

AUCTION COVERING

ESSEX AND NORTH & EAST LONDON

KENT & SOUTH EAST LONDON

HAMPSHIRE, DORSET, WILTSHIRE & ISLE OF WIGHT

WEST COUNTRY

SUSSEX & SURREY

Wednesday, 26th July

Bidding Opens Monday, 24th July

cliveemson.co.uk



July 2023

Our Accreditations

Clive Emson Auctioneers have been selling land and property for over 30 years achieving the following accreditations:-



Our Marketing

Each Lot entered into our auctions can be accessed via a number of property websites, in addition to the vast information obtainable on our website.



Our marketing also extends into radio, property magazines and national and local newspapers.



COUNTRY LIFE



PROPERTY INVESTOR NEWS



Guide Prices & Reserves

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to Auction.

Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

Our Next Auction - Entries Invited

Entries are invited for our online Auction on Wednesday, 20th September

Closing date for entries Tuesday, 29th August

Auction Advice



ANYONE CAN BUY AT AUCTION - BUT DO YOUR 'HOMEWORK' FIRST!

Buying by auction really is a simple business, but you do need to be aware of the possible pitfalls.

There are various matters that you should arrange prior to bidding and the following information contains important information, particularly for those not familiar with auctions.

If you would like any particular point clarified then do contact us.

• VIEW AVAILABLE LOTS

Viewings are at specific times by prior confirmed appointment and will normally last for around 15 minutes. Access to view tenanted properties is by courtesy of the tenants, who are under strict instructions not to allow unauthorised viewings. Interested parties are asked to respect their privacy at all times. When viewing land care should be taken to avoid trespass and view during daylight hours only.

• SEEK PROFESSIONAL ASSISTANCE

If you are intending to bid it is recommended you consult a Solicitor for independent advice on the legal documentation, which can be downloaded from our website.

Finance must be arranged before the date of the Auction and any valuation/survey required by your lender should be completed before you bid. As the successful Buyer it will be your responsibility to insure the property on exchange.

Prospective Buyers are required to make all their own investigations and carry out pre-contract enquiries prior to bidding. If you are the successful Buyer the Contract is binding on the fall of the electronic gavel (when the timer reaches zero).

• INSPECT THE LEGAL PACK

The Seller's Solicitor will provide us with legal documentation prior to the auction. The information supplied will include the Special Conditions of Sale;

Title Details; Leases, Searches; Planning Permissions etc. We offer the facility to download the legal documentation directly from our website. Legal documents are also available by post, (upon pre-payment of copying charges).

• REGISTER TO BID

You will be able to register to bid on our website. During registration you will be asked to provide profile information and identity verification including passport or driving licence number; credit/debit card details and solicitor details. **This is a 'secure' process.** Once you have provided all relevant information you will be good to go!

"We hope the above is helpful, however, these are just a few items to consider. Please do take some time to review our full guide which can be found on our website - www.cliveemson.co.uk/guide/ or see the 'Index to Auction Information' (below).

Remember if you are looking to purchase from this auction, or maybe an unsold lot from a previous auction, all the usual auction terms apply.

Please do call our expert team if you need any further assistance."

"Happy Hunting!"

James Emson
FNAVA, MNAEA

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ORDER OF SALE & LOT CLASSIFICATION

Lots will be offered for sale in numerical order

Vacant Residential = Blue | Investments = Black | Commercial = Burgundy
Development/Conversions = Green | Grazing & Other Land = Brown

WEDNESDAY, 26TH JULY

BIDDING FROM MONDAY, 24TH JULY

LOTS 1-145 ONLINE AUCTION

Lot 1 9 Alfred Road, Dover, Kent
Lot 5 1a Hamerton Road, Northfleet, Gravesend, Kent
Lot 7 Richmond Manor, 25 Ash Hill Road, Torquay, Devon
Lot 10 26 Northdown Park Road, Margate, Kent
Lot 13 37 Levett Gardens, Goodmayes, Ilford, Essex
Lot 14 52 Arundel Drive East, Saltdean, Brighton
Lot 16 August Moon, Musket Lane, Hollingbourne, Maidstone, Kent
Lot 17 Spraggs Cottage, Pooks Green, Marchwood, Southampton
Lot 20 8 Cross At Hand Cottages, Maidstone Road, Staplehurst, Tonbridge, Kent
Lot 21 786a London Road, Larkfield, Aylesford, Kent
Lot 29 8 Rock Villa Road, Tunbridge Wells, Kent
Lot 30 45 Alvis Avenue, Jaywick, Clacton-on-Sea, Essex
Lot 34 8 Woodside Road, Tunbridge Wells, Kent
Lot 36 Rose Cottage, 1 Seven Ash Green, Springfield, Chelmsford, Essex
Lot 38 Flat 31, Southside, 32 Carleton Road, Tufnell Park, London
Lot 41 Flat 9, The Metropole, New Street, Dover, Kent
Lot 44 115 Grosvenor Road, Dagenham, Essex
Lot 45 Shalom, Gibbons Brook Farm, Sellindge, Kent
Lot 50 2 Bourner Cottages, Dig Dog Lane, Frittenden, Cranbrook, Kent
Lot 53 Flat 3, Ashfield Rise, Ruckamore Road, Torquay, Devon
Lot 56 5 Harcourt Drive, Canterbury, Kent
Lot 58 26 Norset Road, Fareham, Hampshire
Lot 63 Corner Cottage, Puddington, Tiverton, Devon
Lot 65 36 Birch Tree Way, Maidstone, Kent
Lot 66 5 Crabble Court, 31 Lower Road, River, Dover, Kent
Lot 67 44 Christie Close, Chatham, Kent
Lot 68 1 Church Lane, Lostwithiel, Cornwall
Lot 77 56 The Goffs, Eastbourne, East Sussex
Lot 81 14 Compton Road, West Charleton, Devon
Lot 82 9 Camden Street, Maidstone, Kent
Lot 84 20 St Dunstons Close, Canterbury, Kent
Lot 86 92 Venice Court, Andover, Hampshire
Lot 89 Brookfield, Sandy Lane, Newport, Isle Of Wight
Lot 96 Flat 9, Hartington Mansions, Hartington Place, Eastbourne, East Sussex

Lot 97 17 Grosvenor Close, Polegate, East Sussex
Lot 99 43 Hadleigh Park Avenue, Hadleigh, Benfleet, Essex
Lot 103 90 Kedleston Drive, Orpington, Kent
Lot 108 Reginald Lodge, Well Penn Road, Cliffe, Rochester, Kent
Lot 111 Badgers Mount, Denton Lane, Wootton, Canterbury, Kent
Lot 112 14a Lummaton Place, Torquay, Devon
Lot 116 1 Council Cottages, Redwall Lane, Hunton, Maidstone, Kent
Lot 118 Flat 1, 97 King Street, Ramsgate, Kent
Lot 119 2 Francis Lane, Maidstone, Kent
Lot 123 The Shieling, Five Lanes, Launceston, Cornwall
Lot 124 6 Warnham Road, Horsham, West Sussex
Lot 125 Brook Farm Cottages, Five Oak Green Road, Tonbridge, Kent
Lot 126 Tollgate Cottage, 519 Red Hill, Wateringbury, Maidstone, Kent
Lot 128 La Casetta, North Street, Mayfield, East Sussex
Lot 131 21 Crow Hill Road, Garlinge, Margate, Kent
Lot 132 Flat 2, Oak House, Oak Road, Tunbridge Wells, Kent
Lot 133 1 The Link, Houghton Regis, Dunstable, Bedfordshire
Lot 136 1 Ludgrove, Latchingdon, Chelmsford, Essex
Lot 137 Chalet K240, Parkdean Resort, New Lydd Road, Camber, Rye, East Sussex
Lot 138 1 Middleham Court, Osbourne Road, Dartford, Kent
Lot 140 107 Carlton Road, Romford
Lot 142 59, 61 & 63 Winchelsea Road, Rye, East Sussex

Lot 2 79 Penge Road, Penge, London
Lot 4 4 The Parade, Folkestone, Kent
Lot 6 33 Bouverie Square, Folkestone, Kent
Lot 9 282 West Street, Fareham, Hampshire
Lot 11 62 Elphinstone Road, Hastings, East Sussex
Lot 19 20 London Road, Dunton Green, Sevenoaks, Kent
Lot 24 Flat 15, 1-3 Athelstan Road, Margate, Kent
Lot 25 24 St. Andrews Square, Hastings, East Sussex
Lot 32 3 The Parade, High Street, Eastry, Sandwich, Kent
Lot 33 Land Beatty Road, Eastbourne, East Sussex
Lot 40 66-68 Framlingham Crescent, Eltham, London
Lot 48 382 Canterbury Street, Gillingham, Kent
Lot 49 4 Victoria Place, St. Austell, Cornwall
Lot 51 46 Heron Way, Lower Stoke, Rochester, Kent
Lot 57 46 Addington Street, Margate, Kent
Lot 59 4 & 8 West Street, Blandford Forum, Dorset

Lot 70 49 Pannell Road, Isle Of Grain, Rochester, Kent
 Lot 71 First Floor Flat, 54 Folkestone Road, Dover, Kent
 Lot 72 Ridgeway Office Park, Bedford Road, Petersfield, Hampshire
 Lot 73 Mill Service Station, Dover Road, Ripple, Deal, Kent
 Lot 76 51-53 School Green Road, Freshwater, Isle Of Wight
 Lot 78 2 Norreys Road, Rainham, Gillingham, Kent
 Lot 80 Garages Adj. Headley Court, Station Approach, Edenbridge, Kent
 Lot 85 59-61 High Street, Sittingbourne, Kent
 Lot 93 8b Sandown Road, Sandown, Isle Of Wight
 Lot 102 Fairlawns & Former Ventnor Brewery, 119 High Street, Ventnor, Isle Of Wight
 Lot 104 6 Willow Court, Enbrook Road, Sandgate, Folkestone, Kent
 Lot 107 1-8 Gray's Walk, 59, 60, 61, 61a, 61b Pyle Street & 10 Scarrots Lane, Newport, Isle Of Wight
 Lot 114 92a Balmoral Road, Gillingham, Kent
 Lot 129 130 Reculver Road, Herne Bay, Kent
 Lot 130 Ground Rents, 282 Portland Road, London
 Lot 135 Braemar House, Norfolk Road, Brighton
 Lot 141 73 High Street, Shanklin, Isle Of Wight
 Lot 143 Blue Ridge, The Dons & Continental, Victoria Way, Winchelsea Beach, Winchelsea, East Sussex
 Lot 145 32, 32a & 32b High Street, Maldon, Essex

Lot 28 54 High Street, Old Portsmouth
 Lot 43 Former Townend Nursery & Land, Victoria Square, Bodmin, Cornwall
 Lot 47 Bockhanger Garages Block H 1-9, Bybrook Road, Kennington, Ashford, Kent
 Lot 52 Rear Unit, Old Manor House, Market Street, Hailsham, East Sussex
 Lot 54 Cherry Tree Inn, Crawley Rd, Faygate, West Sussex
 Lot 60 Storage Unit, Rear Of 11 Clausentum Road, Southampton
 Lot 74 12 Queen Street, Ramsgate, Kent
 Lot 75 16 Fore Street, St. Austell, Cornwall
 Lot 91 1 & 3 Victoria Street, Sheerness, Kent
 Lot 92 199-201 High Street, Sheerness, Kent
 Lot 94 6-8 High Street, Lydd, Romney Marsh, Kent
 Lot 101 Ground Floor Studio 48, Museum House, Roman Road, Bethnal Green, London
 Lot 113 14 Wellington Square, Hastings, East Sussex
 Lot 120 Botany Bay Inne, Winterborne Zelston, Blandford Forum, Dorset
 Lot 121 Cathros Lithos, Yelsted Road, Yelsted, Kent
 Lot 147 The Old Pumping Station, Cranbrook Rd, Benenden

Lot 8 7 Cross Road, Walmer, Deal, Kent
 Lot 12 Land Adj. The Windmill, 45 Newington Road, Ramsgate, Kent
 Lot 15 60a Battle Road, Hailsham, East Sussex
 Lot 18 Land Harraton Farm, Modbury, Ivybridge, Devon
 Lot 19 20 London Road, Dunton Green, Sevenoaks, Kent
 Lot 22 Land Adjacent, 1a Sutton Road, Waterlooville, Hampshire
 Lot 23 Plots 1 & 2 Land North Side Of 83 Gills Cliff Rd, Ventnor, Isle Of Wight

Lot 26 The Long Barn, Stancombe Lane, Shalden, Hampshire
 Lot 27 Land Rear Of 10 Telston Lane, Otford, Kent
 Lot 39 Bull Tavern, Common Lane, Sturminster, Dorset
 Lot 61 161-163 High Street, Strood, Rochester, Kent
 Lot 88 43 Bethel Road, Sevenoaks, Kent
 Lot 98 Land Rear Of 4 Hallaze Road, Penwithick, St. Austell, Cornwall
 Lot 109 1 Potter Street, Sandwich, Kent
 Lot 110 29-31 Fore Street, Tiverton, Devon
 Lot 146 Land Rear Of 70-76 West St, Havant, Hampshire
 Lot 148 26 Golden Hill, Whitstable, Kent

Lot 3 Land Adjoining Western Boundary Of Highfields, Manor Drive, Hartley, Longfield, Kent
 Lot 31 Plot 3, Udimore Road, Broad Oak, Rye, East Sussex
 Lot 35 Land Roadway, Chackfield Drive, Winnersh, Wokingham, Berkshire
 Lot 37 Land Adj 3 Queen's Farm Cottages, Queen's Farm Road, Shorne, Gravesend, Kent
 Lot 42 Land & Roadways In Berkshire/north Hampshire, Grovelands Road, Spencers Wood, Reading
 Lot 46 Land Adjoining Brookfield, East Hanningfield Road, Rettendon Common, Chelmsford, Essex
 Lot 55 Land Field View, Malvern Road, Staunton, Gloucester
 Lot 62 Land Tank Hill Road, Purfleet-on-Thames, Essex
 Lot 64 Land & Roadways, Lovatt Close, Tilehurst, Reading
 Lot 69 Parcels 10 & 11, Westbury Park, West Meon, Petersfield, Hampshire
 Lot 79 Land, Rupert Street, Taunton, Somerset
 Lot 83 Land West Of 88 Bodmin Road, St. Austell, Cornwall
 Lot 87 Land/Roadway, Hazel Grove, Thatcham, Berks
 Lot 90 Two Parcels Of Roadway, Heron Drive, Twyford, Reading
 Lot 95 Land & Roadway, Harmsworth Road, Tadley, Hampshire
 Lot 100 Land & Roadways, Chackfield Drive, Winnersh, Wokingham, Berkshire
 Lot 105 Roadway Front Of, 15b & 15c Lovatt Close, Tilehurst, Reading
 Lot 106 Land Corner Of Longage Hill & Canterbury Road, Lyminge, Folkestone, Kent
 Lot 115 Land Westwood Close, Cowes, Isle Of Wight
 Lot 117 Land Off John Macadam Way, St. Leonards-on-Sea, East Sussex
 Lot 122 Land North Side Of A299 Thanet Way, Hernhill, Faversham, Kent
 Lot 127 Land Adjoining Little Canneys Farm, Stow Road, Purleigh, Chelmsford, Essex
 Lot 134 Land West Side Of St Vincent's Avenue, Dartford
 Lot 139 Land South Side Of St. Fimbarrus Road, Fowey, Cornwall
 Lot 143 Blue Ridge, The Dons & Continental, Victoria Way, Winchelsea Beach, Winchelsea, East Sussex
 Lot 144 Several Parcels Of Land In North Hants/south Berkshire, Andover Road, Newbury, Berkshire

1

THREE-BEDROOM HOUSE FOR IMPROVEMENT

Guide: £170-180,000
* Plus Fees

9 Alfred Road, Dover, Kent, CT16 2AB

■ A mid-terrace house located in a popular area of Dover, close to local schools, amenities and supermarkets. The property is in need of improvement but has a gas heating system via radiators and double-glazed windows as well as a loft conversion to provide a third bedroom.



■ Ground Floor

Entrance hall, living room, dining room, kitchen, utility room, lean-to conservatory and W.C.

■ Basement

■ First Floor

Two bedrooms and bathroom with shower and W.C.

■ Second Floor

Bedroom.

■ Council Tax Band C

■ Freehold with Vacant Possession

Joint Auctioneers



27-29 Castle
Street, Dover

01304
202173

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

Offers

If you wish to make an offer prior to auction it is recommended that you have satisfied yourself to the condition of the lot and are familiar with the its surroundings, looked at the relevant legal documentation, secured/have in place the finances needed to complete on a purchase and have sought professional advice where required.

Offers must be submitted to us in writing. Unless we have been instructed to the contrary by the Seller all offers will be submitted for consideration. The Seller may instruct us to consult other interested parties to see if they also wish to submit a bid.

Any offer that you have made will be assumed to be your best and final offer. We cannot guarantee that you will have an opportunity to increase your bid if an alternative offer is received that is preferred by the Seller.

The acceptance of any offer is subject to contract and also dependant on an immediate exchange of auction contract, together with payment of a non-refundable deposit and the applicable administration fee, all in accordance with the legal documentation. For the avoidance of doubt the Lot will remain available until exchange of Contracts has taken place.

2

Guide: £600-650,000
* Plus Fees

HOUSE ARRANGED AS FOUR FLATS PRODUCING £48,000 PER ANNUM

79 Penge Road, Penge, London, SE25 4FH

■ A mid-terrace five storey property arranged as four self-contained flats, producing approximately £48,000 per annum. All of the flats are let on Assured Shorthold Tenancies and each unit has double glazing, a gas heating system via radiators, contemporary kitchen and bathroom fittings and in good decorative order throughout.

The property is located on the north side of Penge Road (A213) between the junctions of Beulah Hill (A212) and Anerley Road. Penge is situated between Crystal Palace and Beckenham and there are comprehensive local shopping facilities and amenities in the immediate vicinity with mainline stations to central London and surrounding areas easily accessible, as well as excellent road links to the south, Gatwick and central London via the nearby A23.

Currently let at £48,000 per annum
Estimated rental £54,000 per annum



Kitchen - Flat 3

■ Flat 1 ■ Ground Floor

Entrance hall, stairs to lower ground floor, bedroom one, kitchen, separate W.C., living room, glazed door to rear patio area, bathroom/W.C.

■ Lower Ground Floor

Inner hallway, bedroom two and bedroom three with ensuite shower room and W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £1,200 per calendar month.

■ Council Tax Band C

■ Flat 2 ■ First Floor

Entrance hall, living room, kitchen, bedroom and bathroom/W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a

current rental of £1,100 per calendar month.

■ Council Tax Band B ■ Flat 3

■ Second Floor

Entrance hall, studio room, kitchen and shower room/W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £950 per calendar month.

■ Council Tax Band B

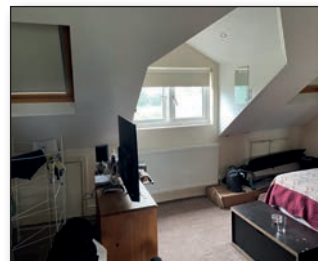
■ Flat 4 ■ Third Floor (Top)

Entrance hall, studio room, kitchen and shower room/W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £750 per calendar month.

■ Council Tax Band B



Studio Room - Flat 4



Studio Room - Flat 3

Joint Auctioneers

Ketchen King
THE INDEPENDENT ESTATE AGENTS

Horsham Road, Cowfold
01903 206767

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

3

FREEHOLD PARCEL OF LAND EXTENDING TO 4.4 ACRES

Guide: £240,000 Plus
* Plus Fees

*Land Adjoining The Western Boundary Of Highfields,
Manor Drive, Hartley, Longfield, Kent, DA3 8AT*

■ A parcel of land extending to 1.78 hectares (4.4 acres) situated in a pleasant location on the outskirts of the popular Kent village of Hartley. There are residential properties (including a property known as Highfields Cottage) on three sides of the subject land.



Land situated behind the fence on the left hand side



Entrance to access road off Manor Drive



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Licence Number LIG1016. Plans are for location purposes only.

■ Site Measurements

The site extends to approximately 1.78 hectares (4.4 acres).

■ Directions

The land can be located using the What3Words app: [///mouth.lines.aspect](https://www.what3words.com////mouth.lines.aspect)

■ Auctioneer's Note

The land is to be sold in accordance with the Office Copy Entry Filed Plan. The plan provided in these details is for guidance and location purposes only.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman

4

**Guide: £500,000 Plus
* Plus Fees**

FREEHOLD BLOCK OF SIX FLATS FOR INVESTMENT WITH HARBOUR/SEA VIEWS

4 The Parade, Folkestone, Kent, CT20 1SL

Currently let at £32,880 per annum

■ An attractive four storey mid-terrace property arranged as six flats which are all let. We understand the building has a new roof, and the outside has recently been decorated. The property is well located for Folkestone town centre and has good links to Folkestone's popular harbour as well as The Old High Street.

■ Ground Floor

■ Flat 1

Living room, bedroom, kitchen and bathroom with W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £450 per calendar month.

■ Flat 1A

Entrance hall, living room/bedroom, kitchen and bathroom with W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £440 per calendar month.

■ First Floor

■ Flat 2

Entrance hall, living room/bedroom, kitchen and bathroom with W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £360 per calendar month.

■ Flat 3

Living room, bedroom, kitchen and bathroom with W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £500 per calendar month.

■ Second Floor

■ Flat 4

Living room, bedroom, kitchen and bathroom with W.C.

■ Tenancy



Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £500 per calendar month.

■ Third Floor

■ Flat 5

Living room, bedroom, kitchen and bathroom with W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £490 per calendar month.

■ Auctioneer's Note

At the time of publication the Auctioneer has been unable to internally inspect the property. Interested parties are advised to make their own enquiries.

■ Each Flat Council Tax Band A

■ Viewing

External only.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

5

**Guide: £170,000 Plus
* Plus Fees**

DETACHED HOUSE FOR IMPROVEMENT

1A Hamerton Road, Northfleet, Gravesend, Kent, DA11 9DX

■ A detached three-bedroom house located in a predominantly residential area, a short distance from various shops and amenities including Bluewater Shopping Centre, both Ebbsfleet International railway station and Northfleet railway station as well as the A2 and M25.

■ **Lower Ground Floor**
Bedroom.

■ **Ground Floor**
Living room/diner and kitchen.

■ **First Floor**
Two bedrooms and bathroom with W.C.

■ **Council Tax Band C**

■ **Freehold with
Vacant Possession**

Joint Auctioneers



184-185, Parrock St, Gravesend
01474 319046

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Jade Flood



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Canterbury
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40 Station Road West, Canterbury, Kent CT2 8AN
thecanterburyauctiongalleries.com



6

Guide: £280-290,000
* Plus Fees

FOUR FLATS FOR INVESTMENT AND VACANT OFFICES WITH POTENTIAL

33 Bouverie Square, Folkestone, Kent, CT20 1BA

Currently let at £21,600 per annum,
plus vacant offices

■ Situated within a short walk of the main town centre is this freehold mid-terrace five storey building which comprises four flats and an office. All four flats are let, while the offices (located on the upper ground floor) are vacant and may be suitable for conversion into a further flat, subject to all necessary consents being obtainable

■ Local Planning Authority

Folkestone & Hythe District Council.

Website: folkestone-hythe.gov.uk. Tel: 01303 853278.



Offices



Office Kitchen



■ Garden Flat

With its own access, it has a gas heating system via radiators and some double glazed windows. Entrance hall, living room, kitchen, dining room (bedroom two), bedroom one and bathroom/W.C.

■ Outside

Courtyard garden.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £550 per calendar month.

■ Upper Ground Floor

Communal entrance hall providing access into the offices and flats 2, 3 and 4.

■ Commercial Premises

Private entrance hall, main office, inner hall with understairs cupboard, kitchen and W.C.

■ Tenancy

Currently vacant.

■ First Floor Flat 2

Not inspected by the Auctioneers but understood to comprise:-

Living room, kitchen, bedroom and inner hall to bathroom/W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £575 per calendar month.

■ Second Floor Flat 3

This flat has a gas heating system via radiators and some double glazed windows. Entrance hall, living room, kitchen, bedroom and bathroom/W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy

Agreement at a current rental of £450 per calendar month.

■ Third Floor Flat 4

Entrance hall, living room, kitchen, bedroom and shower room/W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £335 per calendar month.

■ Council Tax Bands for all flats - A

■ Viewing

Viewing of the ground floor offices by arrangement with the Auctioneers.

Joint Auctioneers

**CAMERON
LETTINGS**

Cullens Hill, Elham, Canterbury
01303 248179

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

Help & Advice

You do not have to be a professional to buy or sell by public auction. If you would like help or advice on any aspect of the auction procedure then please contact us. Telephone: 0345 8500333 Email: auctions@cliveemson.co.uk

7

Guide: £550-600,000
*** Plus Fees**

A PRESTIGIOUS VICTORIAN MANOR HOUSE FOR UPDATING WITH POTENTIAL

Richmond Manor, 25 Ash Hill Road, Torquay, Devon, TQ1 3JB

■ A rare opportunity to acquire this stunning late Victorian manor house situated in a quiet residential area on the outskirts of Torquay town centre and close to the popular harbourside. The property has many original features including two staircases, the main having a feature vaulted octagonal rooflight and a feature doorway bearing a wooden crest with latin inscription "*vincit cum legibus arma*", which links the servants quarters to the main house on the first floor. There are also an array of bay windows with shutters.

Richmond Manor is approached via a sweeping driveway with parking and garage. There are stunning gardens and also sea views from the rear and side of the building. The property would benefit from a programme of restoration and updating of the existing accommodation which is loosely arranged as nine studio/one-bedroom apartments and owners' accommodation with three bedrooms.

There is an enormous amount of potential to create a fabulous family home, many business ventures, or developers who may see potential for conversion into holiday flats or subdivision into luxury apartments/properties for post works onward sale or investment, all subject to any necessary consents being obtainable.

■ Ground Floor

Communal entrance vestibule, hallway, utility/boiler/laundry room and cellar access.

■ Owners' Accommodation

Inner hall with rear lobby and door to garden, living



room, dining room, kitchen with lean-to and en-suite bedroom.

■ Studio One

Studio room (kitchen area required) with en-suite and rear door.

■ Laurels

Studio room with kitchenette and en-suite. Door to second stairway and inner hall:

■ Morning Side

Studio room with kitchenette and en-suite.

■ Cellar

Two rooms and wine cellar.

■ Accessed from Second Staircase (Original Servants' Staircase)

■ First Floor

■ Treetops

Living room/ kitchen area and bedroom.

■ Hillside

Inner lobby, living room/ kitchen, bedroom and bathroom with sea views.

■ Second Floor (Attic Rooms)

Stairs to landing with eaves storage and two storage/ bedrooms.



■ Accessed from Main Staircase

■ First Floor

Bathroom on half landing (used by Treetops studio).

■ Main Landing

Large open landing area with doors to: Bedroom used for owners accommodation.

Bathroom used for owners accommodation.

■ Bright Lights

Studio room with en-suite with sea views.

■ Seascape

Inner lobby, living room/ kitchen, bedroom and bathroom with sea views.

■ Further Owners' Accommodation

Inner lobby to living room and single bedroom with sea views.

■ Coach House

Accessed from front of property with private access to lobby, living room, kitchen, bedroom with shower and separate W.C.

■ Gym/Studio

Accessed from garden. Private access to main room with kitchen area (no kitchen fitted), en-suite area and courtyard.

LOT 7 CONTINUED



■ Outside

Approached to the front via a sweeping driveway with mature trees, parking area, garage and courtyard. The rear offers a large patio area and gardens mainly laid to lawn with mature trees and shrubs, a log store, shed and compost area.

■ Auctioneer's Note

Floor plans are available from the Joint Auctioneers, John Lake Estates Agents. Tel: 01803 328899.

■ Council Tax

All flats are Council Tax Band A.

■ Local Planning Authority

Torbay Council.
Tel: 01803 207801. Website: torbay.gov.uk.



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■ Directions

The land can be located via the What3Words app using `///deed hurl.s.cases`

■ Freehold with Vacant Possession

Joint Auctioneers



Manor Road, Torquay
01803 328899

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith/Tom Lowe

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8

Guide: £300-350,000
* Plus Fees

BUNGALOW WITH PLANNING FOR EXTENSION AND NEW BUILD TWO-BEDROOM BUNGALOW

Red Lodge, 7 Cross Road, Walmer, Deal, Kent, CT14 9LB

■ A two-bedroom detached bungalow well located for Walmer mainline railway station, local amenities and the sea front.

The bungalow has been granted Planning Permission for an extension and dormer window to create an open-plan living space on the ground floor and a study/third bedroom, on the first floor two bedrooms and shower room with W.C. are proposed. Planning has also been granted for an additional two-bedroom detached bungalow to sit adjacent to 7 Cross Road.

■ Ground Floor

Entrance porch, utility room, living room, dining room, kitchen, two bedrooms and bathroom with W.C.

■ First Floor

Two rooms.

■ Outside

Conservatory accessed via the rear garden. Front, side and rear gardens, detached garage and driveway with parking.

■ Council Tax Band C



Proposed Elevation of the Side Extension and New Dwelling

■ Planning

Planning Permission has been granted by Dover District Council, under ref: 23/00418, dated 9th May 2023, for erection of a side extension, porch, side dormer window, two roof lights, boundary wall/fence, alterations to windows, and render (existing side/rear extension, porch and garage to be demolished), subject to conditions. A copy of the Planning Permission and accompanying documents may be downloaded from the Local Planning Authority website, dover.gov.uk. Tel: 01304 872486.



