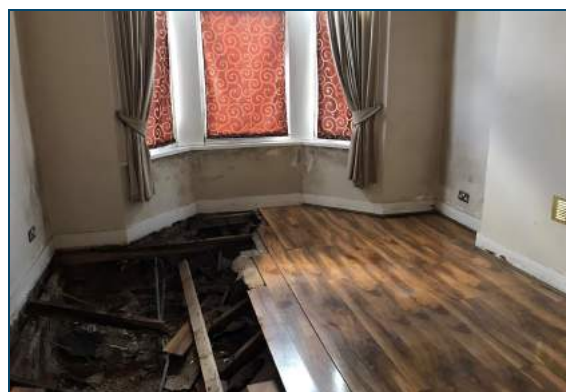
The seller has advised that there is no service charge payable for this property just a contribution of £626.00 Per Annum to the buildings insurance. The ground rent is currently £86.00 Per Annum

TENURE

Leasehold

VIEWING

By Appointment with the Auctioneers



LOT 16

BUY TO LET INVESTMENT: A VACANT LEASEHOLD TWO BEDROOM SPLIT LEVEL GROUND FLOOR APARTMENT OFFERED WITH A LOW LEASE OF 41 YEARS REMAINING



GUIDE PRICE: £120,000*PLUS FEES

18 Southend House, Southend Road, Stanford-le-Hope, Essex, SS17 7AJ

This two bedroom split level apartment is placed under a mile from the Stanford-le-hope C2C rail station and local shops. The property is considered to be an ideal buy to let investment offering a potential yield of over 8% of the guide price. There is a low lease of only 41 years remaining.

ACCOMMODATION

Entrance Hall
Lounge - 14'7 x 10'7
Kitchen - 10'11 x 9'10
Landing
Bedroom One - 14'8 x 10'7
Bedroom Two - 9'11 x 8'3
Bathroom

LEASE DETAILS

The property is subject to a lease of 99 years from the date of 1st July 1961

EPC RATING

Rating in 2011 - E

RENT RESERVED

It is considered that the property could let for a figure of around £850pcm however we recommend any interested parties conduct their own investigations into this.

AUCTIONEERS NOTE

We are advised by the seller that they have received a quote for the lease extension of around £30,000 for another 90 years in addition to the 41 years currently remaining. We would recommend that all interested parties conduct their own investigations into this or alternatively give our auction partners, Horton's Valuers a call on 020 3900 1079.

TENURE

Leasehold

VIEWING

By appointment with the Auctioneers





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hortonsvaluers.co.uk
info@hortonsvaluers.co.uk
020 3900 1079

763 London Road,
Chalkwell, Essex,
SS09SU

LOT 17

MIXED COMMERCIAL INVESTMENT: A FREEHOLD BUILDING MADE UP OF A GROUND FLOOR LOCK UP SHOP WITH A VACANT TWO STOREY RESIDENTIAL UNIT ABOVE



GUIDE PRICE: £400,000*PLUS FEES

5 & 5A The Broadway, Wembley, Middlesex, HA9 8JT

Placed on a busy junction in North Wembley is this freehold three storey building consisting of a ground floor lock up shop, let and currently producing £10,000 pa with a vacant residential property above made up of 6 rooms and two shower rooms considered to be ideal as a HMO investment. Some works are required on the residential part of the building. It is considered that the overall investment, fully let, could produce a combined income of £58,600 per annum PA 14.6% yield on the guide price.

ACCOMMODATION

Ground Floor Lock Up Shop - 27' x 28'

1st Floor

Room 1 - 12'6 x 9'9

Room 2 - 10'9 x 11'2

Room 3 - 11'3 x 8'1

Shower Room

2nd Floor

Room 1 - 11'9 x 11'3

Room 2 - 10'1 x 9'2

Room 3 - 9'8 x 8'1

Shower Room

EPC RATING

Ground Floor Lock Up Shop - D

Residential Parts - E



TENANCY

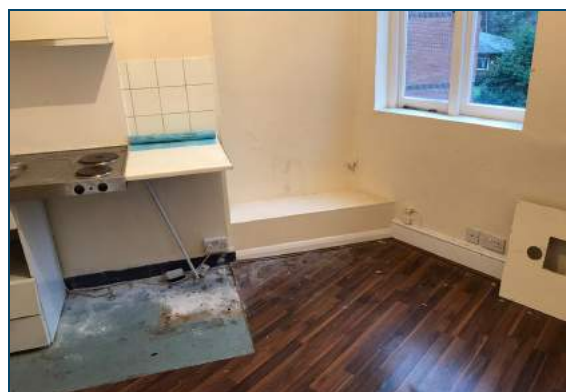
The Ground Floor Shop is currently let on a 20 year tenancy commencing on the 26th March 2011, with an annual rent of £10,000, for more information on this please see the legal pack