■ Proposed Accommodation for New Dwelling

■ **Ground Floor**
Entrance hall, W.C., kitchen/living room/dining room.

■ **First Floor**
Bedroom and main bedroom with en-suite shower room with W.C.

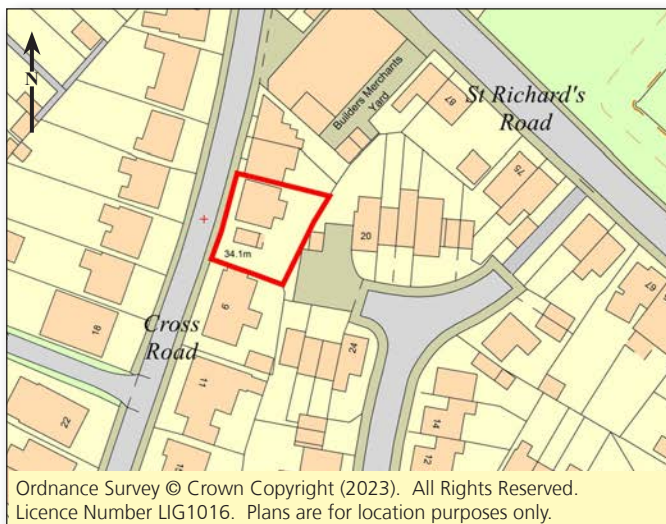
■ **Outside**
Driveway to front and garden to rear.

■ **Planning (New Dwelling)**
Planning Permission has also been granted under ref: 23/00417, dated 9th June 2023, for erection of a detached dwelling and formation of access

(existing garage and shed to be demolished), subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, dover.gov.uk. Tel: 01304 872486.

■ Freehold with Vacant Possession



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Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

9

FREEHOLD TOWN CENTRE COMMERCIAL INVESTMENT

**Guide: £430,000 Plus
* Plus Fees**

282 West Street, Fareham, Hampshire, PO16 0HT

Currently let at £34,000 per annum

■ Situated between the railway line and A27, this landmark commercial building is a short walk from Fareham railway station and from the town centre with all its shopping and other amenities.

The property is let under the terms of a commercial lease to a well-known local campervan dealership and the property is considered ideal for addition to an investment portfolio.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact

Rob Marchant/Mike Marchant



■ Ground Floor

The building has been configured to suit the current occupants with a range of workshop, retail and showroom space with cloakrooms with W.C.

■ First Floor

Two offices.

■ Outside

Open plan parking/display area to the front, secure yard to the side and to the rear.

■ Tenancy

Occupied under the terms of a five-year commercial lease ending on 10th March 2026 at a current rental of £34,000 per annum.

10

Guide: £180,000 Plus
* Plus Fees

THREE-BEDROOM HOUSE

26 Northdown Park Road,
Margate, Kent, CT9 2ND

■ A three storey mid-terrace house located in a residential area and a short distance from Margate's town centre.

The property is currently vacant and benefits from double glazed windows and off-road parking to the front.



■ **Ground Floor**
Entrance hall and bedroom.

■ **First Floor**
Kitchen and living room.

■ **Second Floor**
Two bedrooms and bathroom with W.C.

■ **Council Tax Band C**

■ **Auctioneer's Note**
At the time of publication the Auctioneers have been unable to internally inspect the property.

These details have been provided by the Seller and interested applicants should rely on their own investigations to verify the information provided.

■ **Freehold with Vacant Possession**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

11

Guide: £370,000 Plus
* Plus Fees

FREEHOLD BLOCK OF FOUR FLATS FOR INVESTMENT

62 Elphinstone Road, Hastings,
East Sussex, TN34 2EB

Currently let at £30,420 per annum

■ A detached building arranged as four self-contained flats in a predominantly residential area a short distance from the town centre with it's various national and local retailers, mainline railway station and further amenities as well as the seafront.



■ **Ground Floor**
■ **Flat A**

W.C. Kitchen/bedroom and a shower.

■ **Tenancy**

This is let on an Assured Shorthold Tenancy at a current rental of £500 per calendar month.

■ **Council Tax Band A**

■ **Flat B**

Kitchen, living room, a bathroom with W.C. and two bedrooms.

■ **Tenancy**

Let on an Assured Shorthold Tenancy at a current rental of £800 per calendar month

■ **Council Tax Band A**

■ **First Floor**
■ **Flat C**

Shower with W.C. and a kitchen/bedroom.

■ **Tenancy**

Let on an Assured Shorthold

Tenancy at a current rental of £485 per calendar month.

■ **Council Tax Band A**

■ **Flat D**

Kitchen, living room, bathroom with W.C. and two bedrooms.

■ **Tenancy**

Let on an Assured Shorthold Tenancy Agreement at a current rental of £750 per calendar month.

■ **Council Tax Band B**

■ **Outside**

Off-road parking.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Jade Flood

12

Guide: £100-120,000
* Plus Fees

LAND WITH PLANNING FOR THREE-BEDROOM DETACHED HOUSE

Land Adj. The Windmill, 45 Newington Road,
Ramsgate, Kent, CT12 6EW

■ A parcel of land (formerly car parking for the adjacent pub) with Planning Permission for a detached house and off-road parking. The site is well located for Ramsgate's mainline railway station and is close to local amenities such as Tesco Superstore.

■ Planning

Planning Permission has been granted by Thanet District Council under ref: F/TH/22/1579, dated 24th January 2023, for the erection of one two-storey three-bedroom detached dwelling on land adjacent to the existing public house, including associated parking

and landscaping, following demolition of existing outbuilding and reconfiguration of pub car park, subject to conditions. A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website: thanet.gov.uk. Tel: 01843 577000.



Proposed Front Elevation



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■ Proposed Accommodation ■ Ground Floor

Entrance hall, kitchen, living/
dining room and W.C.

■ First Floor

Two bedrooms, bathroom with
W.C. and main bedroom with
en-suite shower room/W.C.

■ Outside

Parking to front for two cars
and garden to rear.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

Proof of Identity

At Registration you will be required to provide identification in order to bid. In compliance with Money Laundering Regulations all successful bidders are required to provide photographic identification and evidence of residency for all named buyers, and the bidder.

In all cases buyers must present the following documents:-

- ★ photographic identity document such as a current passport or UK driving licence AND
- ★ an original utility bill, building society or bank statement, council tax bill, or any other form of identity document (excluding credit card statements and mobile phone bills) that has been issued within the last three months and provides evidence of residency at the correspondence address stated on the Sale Memorandum.

If the bidder is acting on behalf of another party, they will be required to provide the documents detailed above for both themselves and for the named buyers for whom they act, as well as providing a valid letter of authority from the buyers authorising them to bid on their behalf. If the bidder is acting on behalf of a company, the above documents will still be required, together with written authority from the company and a copy of the Certificate of Incorporation and identification for anyone with a 25% share or more. Please be aware that if you are the successful Bidder we may request certified copies of photographic ID.

13

**Guide: £475,000 Plus
* Plus Fees**

SEMI-DETACHED BUNGALOW WITH GARAGE FOR IMPROVEMENT

37 Levett Gardens, Goodmayes, Ilford, Essex, IG3 9BT

■ A semi-detached two-bedroom bungalow and garage, located in a much sought after part of South Ilford, within close proximity of both Ilford and Barking town centres with their mainline railway stations.

This established residential area is between South Park Drive and Goodmayes Lane, which offers local shopping facilities and local schooling.

Although the property does require some minor refurbishment, it is considered there may be potential to extend the accommodation to the rear and into the roof space, subject to all necessary consents being obtainable.

■ Accommodation

Entrance hallway, two bedrooms, bathroom, living room and kitchen.

■ Outside

Paved front garden, with shared side access drive leading to a rear garden and garage.

■ Local Planning Authority

Redbridge Council.
Tel: 020 8554 5000.
Website: redbridge.gov.uk.



■ Council Tax Band E

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes



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14

Guide: £450-475,000
* Plus Fees

DETACHED CHALET BUNGALOW IN NEED OF UPDATING

52 Arundel Drive East, Saltdean, Brighton, BN2 8SL

■ An ideal opportunity to acquire a detached chalet bungalow arranged over two floors, providing light and spacious accommodation in need of updating.

Arundel Drive East is situated in East Saltdean, overlooking the Saltdean Oval Park close to shopping facilities and all local amenities. The sea front is easily accessible with its recreational facilities and there are excellent road links via the A259 to Brighton, Lewes and all surrounding areas.

The property has a gas heating system via radiators, double glazed windows with sea views from some of the rooms. There are gardens to the front and rear, driveway and integral garage.

The bungalow has the potential for redevelopment or extension, subject to all the necessary consent being obtainable.

■ Ground Floor

Entrance hall, living room with partition dining area, kitchen, two double bedrooms, bathroom, separate W.C.

■ First Floor

Main bedroom.



■ Outside

Front garden - Patio area interspersed with flower and shrub borders, side access, driveway leading to integral garage. Rear garden - mainly laid to lawn with flower and shrub borders.

■ Council Tax Band E



■ Freehold with Vacant Possession

■ Local Planning Authority

Brighton & Hove City Council.
Tel: 01273 292222.
Website: brighton-hove.gov.uk.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

15

Guide: £1.1-1.2 Million
* Plus Fees

LAND WITH OUTLINE PLANNING CONSENT FOR TEN DWELLINGS

60A Battle Road, Hailsham, East Sussex, BN27 1DU

A detached dwelling with associated land located in the popular town of Hailsham close to various amenities such as the Tesco, Asda and Waitrose Supermarkets, Hailsham leisure centre, other shops, amenities and schools. The existing dwelling and land has been granted Outline Planning Consent for five four-bedroom houses and five, three-bedroom houses.



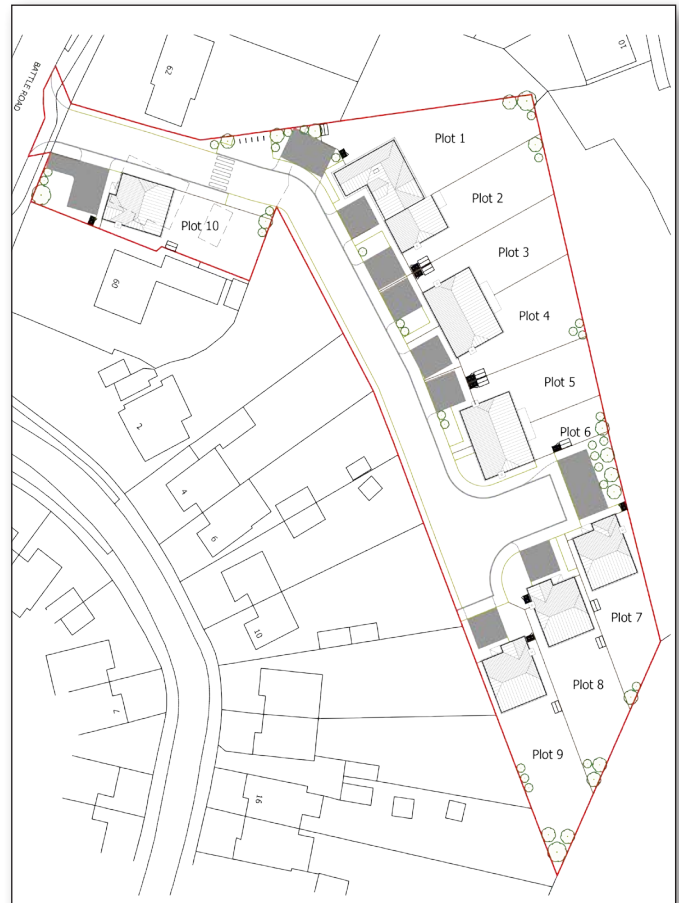
Proposed Front Elevation - Plots 1-6



Proposed Front Elevation - Plots 7-9

■ Planning

Outline Planning Permission has been granted under reference WD/2020/122/MAO by Wealden District Council dated 23 February 2022 for nine dwellings and one replacement dwelling with parking and new access from Battle Road. A copy of the Planning Consent and accompanying documents may be downloaded from the Wealden District Council website. Website: wealden.gov.uk. Tel: 01323 443322.



Proposed Site Plan



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■ Viewing

Interested applicants may view during daylight hours taking care not to trespass on neighbouring properties.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Sam Kinloch

16

**Guide: £200,000 Plus
* Plus Fees**

ONE-BEDROOM DETACHED BUNGALOW WITH PLANNING FOR EXTENSION

*August Moon, Musket Lane,
Hollingbourne, Maidstone, Kent, ME17 1UU*

■ A one-bedroom bungalow located in the heart of the popular village of Hollingbourne and within a convenient driving distance of the county town of Maidstone and the M20 motorway, junction 8 (Leeds Castle).

■ Planning

Planning Permission has been granted by Maidstone Borough Council under ref: 23/501638/FULL, dated 14th June 2023, Listed Building Consent for erection of a single storey rear extension. Insertion of warm insulation to part of the existing dwelling. Removal of windows and door and insertion of one patio door subject to conditions. This consent will allow for a second bedroom to the property.

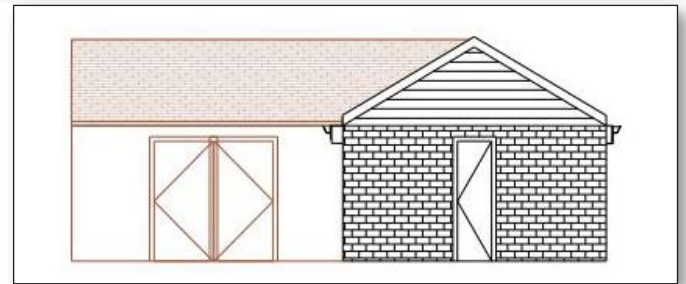
A copy of the Planning Consent and accompanying documents may be downloaded from the Local



Planning Authority website, maidstone.gov.uk.
Tel: 01622 602736.

■ Existing Accommodation

Open plan kitchen/living room, shower room/W.C. and bedroom.



Proposed Side Elevation

■ Outside

Garden and parking space.

■ Proposed Accommodation

Open plan kitchen/dining room, bathroom and two bedrooms (one with en-suite shower room and W.C.).

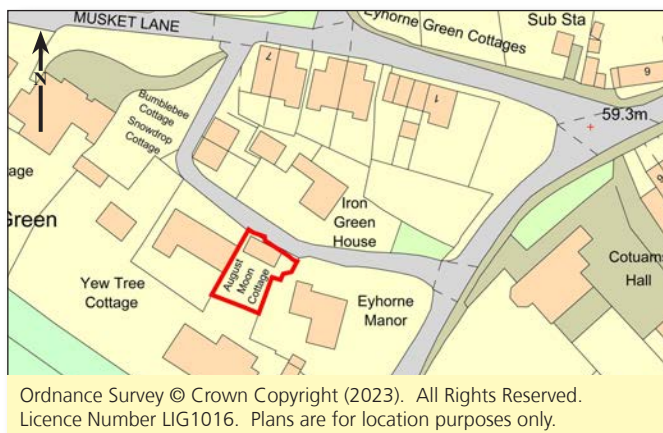
■ Council Tax Band A

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



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Withdrawals & Sales Prior

There is always the possibility of last minute withdrawals or sales prior.

Please call our offices on 0345 8500333 to register your interest in any particular lot and we will endeavour to contact you if the lot is withdrawn or likely to be sold prior to the auction.

17

TWO-BEDROOM COTTAGE IN NEED OF IMPROVEMENT

Guide: £220-230,000
* Plus Fees

Spraggs Cottage, Pooks Green, Marchwood, Southampton, SO40 4WQ

■ This two-bedroom cottage is the one of last cottages on Pooks Green adjacent to substantial woodland. Sitting on a plot measuring 0.05 hectares (0.13 acres) the property requires complete modernisation throughout and offers a large garden in need of cultivation.

The neighbouring adjoining cottage has been substantially extended to the side and rear and it is believed that Spraggs Cottage has similar potential, subject to all necessary consents being obtainable.



■ Ground Floor

Living room, kitchen, downstairs bathroom, separate W.C.

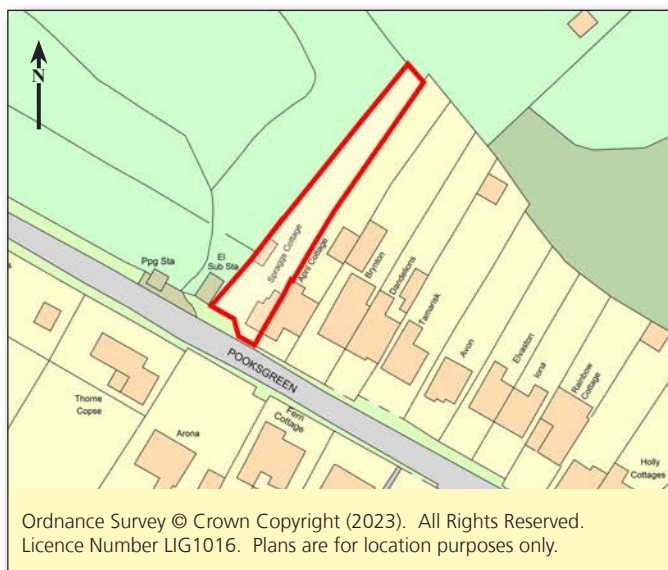
■ First Floor

Two bedrooms.

■ Outside

Space for off-road parking to the side of the property. Long north-east facing garden in need of cultivation.

■ Council Tax Band B



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■ Local Planning Authority

New Forest District Council. Tel: 02380 285345.

Website: newforest.gov.uk.

■ Auctioneer's Note

We are advised the property has been subject to an insurance claim approximately 20 years ago. The property suffered subsidence which resulted in a scheme of underpinning. Further details will be included in the legal pack which will be available to download from the Clive Emson website.

■ Freehold with Vacant Possession

Joint Auctioneers

paul jeffreys

10 The Marsh, Hythe, Southampton

023 8084 8555

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

18

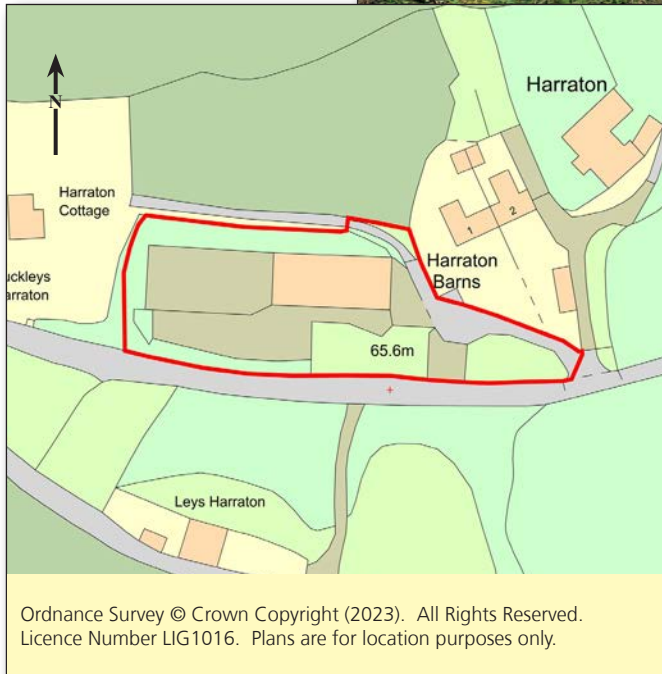
**Guide: £300,000 Plus
* Plus Fees**

LAND WITH PRIOR APPROVAL FOR FIVE DWELLINGS

Land Harraton Farm, Modbury, Ivybridge, Devon, PL21 0SU

■ Land with agricultural barns having prior approval for conversion of the existing barns into five dwelling houses with parking.

The site measures approximately 0.34 hectares (0.85 acres) and is located on the outskirts of Modbury in South Hams with access to many local amenities and the main A roads to reach the larger towns and the motorway close by. The beautiful South coast, having Bigbury-on-Sea, and the famous Burgh Island is only six miles away.



■ Planning

Planning Permission has been granted by South Hams District Council under reference: 0374/21/PDM dated 17th March 2021 for prior approval for proposed change of use of agricultural buildings to five dwelling houses (class 3C) and for associated operational developments (class Q (a+b)), subject to conditions. A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website: southhams.gov.uk. Tel: 01803 861234.

■ Viewing

External only.

■ Location

The land can be located using the What3Words app using [///diver.waltz.cowboy](http://diver.waltz.cowboy)

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

Guide Prices & Reserves

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to Auction.

Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

19

Guide: £425-435,000
* Plus Fees

RETAIL AND RESIDENTIAL PREMISES WITH PLANNING FOR THREE ADDITIONAL FLATS AT REAR

20 London Road, Dunton Green, Sevenoaks, Kent, TN13 2UE

■ An excellent development and investment prospect, comprising a corner property situated in the popular area of Dunton to the north of the town centre of Sevenoaks. Currently comprising a ground floor retail unit which is in need of refurbishment, extensive rear stores, together with a separate two-bedroom flat on the first floor with rear access.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



Proposed Front Elevation

■ Existing Accommodation

■ Ground Floor

Retail unit to front with a range of rooms and now in need of refurbishment.

■ Self-Contained Flat

■ Ground Floor

Entrance hall.

■ First Floor

Landing, living room to front, kitchen, two bedrooms and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £750 per calendar month.

■ Council Tax Band C



LOT 19 CONTINUED

■ Planning

Planning Permission has been granted by Sevenoaks District Council, under reference 22/00435/FUL, dated 18th May 2022, for demolition of existing outbuildings and construction of a three storey building to form three flats with associated landscaping, parking and vehicular access, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning website: sevenoaks.gov.uk. Tel: 01732 227000.

■ Site at Rear

Currently occupied by a range of stores with access to Pounsley Road.

■ Proposed Accommodation

A three storey block providing three separate flats, each with the following accommodation:- Entrance hall, living room/kitchen, two bedrooms and bathroom with W.C. Car parking to the front.

■ Freehold with Part Vacant Possession



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20

Guide: £180-185,000
* Plus Fees

PERIOD HOUSE REQUIRING REFURBISHMENT

*8 Cross At Hand Cottages, Maidstone Road,
Staplehurst, Tonbridge, Kent, TN12 0RJ*

■ An attractive period cottage with large garden, now in need of refurbishment and modernisation.

■ Ground Floor

Entrance porch, living room, kitchen and wet room/shower room at rear.

■ First Floor

Two bedrooms.

■ Top Floor

Further room.

■ Outside

There is a large rear garden in two sections and vehicular access to the rear.

■ Council Tax Band D

■ Freehold with Vacant Possession



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

21

Guide: £80-85,000
* Plus Fees

SELF-CONTAINED STUDIO FLAT

**786A London Road,
Larkfield, Aylesford, Kent, ME20 6BE**

■ Located on a busy thoroughfare, this vacant first-floor studio flat may be ideal for letting or owner occupation. Once enhanced it may be ideal for owner occupation or investment. The flat is double glazed and has a gas heating system via radiators.



■ Accommodation

Living room/bedroom/kitchen and bathroom with W.C.

■ Leasehold with Vacant Possession

■ Council Tax Band A

■ Tenure

A new 99-year lease will be granted upon completion with a ground rental of £300 per annum, doubling every 25 years.

Viewing By Arrangement With

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01622 608400

Property Contact
Chris Milne

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22

Guide: £80-85,000
* Plus Fees

FREEHOLD LAND WITH PLANNING

**Land Adjacent 1A Sutton Road,
Waterlooville, Hampshire, PO8 8PU**

■ Located on the outskirts of Waterlooville towards the attractive village of Cowplain this freehold site, which extends to 0.03 hectares (0.07 acres), has consent for the construction of a one-bedroom bungalow. Once built, the bungalow would be ideal for retention as an income-producing investment or resale into the local marketplace.



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■ Planning

Planning has been granted by the Havant Borough Council under ref: APP/21/00554, dated 13th September 2021, for the erection of a one-bedroom detached dwelling, following demolition of the detached garage with associated parking and access adjacent to 1a Sutton Road, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Havant Borough Council website: havant.gov.uk.
Tel: 023 9244 6019.

■ Proposed Accommodation

Living room, kitchen/dining room, bedroom and bathroom. Parking to front and garden to rear.

■ Viewing

On site.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

23

Guide: £290-310,000
* Plus Fees

PAIR OF BUILDING PLOTS EACH WITH CONSENT FOR A DETACHED HOUSE WITH SEA VIEWS

Plots 1 & 2, Land on the North Side Of 83 Gills Cliff Road, Ventnor, Isle of Wight, PO38 1AD

■ Although addressed as Gills Cliff Road the access to these twin building plots is from Steephill Road which runs above the site. Planning consent has been obtained to build a pair of detached dwellings. Both of the houses are designed as 'upside-down' houses with the first-floor providing the main living accommodation to take full advantage of the very attractive south-facing views over the town and English Channel beyond.

Steephill Road is the access road to Ventnor Golf Club, while the town centre is a slightly further drive with its popular amenities, beach and seafront beyond.



Proposed South Elevation



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■ Planning

Planning Permission has been granted by the Isle of Wight Council, under reference P/00681/18, dated 18th August 2018, for two detached dwellings with parking; formation of vehicular access, subject to conditions.

A copy of the Planning Permission and accompanying documents may be downloaded from the Isle Of Wight Council website: iow.go.uk. Tel: 01983 823552.

■ Site Measurements

The whole site extends to 0.11 hectares (0.27 acres).

■ Viewing

Interested parties may view directly on site during daylight hours.

■ Freehold with Vacant Possession

Joint Auctioneers

01 estateagents

17-21 High Street, Ventnor
01983 855101

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

24

Guide: £85-95,000
* Plus Fees

TWO-BEDROOM FLAT FOR INVESTMENT

Flat 15, 1-3 Athelstan Road, Margate, Kent, CT9 2BD

Currently let at £9,600 per annum

■ A two-bedroom flat situated on the lower ground floor close to Margate town centre and the seafront. The flat, which is currently let, has a bay window to the front, double-glazed windows and a gas heating system via radiators.

■ Lower Ground Floor

Entrance hall, living room/kitchen, two bedrooms and bathroom with W.C.

■ Outside

Small courtyard to rear.

■ Tenancy

We understand that Section 13 has been served on the tenant, increasing the rental income to £800 per calendar month. Further information will be available to download from the Clive Emson website.

■ Tenure

Remainder of a 125-year lease from 25th December 2002.

■ Council Tax Band A

■ Viewing

External only.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



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25

Guide: £240-260,000
* Plus Fees

BLOCK OF THREE FLATS FOR INVESTMENT

24 St. Andrews Square, Hastings, East Sussex, TN34 1SR

■ A freehold investment opportunity comprising three one-bedroom flats situated in the heart of Hastings town centre. The property is located close to the Priory Meadow shopping centre, Hastings mainline railway station and seafront.

The property which would now benefit from some refurbishment work is considered ideal for continued investment or possible resale once refurbished. Following any refurbishment and in line with the current tenancy agreements it is also considered there may be scope for a rental increase.

■ Ground Floor Flat

Entrance hall, living room, bedroom, kitchen and shower room.

■ Outside

Rear garden with shed.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £495 per calendar month.

■ First Floor Flat

Entrance hall, living room, bedroom, kitchen and shower room.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £495 per calendar month.

■ Second Floor Flat

Entrance Hall, living room, bedroom, kitchen and shower room.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £495 per calendar month.

■ Each Flat Council Tax Band A

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Sam Kinloch

Currently let at £17,820 per annum



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26

**Guide: £500,000 Plus
* Plus Fees**

BARN FOR CONVERSION IN RURAL SETTING ON PLOT OF JUST OVER THREE-QUARTERS OF AN ACRE

*The Long Barn, Stancombe Lane,
Shalden, Alton, Hampshire, GU34 4DY*

■ Located just north of Alton in the attractive village of Shalden, this former agricultural barn is located down a narrow track and is set in a stunning rural location with sweeping countryside views.

The barn sits on a generous plot of 0.32 hectares (0.79 acres). No longer required for agricultural use, the barn has consent for conversion to form a three-bedroom house.

■ **Proposed Accommodation**

■ **Ground Floor**

Living room/kitchen/dining room, cloakroom with W.C. and three bedrooms, all with en-suite shower rooms.

■ **First Floor**

Study, games and work room.

■ **Freehold with Vacant Possession**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant



CGI of Proposed External Elevation



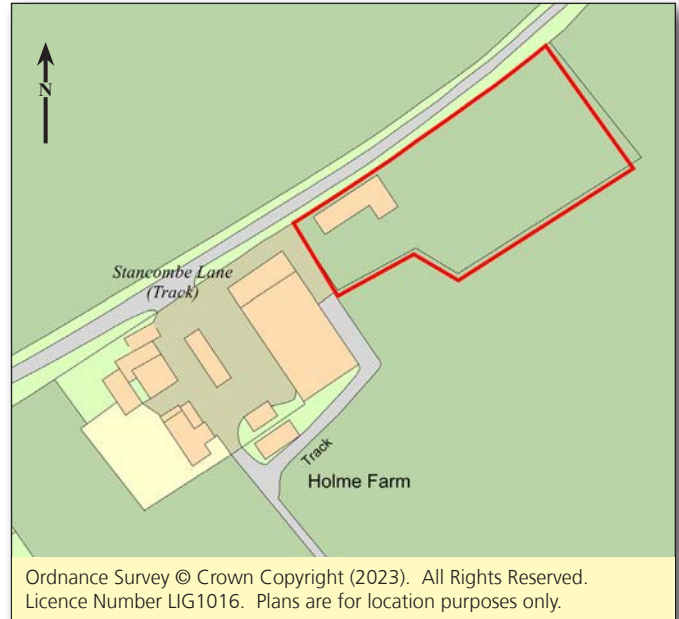
CGI of Proposed Kitchen Area

LOT 26 CONTINUED

■ Planning

Prior approval was granted by East Hampshire District Council under ref: 38127/003, dated 8th November 2022, for a change of use of an agricultural building to a dwelling house (Use Class C3), subject to conditions.