TENURE

Freehold

VIEWING

By Appointment with the Auctioneers



LOT 18

MIXED INVESTMENT: A FREEHOLD MIXED USE INVESTMENT WHICH IS FULLY LET AND PRODUCING AN INCOME OF £62,480 A YIELD OF APPROX 7.6% OF THE GUIDE PRICE



GUIDE PRICE: £825,000*PLUS FEES

132 - 134 High Street, Maldon, Essex, CM9 5BX

Placed in a prominent position in the Maldon High Street is this Freehold building comprising of two ground floor retail units and four flats above. To the rear is a further building containing three garages to the ground floor and a further flat above. All properties are let producing an income £62,460 per annum. A Yield of approximately 7.6% of the guide price.

ACCOMMODATION

The property comprises two commercial units on the ground floor which according to the Valuation Office Agency measurements, unit 132 is approx. 621 sq. ft. (57.7 sq. ms) and unit 134 is approx. 615 sq. ft. (57.2 sq. ms).

The residential upper parts comprises four, two bed apartments over the first and second floor currently let on AST's. The building to the rear of the property is a self-contained one bed apartment providing one parking space and located above three garages which are all let.

EPC RATING

132 - F, 134 - D, 132a - E, 132b - C, 134a - C, 134b - E

RENT RESERVED

Total Income £62,480 per annum broken down as follows:

132 - Ground Floor Shop - £625pcm
134 - Ground Floor Shop - £630pcm
132a - 2 Bed First Floor Flat - £775pcm
132b - 2 Bed 2nd Floor Flat - £825pcm
134a - 2 Bed First Floor Flat - £725pcm
134b - 2 Bed 2nd Floor Flat - 825pcm
134c - 1 Bed First Floor Flat - £650pcm
Garage 1 - £50pcm
Garage 2 - £50pcm
Garage 3 - £50pcm

TENANCY

For more information relating to the current tenancy arrangements please refer to the legal pack

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 19

COMMERCIAL INVESTMENT: A LONG LEASEHOLD GROUND FLOOR LOCK UP SHOP CURRENTLY LET PRODUCING £26,000 PER ANNUM

236 Hutton Road, Shenfield, Brentwood, Essex, CM15 8PA

Situated in what is considered to be a prime location opposite the Shenfield Rail Station is this long leasehold ground floor lock up shop currently let on a 25 year lease producing £26,000 per annum returning a yield of over 8% of the guide price.



GUIDE PRICE: £280,000*PLUS FEES

ACCOMMODATION

Retail Zone A - 345 sqft
Retail Zone B - 278 sqft
Retail Zone C - 134 sqft
Toilets - 66 sqft
Total Area - 823 sqft

LEASE DETAILS

The property is subject to a lease of 999 years from the date of 19th December 1990

EPC RATING

D

RENT RESERVED

The property is currently producing an income of £26,000 per annum

TENANCY

We have been informed by the seller that the tenant has signed a 25 year Lease

TENURE

Leasehold

VIEWING

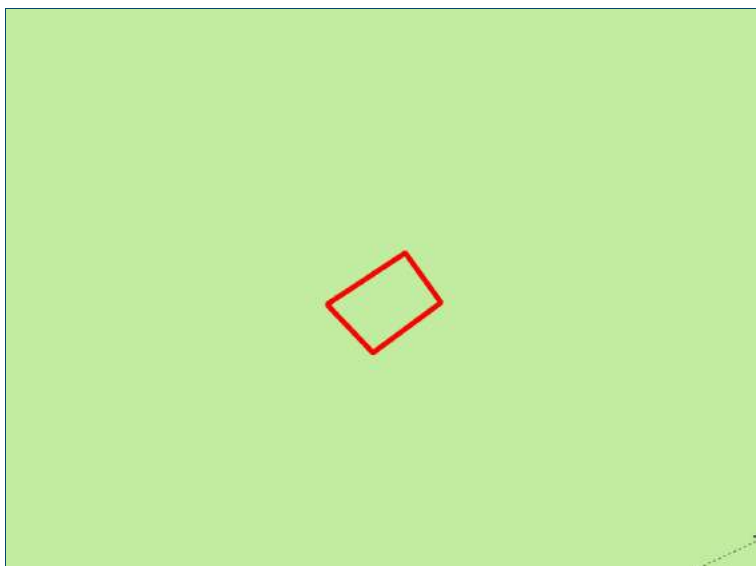
Please be courteous when visiting the premises as there is an existing business in operation

**LOT 20**

LAND INVESTMENT: LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD FOR THE PURPOSE OF POTENTIAL FUTURE LAND VALUE ONLY

Plot 29 Abridge Road, Epping, Essex, CM16 7HE

This plot of land is set within a sub-divided field which was sectioned off on the land registry for the point of potential future development subject to gaining planning permission. The plot has no rights of access and cannot be fenced off.



GUIDE PRICE: £2000*PLUS FEES

SIZE

The land measures approximately 0.045 of an acre as measured on Edozo Maps

CURRENT USAGE

The land is currently green belt land which may be subject to rights of access for other parties. Please check the legal pack for information.

PLANNING

All planning enquiries should be directed to Epping Forest District Council on 01992 564000

TENURE

Freehold

NB.

Please be aware that sub-divided plots like this usually have no rights of access for the owner and the plots cannot be used or fenced off. They are strictly for hope value only.

We are also unable to explain the exact location of the plots as they are not marked out

VIEWING

Open Site

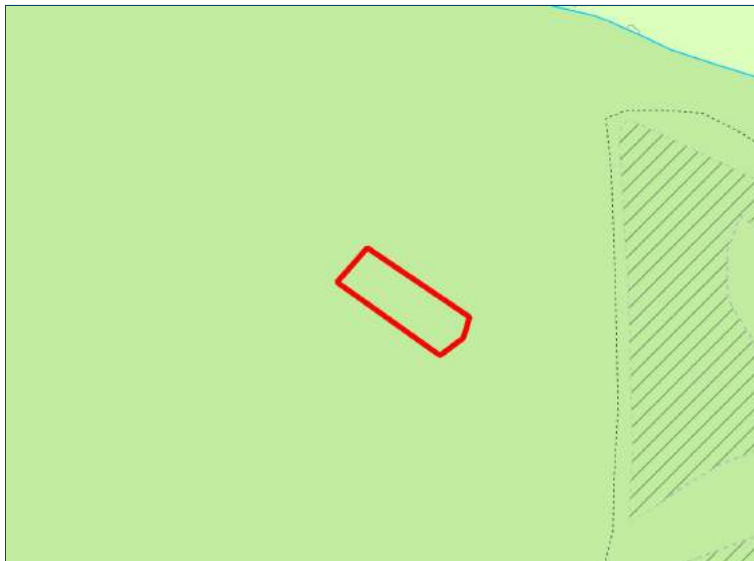
JOINT AUCTIONEERS
AB ASSETBAY
EXCHANGE & TRADE

LOT 21

LAND INVESTMENT: LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD FOR THE PURPOSE OF POTENTIAL FUTURE LAND VALUE ONLY

Plot 37, Abridge Road, Theydon Bois, Epping, Essex, CM16 7HE

This plot of land is set within a sub-divided field which was sectioned off on the land registry for the point of potential future development subject to gaining planning permission. The plot has no rights of access and cannot be fenced off.



GUIDE PRICE: £2000*PLUS FEES

SIZE

The land measures approximately 0.046 of an acre as measured on Edozo Maps

CURRENT USAGE

The land is currently green belt land which may be subject to rights of access for other parties. Please check the legal pack for information.

PLANNING

All planning enquiries should be directed to Epping Forest District Council on 01992 564000

TENURE

Freehold

NB.

Please be aware that sub-divided plots like this usually have no rights of access for the owner and the plots cannot be used or fenced off. They are strictly for hope value only.