A copy of the prior approval and accompanying documents may be downloaded from the Local Planning website: easthants.gov.uk. Tel. 01730 266551.



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27

**Guide: £85,000 Plus
* Plus Fees**

LAND WITH PLANNING CONSENT FOR DETACHED BUNGALOW

Land Rear Of 10 Telston Lane, Otford, Sevenoaks, Kent, TN14 5JX

■ A parcel of land, located to the rear of Telston Lane in the village of Otford within easy reach of the M26 and M25 motorways, Otford train station and Sevenoaks with its various shops, schools and amenities.

■ Proposed Accommodation ■ Ground Floor

Entrance, living room, open plan kitchen/dining room, bedroom and bathroom/W.C.

■ Planning

Planning Permission has been granted by Sevenoaks District Council under ref: 23/00601/FULL, dated 16th June 2023, for the erection of a single storey dwelling with associated parking and landscaping, subject to conditions. A copy of the Planning Consent and accompanying documents may be downloaded from the



Proposed Front Elevation

Local Planning Authority website, sevenoaks.gov.uk.
Tel: 01732 227000.

■ Viewing

On site during daylight hours.

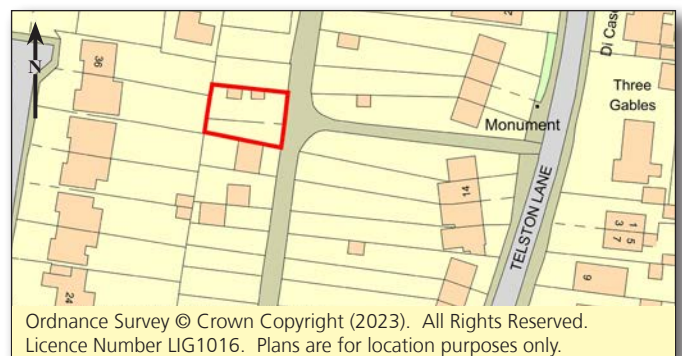
■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



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■ Directions

The land can be located via the What3Words App using [///frock.bolt.funny](http://frock.bolt.funny)

28

Guide: £850-900,000
* Plus Fees

FIVE STOREY FREEHOLD FORMER RESTAURANT AND BAR WITH LIVING ACCOMMODATION

54 High Street, Old Portsmouth, PO1 2LU

■ This five storey freehold building is situated in sight of the Square Tower and Hotwalls and opposite the Cathedral in the heart of Old Portsmouth.

For many years the building traded as the landmark Monk's Bar both in private ownership and then through the Gales Brewery. When Gales was acquired by Fullers who already have other pub and dining interests in the vicinity the decision was made to close Monk's Bar as to dilute the competition for existing outlets. However, it is considered that the building could once again be returned to its former use as a splendid bar and restaurant with a significant level of bar and eating space over the ground and first floors.

The upper floors are, at present, arranged as living accommodation and had previously provided a home for a previous owner and then latterly the pub/restaurant management and a chef. There is the major advantage of rear access to the building with a wrought iron staircase providing independent access to the upper floors, if required.



It is considered that the building offers huge scope and potential, as previously indicated, for a return to its former use or alternatively other commercial uses or perhaps a conversion into a significant residential dwelling may be a further option that prospective purchasers may wish to consider, subject to all necessary consents being obtainable.



■ Cellar

Traditional beer cellar including trapdoor from the High Street for beer deliveries.

■ Ground Floor

Entrance lobby, large bar and eating area and commercial kitchen in need of refitting and refurbishment.

■ First Floor

Continuation of the restaurant area though in a more broken layout with access from staircases to both front and rear of the building.

■ Second and Third Floors

A range of bedroom/reception rooms/offices. On each floor there is a kitchen and on each floor there is a bathroom with W.C.

LOT 28 CONTINUED



■ Outside

Courtyard to rear with additional store room, rear pedestrian access and a wrought iron staircase providing additional access to the first, second and third floors.

■ Freehold with Vacant Possession

Joint Auctioneers



7-9 Stanley St,
Southsea

023 9281
5221

Viewing By Arrangement With

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

29

Guide: £200,000 - Plus
* Plus Fees

MID-TERRACE HOUSE FOR IMPROVEMENT

8 Rock Villa Road, Tunbridge Wells, Kent, TN1 1HA

■ A mid-terrace house situated in a very central position in the town of Tunbridge Wells within walking distance of Grosvenor Road with its array of shops and facilities.

The property is in need of improvement, although has double glazed windows and a gas heating system via radiators. Once enhanced the house may be suitable for investment, owner occupation or, perhaps, resale.



■ Ground Floor

Living room, inner hall with stairs to first floor, dining room, kitchen and shower room with W.C.

■ First Floor

Landing and two bedrooms.

■ Outside

Front and rear gardens.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

30

**Guide: £50,000 Plus
* Plus Fees**

VACANT TWO-BEDROOM CHALET ON DOUBLE PLOT

45 Alvis Avenue, Jaywick, Clacton-on-Sea, Essex, CO15 2JU

■ The property is situated in a residential area of Jaywick with a double-width plot located on Alvis Avenue which runs down to the seafront. Jaywick is situated approximately two and a half miles along the coast from Clacton-on-Sea which has a comprehensive range of shopping, recreational facilities and transportation links, including railway station offering a service to London (Liverpool Street). However, there are local shops, pubs and amenities in Jaywick with some regeneration works currently ongoing.

The property is a detached chalet with double-glazed windows and solid fuel burner.



■ Ground Floor

Living room, two bedrooms, shower room with W.C and kitchen with utility area.

■ Outside

The chalet is situated on a double-width plot with gates opening from Alvis Avenue.

■ Council Tax Band A

■ Freehold with Vacant Possession



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

31

**Guide: Nil Reserve
* Plus Fees**

FREEHOLD PARCEL OF LAND

Plot 3, Udimore Road, Broad Oak, Rye, East Sussex, TN31 6DG

■ A parcel of land measuring approximately 0.05 hectares (0.13 acres) situated just off the main Udimore Road, close to the village of Broad Oak to the west and the Cinque Port town of Rye to the east.

■ Directions

The land can be located using the What3Words app using ///motoring.irony.coollest

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Joint Auctioneers



43a Havelock
Rd, Hastings
**01424
423626**

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Chris Milne



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32

Guide: £170-175,000
* Plus Fees

FREEHOLD INVESTMENT AND VACANT FLAT

3 The Parade, High Street, Eastry, Sandwich, Kent, CT13 0HE

Total Rental Income £5,319.96 per annum
Plus vacant two-bedroom flat

■ Situated in the popular village of Eastry lies this mid-terrace ground floor lock-up shop with two bedroom flat above.



■ Commercial ■ Ground Floor

Lock-up shop.

■ Outside

Single rear garage.

■ Tenancy

Trading as S and C Baitup Family Butcher. The lock-up shop and garage is let under the terms of a five-year lease from 11th May 2011 (assigned on 2nd April 2013 to the current occupiers) at a current rental of £443.33 per calendar month.

We understand that the tenants are in the process of signing a new lease for the ground floor lock-up shop and garage - further information will be contained within the legal documentation.

■ Residential ■ Ground Floor

Entrance door with stairs leading to landing.

■ First Floor

Sitting room, kitchen, two bedrooms and bathroom with W.C.

■ Tenancy

Currently Vacant.

■ Freehold with Part Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

33

Guide: £30,000 Plus
* Plus Fees

FREEHOLD CAR PARK FOR INVESTMENT

Land Beatty Road, Eastbourne, East Sussex, BN23 6DG

Currently let at £10,800 per annum

■ A freehold parcel of land located adjacent to a busy parade of shops in a residential area close to Sovereign Harbour and the sea front.

Seven commercial units in the parade are able to use the parking on an informal basis at £1,200 per annum each, and two of the commercial units have a Licence Agreement in place for parking at a yearly rental of £1,200 per annum each.



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■ Viewing

Interested applicants may view directly on site.

Joint Auctioneers

Dyer + Hobbs
commercialproperty

43a Havelock Rd, Hastings

01424
423626

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Jade Flood

34

Guide: £175-180,000
* Plus Fees

HOUSE FOR REFURBISHMENT AND STRUCTURAL REPAIR

8 Woodside Road, Tunbridge Wells, Kent, TN4 8QA

■ An end-terrace cottage situated in a very popular residential area close to the centre of Rusthall which is situated on the west side of Tunbridge Wells. The property is now in need of improvement and structural repair.



■ Auctioneer's Note

The seller has received correspondence in relation to the surface water from the property draining into the grounds of 10 Woodside, which is referred to in the legal pack, available to download from the Clive Emson website. In addition, the adjoining owner of 6 Woodside have indicated their concerns to the current structural condition of the property.



■ Ground Floor

Living room to front, kitchen/dining room, rear lobby and bathroom with W.C.

■ First Floor

Two bedrooms.

■ Outside

Forecourt garden to front, side passageway leading to rear garden/yard area.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

35

Guide: Nil Reserve
* Plus Fees

FREEHOLD PARCEL OF LAND AND ROADWAY

Land & Roadway, Chackfield Drive, Winnersh, Wokingham, Berkshire, RG41 5PH

■ This freehold parcel of land includes the mouth of Chackfield Drive and the strips of land on either side.

■ Viewing

On site during daylight hours.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant



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36

Guide: £375-400,000
* Plus Fees

DETACHED TWO-BEDROOM COTTAGE IN POPULAR RESIDENTIAL LOCATION

*Rose Cottage, 1 Seven Ash Green, Springfield,
Chelmsford, Essex, CM1 7SE*

■ This characterful cottage, dating back to the 17th Century, is situated in the Parish of Springfield and is well placed for access to Chelmsford City Centre, with its comprehensive High Street shopping, bars, restaurants, recreational facilities and transportation links including mainline rail service to London (Liverpool Street). Springfield is a popular residential location and this is the first time in almost 40 years that Rose Cottage is to be sold.

The cottage has a gas heating system via radiators, off-road parking, gardens to front and rear and many character features, including fireplaces and an externally protruding bread oven. The property is in need of some improvement and modernisation and decoration according to taste.



■ Ground Floor

Side entrance porch, kitchen, living room, dining room and sun room/breakfast room and cloakroom with W.C.

■ First Floor

There are two bedrooms and main bathroom.

■ Outside

The cottage sits centrally in the plot and is surrounded by gardens making it accessible from all sides. There is a garden to the front of the property and driveway to the side providing off-street parking. To the rear of the property there is a patio, lawned gardens and flower garden, as well as two sheds and greenhouse.



■ Council Tax Band C

■ Freehold with Vacant Possession

Joint Auctioneers

**BARTLETT
HAMMOND**
ESTATE & LETTING AGENTS

34 Rayne Road, Braintree
01376 551010

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

37

Guide: £20-25,000
* Plus Fees

FREEHOLD SITE WITH FUTURE POTENTIAL

Land Adjacent 3 Queen's Farm Cottages, Queen's Farm Road, Shorne, Gravesend, Kent, DA12 3HU

■ A parcel of land situated adjacent to 3 Queens Farm Cottages in Shorne which lies to the north of the A226 and to the east of Gravesend. The entire plot extends to 0.11 hectares (0.28 acres) and may offer future potential, subject to all necessary consents being obtainable.

■ Local Planning Authority

Gravesham Borough Council.
Tel: 01474 337391.
Website: gravesham.gov.uk.

■ Viewing

Interested applicants may view on site during daylight hours taking care to respect the neighbouring properties.

■ Auctioneer's Note

The black hatched area on the location plan shows the approximate location of the right of way providing access for Nos. 2 & 3 Queens Farm Cottages for their parking spaces. Further information will be available to download from the Clive Emson website.



On the instruction of the Trustees



■ Freehold with Vacant Possession

Joint Auctioneers



1 Castle Street, Canterbury
01227 788088

Further Information From



01622 608400

Property Contact
Kevin Gilbert

38

Guide: £100,000 Plus
* Plus Fees

FLAT IN NEED OF MODERNISATION AND IMPROVEMENT

Flat 31, Southside, 32 Carleton Road, Tufnell Park, London, N7 0QH

■ A purpose built two-bedroom first floor flat, situated in a popular block at the junction of Carleton Road and Dalmeny Road within easy reach of Tufnell Park Underground Tube Station (Northern Line Services). Existing services include a mains gas heating system via fixed wall mounted radiators, but the flat does require some modernisation and improvement.

■ Accommodation

Communal entrance with stairs to first floor and communal hallway.

■ First Floor

Internal hallway, living room, two-bedrooms, kitchen and shower room with W.C.

■ Tenure

Remainder of a 59-year and nine months lease (less 10 days) from 25th December

1974 at a current ground rental of £20 per annum.

■ Council Tax Band D

Viewing By Arrangement With



01245 205778

Property Contact
Russell Hawkes



■ Leasehold with Vacant Possession

39

Guide: £450-500,000
* Plus Fees

FREEHOLD PUBLIC HOUSE ON A TWO ACRE PLOT WITH CONSENT FOR 17 RESIDENTIAL DWELLINGS

Bull Tavern, Common Lane, Sturminster Newton, Dorset, DT10 2BS

■ This historic public house is a local landmark, located at the corner of Newton Hill (A357) and Common Lane in the pretty Dorset village of Sturminster Newton. The pub is, at present, closed and requires refurbishment, but has obvious scope for re-opening, with bar and restaurant areas and a former skittle alley and owner/manager accommodation.

The Bull is sited on a plot of 0.83 hectares (2 acres) situated to the south and west of the existing building. Outline Planning Consent has been granted to develop the adjoining land with 17 residential dwellings.

■ Planning

Outline Planning Permission has been granted under application no. 2/2017/1912/OUT on 27th July 2021 to develop land by the erection of up to 17 No. dwellings, from new vehicular access, car parking, extended garden

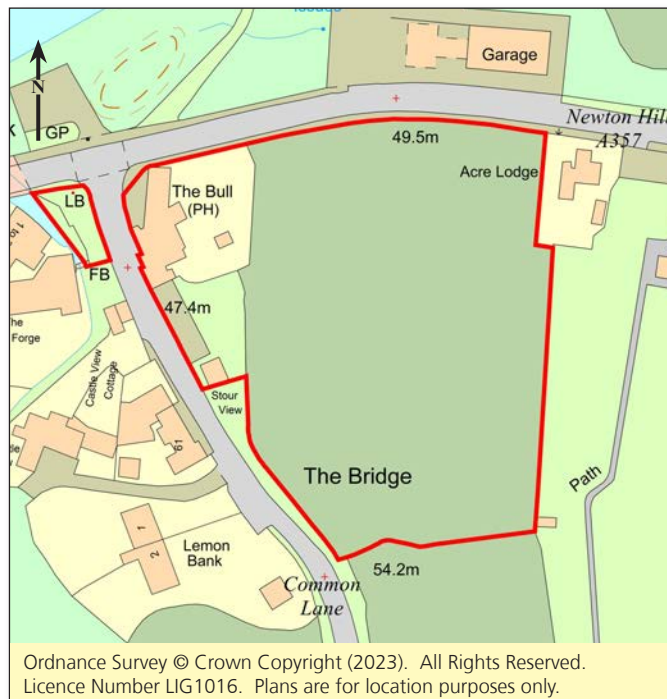


and associated works relating to The Bull Tavern, with roads, parking, landscaping and ancillary works. (Outline application to determine access, layout and scale), subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority Website, www.dorsetcouncil.gov.uk.



Site Plan of the Proposed Development



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■ Site Measurements

The whole site extends to 0.83 hectares (2 acres)

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant

40

Guide: £340-350,000
* Plus Fees

BUILDING WITH GROUND FLOOR FLAT, STUDIO AND GROUND RENT OF UPPER FLAT SOLD ON A LONG LEASE

66-68 Framlingham Crescent, Eltham, London, SE9 4AF

Currently let at £23,950 per annum

■ This detached building is currently arranged as two ground floor self-contained units (a one-bedroom flat and separate studio flat) and on the upper levels there is a separate flat which has been sold on a long lease for which the owner receives a ground rental income. Each of the ground floor flats are let on Assured Shorthold Tenancies.

■ 66A Framlingham Crescent

■ Ground Floor Studio

Living/bedroom, kitchen and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £900 per calendar month.

■ Council Tax Band A

■ 66B Framlingham Crescent

■ Ground Floor Flat

Living room, kitchen, bedroom and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £1,095 per calendar month.

■ Council Tax Band A

■ Outside

Garden to the rear.

■ 68 Framlingham Crescent

■ Upper Floor Flat

■ Tenancy

Sold off on the terms of a long leasehold interest, with a ground rent payable of £10 per annum

■ Tenure

Remainder of a 125-year lease from 16th October 2006 at a current ground rental of £10 per annum.

■ Auctioneer's Note

At the time of publication an internal inspection has not been possible and the accommodation details have been provided by the Seller, therefore interested parties must rely upon their own enquiries.



The photograph has been supplied by the Seller

■ Viewing

Interested applicants may view the property externally only and are requested not to contact the tenants direct.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman

Online Bidding

To register to bid find the Lot that you are interested in and select the 'Online Bidding' tab in the centre of the page. You will be re-directed to the lot information within the online bidding platform. From here you will see two boxes. One saying 'Register' and the other 'Log in' (Please make sure you have accepted 'Cookies' as this sometimes hides the Register tab). You will be asked for your name, email address, telephone number and to create a password. These will be your new login details for the online bidding element of our website. (You will receive a return email from the online platform 'Bamboo Auctions', asking you to verify your email address).

Now logged in you will need to go to the tab marked 'Dashboard' to complete your registration. When in the dashboard you will see four options on the left-hand side of the page, they are:-

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If you would like help or advice on any aspect of the auction procedure then please contact us. Tel: 0345 8500333
Email: auctions@cliveemson.co.uk

41

**Guide: £60,000 Plus
* Plus Fees**

VACANT TWO-BEDROOM FLAT

Flat 9, The Metropole, New Street, Dover, Kent, CT17 9AL

■ A two-bedroom first floor flat, located in The Metropole in Dover's town centre. The flat has high ceilings, is of a good size but does require some improving.



■ Ground Floor

Communal entrance off New Street.

■ First Floor

Entrance hall, living room/ kitchen, two bedrooms and bathroom with W.C.

■ Tenure

Remainder of a 125-year lease from and including 24th June 2017.



■ Council Tax Band A

■ Leasehold with Vacant Possession



Joint Auctioneers



Honeywood Road, Whitfield
01304 892545

Viewing By Arrangement With



01622 608400

Property Contact
Jon Rimmer

42

**Guide: Nil Reserve
* Plus Fees**

FREEHOLD LAND AND ROADWAYS

*Land & Roadways In Berkshire/North Hampshire,
Grovelands Road, Spencers Wood, Reading, RG7 1DP*

■ A collection of three titles across Berkshire and north Hampshire. Further information will be included in the legal pack, available to download from the Clive Emson website.

■ Viewing

On site during daylight hours.



Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant

Land Adjacent Fullerton Way, Tadley

43

Guide: £70-80,000
* Plus Fees

FORMER NURSERY BUILDING WITH POTENTIAL

Former Townend Nursery & Land, Victoria Square,
Bodmin, Cornwall, PL31 1EB

■ A single storey detached property situated in a mixed use area of Bodmin and adjacent to Victoria Square children's play area and car park. Previously utilised as a children's nursery, the property now requires a programme of improvement works.

Individuals may also wish to consider numerous development opportunities including conversion and/or extension of the existing building or redevelopment of the site. Any works in this regard would be subject to all necessary consents being obtainable.

■ Local Planning Authority

Cornwall Council. Tel: 0300 1234 151.

Website: cornwall.gov.uk.

■ Auctioneer's Note 1

The Lot is being sold on behalf of two sellers, each with their own acting solicitor, as a single entity.

■ Auctioneer's Note 2

The Lot is sold subject to any existing rights.



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Partly offered on behalf of The Duchy of Cornwall as Bona Vacantia and partly on behalf of a Charity



■ Site Measurements

The site extends to approximately 0.06 hectares (0.15 acres).

■ Directions

The property can be located via the What3Words app using [///with.retire.wires](https://www.with.retire.wires)

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

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44

**Guide: £320,000 Plus
* Plus Fees**

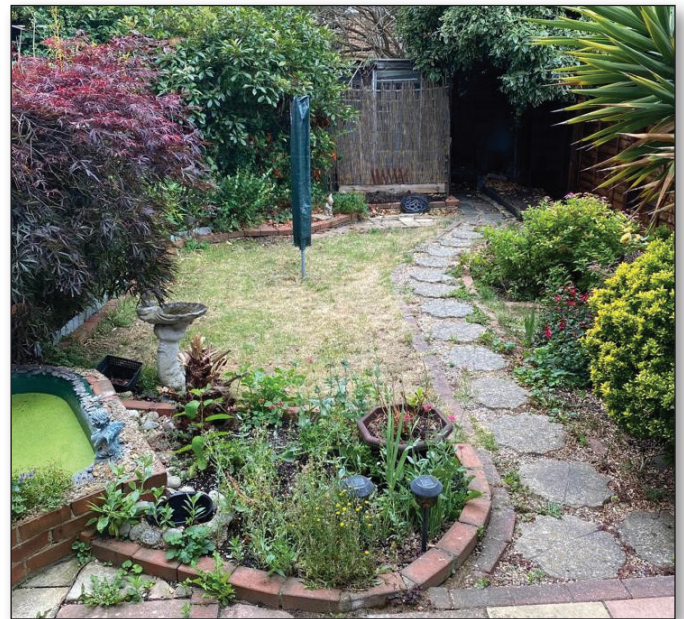
MID-TERRACE HOUSE FOR IMPROVEMENT

115 Grosvenor Road, Dagenham, Essex, RM8 1NH

■ A mid-terrace house which now requires improvement although does have double glazed windows and a gas heating system via radiators.

Situated north of Dagenham, (with its District Line station), and to the east of Romford, with the new Elizabeth line, Greater Anglia and overground stations, this property is situated at the Stanley Avenue end of the road, with various shops and amenities close by.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS
01245 205778
Property Contact
Kevin Gilbert/Paul Bridgeman



■ Ground Floor

Through lounge and kitchen/dining room.

■ First Floor

Landing, three bedrooms, bathroom and separate W.C.

■ Outside

Off-road parking to front and rear garden.

■ Council Tax Band D

■ Freehold with Vacant Possession

45

Guide: £650,000 Plus
* Plus Fees

FIVE-BEDROOM HOUSE WITH SURROUNDING GARDENS AND PADDOCK IN THE SAME OWNERSHIP FOR 50 YEARS

Shalom, Gibbons Brook Farm, Sellindge, Ashford, Kent, TN25 6HL

■ A substantial detached period house situated in a desirable area close to the village of Sellindge with good access to the M20. The property, which has been in the same family ownership for many years has exposed beams, period features, but is now in need of improvement.

There are surrounding gardens as well as a detached garage with workshop and a large paddock which may offer further potential, subject to all necessary consents being obtainable.

The property is situated in an enviable location surrounded by countryside and is considered well worth the works.

■ Ground Floor

Entrance hall, W.C., reception room, living room with inglenook fireplace, dining room, kitchen and conservatory.

■ First Floor

Three bedrooms, two further bedrooms both with en-suite shower rooms/W.C.s and bathroom with W.C.

■ Second Floor

Two rooms in loft space.

■ Outside

Surrounding gardens, driveway providing parking for several cars, garage with attached workshop and large paddock.

■ Council Tax Band G

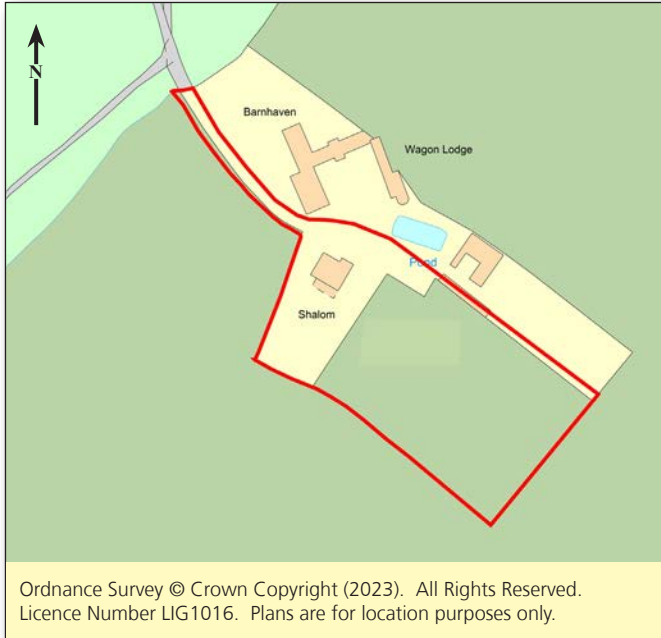
■ Auctioneer's Note

The property is found at the end of Brook Lane which is accessed off Swan Lane.



Garden and Garage with Workshop

LOT 45 CONTINUED



The Paddock

Local Planning Authority

Folkestone & Hythe District Council. Tel: 01303 853538.
Website: folkestone-hythe.gov.uk.

Freehold with Vacant Possession

Joint Auctioneers



01227 678068

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer/Kevin Gilbert

46

Guide: £100,000 Plus
* Plus Fees

JUST OVER AN ACRE OF FREEHOLD LAND WITH POTENTIAL FOR VARIETY OF USES

*Land Adjoining Brookfield, East Hanningfield Road,
Rettendon Common, Chelmsford, Essex, CM3 8EW*

■ A fairly rectangular parcel of land extending to approximately 0.45 hectares (1.11 acres) located between the Essex villages of Rettendon Common and East Hanningfield. The land, which has a gated front access together with hedged borders, has potential for a variety of uses subject to all necessary consents being obtainable.



Local Planning Authority

Chelmsford City Council.
Tel: 01245 606826
Website: chelmsford.gov.uk.

Directions

The property can be found via the What3Words app ref: ///disband.downfield.punctual

Viewing

On site during daylight hours.

Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes



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47

Guide: £100-110,000
* Plus Fees

COMPOUND OF NINE LOCK-UP GARAGES AND NINETEEN PARKING SPACES

Bockhanger Garages Block H 1-9, Bybrook Road, Kennington, Ashford, Kent, TN23 3HD

■ Situated between numbers 92–94 Bybrook Road in the popular district of Kennington, on the western side of Ashford, is this compound of nine lock-up garages and nineteen parking spaces.

■ Auctioneer's Note

The single garage (with blue door) situated outside of the seller's Title does not have access over the driveway within the compound nor rights to park in front of the garage.



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■ Viewing

Prospective purchasers may view on site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



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enquiries@milstedassociates.co.uk

48

Guide: £350,000 Plus
* Plus Fees

WELL PRESENTED SIX-BEDROOM HMO

382 Canterbury Street, Gillingham, Kent, ME7 5LD

Currently let at £43,199 per annum

■ A mid-terrace property located in a predominantly residential area close to Medway Maritime Hospital and Gillingham's town centre. The property has recently been refurbished and arranged as a six-bedroom HMO (House of Multiple Occupation), with individually wired and metered rooms, providing a strong rental income.

■ Ground Floor

Entrance hall, living/dining room, kitchen, shower room with W.C. and boiler room.

■ Room 1

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £594.99 per calendar month.

■ First Floor

Shower room with W.C.

■ Room 2

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £594.99 per calendar month.

■ Room 3

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £625 per calendar month.

■ Room 4

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £594.99 per calendar month.



■ Second Floor

Shower room with W.C.

■ Room 5

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £594.99 per calendar month.

■ Room 6

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £594.99 per calendar month.



■ Outside

Garden to rear.

■ Council Tax Band B

■ Viewing

External only. Interested applicants are requested not to contact the tenants directly.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer/John Stockey

Offers

If you wish to make an offer prior to auction it is recommended that you have satisfied yourself to the condition of the lot and are familiar with the its surroundings, looked at the relevant legal documentation, secured/have in place the finances needed to complete on a purchase and have sought professional advice where required.

Offers must be submitted to us in writing. Unless we have been instructed to the contrary by the Seller all offers will be submitted for consideration. The Seller may instruct us to consult other interested parties to see if they also wish to submit a bid.

Any offer that you have made will be assumed to be your best and final offer. We cannot guarantee that you will have an opportunity to increase your bid if an alternative offer is received that is preferred by the Seller.

The acceptance of any offer is subject to contract and also dependant on an immediate exchange of auction contract, together with payment of a non-refundable deposit and the applicable administration fee, all in accordance with the legal documentation. For the avoidance of doubt the Lot will remain available until exchange of Contracts has taken place.

49

Guide: £50,000 Plus
* Plus Fees

LEASEHOLD COMMERCIAL INVESTMENT

4 Victoria Place, St. Austell, Cornwall, PL25 5PE

Currently let at £9,500 per annum

■ A ground floor retail unit forming part of this prominent character building situated within St Austell town centre. Nearby retailers include Day Lewis Pharmacy, Your Move Estate Agents and Iceland Supermarket.