We are also unable to explain the exact location of the plots as they are not marked out

VIEWING

Open Site

JOINT AUCTIONEERS

AB ASSETBAY
EXCHANGE & TRADE

LOT 22

LAND INVESTMENT: LAND INVESTMENT: A FREEHOLD PLOT OF LAND PLACED WITHIN A SUB-DIVIDED FIELD FOR THE PURPOSE OF POTENTIAL FUTURE LAND VALUE ONLY

Plot 38, Abridge Road, Theydon Bois, Epping, Essex, CM16 7HE

This plot of land is set within a sub-divided field which was sectioned off on the land registry for the point of potential future development subject to gaining planning permission. The plot has no rights of access and cannot be fenced off.



GUIDE PRICE: £2000*PLUS FEES

SIZE

The land measures approximately 0.046 of an acre as measured on Edozo Maps

CURRENT USAGE

The land is currently green belt land which may be subject to rights of access for other parties. Please check the legal pack for information.

PLANNING

All planning enquiries should be directed to Epping Forest District Council on 01992 564000

TENURE

Freehold

NB.

Please be aware that sub-divided plots like this usually have no rights of access for the owner and the plots cannot be used or fenced off. They are strictly for hope value only.

We are also unable to explain the exact location of the plots as they are not marked out

VIEWING

Open Site

JOINT AUCTIONEERS

AB ASSETBAY
EXCHANGE & TRADE

LOT 23

BUY TO LET INVESTMENT: A FREEHOLD TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED CLOSE TO WICKFORD TOWN CENTRE TO BE SOLD WITH TENANT IN SITU



GUIDE PRICE: £190,000* PLUS FEES

161 Swan Lane, Wickford, Essex, SS11 7DG

A two bedroom semi detached bungalow situated in popular location close to Wickford town centre and mainline station. The bungalow benefits from a good sized rear garden and off street parking for several cars. This property makes an ideal buy to let investment producing annual income of £10,740. It is considered to be offered under market value.

ACCOMMODATION

Lounge - 12" x 10'5"
Bedroom 1 - 11'9" x 10'1"
Bedroom 2 - 8'9" x 8'8"
Kitchen
Family Bathroom

EPC RATING

D

RENT RESERVED

The current tenant is paying £895.00 PCM and has been in residence since 2014

TENANCY

The Property is let on a standard Assured Shorthold Tenancy. For Further details, please see the legal pack

AUCTIONEERS NOTE

Properties of a similar type in similar location are selling for figures in the region of £260,000 so this price is considered to be under market value. All interested parties should conduct their own research into this

TENURE

Freehold

VIEWING

By Appointment with the Auctioneers



LOT 24

DEVELOPMENT OPPORTUNITY: A FREEHOLD PLOT OF LAND CLOSE TO THE SEAFRONT WITH FULL PLANNING PERMISSION GRANTED FOR 9 X THREE BEDROOM HOUSES



Application Site

GUIDE PRICE: £900,000*PLUS FEES

Land at 6 Nelson Road, Clacton-on-Sea, Essex, CO15 1LU

Full Planning permission was granted on 7th November 2019 for the demolition of the existing buildings and erection of 9 x three bedroom houses. The overall plot measures approximately 0.452 acres with a frontage of approximately 160'. The is located in this desirable location close to clacton seafront. It is considered that the finished properties would be popular family homes and the gross development value has been estimated to be in the region of £3.1m.

EXISTING PREMISES

Single detached two storey residential dwelling with outbuildings.

PROPOSED ACCOMMODATION

Three blocks of 3 x terraced town houses with accommodation over three floors including 3 double bedrooms all with en suite bath/showerooms and ground floor WC's. Each dwelling includes a rear garden and 2 parking spaces.

House 1-109.4 sq m (1177.5sq ft)

House 2 -111.3 sq m (1198.0sq ft)

House 3 -109.4 sq m (1177.5sq ft)

House 4 -109.4 sq m (1177.5sq ft)

House 5 -111.3 sq m (1198.0sq ft)

House 6-109.4 sq m (1177.5sq ft)

House 7 -109.4 sq m (1177.5sq ft)

House 8 -111.3 sq m (1198.0sq ft)

House 9-109.4 sq m (1177.5sq ft)



N.B.