■ Tenancy

Let under the terms of a ten year commercial lease from 31st July 2019 at a current rental of £9,500 per annum. There is a rent review scheduled in 2024.

■ Tenure

Remainder of a 999-year lease 20th February 2020 at a peppercorn ground rent.

■ EPC Rating D (76)

■ Floor Area

The EPC states the total floor area to be 85 sq.m. (915 sq.ft.), whilst the accommodation includes a kitchen and W.C.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Tom Lowe



■ Auctioneer's Note

We understand that the current tenant occupies the adjoining unit which is interconnecting and known as 4A Victoria Place.

Auction Contracts

You cannot bid unless you have registered. Once registered and if you are the highest bidder at or above the reserve, at the fall of the electronic gavel, you are contracted to buy.

You will then be contacted by a member of the Clive Emson team for the balance of any outstanding deposit and administration fee. You will also be required to provide additional identity documents in two forms, one photographic, the other proof of address.

The Sale Memorandum will be prepared remotely and we will sign on behalf of both the seller/s and buyer/s. The signed counterpart Sale Memorandum will be forwarded to your solicitor or legal representative as soon as possible after the sale.

Completion will normally take place 20 business days after exchange, but this may be varied in the Special Conditions of Sale, which form part of the seller's legal documentation. Any Special Conditions of Sale will be attached to the Sale Memorandum.

50

SEMI-DETACHED HOUSE FOR REFURBISHMENT

Guide: £210-215,000
* Plus Fees

**2 Bourner Cottages, Dig Dog Lane,
Frittenden, Cranbrook, Kent, TN17 2AX**

■ A semi-detached house located in a quiet cul-de-sac south-west of the village of Frittenden and north-east of the town of Cranbrook. Now vacant, the property is in need of some refurbishment, however once enhanced it would be ideal for owner occupation or investment



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■ Ground Floor

Living room, kitchen and bathroom with W.C.

■ First Floor

Three bedrooms.

■ Outside

Parking to the front and rear garden.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

51

HOUSE FOR INVESTMENT IN NEED OF IMPROVEMENT

Guide: £170-180,000
* Plus Fees

**46 Heron Way,
Lower Stoke, Rochester, Kent, ME3 9SU**

On the instructions of the Executors

Currently let at £9,000 per annum

■ This mid-terrace house is situated in the village of Lower Stoke and is now in need of improvement. The property is currently let on an Assured Shorthold Tenancy Agreement.



■ Ground Floor

Living/dining room, kitchen and cloakroom with W.C.

■ First Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Gardens to front and rear.

■ Council Tax Band B

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £750 per calendar month.

Joint Auctioneers

Rogers

Sievens & Chance
CHARTERED SURVEYORS

The Historic Dockyard, Chatham

01634 841433

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

52

Guide: £190-200,000
* Plus Fees

FREEHOLD MIXED USE PREMISES WITH POTENTIAL

Rear Unit, Old Manor House, Market Street,
Hailsham, East Sussex, BN27 2AE

■ This semi-detached two storey property is arranged as a former veterinary surgery with self-contained one-bedroom flat above which offers scope for owner occupation or investment. It has recently been refurbished and has a gas heating system via radiators and is in good decorative order.

The ground floor (former vets) offers potential for a variety of uses, subject to all necessary consents being obtainable. There is a gas heating system via radiators, and now need of some updating.

There is pedestrian access to the property from Market Street, with vehicular access to the rear from Southerden Close via a private driveway providing access to car parking spaces for approximately six vehicles. The premises is situated in the heart of a market town with comprehensive shopping facilities/amenities and excellent road links to Brighton, Eastbourne and surrounding areas via the nearby A22 and A27.



Flat - Living Room



Former Vets' Reception Area

■ Commercial ■ Ground Floor

Accessed from Market Street and Southerden Close. Reception area, two surgeries, staff room, kitchen, store and separate W.C.

■ Flat

Accessed via pedestrian walkway from Market Street.

■ Ground Floor

Private street access. Stairs to first floor landing.

■ First Floor

Living room, kitchen, bedroom (accessed from living room), kitchen and bathroom/W.C.

■ Council Tax Band B

■ Local Planning Authority

Wealden District Council. Website: wealden.gov.uk.
Tel: 01323 443322.

■ Freehold with Vacant Possession

Joint Auctioneers

h hunt
commercial

55 South Street, Eastbourne
01323 700100

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

LISTED BUILDINGS

Information regarding the 'Listed status' of a Lot may not be included within the property details. Interested parties are strongly advised to review all available legal documentation and make their own enquiries regarding the 'Listed status' of all Lots. For further information can be found by visiting www.historicengland.org.uk/

53

**Guide: £150,000 Plus
* Plus Fees**

VACANT TWO-BEDROOM FLAT WITH SEA VIEWS

Flat 3, Ashfield Rise, Ruckamore Road, Torquay, Devon, TQ2 6HF

■ This spacious two-bedroom ground floor apartment is located in a desirable area of Chelston, a popular seaside town in Torbay, and is conveniently located close to amenities such as shops on Old Mill Road and Walnut Road, the local park and schools. The property retains many of the building's original features including the veranda-style terrace at the rear, but would benefit from updating.



■ Ground Floor

Communal entrance and hallways with security entry system. Private entrance to the apartment with inner hallway, living room, kitchen, two bedrooms (one en-suite) and main bathroom.

■ Outside

Private sun terrace accessed from the kitchen located at the rear of the building plus well maintained communal gardens mainly laid to lawn with mature shrubs and trees. Additionally, there is a communal drying area and parking spaces allocated to each apartment.

■ Council Tax Band B

■ Local Planning Authority

Torbay Council.
Tel: 01803 207801.
Website: torbay.gov.uk.

■ Tenure

Remainder of a 999-year lease from 1st January 2003 with a service charge of £1,791 per annum which includes maintenance of all communal grounds.

■ Leasehold with Vacant Possession plus Share of Freehold

Viewing By Arrangement With



37 Torwood
St, Torquay
01803
921456

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

Selling Blocks of Flats

Always make sure the correct Landlord & Tenant Act Notices are served. Ignorance of the law is no excuse, and if the correct Notices are not served in the correct manner, adhering to the correct time limits, then it is a criminal offence. **The lead-in period for a sale of specified investments is a staggering four months!**

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54

Guide: £300,000 Plus
* Plus Fees

FREEHOLD FORMER PUBLIC HOUSE WITH CONSENT FOR A HOT FOOD TAKEAWY/DRIVE-THROUGH/RESTAURANT WITH THIRTY PARKING SPACES

Cherry Tree Inn, Crawley Road, Faygate, Horsham, West Sussex, RH12 4SA

Faygate is a small village approximately equidistant between Horsham and Crawley with The Cherry Tree Inn occupying a prime roadside location on the A264, between these two large and ever-expanding towns.

The public house is sited on a plot of 0.3 hectares (0.74 acres) and formerly arranged as the pub, garden and car parks. While potential undoubtedly exists for The Cherry Tree Inn to re-open as a public house, planning consent has been granted for alternative use to re-purpose the buildings and take the Cherry Tree Inn onto the next stage of its useful life. The planning consent that has been obtained will allow for extension of the existing building to provide a hot food takeaway/drive through/restaurant with thirty car parking spaces, a scheme which is considered ideal for the location.

Existing Accommodation

Ground Floor

Main bar area and additional



dining/seating areas, large and small kitchens and ladies and gents cloakrooms with W.C.s.

First Floor

Owners/managers flat comprising living room, two bedrooms and bathroom with W.C.



Planning

Planning Permission has been granted under ref: DC/19/1912, dated 6th January 2021 for change of use of public house (A4) to restaurant/café (A3) and hot food takeaway (A5). Demolition of existing single storey rear extension and erection of a rear extension, including internal and external alterations, with associated parking and landscaping, subject to conditions. A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, horsham.gov.uk. Tel: 01403 215100.



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Joint Auctioneers

savills

1 Grosvenor Square, Southampton
023 8071 3900

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

55

**Guide: £400,000 Plus
* Plus Fees**

LAND WITH PLANNING FOR DAY ROOM, STABLES, TACK ROOM, TRAVELLER PITCHES AND TOURER PITCHES

Land Field View, Malvern Road, Staunton, Gloucester, GL19 3NT

■ A freehold traveller's site currently grassland, with derelict barn and mains water. There is Planning Consent for the development of a large Day Room measuring 11m x 8m; four static and four tourer traveller pitches; four stables and a tack room.

The site extends to 1.88 hectares (4.65 acres) and has direct vehicular access onto the main B4208 road. It is situated between Cheltenham and Malvern, a short distance from the village of Staunton with its local amenities including local shops, schools and doctor's surgery.



General View of Land, Track and Gate



General View of Pasture Land



General View of Hardstanding



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Licence Number LIG1016. Plans are for location purposes only.

■ Planning

Planning Permission has been granted by Malvern Hill District Council under ref: 21/01672/FUL, dated 8th February 2022, for four stable blocks and tack room, subject to conditions.

In addition, Planning Permission is granted under ref: M/22/00356/FUL, dated 22nd July 2022, for proposed two-pitch traveller site, each pitch having one static and one touring caravan, subject to conditions.

Further Planning Permission is granted under ref: M/23/00057/FUL, dated 17th March 2023, for proposed extension to traveller site to provide two additional pitches, each pitch having one static and one touring

caravan and erection of day rooms, subject to conditions.

Copies of the Planning Consents and accompanying documentation are available to download from the Local Planning Authority website: malvernhills.gov.uk.
Tel: 01684 862221.

■ Directions

The land can be located via the What3Words app using [///jogging.woods.eyepieces](http://jogging.woods.eyepieces)

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

56

Guide: £300-310,000
* Plus Fees

MID-TERRACE HOUSE IN POPULAR LOCATION

5 Harcourt Drive, Canterbury, Kent, CT2 8DP

■ An attractive mid-terrace bay fronted house situated in a popular location and within walking distance of Canterbury West railway station and the popular area of St Dunstons.

The property has a gas heating system via radiators and the majority of windows are double glazed. There is a front garden which may offer potential for off road parking, subject to all necessary consents being obtainable.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



■ Ground Floor

Entrance hall, living room with bay window, dining room, kitchen and sun room/conservatory.

■ First Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Front and rear gardens.

■ Council Tax Band C

■ Local Planning Authority

Canterbury City Council. Tel: 01227 862178.
Website: canterbury.gov.uk

■ Freehold with Vacant Possession

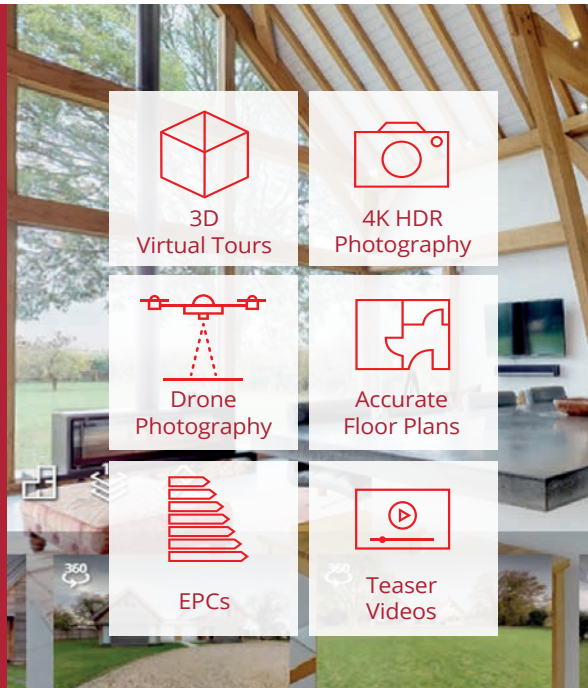


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57

Guide: £200,000 Plus
* Plus Fees

MID-TERRACE THREE STOREY PROPERTY

46 Addington Street,
Margate, Kent, CT9 1QU

Currently let at £8,880 per annum

■ A mid-terrace property currently arranged as a self-contained flat and two-bedroom house above, well located for Margate's old town, the sea front and local amenities.

It is understood that the whole property is currently let to one tenant on an Assured Shorthold Tenancy.



■ Lower Ground Floor

Entrance hall, living room/ kitchen, bedroom and bathroom with W.C.

■ Upper Ground Floor

Entrance hall, living room and kitchen.

■ First Floor

Two Bedrooms and bathroom with W.C.

■ Outside

Garden to rear.

■ Tenancy

Currently let under the terms of an Assured Shorthold Tenancy at a current rental of £740 per calendar month.

■ Auctioneer's Note

At the time of publication the Auctioneers have been unable to internally inspect the property. These details have been provided by the Seller and interested applicants should rely on their own investigations to verify the information provided.

■ Council Tax Band B

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

58

Guide: £190-200,000
* Plus Fees

THREE- BEDROOM END-TERRACE HOUSE

26 Norset Road,
Fareham, Hampshire, PO15 6SS

■ Located in the popular residential area of Fareham is this three-bedroom end-terrace house which has gardens to both the front and rear.

The property is in need of a programme of upgrading and refurbishment but is considered very worthy of the works required following which it will be ideally suited to retention for its income producing potential or for re-sale into the local marketplace.



■ Ground Floor

Living room, dining room, kitchen and cloakroom/W.C.

■ First Floor

Three bedrooms and bathroom with W.C.

■ Outside

Gardens to front and rear with garage in a nearby block.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

Joint Auctioneers

Chapplins

9 West Street, Fareham
01329 283330

Conditions of Sale

All Lots are sold subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) along with all Legal Documentation, which is available from cliveemson.co.uk, together with the Addendum which will be available to download online the night prior to the auction.

59

Guide: £550-600,000
* Plus Fees

PAIR OF FREEHOLD TOWN CENTRE BUILDINGS COMPRISING FIVE FLATS AND TWO SHOPS

4 & 8 West Street, Blandford Forum, Dorset, DT11 7AJ

Currently let at £62,952 per annum

■ This pair of imposing freehold buildings are located in the centre of the attractive Dorset town of Blandford and enjoy a prominent position within the town's main retail area. The retail space of No.8 has recently been extensively renovated to form a café/restaurant across ground and first floors, while the commercial space at number four has been let to Dorset Property for a number of years. The building is predominantly let but two of the five flats are currently vacant, giving scope to increase the already healthy income still further.



4 West Street

■ 4 West Street

■ Commercial

Main office, rear staff kitchen, cloakroom with W.C.

■ Tenancy

Let under the terms of a 15-year commercial lease, from 16th March 2012, at a current rental of £11,496 per annum.

■ Residential

■ Flat 4C

Living room, kitchen, bedroom and bathroom/W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement for two-years from October 2022 at a current rental of £560 per calendar month.

■ Flat 4E

Living room, kitchen, bedroom and bathroom/W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement for six months from 1st June 2023 at a current rental of £650 per calendar month.



8 West Street

■ Flat 4F

Living room, kitchen, bedroom, bathroom/W.C., and balcony.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement from the 6th July at £620 per calendar month.

■ 8 & 8A West Street

■ Commercial

Recently renovated to comprise a coffee shop/restaurant across the ground and first floor.

■ Tenancy

Let under the terms of recently commenced commercial lease at a current rental of £17,436 per annum. Further details will be provided within the legal documents.

■ Residential

■ Flat 8B

Living room, kitchen, two bedrooms and bathroom/W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £550 per calendar month.

LOT 59 CONTINUED



Flat 4F - Living Room



Flat 4F - Kitchen

■ Flat 8C

Living/bedroom/kitchen, and shower room/W.C.

■ Tenancy

Let under the terms of a new Assured Shorthold Tenancy Agreement at £400 per calendar month.

■ Outside

There are two parking spaces let on Licence Agreements, one let at £300 per annum and the other at £360 per annum.

■ All Flats Council Tax Band A

Joint Auctioneers



26 Commercial Road, Poole
01202 673 131

Viewing By Arrangement With



01489 564606

Property Contact
Mike Marchant/Rob Marchant

60

Guide: £25-30,000
* Plus Fees

FREEHOLD STORE

*Storage Unit, Rear Of 11 Clausentum Road,
Southampton, SO14 6RX*

■ Situated in a popular residential area, this freehold detached storage unit has recently been completed with planning consent having been granted by the Local Authority in 2021.



*Internal Photograph
Supplied by the Seller*



■ Planning

Planning Permission has been granted by Southampton City Council under reference 21/00228/FUL, dated 22nd April 2021, for erection of detached outbuilding for storage purposes, subject to conditions. A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, southampton.gov.uk. Tel: 023 8083 3006.

■ Freehold with Vacant Possession

Viewing By Arrangement With



01489 564606

Property Contact
Mike Marchant/Rob Marchant

61

Guide: £120,000 Plus
* Plus Fees

LAND WITH PLANNING CONSENT FOR SIX FLATS

161-163 High Street, Strood, Rochester, Kent, ME2 4TH

■ A freehold parcel of land situated at the rear of Strood High Street with its many various shops, restaurants and amenities.

The most recent Planning Consent is for six flats however there is a previous Planning Permission (ref: MC/21/3554) which is still valid and is for three flats.

■ Freehold with Vacant Possession

■ Planning ■ Six Flats

Planning Permission has been granted under ref: MC/22/3002, dated 10th March 2023 for construction of a three-storey block comprising of six flats with associated landscaping and bin/cycle store, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Medway Council website: medway.gov.uk.
Tel: 01634 331700.

■ Proposed Accommodation

■ Ground Floor

Communal Entrance.



Proposed East Elevation (Six Flats)

■ Flat 1

Hallway, bedroom with en-suite shower and W.C. Open plan kitchen/living room and a balcony.

■ Flat 2

Hallway, bedroom with en-suite shower and W.C. Open plan kitchen/living room and a balcony.

■ First Floor

■ Flat 3

Hallway, bedroom with en-suite shower and W.C. Open plan kitchen/living room and a balcony.

■ Flat 4

Hallway, bedroom with en-suite shower and W.C. Open plan kitchen/living room and a balcony.

■ Second Floor

■ Flat 5

Hallway, bedroom with en-suite shower and W.C. Open plan kitchen/living room and a balcony.

■ Flat 6

Hallway, bedroom with en-suite shower and W.C. Open plan kitchen/living room and a balcony.

■ Planning (Alternative) ■ Three Flats

Planning Permission has been granted under reference MC/21/354, dated 9th February 2022, for demolition of the existing single storey rear store and construction of a new store and three flats over three floors to the rear of the store room and under reference MC/22/1533 for a non-material amendment to MC/21/3554 to reduce the store room to provide separation between the shop and flats, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Medway Council website: medway.gov.uk.
Tel: 01634 331700.

■ Proposed Accommodation

■ Ground Floor

■ Flat 1

Entrance Hall, W.C., bedroom with en-suite shower and W.C. Open plan kitchen and dining room. Balcony.

■ First Floor

■ Flat 2

Entrance Hall, W.C., bedroom with en-suite shower and W.C. Open plan kitchen and dining room and a balcony.

■ Second Floor

■ Flat 3

Entrance Hall, W.C., bedroom with en-suite shower and W.C., open plan kitchen and dining room. Balcony.

■ Viewing

Interested parties may view directly on site during daylight hours, taking care to avoid trespass en-route.



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Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

62

**Guide: £300,000 Plus
* Plus Fees**

FREEHOLD PARCEL OF LAND

Land Tank Hill Road, Purfleet-on-Thames, Essex, RM19 1SX

■ This vacant parcel of land is held under one freehold title and is dissected by the Mardyke river which flows as a tributary into the River Thames. There is residential housing to the south of the site and commercial units and a public footpath towards the northern boundary.

The land is overgrown and may offer potential for alternative uses, subject to all necessary consents being obtainable.

■ Site Measurements

The site extends to approximately 2.10 hectares (5.20 acres).

■ Local Planning Authority

Thurrock Council.
Tel: 01375 652652.
Website: thurrock.gov.uk.



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■ Viewing

Interested applicants may view directly on site at any reasonable time but at the sole risk of the viewer. Care must be taken to avoid trespass en-route.

■ Auctioneer's Note

There is a pylon situated on the parcel of land to the north of the Mardyke.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

63

Guide: £120,000 Plus
* Plus Fees

FREEHOLD COTTAGE IN GOOD LOCATION

Corner Cottage, Puddington, Tiverton, Devon, EX16 8LW

■ A character two-bedroom cottage situated in the desirable North Devon village of Puddington. The property has previously been utilised as a successful 'Airbnb' and now requires a programme of improvement works.



■ Ground Floor

Entrance hall, kitchen, living room and bathroom/W.C.

■ First Floor

Landing and two bedrooms.

■ Auctioneer's Note 1

The property is currently exempt from council tax due to being utilised as a holiday let.

■ Auctioneer's Note 2

Although currently occupied, the Auctioneers have been informed that the property will be sold with vacant possession on completion.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

64

Guide: Nil Reserve
* Plus Fees

LAND AND ROADWAYS

Land & Roadways, Lovatt Close, Tilehurst, Reading, RG31 5HG

■ This pair of freehold titles cover the roadway of Lovatt Close, in the popular Reading suburb of Tilehurst.

■ Viewing

Interested parties may view directly on site during daylight hours.



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Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant

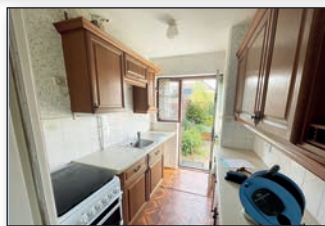
65

Guide: £220-240,000
* Plus Fees

THREE-BEDROOM HOUSE FOR IMPROVEMENT

36 Birch Tree Way,
Maidstone, Kent, ME15 7RR

■ A three-bedroom end-terrace property for improvement, located close to Maidstone town centre, primary and grammar schools and the popular Mote Park. Although the accommodation is dated, there is a gas heating system via radiators and double-glazed windows. There may also be potential for off-road parking to the front and extending to the rear, subject to all necessary consents being obtainable.



■ **Ground Floor**
Entrance hall, living room, dining room and kitchen.

■ **First Floor**
Landing, three bedrooms and bathroom with W.C.

■ **Outside**
Gardens to front and rear.

■ **Local Planning Authority**
Maidstone Borough Council.
Tel: 01622 602736. Website: maidstone.gov.uk.

■ **Council Tax Band C**

■ **Freehold with Vacant Possession**

■ **Auctioneer's Note**
The land to the left-hand side is included in the title which may offer some potential, however it is understood that there are rights of access to adjoining properties.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer/John Stockey

66

Guide: £120-140,000
* Plus Fees

TWO-BEDROOM BUNGALOW

5 Crabble Court, 31 Lower Road,
River, Dover, Kent, CT17 0LW

■ A two-bedroom bungalow located in a popular location within a short distance from local amenities in Whitfield and Dover. This vacant property requires some improving but does have a modern kitchen and gas heating system.

The bungalow is accessed at the rear via a gated entrance, which provides access to the adjacent playing field. This gate is locked at night but the residents have a key.



■ **Ground Floor**
Entrance porch, living room, kitchen, dining area, rear hall, two bedrooms and bathroom with W.C.

■ **Council Tax Band C**

■ **Freehold with Vacant Possession**

Joint Auctioneers

**BURNAP
+ ABEL**

High Street, Dover

01304 279107

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

67

Guide: £150-155,000
* Plus Fees

ONE-BEDROOM CLUSTER HOUSE

*44 Christie Close,
Chatham, Kent, ME5 7NG*

■ A one-bedroom cluster house located in a predominantly residential area on the outskirts of Chatham allowing easy vehicular access to the M2, shops and amenities. Once enhanced the property is considered ideal for investment or would be an ideal first-time purchase.



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■ Ground Floor

Entrance porch, kitchen and living room.

■ First Floor

There is a bedroom with en-suite bathroom with W.C.

■ Outside

There is a garden to the front and side as well as a separate garden. There is also parking for one vehicle.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

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68

TOWN CENTRE COTTAGE FOR IMPROVEMENT

Guide: £130,000 Plus
* Plus Fees

*1 Church Lane, Lostwithiel,
Cornwall, PL22 0DA*

■ A deceptively spacious character cottage situated within the ancient stannary town of Lostwithiel and close to local amenities including Lostwithiel railway station, St Bartholomew's Church and many independent retailers and eateries.

Originally believed to be two cottages, the property now requires a programme of refurbishment works while individuals may wish to consider sub-division to create two dwellings, subject to all necessary consents being obtainable.



■ Ground Floor

Kitchen, living room, dining room, utility room and W.C.

■ First Floor

Landing, three bedrooms, further room (previously used as a bedroom) and bathroom with W.C.

■ Local Planning Authority

Cornwall Council.
Tel: 0300 1234 151.
Website: cornwall.gov.uk.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

69

1.75 ACRES OF FREEHOLD LAND

Guide: £25-30,000
* Plus Fees

*Parcels 10 & 11, Westbury Park, West Meon,
Petersfield, Hampshire, GU32 1HY*

■ Located between West and East Meon in the heart of the Meon Valley this attractive freehold site extends to 0.71 hectares (1.75 acres). The site enjoys an elevated position with views across the neighbouring land.

The land is accessed via a track off Coombe Lane and prospective purchasers are advised to use the What 3 Words listed below to locate the site.



■ Viewing

On site during daylight hours.

■ Directions

The property can be located via the What 3 Words app using [///alienated.sues.tourist](http://www.what3words.com)

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

70

Guide: £170-180,000
* Plus Fees

HOUSE FOR INVESTMENT IN NEED OF IMPROVEMENT

**49 Pannell Road,
Isle of Grain, Rochester, Kent, ME3 0ED**

On the instructions of the Executors

Currently let at £9,000 per annum

■ An end-terrace house together with a garage in a block close by. The property is let on an Assured Shorthold Tenancy Agreement and is in need of improvement.



■ **Ground Floor**

Entrance hall, living room/ dining room, kitchen and conservatory to rear.

■ **First Floor**

Landing, three bedrooms and bathroom.

■ **Outside**

Gardens to front and rear with garage close by.

■ **Council Tax Band B**



■ **Tenancy**

Let on an Assured Shorthold Tenancy Agreement at a current rental of £750 per calendar month.

Joint Auctioneers

Rogers

Stevens & Chance
CHARTERED SURVEYORS

The Historic Dockyard, Chatham

01634 841433

Further Information From

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

71

Guide: £55-65,000
* Plus Fees

WELL PRESENTED ONE-BEDROOM FLAT FOR INVESTMENT

**First Floor Flat, 54 Folkestone Road,
Dover, Kent, CT17 9SF**

Currently let at £7,140 per annum

■ A one-bedroom flat situated on the first floor of this mid-terrace property close to Dover town centre and Dover Priory mainline railway station. The flat is currently let, is well presented and has a gas heating system and double glazed windows.



■ **Upper Ground Floor**

Communal entrance.

■ **First Floor**

Entrance hall, living room, kitchen, bedroom and bathroom with W.C.

■ **Tenancy**

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £595 per calendar month.

■ **Council Tax Band A**

Joint Auctioneers

W WALLIS & CO
ESTATE AGENTS

Honeywood Road, Whitfield

01304 892545

Further Information From

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

72

FREEHOLD SITE AND PARKING INVESTMENT

Guide: £220-230,000
* Plus Fees

Ridgeway Office Park, Bedford Road,
Petersfield, Hampshire, GU32 3QF

Currently let at £24,000 per annum

■ The Ridgeway Office Park was completed in 2006 and comprises three blocks of office buildings which have been sold off on a freehold basis. The three office blocks are shown in red on the identification plan attached in the catalogue particulars.

The Lot comprises the freehold interest in the whole estate, subject to the occupational owners of the buildings to include the landscaped area, private road feeding the development and car parks, which include forty car parking spaces.

The parking spaces, which have been fully let since their construction in 2012, are currently let under the terms of five year commercial leases from 29th September 2022 at a combined rental of £24,000 per annum.



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The freehold interest includes the estate management of the whole site which is 100% recoverable from the owner occupiers including all costs relating to the private road as well as contributions from neighbouring developments. In addition to the estate management opportunity, there is potential for future redevelopment, subject to all necessary consents being obtainable.

■ Local Planning Authority

East Hampshire District Council. Tel: 01730 266551.
Website: easthants.gov.uk.

■ Viewing

Interested applicants may view on site at any reasonable time.

Joint Auctioneers
**HOLLOWAY
ILIFFE &
MITCHELL**
Northarbour Road, Portsmouth
023 92377 800

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS
01489 564606
Property Contact
Mike Marchant/Rob Marchant

73

**Guide: £500,000 Plus
* Plus Fees**

FORMER SERVICE STATION/CAR SALES SITE WITH BUNGALOW & WORKSHOPS, OFFERING POTENTIAL

Mill Service Station, Dover Road, Ripple, Deal, Kent, CT14 8HB

Currently let at £15,000 per annum

*Plus vacant car sales site,
garages/workshop and bungalow*

■ A freehold mixed-use site located on the main road between Dover and Deal and close to the popular village of Walmer with its mainline Railway Station. The majority of the site is vacant, however the rear timber workshops and a further workshop are currently let. There are two large garage spaces, an office/sales room and a three-bedroom bungalow currently vacant. It has been in the same family ownership for approximately forty years.

The site has good views towards the sea and may offer potential for future development subject to all necessary consents being obtainable. It is understood that there are fuel tanks with the majority being filled with foam, further information will be available to download from the auctioneer's website.

■ Car Sales Site

Sales office, second office, W.C.

■ Car Sales Forecourt

■ Tenancy

Currently vacant.

■ Workshop 1

Two garage spaces with extractor fans previously used for spraying with roller shutters.

■ Tenancy

Currently vacant.

■ Workshop 2

Workshop with double doors and four-post lift.

■ Tenancy

Let under the terms of a 5-year commercial lease from 1st April 2017 at a current rental of £7,200 per annum.

■ Workshop 3

Timber frame workshop with office and W.C.

■ Tenancy

Let under the terms of a 5-year commercial lease from 1st April 2017 at a current rental of £7,800 per annum.

■ Bungalow

Entrance hall, kitchen, living room, three bedrooms and shower room with W.C.

■ Outside

Small garden

■ Tenancy

Vacant.

■ Council Tax Band D



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■ Local Planning Authority

Dover District Council. Tel: 01304 872486.

Website: dover.gov.uk

■ Freehold with Part Vacant Possession

Viewing By Arrangement With



27-29 Castle Street, Dover
01304 246115

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer/Kevin Gilbert

74

**Guide: £180,000 Plus
* Plus Fees**

VACANT TOWN CENTRE BUILDING WITH POTENTIAL FOR CONVERSION

12 Queen Street, Ramsgate, Kent, CT11 9DR

■ A town centre mid-terrace property which was previously let but is now vacant and offers good potential. There may be a possibility of converting the upper parts into a pair of residential flats, subject to all necessary consents being obtainable. Proposed plans included in the legal documentation show a layout for a one-bedroom flat and a two-bedroom flat, although there may be the potential for a pair of two-bedroom flats.

The accommodation has been stripped back ready for refurbishment with some period features remaining. However, the first floor is currently accessed via a ladder.



■ Basement

Three rooms.

■ Ground Floor

Open plan shop, disabled W.C, kitchen and W.C.

■ First Floor

Four rooms and former W.C.

■ Second Floor

Four rooms.

■ Auctioneer's Note

Proposed plans for conversion for the upper parts to be included in the legal pack for a one bedroom flat and a two-bedroom flat.

■ Local Planning Authority

Thanet District Council.
Tel: 01843 577000.
Website: thanet.gov.uk.

■ Viewing

Access to the first floor is via a ladder and therefore interested parties view entirely at their own risk.

■ Freehold with Vacant Possession

Joint Auctioneers



105 Station
Road,
Birchington

01843 841123

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

75

Guide: £80-100,000
* Plus Fees

COMMERCIAL PROPERTY IN PROMINENT LOCATION

16 Fore Street, St. Austell, Cornwall, PL25 5EP

■ An end-terrace commercial unit situated in a prominent trading position within St Austell's main pedestrianised street. Most recently occupied by a charity and with nearby retailers including Holland & Barrett and Vodafone, the property provides substantial sales accommodation space at ground floor level with well proportioned ancillary accommodation on the first floor.

It is considered the upper floor, which can be independently accessed from the rear, may offer potential for residential conversion, subject to all necessary consents being obtainable.



■ Ground Floor

Open-plan sales area with changing cubicle.

■ First Floor

Landing, hallway, store room, staff room with kitchenette, office, stock room and separate ladies and gentleman cloakrooms with W.C.

■ Outside

Parking to rear of property.

■ Local Planning Authority

Cornwall Council.
Tel: 0300 1234 151.
Website: cornwall.gov.uk.

■ Auctioneer's Note

Interested applicants are advised the second floor is not within the curtilage of the property and accordingly does not form part of the sale.

■ Freehold with Vacant Possession

Joint Auctioneers



Princes Street, Truro
01872 247013

Viewing By Arrangement With



01392 366555

Property Contact
Dave Henwood/Tom Lowe

76

DOUBLE-FRONTED SHOP, FLAT LET TO A REGULATED TENANT AND FORMER BAKEHOUSE WITH POTENTIAL

Guide: £170,000 Plus
* Plus Fees

51-53 School Green Road, Freshwater, Isle of Wight, PO40 9AS

■ This freehold mixed investment opportunity is situated close to the centre of Freshwater with all its shopping and other amenities, a short drive from the Needles at the western end of the Isle of Wight.

The ground floor at the front is occupied by a double-fronted retail unit under the terms of a commercial lease. The space has previously been arranged as two separate retail units and could revert to this use in the future if required and subject to any required consents being obtainable. The first floor, which also appears to have been two separate residential units in the past, is at present arranged as a large single flat which is occupied by a regulated tenant.

The property sits on a plot of 0.05 hectares (0.12 acres) which includes a former bakehouse with access from School Green Road. It is considered that the outbuildings offer scope and potential for residential conversion subject to all necessary consents being obtainable.



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■ Retail Unit ■ Ground Floor

Double-fronted shop unit with staff room/kitchen and cloakroom with W.C.

■ Tenancy

Let under the terms of a commercial lease at a current rental of £6,250 per annum.

■ Residential Flat ■ Ground Floor

Kitchen.

■ First Floor

Landing, living room, dining room, three bedrooms, bathroom with no W.C. and cloakroom with W.C.

■ Tenancy

Let under the terms of a Regulated Tenancy with a

current rental of £475 per calendar month.

■ Council Tax Band B

■ Outside

Situated to the rear is the former bakehouse with gardens beyond.

■ Local Planning Authority

Isle of Wight Council.
Tel: 01983 823552.
Website: iow.gov.uk.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

77

Guide: £650-700,000
* Plus Fees

SUBSTANTIAL PERIOD PROPERTY WITH POTENTIAL FOR DEVELOPMENT, SET IN ONE-THIRD OF AN ACRE

56 The Goffs, Eastbourne, East Sussex, BN21 1HE

■ An extremely rare opportunity to acquire this impressive Victorian property with spacious accommodation over three floors, retaining most of its original features throughout, plus a large full height cellar. At over 4,000 square foot there is potential for refurbishment as a fine single residence or development/sub-division, subject to all necessary consents being obtainable. There are gardens to the front and rear extending to approx 0.3 acres.

The property has partial central heating via mains gas with radiators, a spacious attached garage and driveway providing off-road parking for several vehicles. It is situated between Eastbourne's historic old town and the town centre, within walking distance of comprehensive local shopping facilities including a large Waitrose supermarket and with easy access to the seafront.

There are excellent transport links to Brighton, London and Gatwick via the nearby mainline railway station and the A26 and A23, with the A259 linking all the surrounding coastal towns.



■ **Ground Floor**

Entrance hall, living room, dining room, study, kitchen, utility room, two bedrooms and two bathrooms/W.C.s.

■ **First Floor**

Landing (rear garden aspect), four further bedrooms, bathroom and two separate W.C.s.

■ **Top Floor**

Landing, spacious eaves storage, three further bedrooms and a potential bathroom.

■ **Council Tax Band G**

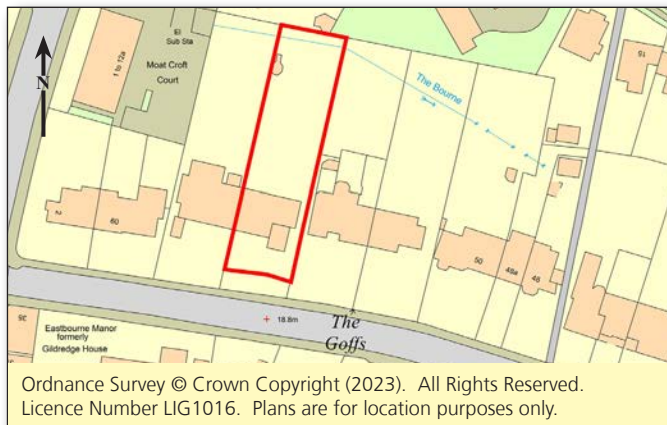


LOT 77 CONTINUED

■ Outside

Gardens to front and rear, extending the plot to approximately 0.12 hectares (0.29 acres), with the front garden arranged as a gravel driveway with parking for several vehicles, mature trees, shrub borders and a spacious attached garage.

The walled rear garden, with gated side access, is landscaped and is mainly laid to lawn with an overall depth of approximately 150ft and 60ft in width. It has a variety of mature trees, shrubs and plants, with a paved terrace providing an outdoor seating area and an attractive period summerhouse with wood panelled interior.



■ Local Planning Authority

Eastbourne Borough Council.
Website: eastbourne.gov.uk. Tel: 01323 415210.

■ Freehold with Vacant Possession

Joint Auctioneers

RAGER & ROBERTS
ESTATE AGENTS & VALUERS

36 Cornfield Road, Eastbourne
01323 430133

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

78

Guide: £105-110,000
* Plus Fees

GROUND FLOOR FLAT FOR INVESTMENT

2 Norreys Road, Rainham, Gillingham, Kent, ME8 9AJ

On the instructions of the Executors

Currently let at £8,700 per annum

■ A ground floor flat together with forecourt is situated in a popular residential area convenient for Gillingham town centre and mainline commuter railway station.

■ Ground Floor

Living room/kitchen, bedroom and bathroom with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £725 per calendar month.

■ Tenure

Remainder of a 125-year lease from 25th December 2004.

■ Council Tax Band A

Viewing By Arrangement With

BELVOIR!

Victoria Street, Rochester
01634 403125

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



79

Guide: £1,000 Plus
* Plus Fees

**FREEHOLD
LAND,
PATHWAYS &
DRIVEWAYS**

*Land, Rupert Street,
Taunton, Somerset, TA2 6JT*

■ This Lot comprises freehold areas of land, footpaths and roadways at Samuels Court running parallel with Rupert Street and a railway line. The land may offer potential for alternative uses, subject to all necessary consents being obtainable.



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■ Site Measurements

The land extends to approximately 0.19 hectares (0.50 acres).

■ Auctioneer's Note 1

We have been advised by the Seller that the land is offered subject to any legal interests or rights of way that may exist. Further information will be in the legal pack which will be available to download from the Clive Emson website.

■ Auctioneer's Note 2

The land forms part of a larger Title which contains various properties, all sold on long leases, therefore Section 5(b) Notices under the Landlord & Tenant Act 1987 (as amended) have been served and the leaseholders have not reserved their rights under the legislation.

■ Auctioneer's Note 3

The Postcode provided is for location purposes only and relates to an address in Rupert Street.

■ Local Planning Authority

Somerset West and Taunton Council. Tel: 0300 304 000. Website: somersetwestandtaunton.gov.uk.

■ Viewing

On site at any reasonable time, taking care to avoid trespass en-route.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Paul Bridgeman

80

Guide: £180-190,000
* Plus Fees

**FREEHOLD
BLOCK OF
TWENTY
GARAGES FOR
INVESTMENT**

*Garages Adj. Headley Court, Station
Approach, Edenbridge, Kent, TN8 5LS*

Currently let at £18,240 per annum

■ A block of 20 garages situated opposite Edenbridge railway station and within a short distance of various residential properties and the High Street.



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■ Tenancies

The garages are all fully let on six-month licences. A Tenancy Schedule will be provided with the legal documentation which will be available to download from the Clive Emson website.

■ Viewings

On site during daylight hours.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

81

**Guide: £315,000 Plus
* Plus Fees**

BUNGALOW FOR UPDATING WITH SPECTACULAR VIEWS

14 Compton Road, West Charleton, Kingsbridge, Devon, TQ7 2BP

■ A rare opportunity to acquire this spacious three-bedroom bungalow situated in an elevated position in West Charleton, a very popular residential area just on the outskirts of Kingsbridge. There are outstanding views of the Kingsbridge/Salcombe Estuary from the front of the building. It is located close to Dartmouth, a popular sailing centre with local beaches and coastal footpaths close by.

The property boasts a large open-plan living/dining room as well as front and rear garden that backs onto farm land, driveway parking and garage. The property requires refurbishment and repair and is likely to be of interest to home owners to make a beautiful family home, or builders who may see the potential for extending outwards or upwards, subject to all necessary consents being obtainable.

■ Council Tax Band D

■ Local Planning Authority

South Hams District Council.
Tel: 01803 861234.
Website: southams.gov.uk.

■ Freehold with Vacant Possession



■ Accommodation

Entrance hall, open plan living/dining room, utility cupboard, kitchen, three bedrooms, bathroom and shower room.

■ Outside

Front garden with sun terrace, driveway parking and single garage. Garden shed to the rear and a tiered garden with patio area and lawn.



View from the Property

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith/Tom Lowe



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82

Guide: £190-195,000
* Plus Fees

HOUSE IN NEED OF IMPROVEMENT

9 Camden Street, Maidstone, Kent, ME14 1UU

■ A mid-terrace house situated conveniently for the town centre and commuter mainline railway station.

The property offers good sized accommodation and is located in a quiet pedestrian street.

■ Ground Floor

Living room and kitchen.

■ First Floor

Landing, bedroom one and bathroom.

■ Second Floor

Bedroom two.

■ Outside

Garden at rear.



■ Council Tax Band B

■ Freehold
with Vacant
Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



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property services

83

Guide: £50-60,000
* Plus Fees

**FREEHOLD
SITE IN GOOD
LOCATION**

**Land West Of 88 Bodmin Road,
St. Austell, Cornwall, PL25 5AG**

■ Situated in a private location on the outskirts of St Austell, this broadly rectangular parcel of land is currently being used for the storage of building materials. Comprising an area of hardstanding and having two storage units on site, the land may be suitable for alternative uses, subject to all necessary consents being obtainable.



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Licence Number LIG1016. Plans are for location purposes only.

■ Site Measurements

The site extends to approximately 0.47 hectares (1.15 acres).

■ Local Planning Authority

Cornwall Council.
Tel: 0300 1234 151.
Website: cornwall.gov.uk.

■ Directions

The land can be located via the What3Words app using [///jumped.human.outcasts](http://jumped.human.outcasts)

■ Freehold with Vacant Possession



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

84

Guide: £350-360,000
* Plus Fees

**SEVEN
BEDROOM
HOUSE IN
POPULAR
LOCATION**

**20 St Dunstons Close,
Canterbury, Kent, CT2 8LP**

■ A substantial end-terrace house with side extension and double glazed windows. It is situated in the popular St Dunstons area of Canterbury and is within a short walk of Canterbury West mainline railway station.

The property has previously been used for student letting and may be suitable for continuation in this guise, or as a family home.



■ Ground Floor

Entrance hall, living room, kitchen, shower room / W.C and two bedrooms.

■ First Floor

Landing, five further bedrooms and bathroom with W.C.

■ Outside

Front and rear gardens.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

85

Guide: £625-675,000
* Plus Fees

■ A large mid-terrace property with a total floor area of 900 sq.m. (9,682 sq.ft.) is currently arranged as two commercial units, one of which is let, with 11 vacant office rooms above.

The building has been granted Planning Permission for conversion of the offices to provide 17 letting units each with their own shower rooms with W.C.s with two communal kitchens and roof top terrace.

The building is situated on Sittingbourne High Street close to local and nationwide retailers as well as the mainline railway station.



PERMISSION FOR SEVENTEEN LETTING UNITS AND RETENTION OF TWO COMMERCIAL UNITS

59-61 High Street, Sittingbourne, Kent, ME10 4AW

Currently let at £12,000 per annum

Estimated rental income £158,000 per annum



■ Planning

Planning Permission has been granted by Swale Borough Council under reference 22/503070/FULL, dated 18th May 2023, for restoration and conversion of offices into a co-living scheme of seventeen studio units, with part retention of retail/commercial use on all floors, including erection of a second floor extension to form a stairwell and creation of associated refuse and cycle storage facilities, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, Swale Borough Council Tel: 01795 417850. Website: swale.gov.uk.

■ Proposed Accommodation ■ 59 High Street ■ Ground Floor

Commercial premises with own entrance from the high street, storage, kitchen and W.C.

■ Tenancy

Vacant. Estimated potential income of £12,000 per annum.

■ 61 High Street ■ Ground Floor

Commercial premises with rear storage.

■ First Floor

Further storage.

■ Tenancy

Let under the terms of a 10-year Commercial lease expiring February 2027 at a current rental of £12,000 per annum. The Auctioneers have been advised this may currently be underlet.

■ Ground Floor

Communal entrance to residential parts and communal kitchen/dining room.

■ Units 1-2

Each with en-suite shower room/W.C.

■ First Floor

■ Units 3-10

Each with en-suite shower room/W.C.

■ Unit 11

Kitchen and en-suite shower room with W.C.

■ Unit 12-13

Each with en-suite shower room/W.C.

■ Second Floor

Communal kitchen/dining room with access to the roof terrace.

■ Unit 14

Kitchen and en-suite shower room with W.C.

■ Unit 15

En-suite shower room/W.C.

■ Unit 16

Kitchen and en-suite shower room with W.C.

■ Unit 17

En-suite shower room/W.C.

■ Outside

Yard and cycle/refuse space.

■ Auctioneer's Note

The previous EPC rating C, for the upper parts, has expired and a new EPC will be provided before the auction date.

■ Freehold with Part Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

86

Guide: £160,000 Plus
* Plus Fees

**FREEHOLD
HOUSE FOR
INVESTMENT
OR OCCUPATION**

**92 Venice Court,
Andover, Hampshire, SP10 5JQ**

■ This two/three-bedroom end-terrace house is situated a short drive from the centre of Andover with all of its shopping and other amenities. The house is in need of some upgrading and refurbishment but is considered worthy of the works required, beyond which it is considered that the house would be ideal for owner occupation or addition to an income-producing letting portfolio.



■ **Ground Floor**

Entrance hall, living room, kitchen and bedroom three/second reception room.

■ **First Floor**

Landing, two bedrooms and bathroom with W.C.

■ **Outside**

Enclosed rear garden.

■ **Council Tax Band B**

■ **Freehold with
Vacant Possession**

Joint Auctioneers



Bridge Street, Andover
01264 314419

Viewing By Arrangement With



01489 564606
Property Contact
Rob Marchant/Joe Rocks

87

Guide: Nil Reserve
* Plus Fees

**THREE
FREEHOLD
PARCELS OF
LAND**

**Land & Roadway, Hazel Grove,
Thatcham, Berkshire, RG18 3NH**

■ A collection of three freehold titles which together form the roadway of Hazel Grove, Thatcham.



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Licence Number LIG1016. Plans are for location purposes only.

■ **Viewing**

Interested parties may view directly on site during daylight hours.

■ **Freehold**

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant

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88

Guide: £550-560,000
* Plus Fees

DETACHED PROPERTY WITH PLANNING FOR EXTENSION AND CONVERSION TO THREE FLATS

43 Bethel Road, Sevenoaks, Kent, TN13 3UE

■ A detached property, which was originally built as a single house, and now having been arranged as two self-contained flats for many years. It is situated in a very popular residential location within one mile of the mainline railway commuter railway station and the High Street/town centre.

Planning Permission has been granted by Sevenoaks District Council to provide a rear extension and realignment of the roof height to facilitate a conversion of the property to three self-contained flats, each with two bedrooms.



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

■ Proposed Accommodation

■ Ground Floor Flat

Entrance hall, living room/dining room/kitchen at rear, main bedroom with en-suite shower room, bedroom two and bathroom with W.C.

■ First Floor Flat

Entrance hall, living room/dining room/kitchen at rear, main bedroom with en-suite shower room, bedroom two and bathroom with W.C.

■ Second Floor Flat

Entrance hall, living room/kitchen/dining room, main bedroom, bedroom two and bathroom with W.C.

There will also be two basement store rooms.

■ Council Tax Bands

Existing Flats 1 and 2 - Both B.

■ Freehold with Vacant Possession



West Elevation

North Elevation

East Elevation

South Elevation

LOT 88 CONTINUED



■ Planning

Planning Permission has been granted by Sevenoaks District Council under ref: 22/02595/FUL, dated 5th December 2022, for demolition of the outbuilding and erection of a two storey rear and single storey side extension with roof alteration to form additional accommodation to the ground floor, first floor and second floor flats, subject to conditions.

A further Planning Permission has been granted by Sevenoaks District Council, under ref: 23/00898/FUL, dated 3rd July 2023, for reconfiguration of the two existing flats and re-alignment of the roof height to provide a pair of enhanced residential units, subject to conditions.

A copy of the Planning Consents and accompanying documents may be downloaded from the Local Planning website: sevenoaks.gov.uk. Tel: 01732 227000.



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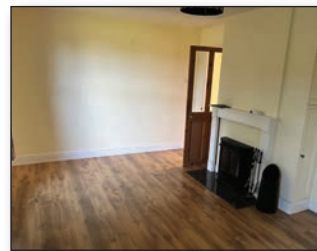
89

THREE-BEDROOM COTTAGE WITH COUNTRYSIDE VIEWS

Guide: £190-210,000
* Plus Fees

Brookfield, Sandy Lane, Newport, Isle of Wight, PO30 3BS

■ Located on the outskirts of the island's county town of Newport, this three-bedroom cottage is located in an attractive rural setting. The property benefits from attractive views to the front, a rear garden and off-road parking. It is in good condition throughout and would be ideally suited for use as a holiday home or, perhaps, for a mix of holiday letting and self-use.



View from Attic Room

■ Ground Floor

Living room, kitchen/dining room and cloakroom with W.C.

■ First Floor

Three bedrooms and bathroom.

■ Second Floor

Attic room.

■ Outside

Parking to the side, rear garden with shed and garage and courtyard garden to the front.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

Viewings

Where the Seller allows, viewings in respect of vacant properties (and some land) are strictly by prior confirmed appointment with Clive Emson Auctioneers. Tel: 0345 8500333.

In some cases a video walkthrough has been provided to assist, however, please also refer to the legal pack for additional information.

Prospective buyers view all lots entirely at their own risk and neither the Auctioneers, Joint Auctioneers or the Sellers take responsibility for any damage or injury, however caused. It is advisable to wear appropriate footwear and clothing as some buildings, particularly those for refurbishment, may have uneven floors or even missing floorboards! Please also bring a torch as the electricity is often not serviceable for safety reasons.

90

Guide: Nil Reserve
* Plus Fees

FREEHOLD LAND

Two Parcels Of Roadway, Heron Drive, Twyford, Reading, RG10 9DE

■ This pair of freehold titles combine to form the roadway of Heron Drive in the attractive Berkshire village of Twyford.

■ Viewing

Interested parties may view directly on site during daylight hours.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact

Mike Marchant/Rob Marchant



91

Guide: £80,000 Plus
* Plus Fees

WORKSHOP/STORE WITH DEVELOPMENT POTENTIAL

1 & 3 Victoria Street, Sheerness, Kent, ME12 1XZ

■ A detached single storey workshop of timber-frame construction with timber cladding to the front and a mixture of timber and metal sheets to the sides under a corrugated metal roof.

The property was most recently used as a mechanic's workshop with double doors to the front, spray booth and internal office. There may be a potential to redevelop the site, subject to all necessary consents being obtainable.

■ Accommodation

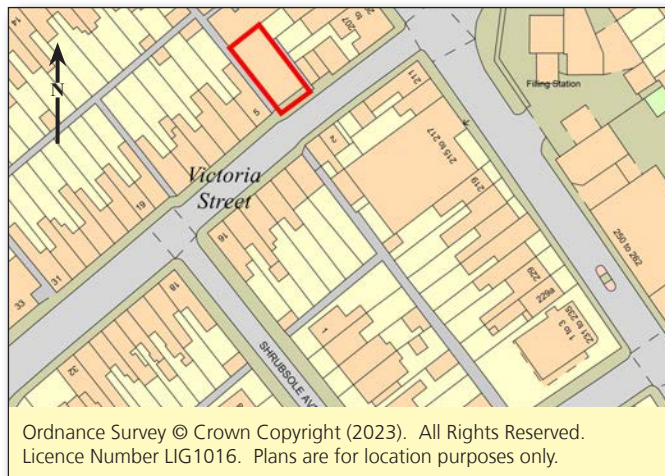
Workshop, office and spray booth.



■ Local Planning Authority

Swale Borough Council. Website: swale.gov.uk.
Tel: 01795 417850.

■ Freehold with Vacant Possession



Joint Auctioneers

gwf | GEORGE WEBB FINN

43 Park Road, Sittingbourne
01795 470 556

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

92

Guide: £150-160,000
* Plus Fees

**FORMER
HARDWARE
STORE WITH
TWO-BEDROOM
FLAT ABOVE**

*199-201 High Street,
Sheerness, Kent, ME12 1UJ*

■ A former hardware store with self-contained two-bedroom flat above, located close to Sheerness town centre with its amenities and mainline railway station.

The flat has two bedrooms and is now in need of improvement.



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■ Ground Floor

Shop floor, store room, kitchenette, W.C. and office.

■ First Floor

■ Flat 1

Entrance hall, living room/dining room, kitchen, two bedrooms and bathroom with W.C.

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers



Park Road, Sittingbourne
01795 470 556

Viewing By Arrangement With



01622 608400
Property Contact
Jon Rimmer

93

Guide: £55-60,000
* Plus Fees

**FLAT FOR
INVESTMENT**

*8B Sandown Road,
Sandown, Isle of Wight, PO36 9JP*

Currently let at £5,400 per annum

■ This ground floor flat is located in the popular residential area of Lake, on the outskirts of the larger settlement of Sandown.

The flat is let, producing a healthy income, and is considered ideal for continued use as an investment.



■ Accommodation

Living room, kitchen, bedroom and shower room.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £450 per calendar month.

■ Tenure

Held under the terms of a 999-year lease, from 10th July 1998.

■ Council Tax Band A

Joint Auctioneers



128 High Street, Cowes
01983 280555

Viewing By Arrangement With



01489 564606
Property Contact
Mike Marchant

94

**Guide: £250,000 Plus
* Plus Fees**

VACANT MIXED RESIDENTIAL AND COMMERCIAL PROPERTY WITH POTENTIAL

6-8 High Street, Lydd, Romney Marsh, Kent, TN29 9AJ

■ This semi-detached former Hall House is arranged as two self-contained flats and a shop on the ground floor.

Located in the heart of Lydd, a short distance from various convenience stores, Lydd Golf Club and the Lydd Airport. Also nearby are the towns of New Romney, Rye and Ashford with its wider range of shops and amenities.

It is considered that the property may offer potential for alternative arrangements or layouts subject to all necessary consents.

■ Commercial ■ Ground Floor

Shop space, six store rooms, inner hallway leading to rear room and W.C.

■ Flat 1 ■ Ground Floor

Entrance hall, living room, kitchen, bathroom with W.C and bedroom.

■ Council Tax Band A



■ Flat 2 ■ Ground Floor

Entrance.

■ First Floor

Hallway, kitchen, living room, bathroom with W.C and three bedrooms.

■ Council Tax Band C

■ Outside

Large garden to rear with off road parking.

■ Local Planning Authority

Folkestone & Hythe District Council. Website: folkestone-hythe.gov.uk.
Tel: 01303 853538.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

95

**Guide: Nil Reserve
* Plus Fees**

TWO PARCELS OF FREEHOLD LAND

Land & Roadway, Harmsworth Road, Tadley, Hampshire, RG26 4NB

■ A pair of freehold titles that combine to form the roadway of Harmsworth Road in the attractive north Hampshire village of Tadley.

■ Viewing

Interested parties may view directly on site during daylight hours.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant



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Guide: £150,000 Plus
* Plus Fees

SPACIOUS MANSION FLAT IN TOWN CENTRE

*Flat 9, Hartington Mansions, Hartington Place,
Eastbourne, East Sussex, BN21 3BJ*

■ An exciting opportunity to acquire this exceptionally spacious four-bedroom top floor (fourth) mansion flat located just off the seafront in the heart of the town centre. It has two balconies with panoramic views over the town centre, a gas heating system via radiators and provides extremely light and spacious accommodation accessed via a passenger lift.

It is offered for sale in good decorative order throughout with contemporary fixtures and fittings and retains some original features. It is situated in a central and convenient location between Grand Parade and Seaside Road with comprehensive shopping facilities and amenities in the immediate vicinity and excellent road links via the A259 linking all surrounding areas.



■ Ground Floor

Entrance hallway leading to passenger lift and stairs.

■ Fourth Floor

Entrance hall, living room, dining room/bedroom four, kitchen/breakfast room, separate W.C., family bathroom, en-suite shower room and three double bedrooms.

■ Leasehold with Vacant Possession

■ Tenure

Remainder of a 999-year lease, from 25th December 1999, at a current ground rental of £50 per annum.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

Online Bidding

To register to bid find the Lot that you are interested in and select the 'Online Bidding' tab in the centre of the page. You will be re-directed to the lot information within the online bidding platform. From here you will see two boxes. One saying 'Register' and the other 'Log in' (Please make sure you have accepted 'Cookies' as this sometimes hides the Register tab). You will be asked for your name, email address, telephone number and to create a password. These will be your new login details for the online bidding element of our website. (You will receive a return email from the online platform 'Bamboo Auctions', asking you to verify your email address).

Now logged in you will need to go to the tab marked 'Dashboard' to complete your registration. When in the dashboard you will see four options on the left-hand side of the page, they are:-

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Payment Details – Credit/Debit Card

Solicitors Details

If you would like help or advice on any aspect of the auction procedure then please contact us. **Tel: 0345 8500333**
Email: auctions@cliveemson.co.uk

97

Guide: £185-195,000
*** Plus Fees**

BUNGALOW IN NEED OF MODERNISATION

17 Grosvenor Close, Polegate, East Sussex, BN26 5LS

■ A semi-detached bungalow providing well-appointed two-bedroom accommodation in need of modernisation. It is mainly double-glazed with Downland views from the front of the property with off-road parking and gardens to the front and rear. The property is situated in this cul-de-sac just off Farmlands Way with the comprehensive local shopping facilities and amenities of Polegate within easy access. There are excellent road links to Eastbourne and Lewes and all surrounding areas via the nearby A27 and A22.