We have been advised by local property experts that the estimated gross development value is in the region of £3.1m. For further details please refer to the legal pack

PLANNING

Further details available via Tendring District Council's planning portal using reference: 18/00888/FUL

AUCTIONEERS NOTE

The Land has a road frontage width of approximately 160' (48.73m)

The overall plot size is 0.452 acres as measured by Edozo Mapping



JOINT AUCTIONEER

**Scott Sheen
& Partners**

Scott Sheen & Partners

LOT 25

BUY TO LET: A FREEHOLD HOUSE THAT HAS BEEN LET AS AN AIR B & B PRODUCING A GROSS INCOME OF OVER £22,000 IN 2019. AN 11% RETURN ON THE GUIDE PRICE



GUIDE PRICE: £200,000 PLUS FEES

20 Hartington Road, Southend-on-Sea, Essex, SS1 2HS

A two bedroom end of terrace house located within close proximity to Southend seafront and leisure facilities. The property has been let as an Air B & B and produced a gross income of over £22,000 with 61% occupancy. It is also considered that the property would make an ideal home for an owner occupier or could be let on an Assured Shorthold basis for approximately £950 per calendar month.

ACCOMMODATION

Lounge - 16" x 11"
Kitchen - 9" x 8"
Bedroom 1 - 11" x 8"
Bedroom 2 - 11" x 7"
Bathroom - 8" x 5"

N.B.

There is a rear garden with gate giving access to a car park with an allocated parking space.

EPC RATING

D

RENT RESERVED

We are informed by the seller that the property produced a gross turnover of just over £22,000 during the 2019 calendar year. This represents a yield of around 11% of the guide price.

AUCTIONEERS NOTE

In our opinion the property is being offered in immaculate condition and makes an ideal buy to let as on either an Assured Shorthold basis or short stay accommodation.

TENURE

Freehold

VIEWING

By appointment with the Auctioneers



LOT 26

BUY TO LET INVESTMENT: A FREEHOLD BLOCK OF 11 FLATS 73% LET WITH A POTENTIAL INCOME OF £77,100. A 9.6% RETURN OF THE GUIDE PRICE



GUIDE PRICE: £800,000*PLUS FEES

Flats 1-11, 43-45 Skelmersdale Road, Clacton-on-Sea, Essex CO15 6DE A three Storey former nursing home on a corner plot. The building was converted in 2001 to a mixture of one, two and three bedroom apartments. 8 of the 11 apartments are let on Assured Shorthold Tenancies. The remaining 3 apartments are currently vacant and may require or benefit from some improvements. The Property is located approximately 1/3 mile from Clacton on Sea Railway station and town centre and it is therefore considered to be an ideal location for a buy to let investment.

ACCOMMODATION

Flat 1- Three bedroom Ground Floor- Lounge 19'2" x 13'4"- Kitchen/Diner 13'4" x 8'3" Bedroom One 13'1" x 13'2", Bedroom Two 14'3" x 6'8", Bedroom 3 14'2" x 6'6" Bathroom 11'4" x 7'4".
Flat 2- 3 Bedroom Apartment
Flat 3- 3 Bedroom Apartment
Flat 4- 1 Bedroom Apartment
Flat 5- 2 Bedroom Apartment
Flat 6- 3 Bedroom Apartment- Lounge- 14'7" x 8'5", Kitchen- 12'3" x 11'4", Bedroom One 11'1" x 11'1", Bedroom Two 11'2" x 10'3", Bedroom Three 11'9 x 9'2"
Flat 7- 1 Bedroom Apartment
Flat 8- 2 Bedroom Apartment
Flat 9- 2 Bedroom Apartment- Lounge 16'5" x 11'4", Kitchen 9'10 x 7'3" Bedroom One, 10'6" x 9'1", Bedroom Two- 12'9" x 7'9" Bathroom.
Flat 10- 1 Bedroom Apartment
Flat 11- 1 Bedroom Apartment

N.B.

The property is set over 3 floors and occupies a corner plot. It is considered that the property or plot could be redeveloped subject to planning permission. The potential rent stated in this catalogue is based on the current rent being achieved and the rent previously being achieved and realistic valuations on the vacant units with necessary improvements as opposed to maximum market value.