■ Ground Floor

Entrance hall, access to loft space, living room, kitchen, two bedrooms and bathroom with W.C.

■ Outside

Front garden mainly laid to lawn with flower borders, and driveway providing off-road parking. Rear garden (overgrown) with lawned area, flower beds and hedges.



■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne



Joint Auctioneers

HUNT FRAME
ESTATE AGENTS

Cornfield Road, Eastbourne
01323 737373

Auction Deposits

At registration you will be asked to enter credit card details for the payment of the 'holding deposit' if you are the successful bidder.

The pre-authorised holding deposit of £5,000 will be deducted immediately from the registered card if you are the highest bidder above the reserve, on the fall of the electronic gavel.

You will then be contacted by a member of the Clive Emson team for the balance of the full deposit, which is 10% of the purchase price (or £3,000 whichever is the greater) together with the appropriate administration fee per lot.

The balance of deposit and administration fee are payable within 24 hours of the successful purchase. This is payable by bank transfer and we will provide you with our client account details following your purchase.

An administration fee is payable at the same time as the deposit for each lot purchased. The administration fee will be added to the sale price using the following scaled increments and includes VAT:-

- Up to £29,999 = £750**
- £30,000 to £99,999 = £1,250**
- £100,000 to £249,999 = £1,750**
- £250,000 to £499,999 = £2,250**
- £500,000 to £749,999 = £3,500**
- £750,000 Plus = £5,000**

If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.

98

Guide: £37,500-42,500
* Plus Fees

FREEHOLD LAND WITH PLANNING FOR DWELLING

*Land Rear Of 4 Hallaze Road,
Penwithick, St. Austell, Cornwall, PL26 8UT*

■ A parcel of land located within the Cornish village of Penwithick, conveniently located for local amenities. Planning has been granted for the construction of a well proportioned three-bedroom family home with associated outside space and detached double garage.

■ Planning

Planning Permission has been granted by Cornwall Council under reference PA19/11222, dated 11th March 2020, for the construction of a three-bedroom detached dwelling house with detached double garage, subject to conditions. A copy of the Planning Consent and proposed plans may be downloaded from the Local Planning Authority website, Cornwall.gov.uk. Tel: 0300 1234 151.

■ Proposed Accommodation

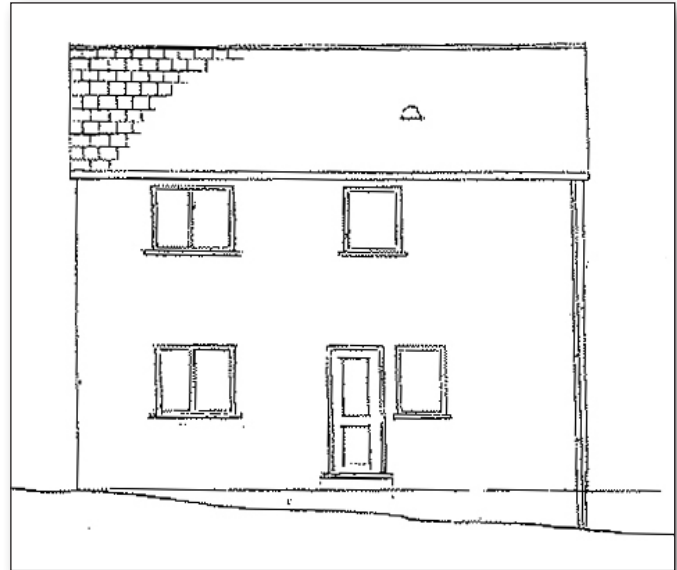
■ **Ground Floor**
Entrance hall, living room, kitchen and downstairs W.C.

■ First Floor

Landing, three bedrooms and family bathroom with W.C.

■ Outside

Garden and detached double garage.



Proposed Front Elevation



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■ Auctioneer's Note

An email exchange dated Monday 27th February 2023 between the seller and Local Authority, relating to implementation of the planning approval, is available for inspection within the legal documentation. Interested applicants should make themselves aware of this document and conduct further due diligence if required.

■ Site Measurements

Approximately 0.02 hectares (0.06 acres).

■ Viewing

Interested applicants may view the site during daylight hours ensuring they do not cause any disturbance to neighbouring properties.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

Measurements & Location Plans

All room sizes, site measurements and distances are approximate and may have been scaled from architects, Land Registry or Ordnance Survey plans.

Each lot will be sold in accordance with the title documentation as the location plans shown in the catalogue are for identification purposes only.

Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue.

99

**Guide: £280,000 Plus
* Plus Fees**

DETACHED BUNGALOW WITH CONSERVATORY FOR IMPROVEMENT

43 Hadleigh Park Avenue, Hadleigh, Benfleet, Essex, SS7 1SA

■ Situated in a popular residential location in South Benfleet is this detached bungalow well placed for local shops and amenities, transportation links and vehicular access to the A13, A130 and the A127.

The property requires a programme of modernisation and improvement but does have an attached garage with separate driveway, replacement double glazed windows, electric heating (not tested) and a conservatory.

■ Ground Floor

Entrance, hallway leading to two bedrooms, bathroom and W.C., living room, conservatory and kitchen.

■ Outside

Front garden with driveway and attached garage. Rear garden with shed storage and garden to side.

■ Council Tax Band D



■ **Freehold
with Vacant
Possession**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Kevin Gilbert/Russell Hawkes

Legal Documentation

All legal documentation supplied to us, including Special Conditions of Sale, title details, leases, searches, planning permissions and plans, will be available for inspection prior to the sales.

Visit cliveemson.co.uk to view online and download legal documentation direct to your own computer. Prospective bidders are strongly advised to inspect the legal documentation and to consult a legal adviser for independent advice prior to bidding.

100

Guide: Nil Reserve
* Plus Fees

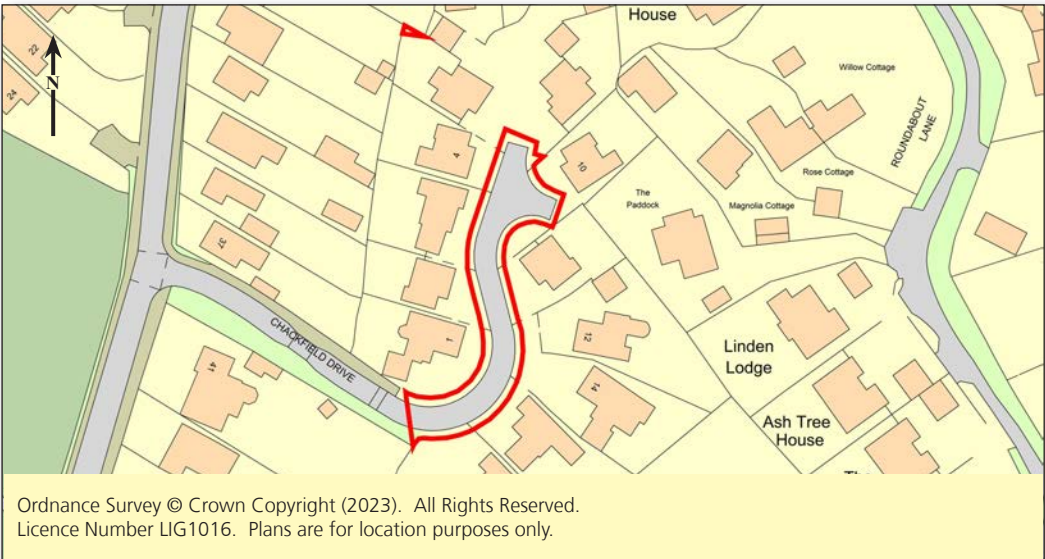
THREE PARCELS OF FREEHOLD LAND

Land & Roadways, Chackfield Drive, Winnersh,
Wokingham, Berkshire, RG41 5PH

■ These three freehold titles combine to form the majority of the roadway of Chackfield Drive along with a small triangular parcel of land to the rear of 5 Chackfield Drive.

■ Viewing

Interested parties may view directly on site during daylight hours.



Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant



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101

Guide: £200-250,000
* Plus Fees

DETACHED STUDIO BUILDING IN PRIME LONDON LOCATION

*Ground Floor Studio 48, Museum House, Roman Road,
Bethnal Green, London, E2 0HU*

■ This unusual and unique detached single storey building occupies its own self-contained position within a 19th Century built security gated development of flats and apartments near the Globe Road conservation area of Bethnal Green. Museum House is within close proximity to Bethnal Green Underground Tube station (Central Line services), directly off Roman Road and within easy walking distance of Museum Gardens, Bethnal Green Gardens and Paradise Garden recreational areas.

Built of traditional period stock brickwork and retaining original features, the studio set accommodation has mains water, drainage and electricity. Heating is provided by electric wall mounted heaters. Although now needing some light refurbishment, this represents an opportunity to purchase a quirky but distinctive residence in a much sought after London postcode.



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Licence Number LIG1016. Plans are for location purposes only.

■ Ground Floor

Sleeping area, kitchen facilities, shower room and separate W.C. There is also space within the roof void for storage.

■ Tenure

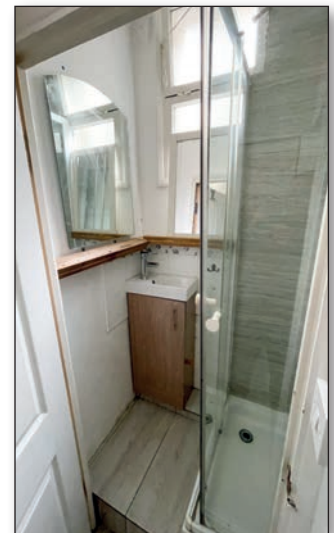
Remainder of a 999-year (less three days), from 25th December 1886, at a peppercorn ground rent.

■ Auctioneer's Note

In accordance with the Local Authority planning conservation policy, Permission has been granted, under ref: PA/22/02644, dated 19th May 2023, for the replacement of single-glazing windows with glazing bars on the south-side of the building with new timber framed double-glazing sash windows with glazing bars. A copy of the Planning Consent and accompanying documents can be downloaded from the Local Planning Authority website, The London Borough of Tower Hamlets, www.towerhamlets.gov.uk. Tel: 0207 364 5009.

■ Council Tax Band C

■ Leasehold with Vacant Possession



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

102

Guide: £300,000 Plus
* Plus Fees

FREEHOLD BLOCK OF THREE FLATS AND FORMER BREWERY SITE WITH POTENTIAL

*Fairlawns & Former Ventnor Brewery, 119 High Street,
Ventnor, Isle of Wight, PO38 1LY*

■ Situated in the heart of Ventnor close to the popular Victorian Centre, Fairlawns was the original home of the Burt family who ran the long-established Ventnor Brewery, prior to its closure about 10 years ago.

The brewery buildings are attached to the rear of what was the family home. In more recent times, the residential dwelling has been separated into three self-contained flats, with two ground floor units providing two-bedroom accommodation and a large three-bedroom flat on the first floor, with the benefit of a roof terrace. There is allocated car parking for each flat. To the rear of the site is the former brewery building which extends over four floors and has scope/potential for a number of future uses, including perhaps site redevelopment, subject to all necessary consents being obtainable.

■ Fairlawns ■ Ground Floor ■ Flat 1

Living room, inner hall, kitchen, two bedrooms and bathroom with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £125 per week.

■ Council Tax Band E



■ Flat 2

Entrance hall, living room, kitchen, two bedrooms and bathroom with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £550 per calendar month.

■ Council Tax Band C

■ First Floor

■ Flat 3

Reception hall, living room, kitchen, three bedrooms, bathroom and cloakroom with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £650 per calendar month.

■ Council Tax Band D

■ Outside

Roof terrace for Flat 3 (First Floor). Open plan communal gardens and parking area at ground level.

■ Former Brewery Site

Accommodation over four floors in the main building and a smaller annexe building at ground and first floor level - previously all in use to support the beer-making facilities on-site.

■ Freehold with Part Vacant Possession

■ Auctioneer's Note

The former brewery building is in a poor state of repair and prospective purchasers are advised to dress appropriately and that they view at their own risk.

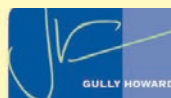
■ Local Planning Authority

Isle of Wight Council.
Tel: 01983 823552.
Website: iow.gov.uk.



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Joint Auctioneers



Dudley Road, Ventnor
01983 301434

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

103

Guide: £380-390,000
* Plus Fees

SEMI-DETACHED HOUSE FOR IMPROVEMENT

90 Kedleston Drive, Orpington, Kent, BR5 2DS

■ This semi-detached house is situated in a residential location in the Poverest area of Orpington, well placed for access to local amenities, recreational facilities and transportation links, including railway stations at St Mary Cray, Petts Wood and Orpington.

The house is in need of some improvement and modernisation but does have a gas heating system via radiators, double-glazed windows and off-road parking.

■ Ground Floor

Entrance reception hallway, living room opening to dining room, with french doors to garden and kitchen.

■ First Floor

Landing, three bedrooms and shower room.



■ Outside

To the front of the property there is a garden, off-road parking and side gate giving access to outside cloakroom/W.C., storage sheds and split-level rear garden. The lower levels comprises a patio with steps up to further rear garden.

■ Council Tax Band D
■ Freehold with
Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman

104

Guide: £100-120,000
* Plus Fees

TWO-BEDROOM MAISONETTE WITH GARAGE

6 Willow Court, Enbrook Road, Sandgate, Folkestone, Kent, CT20 3NU

Currently let at £10,200 per annum

■ A two-bedroom split-level maisonette located on the ground and first floor of this purpose-built block. The property is located close to Sandgate seafront and is currently let. The accommodation is of a good size but may require some improvement although it does have double glazed windows and a gas heating system. There is a garage located below the flat and is let to a separate tenant.

■ Ground Floor

Entrance hall, kitchen and living room with balcony.

■ First Floor

Two bedrooms and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £750 per calendar month.

■ Tenure

Remainder of a 99-year lease, from 29th September 1966, at a current ground rental of £20 per annum.

■ Council Tax Band B

■ Viewing

External only.



■ Lock-up Garage ■ Tenancy

Let to a separate tenant at a current rental of £100 per calendar month. Further information will be available to download from the Clive Emson website.



Joint Auctioneers

**BURNAP
+
ABEL**

4 Majestic Parade, Sandgate
01303 258590

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

105

Guide: Nil Reserve
* Plus Fees

FREEHOLD ROADWAY

Roadway Front Of 15B & 15C Lovatt Close,
Tilehurst, Reading, RG31 5HG

■ This small parcel of land has the private road to numbers 15a, 15b and 15c Lovatt Close within it.

■ Viewing

Interested parties may view directly on site during daylight hours.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant



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106

Guide: £120-130,000
* Plus Fees

ALMOST EIGHT AND A HALF ACRES OF LAND

*Land Corner Of Longage Hill & Canterbury Road,
Lyminge, Folkestone, Kent, CT18 8HD*

■ A freehold L-shaped parcel of land situated on the corner of Longage Hill and Canterbury Road, comprising the water garden, an area of copse, as well as grassland.

The water garden area extends to 0.37 hectares (0.91 acres). The remaining land extends to 3.03 hectares (7.5 acres) and, collectively, the entire site extends to 3.4 hectares (8.41 acres).

The Seller has advised water was connected to the property (currently disconnected). Prospective purchasers should rely on their own enquiries regarding re-connection (if required).



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■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Joint Auctioneers
 82 Castle St,
Canterbury
01227
454111

Further Information From

LAND AND PROPERTY AUCTIONEERS
01622 608400
Property Contact
Kevin Gilbert

107

Guide: £800-850,000
* Plus Fees

FREEHOLD TOWN CENTRE INVESTMENT COMPRISING ELEVEN COMMERCIAL UNITS AND RESIDENTIAL GROUND RENT INCOME

1-8 Gray's Walk, 59, 60, 61, 61A, 61B Pyle Street & 10 Scarrots Lane,
Newport, Isle of Wight, PO30 1UL

■ Gray's Walk is a relatively modern purpose-built block running between Pyle Street and Scarrots Lane, a short distance from the junction of Pyle Street and St James Street in the heart of Newport, the Isle of Wight's county town.

Gray's Walk comprises eight commercial units, all of which are let and producing a healthy income while the Pyle Street elevation is book-ended by numbers 59 and 61 Pyle Street, which are also let, and to the rear 10 Scarrots Lane which is arranged as a two-storey café/coffee shop which also forms part of the Title.

In addition, the upper floors include three residential flats sold under the terms of long leases but with the freeholder the beneficiary of the ground rent paid by these units. The commercial units of varying sizes are let to a good range of occupiers including a dental surgery, café, electrical retailer and computer repair services. The properties are considered ideal for addition to an income producing portfolio.

■ 1 Gray's Walk

Main retail trading area, small kitchen and staff cloakroom with W.C.

■ Tenancy

Let under the terms of a commercial lease for a term of five years from 1st October 2022 at a current rent of £7,000 per annum.

■ 2 Gray's Walk

Main retail trading area, small kitchen and staff cloakroom with W.C.

Currently let at £84,950 per annum



■ Tenancy

Let under the terms of a commercial lease for a term of five years from 23rd January 2020 at a current rent of £7,000 per annum.

■ 3 Gray's Walk

Main retail trading area, small kitchen and staff cloakroom with W.C.

■ Tenancy

Let under the terms of a commercial lease for a term of five years from 1st March 2023 at a current rent of £7,000 per annum.

■ 4 Gray's Walk

Main retail trading area, small kitchen and staff cloakroom with W.C.

■ Tenancy

Let under the terms of a commercial lease for a term of five years from 1st June 2023 at a current rent of £7,000 per annum.

■ 5 Gray's Walk

Main shop/retail area, large walk-in store, staff kitchen and cloakroom with W.C.



■ Tenancy

Let under the terms of a commercial lease for a term of five years from 1st July 2021 at a current rent of £6,000 per annum.

■ 6 Gray's Walk

Main shop/retail area, large walk-in store, staff kitchen and cloakroom with W.C.

■ Tenancy

Let under the terms of a commercial lease for a term of six years from 8th November 2014 at a current rent of £6,500 per annum.

■ 7 & 8 Gray's Walk

Not inspected at the time of publication but comprising a dental surgery with dental treatment and waiting rooms, staff kitchen and cloakrooms with W.C.'s.

■ Tenancy

Let under the terms of a commercial lease for a term of fifteen years from 30th November 2010 at a current rent of £24,000 per annum.

LOT 107 CONTINUED

■ 59 Pyle Street

Trading as a café with main customer area, kitchen and cloakroom with W.C.

■ Tenancy

Let under the terms of a commercial lease for a term of five years from 4th July 2018 at a current rent of £9,000 per annum.

■ 61 Pyle Street

Main shop/retail area, two storerooms, kitchen and cloakroom with W.C.

■ Tenancy

Let under the terms of a six month licence from 1st January 2023 at a current rent of £6,500 per annum.

■ 10 Scarrots Lane

Two-storey unit at present arranged as a café.

■ Ground Floor

Café/trading area, food counter and cloakrooms/W.C.s

■ First Floor

Additional seating/service area and kitchen.

■ Tenancy

Let under the terms of a commercial lease for a term of 10 years, from 6th January 2020, at a current rent of £11,000 per annum.

■ Flats

■ 59, 60 & 61B Pyle St

59 and 60 are sold under the terms of 150-year leases from 25th June 2018 and 61B on a 99-year lease from 1st January 2002, all three flats are at a current ground rental of £150 per flat per annum.



■ Outside

Gray's Walk is built around a pretty central courtyard and with pedestrian access onto both Pyle Street and Scarrots Lane.

Joint Auctioneers



Dudley Road, Ventnor
01983 301434

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Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

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108

Guide: £420-430,000
* Plus Fees

A LARGE SEMI-DETACHED HOUSE WITH SELF-CONTAINED ANNEXE IN A RURAL SETTING

Reginald Lodge, Well Penn Road, Cliffe, Rochester, Kent, ME3 7SD

■ A large semi-detached house with good size accommodation, comprising the main house and a two storey side extension providing a self-contained annexe. It is situated in a rural location with farmland to the side and front, on the outskirts of the village of Cliffe and with good access to the A289 Wainscott Bypass and onto the M2/A2 motorways.

The property stands on a generous plot and is now in need of some improvement works however the annexe is in good condition and currently used as a B&B. Both the main house and annexe have separate gas heating systems via radiators.

■ Main House

■ Ground Floor

Entrance hall, living room/ sitting room, dining room, kitchen and utility room.

■ First Floor

Landing, main bedroom, bedroom two, bathroom with shower and W.C., separate W.C.

■ Second Floor

Bedroom three.

■ Council Tax Band C

■ Annexe

■ Ground Floor

Living room and kitchen.

■ First Floor

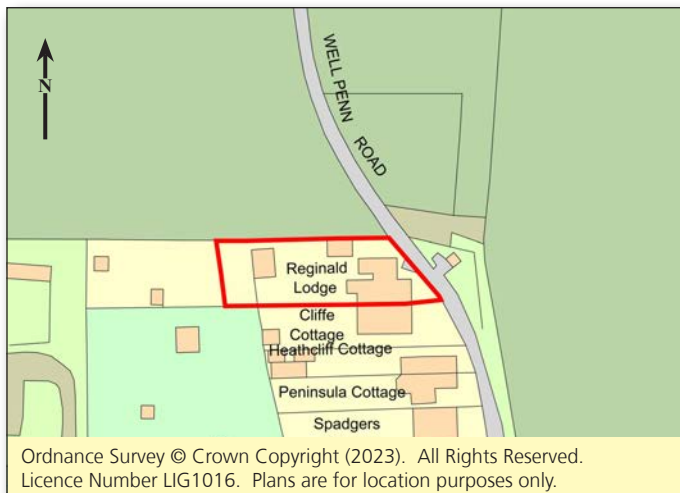
Bedroom with en-suite bathroom.

■ Council Tax Band A

■ Outside

Garden to front with driveway to attached garage. Good sized garden to rear.

■ Freehold with Vacant Possession



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Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

109

Guide: £425,000 Plus
* Plus Fees

PERIOD BUILDING WITH PERMISSION FOR CONVERSION INTO TWO HOUSES

1 Potter Street, Sandwich, Kent, CT13 9DR

■ A substantial former solicitor's office situated in the heart of the popular town of Sandwich, close to local amenities and a short distance from Sandwich mainline railway station. This attractive property has accommodation over three floors with nice high ceilings and period features.

The property has been granted change of use into a two-bedroom house and a four-bedroom house and, in the past, had been granted permission for the conversion of the first and second floors into three self-contained flats with the ground floor remaining as offices.

■ Planning

Planning Permission has been granted by Dover District Council under reference: 22/01584, dated 19th May 2023, for change of use and conversion into two dwelling houses, subject to conditions.

Listed Building Consent has been granted by Dover District Council under reference: 22/01584 dated 19th May 2023, for alterations to facilitate change of use to a dwelling, to include infill of existing partitions, removal of partition wall replacement of existing window with new to west elevation and replacement of existing



window with door to north elevation, subject to conditions.

Planning Permission was previously granted under reference: DOV/14/00712 dated 10th September 2014 for change of use and conversion of first and second floors to three self-contained flats, subject to conditions.

Copies of the Planning Consents and accompanying documents can be downloaded from the Local Planning Authority website: dover.gov.uk. Tel: 01304 872486.



■ Proposed Accommodation

■ Unit 1 - Ground Floor

Entrance hall, drawing room, library, dining room and kitchen.

■ First Floor

Landing, two bedrooms, main bedroom with en-suite shower room with W.C. and family bathroom with W.C.

■ Second Floor

Bedroom with en-suite shower room/W.C. and store.

■ Outside

Yard to rear.

■ Unit 2

■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

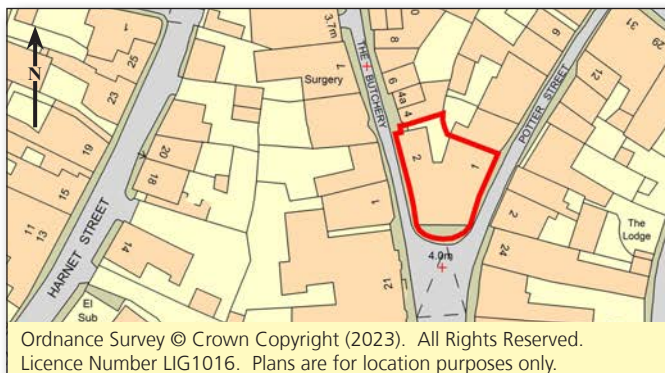
■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Jon Rimmer



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110

Guide: £200-220,000
* Plus Fees

SUBSTANTIAL TOWN CENTRE PREMISES WITH PLANNING TO CREATE TEN UNITS

29-31 Fore Street, Tiverton, Devon, EX16 6NA

On the instruction of the Trustees

■ Situated in the heart of Tiverton town centre with nearby national retailers including Argos, Superdrug and Holland & Barrett, this four storey terraced property is currently arranged as a substantial commercial unit (most recently occupied by HSBC) and a good sized two-bedroom maisonette.

The property requires a programme of refurbishment, including repair works to the party wall, while Planning Consent has been approved for conversion of the existing building into two commercial units at ground floor level with four one-bedroom flats above and a detached two storey townhouse to rear. In addition the approval allows for the construction of a single storey terrace in order to create three one-bedroom dwellings with communal garden.

Set in the Devon countryside and conveniently located for the M5 motorway Tiverton is steeped in history and character with local attractions including Tiverton Castle and the nearby Knightshayes Court. Local amenities include Tiverton Pannier Market, Blundells Independent School, Exe Valley Leisure Centre and Tiverton Golf Club.

■ Existing Accommodation

■ Commercial - 29-31 Fore Street

■ Ground Floor

Customer area, cashier counters, meeting room (no windows), meeting room (internal windows only), office, inner hallway, boiler room, gas meter room, office, store room, strong room (door removed) and separate ladies and gents cloakrooms with W.C.s.



■ First Floor

Staff room with kitchenette, landing, store room, conference room, additional room and cloakroom with W.C.

■ Second Floor

Split level landing, office with store cupboard, office and further room.

■ Third Floor

Landing and two rooms.

■ Outside

Substantial area of hardstanding to rear providing off-road parking for multiple vehicles with access via Phoenix Lane.

■ Maisonette

■ 31A Fore Street - Ground Floor

Separate access point via Fore Street.

■ First Floor

Living room.



■ Second Floor

Kitchen, two bedrooms, bathroom (no W.C.) and cloakroom with W.C.

■ Third Floor

Two interconnecting store rooms.

■ Council Tax Band A

■ EPC Information

The EPC states the total floor area for the commercial unit to be 413 sq.m. (Energy Performance Rating D - 93) while the EPC states the total floor area for the maisonette to be 98 sq.m. (Energy Performance Rating F - 22).

LOT 110 CONTINUED

■ Planning

Planning Permission has been granted by Mid Devon District Council under reference 21/01796/FULL, dated 25th March 2022, for the conversion of bank to two commercial units with four flats over, conversion of rear building to dwelling and construction of three new dwellings, subject to conditions.

A copy of the Planning Consent and accompanying documents, including existing and proposed floor plans, may be downloaded from the Local Planning Authority website, middevon.gov.uk. Tel: 01884 255255.

■ Site Measurements

The site extends to approximately 0.09 hectares (0.24 acres).

■ Proposed Accommodation

■ Ground Floor

■ 29 Fore Street

Retail space, rear hallway and cloakroom with W.C.

■ 31 Fore Street

Retail space, rear hallway, staff room and cloakroom with W.C.

■ First Floor

Each of the two flats above the commercial units will comprise: entrance hall, open-plan living/dining/kitchen space and bedroom with en-suite bathroom/W.C.

■ Second Floor

Each of the two flats at second floor level will comprise: entrance hall, open-plan living/dining/kitchen space and bedroom with en-suite bathroom/W.C.

■ Third Floor

Collection of store rooms.



Proposed Elevation of the Terrace of Three Units

■ Two Storey Townhouse

■ Ground Floor

Entrance hall, open-plan living/dining/kitchen space and cloakroom with W.C.

■ First Floor

Small landing and bedroom with en-suite bathroom/W.C.

■ Terrace of Three Units to Rear

Each single storey dwelling will comprise; entrance hall, open-plan living/dining/kitchen space and bedroom with en-suite wet room.

■ Outside

Hardstanding vehicular access with turning area for delivery vehicles. Communal garden and shed/scooter store.

■ Auctioneer's Note

For information relating to the commercial rateable value and other available data go to gov.uk/correct-your-business-rates and enter the postcode for the property into the appropriate search field.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood



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111

Guide: £100-110,000
* Plus Fees

DETACHED CABIN IN WOODLAND SETTING

Badgers Mount, Denton Lane, Wootton, Canterbury, Kent, CT4 6RN

■ A detached timber cabin situated on the periphery of the village of Wootton which lies to the east of the A260 (Canterbury Road) and south of the A2.

■ Accommodation

Entrance hall, living room with door to balcony, kitchen, bedroom with ensuite shower room/W.C., two further bedrooms and bathroom with W.C.

■ Site Measurements

The entire plot extends to 0.44 hectares (1.08 acres).

■ Auctioneer's Note

Access is from a gated entrance from Denton Lane via a track which only serves the cabin.

No access restriction has ever existed, although we understand the majority of the current track leading to the cabin is outside of the property's boundary. Prospective purchasers should inspect the legal pack for further information.

■ Planning

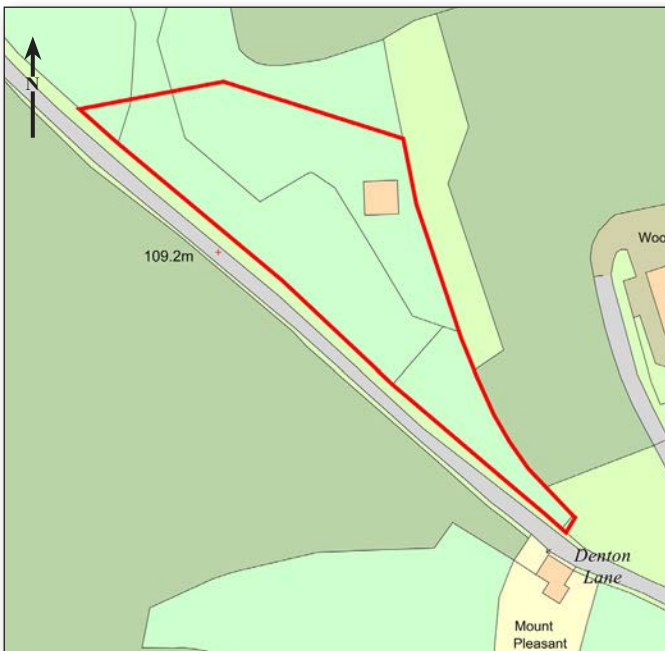
Dover District Council granted a Certificate of Lawful Use or Development for the cabin to be "used as a dwelling" under reference DOV/03/00061, dated the 29th April 2005.

A copy of the Certificate can be downloaded from the Dover District Council website: dover.gov.uk.
Tel: 01304 872486.

■ Council Tax Band B



On the instructions of the Executor



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■ Freehold with Vacant Possession

Joint Auctioneers



Market Street,
Sandwich

01303
612147

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

112

Guide: £55,000 Plus
* Plus Fees

MAISONETTE FOR IMPROVEMENT

14A Lummaton Place,
Torquay, Devon, TQ2 8EB

On the instructions of the Receivers

■ A leasehold two-bedroom maisonette for refurbishment, arranged over the ground and first floor.

The property is located close to the Babbacombe area of Torquay and has easy access to local amenities. It is likely to be of interest to builders for post work onward resale or as an investment.



■ Ground Floor

Entrance into open L-shaped room with kitchen area. Bedroom.

■ First Floor

Living room, inner hall, bathroom and bedroom.

■ Tenure

Remainder of a 999-year lease from 25th March 1988.

■ Council Tax Band A

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith/Tom Lowe

113

Guide: £300,000 Plus
* Plus Fees

VACANT COMMERCIAL PROPERTY WITH POTENTIAL

14 Wellington Square,
Hastings, East Sussex, TN34 1PB

■ An attractive mid-terrace period property located in the popular Wellington Square in Hastings town centre, with easy access to the seafront, the mainline railway station and various local and national retailers, pubs, restaurants and further amenities.

The property has formerly been used as office accommodation and it may offer the potential for reinstatement as a residential dwelling, subject to all necessary consents being obtainable.



■ Ground Floor

Two rooms and W.C.

■ Lower Ground Floor

Two rooms.

■ First Floor

Two rooms.

■ Second Floor

Two rooms.

■ Third Floor

Two rooms and shower room with W.C.

■ Outside

Rear parking.

■ Local Planning Authority

Hastings Borough Council.

Tel: 01424 451111.

Website: hastings.gov.uk.

■ Freehold with Vacant Possession

Joint Auctioneers



1 George Street,
Hastings

01424
444100

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Jade Flood

114

Guide: £100-105,000
* Plus Fees

FLAT FOR INVESTMENT

92A Balmoral Road,
Gillingham, Kent, ME7 4QE

On the instructions of the Executors

Currently let at £6,300 per annum

■ A self-contained flat situated on the first floor of this converted building in an established residential area, convenient for the mainline commuter railway station.



■ First Floor

Living room, kitchen, bedroom and bathroom with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £525 per calendar month. It is considered there is scope for increasing the current rental.

■ Tenure

Remainder of a 125-year lease from 20th February 2006. Further information will be available to download from the Clive Emson website.

■ Council Tax Band A

Viewing By Arrangement With

BELVOIR!

Victoria Street, Rochester
01634 403125

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

115

Guide: £40,000 Plus
* Plus Fees

FREEHOLD LAND

Land Westwood Close, Cowes,
Isle of Wight, PO31 7NS

■ This land is the residue of a long-built and completed residential housing development. The Title extends to 0.21 hectares (0.51 acres).



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■ Local Planning Authority

Isle of Wight Council.
Tel: 01983 823552.
Website: iow.gov.uk.

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Joint Auctioneers



Merstone
Lane, Newport

01983
828805

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

116

Guide: £235-240,000
* Plus Fees

END-TERRACE HOUSE FOR IMPROVEMENT

1 Council Cottages, Redwall Lane,
Hunton, Maidstone, Kent, ME15 0RH

■ An end-terrace two storey house in a rural location on the outskirts of the county town of Maidstone.

There is easy vehicular access into the town centre with its wide range of national and local retailers, schools, mainline railway stations and further amenities.

■ Ground Floor

Entrance, living room, kitchen and conservatory.

■ First Floor

Three bedrooms and bathroom with W.C.



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

■ Outside

Garden and driveway to front. Garden to rear.

■ Council Tax Band C

■ Freehold
with Vacant
Possession

117

Guide: £2-3,000
* Plus Fees

FREEHOLD LAND AND ACCESS ROAD

Land Off John Macadam Way,
St. Leonards-on-Sea, East Sussex, TN37 7SQ

■ A freehold parcel of land comprising mainly access road adjacent to the Sainsbury's Supermarket on the outskirts of St Leonards.

■ Site Measurements

The site extends to 0.29 hectares (0.72 acres).

■ Directions

The land can be located via the What3Words app using ///flows.discouraged.loft



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Instructions Received From



Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Sam Kinloch

118

Guide: £105-115,000
* Plus Fees

WELL PRESENTED FLAT WITH GARDEN

Flat 1, 97 King Street, Ramsgate, Kent, CT11 8NZ

■ A one-bedroom flat located on the ground floor. Until recently it was let but is now offered with vacant possession. The property is in good order, has a modern kitchen and bathroom and is ideal for investment or owner occupation.



■ Ground Floor

Communal entrance.

■ Flat 1

Entrance hall, living room, bathroom with shower and W.C., bedroom and kitchen.

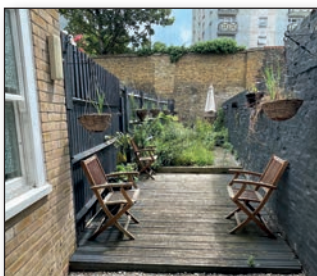
■ Outside

Garden to rear.

■ Tenure

To be sold on a new 125-year lease. Further information will be available to download from the Clive Emson website.

■ Council Tax Band A



■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

119

Guide: £145-150,000
* Plus Fees

MID-TERRACE HOUSE FOR REFURBISHMENT

2 Francis Lane, Maidstone, Kent, ME15 9EG

■ This two-bedroom mid-terrace house is located in a predominantly residential area a short distance from Maidstone town centre with its various local and national retailers, pubs, restaurants, schools and further amenities, and its two mainline railway stations.

■ Ground Floor

Entrance porch, living room and kitchen.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Gardens to front and rear.

■ Council Tax Band A

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



120

Guide: £400-450,000
* Plus Fees

FREEHOLD PUBLIC HOUSE

*Botany Bay Inne, Winterborne Zelston,
Blandford Forum, Dorset, DT11 9ET*

■ This attractive landmark building occupies a prominent position on the main A31 on the outskirts of Winterbourne Zelston with an extensive car park and two access points onto the main road.

The property sits on a plot of just over one acre and is in good condition throughout, having been trading late last year.

■ Ground Floor

Main restaurant/bar area, commercial kitchen, beer cellar, ancillary storage and utility rooms and staff and customer W.C.s.

■ First Floor

Manager's flat, living room, kitchen, three bedrooms and bathroom.

■ Outside

Rear garden and seating area, timber BBQ/Pizza servery, external storage and gas storage tanks.

■ Freehold with Vacant Possession



Joint Auctioneers

savills

1 Grosvenor Square, Southampton
023 8071 3900

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



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121

Guide: £800,000 Plus
* Plus Fees

FORMER DOG TRAINING CENTRE AND DETACHED BUNGALOW WITH POTENTIAL

Cathros Lithos, Yelsted Road, Yelsted, Sittingbourne, Kent, ME9 7UU

■ A substantial former dog training facility located in a rural location, within easy reach of the M20 and the M2, as well as the county town of Maidstone and Sittingbourne. Both offering a wide range of shops, supermarkets, railway stations and further amenities.

The property which will be offered with vacant possession on completion includes a detached four bedroom bungalow as well as various outbuildings which may offer potential for alternative uses, subject to all necessary consents being obtainable.

■ Local Planning Authority

Swale Borough Council.
Tel: 01795 417850.
Website: swale.gov.uk.



■ Bungalow

Entrance hall, three bedrooms, further bedroom with en-suite shower with W.C, family bathroom with W.C, kitchen/ breakfast room and an open plan living / dining room.

■ Council Tax Band F

■ Outbuilding 1

Training studio, training room with office area and two further training rooms, store and nine kennels.

■ Outbuilding 2

Three store rooms and enclosed kennels.

■ What3Words

The site can be located using the What3Words app ref: ///bravo.breaked.minimums

LOT 121 CONTINUED



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■ Site Measurements

The site extends to approximately 1.15 hectares (2.84 acres).

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

122

Guide: £12-15,000
* Plus Fees

OVER TWO ACRES OF WOODLAND

Land North Side Of The A299 Thanet Way,
Hernhill, Faversham, Kent, ME13 9JA

■ A parcel of woodland situated on the northern side of the A299 (Thanet Way), extending to 2.12 acres (0.86 hectares).

■ Viewing

Interested applicants may view directly on site during daylight hours.

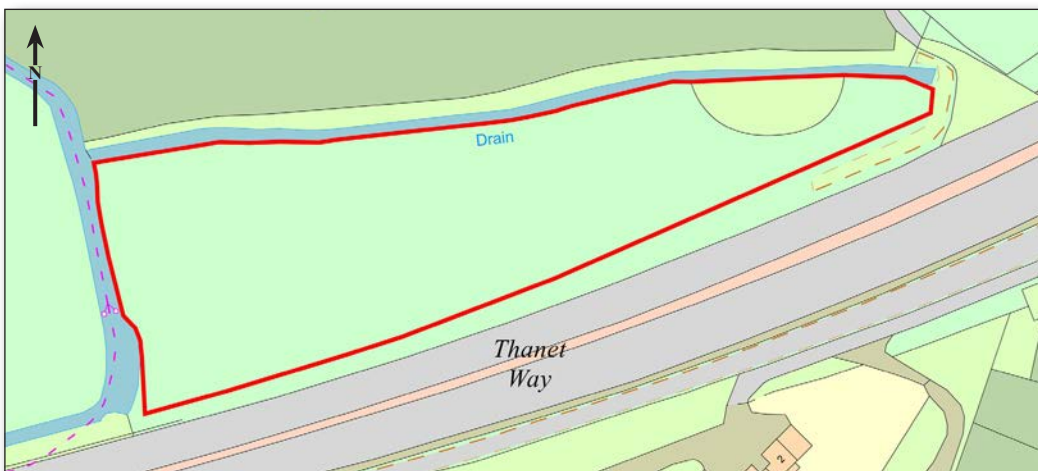
■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



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123

Guide: 150,000 Plus
* Plus Fees

DETACHED CHALET BUNGALOW FOR IMPROVEMENT

The Shieling, Five Lanes, Launceston, Cornwall, PL15 7RX

■ A detached property with flexible accommodation arranged over two floors and having off-road parking and a good size rear garden.

Situated on the outskirts of Five Lanes village, which offers convenient access to the A30. The property now requires a comprehensive programme of improvement works whilst individuals may wish to consider extension of the premises, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance hall, kitchen/dining room, walk in store cupboard, cloakroom with W.C., wet room (no W.C.), two bedrooms, living room with sliding patio doors leading to rear garden and further room with wash basin, shower and W.C.

■ First Floor

Small landing and two rooms.

■ Outside

Off-road parking, attached garage (not inspected), front and rear gardens.

■ Council Tax Band D

■ Site Measurements

The site extends to approximately 0.12 hectares (0.30 acres).



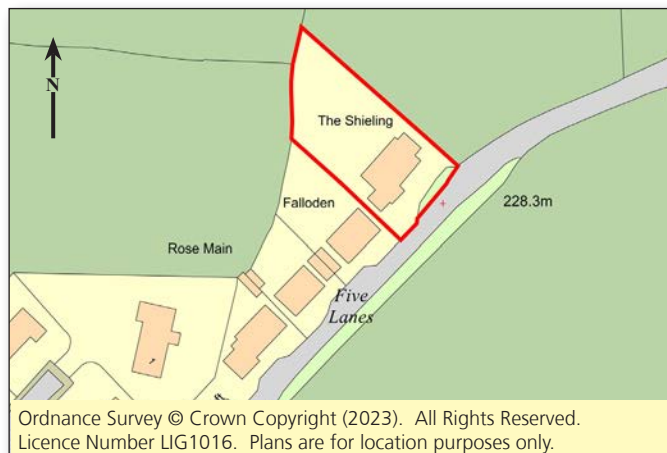
■ Auctioneers Note

Interested individuals are advised that placing the above postcode into a Satnav may not take you directly to the property.

■ Directions

The lot can be located via the What3Words app using [///defender.hoofs.president](https://www.what3words.com/defender.hoofs.president)

■ Freehold with Vacant Possession



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Kevin Gilbert

124

Guide: £600-650,000
* Plus Fees

DETACHED HOUSE WITH LARGE GARDEN IN NEED OF UPDATING

6 Warnham Road, Horsham, West Sussex, RH12 2QU

■ An exciting opportunity to acquire this detached 1930s-style house in a sought after residential location on the outskirts of the town centre. It has a gas heating system via radiators, is fully double glazed throughout and is in need of some updating.

There are good sized gardens to the front and rear, a driveway with parking for several cars and an attached garage.

The property is situated on the north side of the road between the junctions of Redford Avenue and Pondtail Road, just off the main A24.

The comprehensive shopping facilities and amenities of Horsham town centre are easily accessible, with excellent road links to Brighton, Gatwick and all surrounding areas via the nearby A24 and A264.

■ Ground Floor

Entrance hall with stairs to first floor, living room, glazed double doors to rear garden, kitchen, glazed door to side access to front and rear gardens, dining room/bedroom 4 and cloakroom/W.C.

■ First Floor

Landing, main bedroom, double bedroom 2, single bedroom 3, bathroom and separate W.C.

■ Outside

Front garden laid to lawn with driveway and parking with attached garage, good sized rear garden with lawned area, hedges, trees and shrub borders, storage sheds, greenhouse and rockery with water feature.



■ Council Tax Band F

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne



125

Guide: £560-570,000
* Plus Fees

TWO COTTAGES FOR IMPROVEMENT AND BARN

*Brook Farm Cottages, Five Oak Green Road,
Tonbridge, Kent, TN11 0QN*

■ A pair of semi-detached cottages with detached barn and carport for six vehicles, located on the outskirts of Tonbridge a short distance from various shops and amenities. The properties are in need of some refurbishment, however, once enhanced would be ideal for investment. The barn may offer potential for alternative uses, subject to all necessary consents being obtainable.

■ Cottage 1 ■ Ground Floor

Living room, kitchen and back hall.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Second Floor

Attic Room.

■ Council Tax Band D

■ Cottage 2 ■ Ground Floor

Living room, kitchen and back hall.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Council Tax Band D



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS
01622 608400
Property Contact
Chris Milne



■ Outside

Both cottages have a rear garden and a driveway that leads to the detached barn and the carport for six vehicles.

■ What3Words

The site can be located using the What3Words app ref: ///hiding.mass.enjoy

■ Local Planning Authority

Tonbridge & Malling Borough Council. Website: tmbc.gov.uk. Tel: 01732 844522.

■ Freehold with Vacant Possession



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126

Guide: £260,000 Plus
* Plus Fees

DETACHED BUNGALOW FOR IMPROVEMENT

*Tollgate Cottage, 519 Red Hill,
Wateringbury, Maidstone, Kent, ME18 5BN*

■ A detached bungalow located in the popular village of Wateringbury, a short distance from Maidstone with its many shops, supermarkets, schools and mainline railway stations. It is also within easy reach of the M20 motorway.

Having been let for many years this vacant property now requires some improvement and refurbishment. Once enhanced it would be ideal for investment or owner occupation and has potential for extension, subject to all necessary consents being obtainable.

■ Accommodation

Living room, hallway, kitchen and lean-to, three bedrooms and bathroom with W.C.

■ Outside

Gardens and off-road parking for two/three vehicles.

■ Site Measurements

0.04 hectares (0.10 acres).



■ Local Planning Authority

Tonbridge & Malling Borough Council. Tel: 01732 844522.
Website: tmbc.gov.uk.

■ Directions

The property can be located using the What3Words app
///butternut.kinder.pardon

■ Council Tax Band D



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Joint Auctioneers



4 Bexley High Street, Bexley
01322 522111

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

■ Freehold with Vacant Possession

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127

Guide: £175,000 Plus
* Plus Fees

FREEHOLD LAND IN MID-ESSEX VILLAGE LOCATION

Land Adjoining Little Canneys Farm, Stow Road,
Purleigh, Chelmsford, Essex, CM3 6RS

■ This vacant rectangular parcel of land measures approximately 0.67 hectares (1.65 acres) and is situated adjacent to Little Canneys Farm. It is accessed via entrance gates from Hagg Hill, which is a one way road off Stow Road.

There is a building on site which is not yet completed and does not have Planning Permission granted. The land may offer potential for development or alternative use, subject to all necessary consents being obtainable.

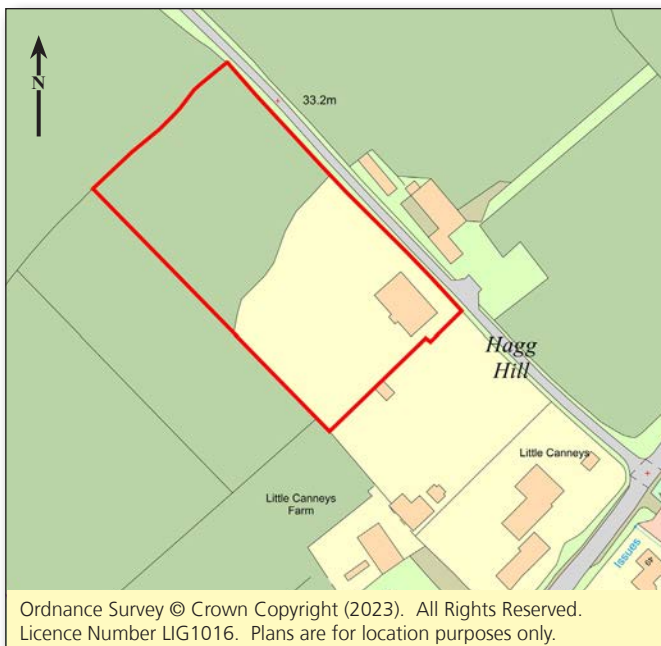
The land is situated just outside the Essex village of Stow Maries close to the Three Rivers Golf & Country Club.



Photograph Provided by the Seller

■ Auctioneer's Note 1

There is an Overage Agreement in place, dated 30th January 2002, stating if Planning Permission is obtained by or on behalf of the buyer in respect of the property or any part of it, then the buyer will pay the sum of £20,000. Further information will be available to download from the Clive Emson website.



Photograph Provided
by the Seller

■ Auctioneer's Note 2

At the time of publication, a full internal inspection and site visit of the building and land had not been possible, therefore interested applicants must rely on their own enquiries.

■ Local Planning Authority

Maldon District Council.
Tel: 01621 854477.
Website: maldon.gov.uk.

■ Site Measurements

The site extends to 0.67 hectares (1.65 acres).

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

128

Guide: £275-300,000
* Plus Fees

CHARACTER COTTAGE WITH POTENTIAL IN SOUGHT AFTER VILLAGE

La Casetta, North Street, Mayfield, East Sussex, TN20 6AN

■ This semi-detached character cottage is of brick construction with part tile-hung elevations and is in need of refurbishment. The accommodation is arranged over two floors and retains many of the original features.

The property was previously arranged as three cottages and still has the original staircases, providing an ideal opportunity for sub-division or reconfiguration, subject to all necessary consents being obtainable.

The cottage has a gas heating system via radiators and is situated opposite the Church at the end of this pedestrian twitten just off the High Street of this sought after village in High Weald of East Sussex.

There are comprehensive local shopping facilities and amenities in the immediate vicinity with excellent road links to Tunbridge Wells, Eastbourne and all surrounding areas via the nearby A22 and A26.

■ Ground Floor

Living room with stairs to first floor, dining room with stairs to first floor, reception room with stairs to first floor, study, utility room, small conservatory, separate W.C. and inner hallway with stairs to cellar area.



■ First Floor

Four double bedrooms and two bathrooms/W.C.s.

■ Outside

Small patio area.

■ Council Tax Band F

■ Local Planning Authority

Wealdon District Council.
Tel: 01323 443322.
Website: wealdon.gov.uk.



■ Freehold with Vacant Possession

Joint Auctioneers



27 High Street, Heathfield
01435 862211

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

129

Guide: £320-340,000
* Plus Fees

DETACHED BLOCK OF FOUR SELF-CONTAINED FLATS

130 Reculver Road, Herne Bay, Kent, CT6 6PD

Currently let at £21,361.08 per annum
Plus vacant ground floor flat

■ An attractive detached property located in the village of Beltinge close to the seafront and local amenities. The property has been divided into four flats, three of which are currently let. The property sits on a good sized plot with parking to the front and gardens to the rear.

The flats could do with some improvement and there may be potential to incorporate the storeroom into Flat 3 to create a two-bedroom flat. It is considered the flats may be under let with the potential to increase the rental income.



■ **Ground Floor**
Communal entrance.

■ **Flat 1**
Private entrance, living room, hallway, bedroom, kitchen, utility area and bathroom with W.C.

■ **Tenancy**
Currently Vacant.

■ **Council Tax Band B**

■ **Flat 2**
Private entrance / utility area, living room, kitchen, bedroom and bathroom with W.C.

■ **Tenancy**
Let under the terms of an Assured Shorthold Tenancy at a current rental of £547.72 per four weeks.

■ **Council Tax Band B**

■ **First Floor**
Large room currently used as a store room.

■ **Flat 3**
Kitchen, bedroom, living room and bathroom with W.C.

■ **Tenancy**
Let under the terms of an Assured Shorthold Tenancy at

a current rental of £547.72 per four weeks.

■ **Council Tax Band A**

■ **Flat 4**
Entrance hall, kitchen/living room, bedroom and bathroom with W.C.

■ **Tenancy**
Let under the terms of an Assured Shorthold Tenancy at a current rental of £547.72 per four weeks.

■ **Council Tax Band A**

■ **Local Planning Authority**
Canterbury City Council.
Tel: 01227 862178.
Website:
canterbury.gov.uk.

■ **Freehold with Part Vacant Possession**



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Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

130

Guide: £65-70,000
* Plus Fees

FREEHOLD GROUND RENTS

282 Portland Road, London, SE25 4SL

Currently let at £180 per annum

■ This detached period property is arranged over three floors as three self-contained flats sold on 99-year leases.

Flat A is sold on a 99-year lease from 25th December 1977 and Flat B and Flat C are sold on a 99-year lease from 1st April 1988.

All three flats have a current ground rental of £60 per annum doubling every 33 years.

We understand the freeholder insures, maintains and manages the block, recovering the costs from the leaseholders by way of a service charge.

■ Auctioneer's Note

Section 5B Notices under the Landlord & Tenant Act 1987 (as amended) have been served and the leaseholders have reserved their rights under the legislation.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne



131

Guide: £200-220,000
* Plus Fees

FOUR-BEDROOM HOUSE FOR IMPROVEMENT

21 Crow Hill Road, Garlinge, Margate, Kent, CT9 5PF

■ A four-bedroom, three storey, mid-terrace property which is now in need of refurbishment. The building is a good size and there may be potential to sub-divide into self-contained units, subject to all necessary consents being obtainable.

The property is well located for the A28 (Canterbury Road) and is with its equal distance between Westgate-on-Sea and Margate mainline railway station.

■ Upper Ground Floor

Entrance hall, living room, bedroom and bathroom with W.C.

■ Lower Ground Floor

Hallway, dining room, kitchen and bedroom.

■ First Floor

Landing and two bedrooms.

■ Outside

Garden to rear.

■ Council Tax Band C

■ Local Planning Authority

Thanet District Council.
Tel: 01843 577000.
Website: thanet.gov.uk.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



132

Guide: £55,000 Plus
* Plus Fees

GROUND FLOOR STUDIO FLAT

Flat 2, Oak House, Oak Road, Tunbridge Wells, Kent, TN2 3AN

■ A studio flat located on the ground floor of this purpose built block on the outskirts of Tunbridge Wells within easy access of the town centre with its various local and national retailers, railway station and further amenities.

■ **Ground Floor**
Living/bedroom, kitchen and shower room with W.C.

■ **Leasehold with Vacant Possession**

■ **Tenure**
Remainder of a 99-year lease from 29th September 1985 at a ground rental of £110 per annum.

■ **Council Tax Band A**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



133

Guide: £150,000 Plus
* Plus Fees

FREEHOLD END-TERRACE HOUSE FOR REFURBISHMENT

1 The Link, Houghton Regis, Dunstable, Bedfordshire, LU5 5HQ

■ This end-terrace house situated is in an established residential location within close proximity of a local primary school, bus routes and corner shops. There are further shopping facilities available in Houghton Regis town centre as well as recreational facilities and vehicular access to the M1 to the north of the town.

The house is in need of improvement but has double glazed windows, gardens to front side and rear and off-street parking via a dropped kerb to the side of the property leading to a garage.

■ **Ground Floor**
Entrance reception hallway opening into a utility area, living room and kitchen.

■ **First Floor**
Landing, shower room / wet room with W.C and three bedrooms.

■ **Outside**
There are gardens to front, side and rear with side gates giving off road parking via a dropped kerb leading to a garage.

■ **Council Tax Band B**

■ **Freehold with Vacant Possession**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman



134

Guide: £225,000 Plus
* Plus Fees

LAND WITH POTENTIAL

Land West Side Of St Vincent's Avenue, Dartford, DA1 5PD

■ This freehold site extends to approximately 0.5 hectares (1.26 acres) and forms a long narrow strip of undeveloped land running in an east to west direction.

Formerly the site of a piggery, there is frontage and gated access off St Vincent's Avenue and is bounded to the south by a railway line cutting and a housing development to the north. It is considered the site could have a variety of uses including potential development, subject to all necessary consents being obtainable.



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■ Planning

We are advised by the Seller an outline Planning Application was submitted and approved (now lapsed) on 3rd December 2009, under ref: 09/00917/OUT, for the erection of 13 three-bedroom houses together with access road and associated parking, subject to conditions,

A copy of the Planning Application and accompanying documents may be downloaded from the Local Planning Authority website, Dartford Borough Council.
Tel: 01322 343203. Website: dartford.gov.uk.

■ Site Measurements

The entire site measures 0.51 hectares (1.26 acres).

■ Viewing

On site during daylight hours, taking care to avoid trespass.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

Measurements & Location Plans

All room sizes, site measurements and distances are approximate and may have been scaled from architects, Land Registry or Ordnance Survey plans.

Each lot will be sold in accordance with the title documentation as the location plans shown in the catalogue are for identification purposes only.

Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue.

135

Guide: £37-40,000
* Plus Fees

TWO PARKING SPACES IN CITY CENTRE

Braemar House, Norfolk Road, Brighton, BN1 3AR

Currently let at £5,600 per annum

■ A rare opportunity to acquire two car parking spaces located within a walled compound in the heart of the city centre. They are accessed via an archway to the rear of Braemar House and produce £5,600 per annum.

The spaces are situated at the southern end of Norfolk Road, close to its junction with Western Road, close to local shopping facilities, offices, pubs and restaurants with the seafront and its recreational facilities only a few hundred metres to the south. There are excellent road links to Hove, Worthing and other coastal towns via the A259, the A23 linking Gatwick and London.



Front Entrance

■ **Parking Space 9**
■ **Tenancy**

Let on a licence at £170 per calendar month.

■ **Parking Space 10**
■ **Tenancy**

Let on a licence at £300 per calendar month via the parking portal Just Park.

■ **Tenure**

Remainder of a 999-year lease, from 25th May 1967,

at a current ground rental of £100 per annum.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

136

Guide: £225,000 Plus
* Plus Fees

SEMI-DETACHED HOUSE FOR IMPROVEMENT

1 Ludgrove, Latchingdon, Chelmsford, Essex, CM3 6JU

■ This semi-detached house is situated in a residential location in the Essex village of Latchingdon between Maldon and Burnham-on-Crouch sitting on the Dengie peninsula between the rivers Blackwater and Crouch. There are local shops, pubs and amenities in Latchingdon with further shopping recreational facilities and transportation links in surrounding areas including rail service to London (Liverpool Street) from North Fambridge and Althorne.

The property is in need of modernisation and refurbishment but does have gas heating system via radiators, gardens to front and rear and a garage.