EPC RATING

Flat 1- E
Flat 2- D
Flat 3- D
Flat 4- F
Flat 5- F
Flat 6- F
Flat 7- D
Flat 8- E
Flat 9- F
Flat 10- E
Flat 11- C

TENURE

Freehold

VIEWING

By appointment with the Auctioneers. Please note it may not always be possible to view all 11 apartments during the scheduled viewing times however we will do our best to show as much as many apartments as possible.



RENT RESERVED

The property is currently producing a net income of £53,160 however 3 of the apartments are currently vacant and it is considered that with necessary improvements carried out they could be let to produce an additional £23,940 Per Annum.

Flat 1- Vacant- Previously let for £750 pcm

Flat 2- Let for £675pcm

Flat 3- Let for £650 pcm

Flat 4- Let for £490 pcm

Flat 5 Let for £675 pcm

Flat 6 Vacant- Potential rent £650 pcm

Flat 7 Let for £475 pcm

Flat 8 Let for £475 pcm

Flat 9 Vacant Potential rent £595 pcm

Flat 10 Let for £450 pcm

Flat 11 Let for £450 pcm



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LOT 27

VACANT COMMERCIAL OFFICES : A VACANT FREEHOLD BUILDING CONSIDERED TO BE HAVE REDEVELOPMENT POTENTIAL SUBJECT TO RELEVANT PERMISSIONS



GUIDE PRICE: £450,000* PLUS FEES

130 New London Road, Chelmsford, Essex, CM2 0RG

This grade 2 listed vacant freehold commercial property should appeal to commercial office investors as well as buyers contemplating residential use. The property is located in this popular area close to Chelmsford City centre. The rooms are set over four floors and it benefits from a car park/amenity area to the rear approximately 25 meters deep with vehicle access. It is considered that the property could be redeveloped to create a singular or multiple residential properties subject to the necessary permissions.

ACCOMMODATION

The property is set over four floors as follows;

Basement: Main Room (7.1m x 4.9m max)

Ground floor: Kitchenette (2.5m x 1.6m) Rear room (3.2m x 2.5m)

Middle room (3.3m x 2.5m) Front room (7.6m x 3.3m), WC

First Floor

Main room including shower and toilet (7.6m x 5.2m max), Two further WC Cubicles

Second Floor: Main room (7.6m x 5.2m max)

N.B.

Mains water, gas, drainage and electricity are connected. There is a paved area to the front and a hard standing area measuring approximately 75'4 x 21'2 > 17'2 with vehicle access

PLANNING

All planning enquiries should be directed to Chelmsford City Council on 01245 606826.

AUCTIONEERS NOTE

The property is currently vacant, but was used as an office for several years up to July 2019. It is considered that the property could be converted to residential accommodation subject to obtaining the relevant permissions.

VIEWING

By appointment with the Auctioneers

JOINT AUCTIONEER

**WHIRLEDGE
& NOTT**

CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

01268 783377



LOT 28

REFURBISHMENT OPPORTUNITY: A FOUR BEDROOM SEMI DETACHED HOUSE CLOSE TO WESTCLIFF SEAFRONT IN NEED OF MODERNISATION AND REFURBISHMENT



GUIDE PRICE: £275,000* PLUS FEE'S

3 Milton Avenue, Westcliff-on-Sea, Essex, SS0 7RF

Located within close proximity to Westcliff seafront, local amenities and Westcliff mainline train station is this large four double bedroom, three reception semi detached house in need of modernisation. The property also comes with a good size garden to the rear as well as a single garage and ample off street parking to the front.

ACCOMMODATION

Reception Room - 15'2" x 7'9"
Lounge - 15'3" x 13'1"
Dining Room - 13' x 12'1"
Kitchen - 15'9" x 9'9"
Master Bedroom - 15'5" x 13'5"
Bedroom 2 - 14'5" x 10'4"
Bedroom 3 - 13'5" x 12'4"
Bedroom 4 - 8'8" x 8'1"
Family Bathroom
Separate W/C

PLANNING

There may be a possibility of extending the property subject to obtaining the relevant consents. Any interested parties should contact Southend Borough Council on 01702 215004

EPC RATING

D

AUCTIONEERS NOTE

Similar Properties in the area have sold for figures in the region of £475,000 fully modernised. For Further information on sales figures once works have been completed, please contact our residential team on 01702 311 042

TENURE

Freehold

VIEWING

By Appointment with the Auctioneers



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.