■ **Ground Floor**

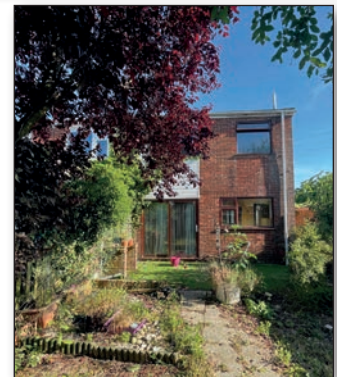
Entrance reception hallway, open-plan living room/dining room (with patio doors opening to garden) and kitchen.

■ **First Floor**

Landing, three bedrooms and bathroom.

■ **Outside**

There are gardens to both front and rear and garage on block to the side of the property.



■ **Council Tax Band C**

■ **Freehold with Vacant Possession**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

137

Guide: £25,000 Plus
* Plus Fees

THREE-BEDROOM CHALET

Chalet K240, Parkdean Resort, New Lydd Rd, Camber, Rye, East Sussex, TN31 7RT

■ A well presented semi-detached three-bedroom chalet situated in the popular Camber Sands Holiday Park with facilities including a choice of four swimming pools, sauna, solarium, all-weather sports courts, adventure playground and evening entertainment.

The property is one of a few chalets on the Park that have been extended to create a third bedroom and refurbished throughout.

Camber is located approximately five miles from the town of Rye which offers a variety of restaurants, pubs, local shops and amenities, as well as railway station.



■ Accommodation

Open-plan living room/dining room/kitchen, three bedrooms and bathroom with W.C.

■ Auctioneer's Note

We have been advised by the Seller's solicitors that the landlord does not wish to exercise their right of pre-emption in accordance with the clause in the lease.

■ Council Tax Band A

■ Tenure

Remainder of a 50-year lease from and including 11th February 2013.

■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne

138

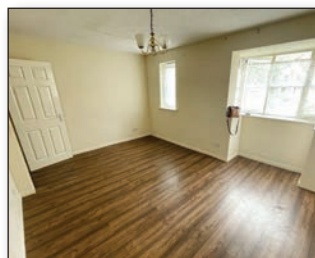
Guide: £120-130,000
* Plus Fees

VACANT FLAT FOR INVESTMENT

1 Middleham Court, Osbourne Road, Dartford, Kent, DA2 6RR

On the instructions of the Executor

■ This ground floor one-bedroom flat is situated in a popular development and offers an opportunity for investors and buy-to-let landlords looking to add to their existing portfolio. Bluewater Shopping Centre, local shopping facilities in Stone, public transport and access to junctions 1A and 1B of the M25 are all close by.



■ Accommodation

Communal entrance hallway and corridor leading to flat entrance. Hallway, living room, kitchen, bathroom with W.C. and bedroom.

■ Outside

Allocated car parking space.

■ Tenure

Remainder of a 99-year lease from 1st September 1989.

■ Council Tax Band C

■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

139

Guide: £95-105,000
* Plus Fees

FREEHOLD LAND IN HIGHLY SOUGHT AFTER LOCATION WITH POTENTIAL AND LOVELY VIEWS

Land South Side Of St. Fimbarrus Road, Fowey, Cornwall, PL23 1JJ

■ A rare opportunity to acquire this freehold parcel of land situated in an elevated position and with views across the River Fowey and towards the village of Polruan. Most recently informally used as off-road parking and storage, it is considered the land may be suitable for various uses, including residential development and/or vehicular parking, subject to all necessary consents being obtainable.

Situated by the River Fowey and surrounded by picturesque countryside, the waterside community of Fowey is regarded as one of Cornwall's most desirable locations. With its wealth of character and charm the town centre offers a range of amenities including independent retailers, two sailing clubs and popular restaurants and cafes.

■ Auctioneer's Note

The land will be sold subject to an Overage Clause. Further information will be included in the legal pack available to download from the Clive Emson website.

■ Site Measurements

0.12 hectares (0.31 acres).

■ Local Planning Authority

Cornwall Council.
Tel: 0300 1234 151.
Website: cornwall.gov.uk.

■ Directions

The property can be located via the What3Words app using [///holiday.darts.observes](http://holiday.darts.observes)



View of the River Fowey towards Polruan



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Licence Number LIG1016. Plans are for location purposes only.

■ Viewing

Interested applicants may view the Lot from the surrounding roads during daylight hours, ensuring they do not cause disturbance to local residents or obstruct the highway.

Joint Auctioneers



23 Fore Street, Fowey
01726 832299

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Tom Lowe

Professional Assistance

If you intend to bid, you are strongly advised to consult a legal adviser for independent advice on the legal documentation, which will be available to download from our website at cliveemson.co.uk.

Finance must be arranged before the date of the auction and any valuation or survey required by your lender should be completed before the sale. As the successful buyer it will be your responsibility to insure the property on exchange and you should make arrangements immediately after the sale.

Prospective buyers are required to make all their own investigations to satisfy themselves as to the condition of all lots and make any necessary pre-contract enquiries prior to bidding.

If you are the successful buyer then the contract is binding on the fall of the electronic gavel.

140

Guide: £365,000 Plus
* Plus Fees

SEMI-DETACHED HOUSE FOR IMPROVEMENT

107 Carlton Road, Romford, RM2 5AU

■ A vacant three-bedroom semi-detached house, located in the popular and much sought after area of Gidea Park, Romford. Romford town centre is a short walking distance for main shopping facilities and local services can be found just under half a mile away in Balgores Lane, including regular rail services from Gidea Park Station (Elizabeth Line).

Now in need of refurbishment and improvement, it is considered the property could be extended to the rear or into the loft space and potentially have off-street parking, subject to all necessary consents being obtainable. Other features include double glazing and a gas heating system via radiators.



■ Ground Floor

Entrance hallway, kitchen, two interconnecting reception rooms forming a living and dining area.

■ First Floor

Landing area, three bedrooms and bathroom with W.C.

■ Outside

Front garden. Side access to rear garden.

■ Council Tax Band D

■ Freehold with Vacant Possession

■ Local Planning Authority

The London Borough of Havering.
Website: havering.gov.uk.
Tel: 01708 433100.

Viewing By Arrangement With

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes/Kevin Gilbert



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PROPERTY SPECIALIST ACCOUNTANTS

141

Guide: £300,000 Plus
* Plus Fees

FREEHOLD TOWN CENTRE MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT

73 High Street, Shanklin, Isle of Wight, PO37 6NL

■ Occupying and landmark location at the traffic lights on the corner of the High Street and Victoria Avenue, this freehold three storey building would make an excellent addition to an income-producing property portfolio.

The ground floor is let to a longstanding commercial tenant who has recently committed to an extension of his previous lease term. The upper floors are arranged as five residential flats, all of which are let under the terms of Assured Shorthold Tenancy Agreements and producing a very worthwhile income.



■ Ground Floor ■ Commercial

Main retail space with staff cloakroom and small kitchen and additional store room situated on the other side of the residential communal hallway.

■ Tenancy

Let under the terms of a recently renewed five-year commercial lease, expiring on 17th May 2028, at a current rental of £6,000 per annum.

■ Flat 8 (Ground Floor Rear)

Entrance hall, living room/bedroom, kitchen, utility room and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £425 per calendar month.

■ First Floor

■ Flat 5

Living room/bedroom, kitchen and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £425 per calendar month.

Currently let at £33,240 per annum



■ Flat 6

Entrance hall, living room, kitchen, bedroom and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £500 per calendar month.

■ Second Floor

■ Flat 1

Living room/kitchen, bedroom and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £500 per calendar month.

■ Flat 2

Entrance hall, living room/kitchen, bedroom and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £420 per calendar month.

■ Each Flat Council Tax Band A

Joint Auctioneers



Dudley Road, Ventnor
01983 301434

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

142

Guide: £650,000 Plus
* Plus Fees

THREE BLOCKS OF FLATS WITH POTENTIAL

59, 61 & 63 Winchelsea Road, Rye, East Sussex, TN31 7EL

■ A freehold terrace of three blocks of flats located on the outskirts of the Cinque Port town of Rye. The town centre is within easy reach with its variety of independent and national retailers as well as various restaurants, pubs and further amenities as well as schools and railway station.

The flats do require some refurbishment works but it is thought that the blocks may offer potential for improvement of the existing accommodation, conversion into alternate accommodation or, perhaps, even re-development, subject to all necessary consents being obtainable.

Following an issue with water/sewage in the road (although the Auctioneer has been advised by the Sellers this has now been resolved), Flat A in 59 Winchelsea Road is currently uninhabitable.

■ 59 Winchelsea Road

■ Flat A

■ Ground Floor

Uninhabitable space.

■ Flat B

■ Ground Floor

Own entrance.

■ First Floor

Living room, kitchen, bedroom with en-suite bathroom with W.C.

■ Council Tax Band A



■ 61 Winchelsea Road

■ Garden Flat

■ Ground Floor

Living room, kitchen, bedroom and bathroom/W.C.

■ Council Tax Band A

■ Flat 1

■ Ground Floor

Open plan kitchen and living room, bedroom and shower with W.C.

■ Council Tax Band A

■ Ground Floor

Separate room to the rear with shower and W.C.

■ Flat 2

■ First Floor

Living room, kitchen, bedroom and shower/W.C.

■ Council Tax Band A

■ Flat 3

■ Second Floor

Living room, kitchen, bedroom with en-suite bathroom with W.C.

■ Council Tax Band A

■ 63 Winchelsea Road

■ Garden Flat

Kitchen, bedroom/living room and bathroom with W.C.

■ Council Tax Band A

■ Flat 1

■ Ground Floor

Living room, kitchen, bedroom, further room, and bathroom with W.C.

■ Council Tax Band A

■ Flat 2

■ First Floor

Living room, bedroom, kitchen and bathroom/W.C.

■ Council Tax Band A

■ Flat 3

■ Second Floor

Living room, kitchen, bedroom and bathroom with W.C.

■ Council Tax Band A

■ Local Planning Authority

Rother District Council.

Tel: 01424 787000.

Website: rother.gov.uk.

■ Auctioneer's Note

Some of the flats are currently occupied, however Notices to Vacate have been served on the remaining tenants. Further information will be available to download from the Clive Emson website.

■ Viewings

For safety reasons there will be no access to Flat A, 59 Winchelsea Road. A video is available on the Clive Emson website.



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Joint Auctioneers



Cinque Ports St.
Rye

01797
224000

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Jade Flood

143

Guide: £380-400,000
* Plus Fees

LAND WITH LICENCE FOR ELEVEN CARAVANS

Blue Ridge, The Dons & Continental, Victoria Way, Winchelsea Beach, Winchelsea, East Sussex, TN36 4NH

■ A freehold parcel of land located on Victoria Way just off the Pett Level Road, a short distance from Winchelsea and Pett Level beaches. The site is also within easy reach of the larger towns of Hastings and the Cinque Port town of Rye, with their various local and national retailers, mainline railway stations and further amenities.

The land has been granted a Caravan Site Licence by Rother District Council, dated 12th November 2015, for the parking of eleven caravans, each previously paid a yearly ground rental of £1,600 per annum. We understand that some of the occupants have now vacated and further information along with the licence will be available for inspection within the legal documents which can be downloaded from the Clive Emson website.



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Previously fully let at £17,600 per annum



■ Viewing

Interested applicants may view externally and are not to disturb any of the caravan owners on site.

■ What3Words

The site can be located using the What3Words app ref: [///airship.joins.obstinate](https://www.what3words.com/airship.joins.obstinate)

Joint Auctioneers



Cinque Ports St,
Rye
01797
224000

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Sam Kinloch

144

Guide: Nil Reserve
* Plus Fees

SEVEN PARCELS OF FREEHOLD LAND

Several Parcels Of Land in North Hants/South Berkshire, Andover Road, Newbury, Berkshire, RG14 6JN

■ A group of seven freehold Titles with a mix of unusual parcels of land and roadways across Berkshire and north Hampshire.

Further information will be included in the legal pack which will be available to download from the Clive Emson website.

■ Viewing

Interested parties may view directly on site during daylight hours.

■ Freehold

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant



145

Guide: £475-500,000
* Plus Fees

■ Situated in the High Street of the historic market town of Maldon, is this mixed commercial investment made up of three parts.

Two of the three sections of the building are currently let, with the upper parts (Ground Floor entrance) currently vacant. This established building is situated at the top end of Maldon High Street, which has a number of restaurants, shops and professional services and is directly opposite the church.

■ 32A High Street ■ Restaurant

Main restaurant area, kitchen, two cloakrooms/W.C. and store.

■ Tenancy

Let on a 20-year lease from 24th June 2008 at a current rental of £15,000 per annum, with rent reviews every fourth anniversary. The rent has not been increased since the initial agreement in 2008.

■ 32 High Street ■ Retail/Opticians

Main sales area, consultation room, back office and cloakroom/W.C.

■ Tenancy

Let on a 10-year lease from 4th March 2020 at a current rental of £16,000 per annum. There is a rent review on the 4th March 2023 and every third anniversary and a tenant break 4th March 2025, subject to at least six months prior written notice.

■ 32B High Street ■ Ground Floor

Entrance reception area with stairs leading to upper levels. There is also stairs leading down to a lobby and office and access to the rear yard from a separate staircase.

■ First Floor

Five rooms, kitchen, storage

MIXED USE COMMERCIAL PREMISES WITH PART VACANT POSSESSION

32, 32A & 32B High Street, Maldon, Essex, CM9 5PN

Currently let at £31,000 per annum

Estimated rental valuation £54,000 per annum



cupboard and two cloakrooms/W.C. Stairs leading down to rear lobby.

■ **Second Floor**
Four rooms, kitchen and two cloakrooms/W.C.

■ **Tenancy**
The offices are currently vacant but previously let at £16,000 per annum. May offer potential for alternative uses, subject to all necessary consents being obtainable.

■ **Local Planning Authority**
Maldon District Council.
Tel: 01621 854477.
Website: maldon.gov.uk.

■ **Freehold with Part Vacant Possession**



■ Auctioneer's Note

We have been advised by the seller that they hold two Council car parking permits for a private car park to the rear which are included. The permits will be renewed on 1st February for a six-month period and will be assigned to the property. Further information will be available in the legal pack which can be downloaded from the Clive Emson website.

Joint Auctioneers



Duke Street, Chelmsford
01245 261226

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

146

Guide: £150-160,000
* Plus Fees

TOWN CENTRE FREEHOLD SITE WITH PLANNING

Land Rear Of 70-76 West Street, Havant, Hampshire, PO9 1LN

■ Located in the heart of Havant town centre this freehold site has consent for the construction of four, one-bedroom cottages. Once built the units will be a short walk/drive from all of the amenities of Havant and will be ideal for retention for their income producing potential or for resale into the local private treaty market.



■ Proposed Accommodation

Each unit will comprise:-

■ Ground Floor

Living room/kitchen, shower room with W.C.

■ First Floor

One bedroom.

■ Outside

Each Unit has an allocated parking space and private rear garden.

■ Planning

Outline Planning Permission has been granted by Havant Borough Council, under

ref: APP/19/00542, dated 13th November 2020, for backland development of four, one-bedroom cottages, subject to conditions. A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, havant.gov.uk.

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession



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Joint Auctioneers



Shore Road, Warsash
01489 588880

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

Professional Assistance

If you intend to bid, you are strongly advised to consult a legal adviser for independent advice on the legal documentation, which will be available to download from our website at cliveemson.co.uk.

Finance must be arranged before the date of the auction and any valuation or survey required by your lender should be completed before the sale. As the successful buyer it will be your responsibility to insure the property on exchange and you should make arrangements immediately after the sale.

Prospective buyers are required to make all their own investigations to satisfy themselves as to the condition of all lots and make any necessary pre-contract enquiries prior to bidding.

If you are the successful buyer then the contract is binding on the fall of the electronic gavel.

147

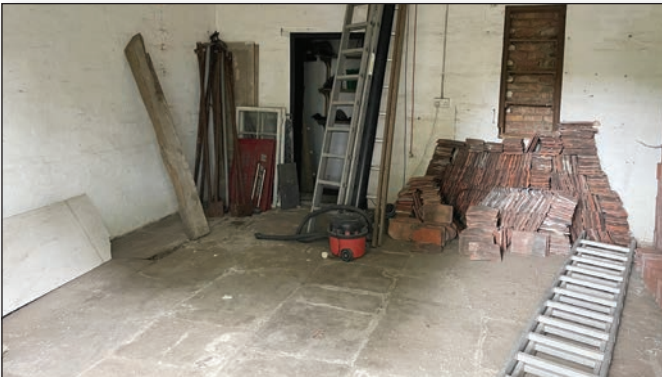
Guide: £50-55,000
* Plus Fees

DETACHED BUILDING WITH POTENTIAL

*The Old Pumping Station, Cranbrook Road,
Benenden, Cranbrook, Kent, TN17 4ET*

■ A detached building situated on Cranbrook Road on the outskirts of Benenden on the B2060 and almost diagonally opposite Cheesemans Garage.

The Old Pumping Station has been used by the current owners for many years as storage but may offer the potential for a variety of uses, subject to all necessary consents being obtainable.



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■ Accommodation

Double wooden doors lead to a main store room with further store room to the rear, together with a loft area.

■ Outside

Areas of grounds to both left-hand side and right-hand side (the right-hand side leading down to a brook/stream).

■ Freehold with Vacant Possession

■ Local Planning Authority

Tunbridge Wells Borough Council. Tel: 01892 526121.
Website: tunbridgewells.gov.uk.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

148

Guide: £400,000 Plus
* Plus Fees

SEVEN-BEDROOM BUNGALOW WITH PERMISSION FOR TWO DETACHED DWELLINGS

26 Golden Hill, Whitstable, Kent, CT5 3AR

■ A detached seven-bedroom bungalow occupying a good size corner plot which has been granted Planning Permission for part demolition and erection of a new dwelling to provide a pair of detached four-bedroom houses. The proposed plans provide off-road parking for both dwellings with front and rear gardens.

The property is located in a good area with access to the popular Whitstable town centre as well as onto the A299 (Thanet Way).



Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

Proposed Elevation

■ Planning

Planning Permission has been granted by Canterbury City Council under ref: CA/22/01655, dated 22nd March 2023, for alterations to existing dwelling and erection of an additional dwelling within the site, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website: canterbury.gov.uk. Tel: 01227 862178.



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■ Existing Accommodation

Entrance hall, utility room, dining room, seven bedrooms, study, kitchen, living room, two W.C.s and bathroom with W.C.

■ Council Tax Band E

■ Proposed Accommodation

■ Dwelling 1

■ Ground Floor

Entrance hall, living room/dining room/kitchen, two bedrooms and bathroom with W.C.

■ First Floor

Bedroom and main bedroom with en-suite bathroom/ W.C.

■ Dwelling 2

■ Ground Floor

Entrance hall, kitchen/living room/dining room, utility room, two bedrooms and bathroom with W.C.

■ First Floor

Bedroom and main bedroom with en-suite bathroom with W.C.

■ Outside

Two parking spaces for each dwelling, gardens to front and rear.

■ Viewing

External only.

■ Freehold with Vacant Possession

149

**Guide: £50,000 Plus
* Plus Fees**

FREEHOLD FORMER COMMERCIAL BUILDING WITH CONSENT FOR CONVERSION

1A Yarborough Road, East Cowes, Isle Of Wight, PO32 6SH

■ Situated a short distance from the centre of East Cowes, with all of its shopping and other amenities, including ferry connections to the mainland, this single storey freehold former commercial building has the benefit of Planning Consent for conversion into a residential dwelling.



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant



■ **Proposed Accommodation**

Kitchen/living room, bedroom, bathroom with W.C.

■ **Outside**

Small yard to rear.

■ **Planning**

Planning Permission has been granted by the Isle of Wight Council under ref: P/01577/09, dated 9th February 2010, for alterations and conversion of workshop into residential unit, (revised plan), subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website. Website: iow.gov.uk. Tel: 01983 823552.

■ **Freehold with Vacant Possession**

Viewings

Where the Seller allows, viewings in respect of vacant properties (and some land) are strictly by prior confirmed appointment with Clive Emson Auctioneers. Tel: 0345 8500333.

In some cases a video walkthrough has been provided to assist, however, please also refer to the legal pack for additional information.

Prospective buyers view all lots entirely at their own risk and neither the Auctioneers, Joint Auctioneers or the Sellers take responsibility for any damage or injury, however caused. It is advisable to wear appropriate footwear and clothing as some buildings, particularly those for refurbishment, may have uneven floors or even missing floorboards! Please also bring a torch as the electricity is often not serviceable for safety reasons.

150

Guide: £50-55,000
* Plus Fees

END-TERRACE PROPERTY FOR RECONSTRUCTION ARRANGED AS TWO FLATS

3 Albion Place, Hythe, Kent, CT21 5LU

■ This end-terrace property, currently arranged as two flats, is located close to Hythe seafront, various local shops, amenities and supermarkets.

The property has been significantly damaged following movement in the flank wall and therefore is in need of repair or reconstruction.



■ **Maisonette** ■ **Lower Ground Floor**

Living room and kitchen.

■ **Ground Floor**

Two bedrooms, bathroom and W.C.

■ **Upper Maisonette**

■ **First Floor**

Entrance hall, living room, kitchen, bedroom and bathroom with W.C.

■ **Auctioneer's Note 1**

Due to the condition of the property the Auctioneers have been unable to internally inspect the upper maisonette and the details have been provided by the Sellers.

■ **Auctioneer's Note 2**

Internal viewings will not be possible, however a video of the lower maisonette will be available for viewing on the Clive Emson website.

■ **Local Planning Authority**

Folkestone & Hythe District Council. Tel: 01303 853538. Website: folkestone-hythe.gov.uk.

■ **Viewing**

External only.

■ **Freehold with Vacant Possession**

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/James Emson

Guide Prices & Reserves

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to Auction.

Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

151

Guide: £850,000 Plus
* Plus Fees

SUBSTANTIAL FORMER CARE HOME WITH POTENTIAL

Barham House, The Street, Barham, Canterbury, Kent, CT4 6PA

■ This attractive detached former care home is understood to have been built in the 18th Century and boasts plenty of period features. It is situated on a site measuring 0.42 hectares (1.06 acres) with surrounding gardens and a large car park.

This substantial building offers potential for continued use; sub-division into self-contained flats or, perhaps, an alternative scheme, subject to all necessary consents being obtainable. It is located in a desirable area with good access to the A2 and is situated equidistant between Dover and the city of Canterbury.

■ Accommodation

The main building comprises 12 bedrooms (formerly 20), the majority with en-suites, offices, kitchen and communal areas, as well as a self-contained two-bedroom flat on the second floor. There is also a new single storey extension to the rear which provided an additional seven rooms, all with en-suite shower rooms.

■ Auctioneer's Note

A floor plan, together with the legal documentation, will be available to download from the Clive Emson website.



LOT 151 CONTINUED

■ Site Measurements

The site extends to 0.42 hectares (1.06 acres).

■ Local Planning Authority

Canterbury City Council. Tel: 01227 862178.
Website: canterbury.gov.uk.

■ Freehold with Vacant Possession



Joint Auctioneers



1 The Links, Herne Bay
01227 499500

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer/Kevin Gilbert

Our Marketing

Each Lot entered into our auctions can be accessed via a number of property websites, in addition to the vast information obtainable on our website.



Our marketing also extends into radio, property magazines and national and local newspapers.

152

Guide: £325,000 Plus
* Plus Fees

NEW DETACHED HOUSE IN NEED OF COMPLETION

8A Ship Road, Burnham-on-Crouch, Essex, CM0 8JX

■ This detached new-build house is situated in Ship Road in the Essex coastal town of Burnham-on-Crouch, well known for its Marina and yacht clubs.

The subject property is well placed for access to shops, pubs and restaurants in the town centre as well as the waterfront. Burnham-on-Crouch offers regular bus links to surrounding towns and railway station offering services to London (Liverpool Street). Burnham-on-Crouch is situated south-east of Maldon on the river Crouch to the south side of the Dengie Peninsula.

The house itself is in need of completion and includes electric heat-pump system, electric car charging point and off-street parking.



■ Ground Floor

Open plan living room, dining area and kitchen with ground floor cloakroom/W.C. under stairs.

■ First Floor

Landing, two bedrooms and bathroom.

■ Outside

There are parking spaces to the side of the property and paved rear garden.

■ Council Tax Band: Not Classified

■ Auctioneer's Note

We have been advised by the Seller that the property is in need of completion and the estimated cost of the remaining works is in the region of £25,000-£30,000.

■ Freehold with Vacant Possession

■ Planning

Planning Permission was granted by the Maldon District Council, under ref: 15/00078/FUL, dated 24th March 2015 for proposed new two storey, two-bedroom private residential dwelling with integral parking on the land to the rear of 19 Providence, fronting onto Ship Road, subject to conditions. A copy of the Planning Consent and accompanying documents are available to download from the Local Planning Authority website: maldon.gov.uk. Tel: 01621 854477.

Joint Auctioneers



Victoria Road, Chelmsford

01245 330764

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

Legal Documentation

All legal documentation supplied to us, including Special Conditions of Sale, title details, leases, searches, planning permissions and plans, will be available for inspection prior to the sales.

Visit cliveemson.co.uk to view online and download legal documentation direct to your own computer. Prospective bidders are strongly advised to inspect the legal documentation and to consult a legal adviser for independent advice prior to bidding.

153

Guide: £200-205,000
* Plus Fees

THREE-BEDROOM CHALET BUNGALOW WITH GARAGE FOR IMPROVEMENT

18 Darlinghurst Road, Cheriton, Folkestone, Kent, CT19 4PL

■ A three-bedroom terraced chalet bungalow situated in Darlinghurst Road, a popular road in the Cheriton area of Folkestone, within close proximity to local shops and amenities.

The bungalow which has double-glazed windows and a gas heating system via radiators is in need of refurbishment and improvement, allowing the successful purchaser the opportunity to redecorate in their own taste and style.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



■ Ground Floor

Entrance hall with stairs to first floor, living room, dining room, kitchen and bathroom/W.C.

■ First Floor

Landing and three bedrooms.

■ Outside

Front and rear gardens. Garage to rear. There may also be potential to create off-road parking to the front subject to all necessary consents being obtainable.

■ Local Planning Authority

Folkestone & Hythe District Council. Tel: 01303 853538.
Website: folkestone-hythe.gov.uk.



■ Council Tax Band C

■ Freehold with Vacant Possession

BUYERS' ADDITIONAL FEE INFORMATION

ADMINISTRATION FEE

An administration fee is payable at the same time as the deposit for each lot purchased. The administration fee will be added to the sale price using the following scaled increments and includes VAT:-

Up to £29,999 = £750

£30,000 to £99,999 = £1,250

£100,000 to £249,999 = £1,750

£250,000 to £499,999 = £2,250

£500,000 to £749,999 = £3,500

£750,000 Plus = £5,000

If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. In the event of non-payment or underpayment a deduction will be made from the deposit received.

A VAT receipt will be issued in the name of the buyer.

ADDITIONAL FEES

Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of Search and other fees and/or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what you may be liable for if you are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If you are in doubt you should seek advice from your own professional advisers.

Tel: 0345 8500333
cliveemson.co.uk

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

Online Registration & Proof of Identity Applicable to ALL Potential Buyers and Bidders

Under the Money Laundering Regulations ALL potential Buyers and Bidders are required to register and provide identification.

Registration Procedure

At Registration you will need to provide:-

- **The Full Name/s and Address of the Buyers for the Auction Contract.** You will **not** be able to amend this if successful, so please ensure the correct information is given.
- **The Bidders Details** (if different from the Buyer).
- **The Solicitors/Legal Representative** who will be acting on your behalf.
- ***Photographic Identification and Proof of Residency FOR ALL NAMED BUYERS AND BIDDERS**, as follows:-

> **Photographic Identity Document** - current Passport or valid UK Driving Licence.

> **Valid Proof of Residency** - an original utility bill, building society or bank statement, council tax bill, or any other form of identity document (excluding credit card statements and mobile phone bills) that has been issued within the last three months and provides evidence of residency at the correspondence address stated on the Registration Form. If the bidder is acting on behalf of another party, they will be required to provide the documents detailed above for both themselves and for the named buyer/s for whom they act.

If the bidder is acting on behalf of a company, the above documents will still be required, together with a copy of the Certificate of Incorporation and identification for anyone with a 25% or more share in the company. In both cases we will require a letter of authority from the buyer/s authorising them to bid on their behalf.

Deposit Payment - At registration you will be asked to enter credit card details for the payment of the 'holding deposit' if you are the successful bidder.

The pre-authorised holding deposit of £5,000 will be deducted immediately from the registered card if you are the highest bidder above the reserve, on the fall of the electronic gavel. You will then be contacted by a member of the Clive Emson team for the balance of the full deposit, which is 10% of the purchase price (or £3,000 whichever is the greater) together with the appropriate administration fee per lot.

The balance of deposit and administration fee are payable within 24 hours of the successful purchase. This is payable by bank transfer and we will provide you with our client account details following your purchase.

Regional Offices

KENT & SOUTH EAST LONDON

Rocky Hill, London Road, Maidstone,
Kent, ME16 8PY
Tel: 01622 608400
Email: kent@cliveemson.co.uk

ESSEX, NORTH & EAST LONDON

First Floor, 129 New London Road,
Chelmsford, Essex, CM2 0QT
Tel: 01245 205778
Email: essex@cliveemson.co.uk

SUSSEX & SURREY

83 Bates Road,
Brighton, East Sussex, BN1 6PF
Tel: 01273 504232
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HAMPSHIRE, DORSET, WILTSHIRE & ISLE OF WIGHT

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