Reserve Price: the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

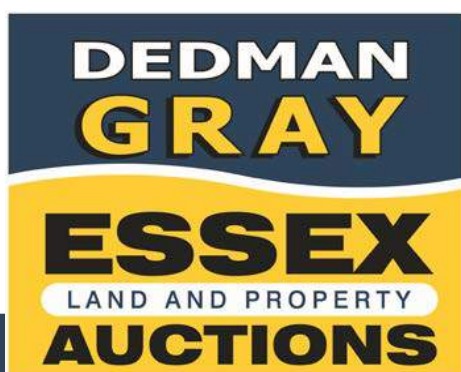
Please note:

- 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, 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.



Properties wanted for our NEXT AUCTION
Wednesday 25th March 2020 at 2pm

The Holiday Inn Hotel, London Southend Airport, Essex SS2 6XG

auction@dedmanauctions.com | 01702 311010

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 £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.
8. 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.
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 £500+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.

TELEPHONE/PROXY BID FORM

Please ensure that this form is completed and received by a member of the Auction team no later than 24 hours prior to the Auction.

Any forms received by us after this time may not be included in the Auction bidding.

All telephone/proxy bids are accepted under the following terms and conditions:

The bidder must complete a separate authority form for each Lot involved, and provide a banker's draft, solicitor's clients account cheque or cheque signed by a Building Society, for 10% of the maximum amount of the bid for each Lot or £5,000 whichever is the greater.

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.

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.

The form must be sent, or delivered to, Dedman Gray Auctions Limited, 103 The Broadway, Thorpe Bay, Essex, SS1 3QH, to arrive by 1.00pm on the day of 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 authorized 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 authorization.

In the case of written bids, Dedman Gray Auctions Limited staff will compete in the bidding up to the maximum of the authorization. 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 that the bidder is unsuccessful in gaining the Contract, the deposit monies 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.

Contact Name: _____

Contact Tel No: _____

Buyers Details

If the person signing is not the bidder the signatory warrants that authority has been given by the bidder.

Name Of Purchaser For Contract _____

Company Name _____

Address _____

Post Code _____

Telephone Number _____

Email _____

Signature _____

Proxy Bid

I/We authorize Dedman Gray Auctions to bid on my/our behalf for

Lot _____ in your Auction on _____

Up to a maximum of £ _____

I/We enclose banker draft/solicitors clients account cheque/ Building society cheque for 10% of the purchase price or £5,000* and authorize you to exchange contracts on my/our behalf in the event the Lot is knocked down to me/us at the price indicated above or the highest bid whichever is the lower. You are authorized to sign the contract on my/our behalf.

*Whichever is the greater

Telephone Bid

I/We would like to arrange a bid by telephone for

Lot _____ in your Auction on _____

Figure you would like us to bid up to on your behalf if the call drops

and we are unable to get you back on the line £ _____

In addition you will be required to pay to the Auctioneers a buyers fee of £750+vat, this is to be included in your deposit cheque/draft. This fee is payable for each Lot purchase.

Solicitors/Licensed Conveyancer Details

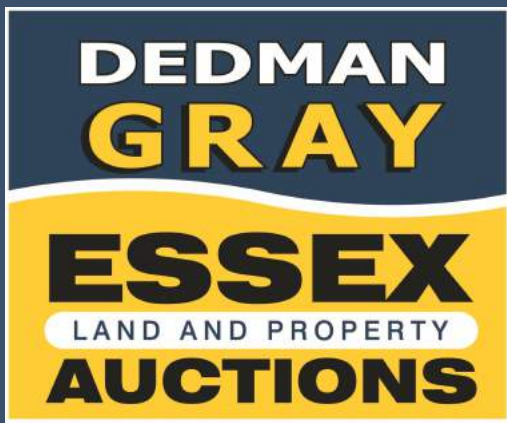
Company Name _____

Address _____

Post Code _____

Telephone Number _____

Email _____



Future Auction Dates
25th March
20th May
8th July



Auction Location

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

The Auction will start at 2pm

There is FREE PARKING for
Auction attendees

dedmangray.co.uk/auction