

AUCTION COVERING

ESSEX AND NORTH & EAST LONDON

KENT & SOUTH EAST LONDON

HAMPSHIRE, DORSET, WILTSHIRE & ISLE OF WIGHT

WEST COUNTRY

SUSSEX & SURREY

Wednesday, 20th September

Bidding Opens Monday, 18th September

cliveemson.co.uk



September 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, 1st November

Closing date for entries Monday, 9th October.



Auction Advice



Welcome to our sixth auction of 2023.

There's a fabulous mix of residential, commercial, development and investment properties in this auction at prices to suit all budgets.

Below you will be able to read how to register for our online bidding.

Please call us if you have any queries on 0845 8500333.

• REGISTERING TO BID ONLINE

To bid on any of the available Lots you will need to register with us. Below is a step-by-step guide which will help with this very easy process:

1. Find the Lot that you are interested in and select the 'Online Bidding' tab in the centre of the page.
2. Select the box which says 'Register' (Please ensure you have accepted 'Cookies' as this sometimes hides the Register tab). You will be asked for your name, email address, telephone number and create a password (these will be your login details). Select the 'Sign Up' tab.
3. You will then receive a return email from the online platform 'Bamboo Auctions', asking you to verify your email address.
4. When logged in, select the tab marked 'Dashboard' where you will see four options on the left-hand side of the page, they are:-
 - Profile
 - Identity Verification – Passport or Driving Licence No.
 - Payment Details – Credit/Debit Card
 - Solicitors Details
5. Provided you have supplied all the above information you are ready to bid!

If you need help please contact us.

Tel: 0345 8500333 or Email: auctions@cliveemson.co.uk

• SEEK PROFESSIONAL ASSISTANCE

If you are intending to bid it is recommended you consult a Solicitor for independent advice on the legal documentation. The legal pack 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).

"If you're looking for your first home; an investment opportunity or wish to add value, in the future, to land or property with development potential, the ideal Lot could be waiting for you in the following pages.

For more information about buying at auction please contact us - we are here to help!"

"Happy Hunting!"

James Emson
FNAVA, MNAEA

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Advertisements are from independent companies.
Applicants should make their own enquiries regarding services and fees.

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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, 20TH SEPTEMBER
BIDDING FROM MONDAY, 18TH SEPTEMBER
LOTS 1-178 - ONLINE AUCTION

Lot 1 138 Dale Street, Chatham, Kent
Lot 2 786a London Road, Larkfield, Aylesford, Kent
Lot 5 345 Central Avenue, Southend-on-Sea
Lot 7 43 East Cliff, Dover, Kent
Lot 10 11 Auckland Road, Tunbridge Wells, Kent
Lot 11 38 Chart Road, Cheriton, Folkestone, Kent
Lot 15 2 Bourner Cottages, Dig Dog Lane, Frittenden, Kent
Lot 20 34 Oxford Road, Maidstone, Kent
Lot 21 1 Greenhythe Ct., Greenstead Road, Colchester, Essex
Lot 24 51A Sea Road, Bexhill-on-Sea, East Sussex
Lot 27 37 Levett Gardens, Seven Kings, Ilford, Essex
Lot 28 Flat 25, Hampshire Ct, Bourne Ave, Bournemouth
Lot 29 36 High Street, Rolvenden, Cranbrook, Kent
Lot 31 Reginald Lodge, Well Penn Rd, Cliffe, Rochester, Kent
Lot 33 Corner Cottage, Puddington, Tiverton, Devon
Lot 34 71 Royal Military Avenue, Cheriton, Kent
Lot 37 173 Invicta Road, Sheerness, Kent
Lot 38 92 Venice Court, Andover, Hampshire
Lot 41 7 Woollett Street, Maidstone, Kent
Lot 50 2 Tomtits Lane, Somerton, Somerset
Lot 53 6 Leaveland Cottages, Leaveland, Faversham, Kent
Lot 57 74 Brook Hill, Little Waltham, Chelmsford, Essex
Lot 61 341 Old London Road, Hastings, East Sussex
Lot 62 April Cottage, Bulford Road, Durrington, Salisbury
Lot 63 7 Nursery Lane, Whitfield, Dover, Kent
Lot 64 21 North Street, Ventnor, Isle Of Wight
Lot 65 45 Brewer Street, Maidstone, Kent
Lot 66 Flat 10, Fyndon Hs., Spring Lane, Canterbury, Kent
Lot 71 Flat 97, Seaward Tower, Trinity Green, Gosport, Hampshire
Lot 74 10 Bellevue Road, Ryde, Isle Of Wight
Lot 76 171 Footscray Road, Eltham, London
Lot 78 89 Lichfield Road, Portsmouth
Lot 82 2 Avery Court, Avery Way, Allhallows, Kent
Lot 86 31 Scott Street, Maidstone, Kent
Lot 90 Flat 3, 56 High Street, Maldon, Essex
Lot 96 Flat 31, 32 Carleton Rd, Tufnell Park, London
Lot 98 Forge House, High Street, Eastry, Sandwich, Kent
Lot 99 449 Old London Road, Hastings, East Sussex
Lot 103 165 Highlands Boulevard, Leigh-on-Sea, Essex

Lot 106 204 Plains Avenue, Maidstone, Kent
Lot 108 125 Beacon Road, Chatham, Kent
Lot 110 31 Coombe Road, Maidstone, Kent
Lot 116 3 Stafford Road, Paignton, Devon
Lot 120 61 Military Road, Colchester, Essex
Lot 128 16 Heath Road South, Locks Heath, Southampton
Lot 129 52 Arundel Drive East, Saltdean, Brighton
Lot 130 17 St. Clements Terrace, Mousehole, Cornwall
Lot 131 44 Christie Close, Chatham, Kent
Lot 132 33 Crown Hill Road, Woodford Green, Essex
Lot 136 Moyne, Stane Street, Pulborough, West Sussex
Lot 138 3 Camer Gardens, Meopham, Gravesend, Kent
Lot 141 43 Hadleigh Park Avenue, Hadleigh, Benfleet, Essex
Lot 142 The Silver Spray & Lees House, Sellindge, Kent
Lot 144 14 Richmond Street, Herne Bay, Kent
Lot 146 15 Wycherley Crescent, Dover, Kent
Lot 147 Rose Cottage, 1 Seven Ash Green, Springfield, Essex
Lot 153 1 Council Cottages, Redwall Lane, Hunton, Kent
Lot 155 7 Napier Avenue, Southend-on-Sea
Lot 156 First Floor Flat, 8 Harberton Rd, Archway, London
Lot 158 1 Church Hill, Chatham, Kent
Lot 159 13 Market Square, St. Just, Penzance, Cornwall
Lot 160 Flat 11, The Mill Apart., East St, Colchester, Essex
Lot 161 31 Oakgrove Road, Bishopstoke, Hampshire
Lot 166 81 Mount Pleasant Road, Brixham, Devon
Lot 167 10 King Street, Brenzett, Romney Marsh, Kent
Lot 168 17 Rushlye Close, Bells Yew Gn, Tun.Wells, Kent
Lot 171 220 Agar Road, Illogan Highway, Redruth, Cornwall

Lot 3 First & Second Floors, 314 High Street, Orpington
Lot 12 32 Pannell Road, Isle Of Grain, Rochester, Kent
Lot 17 1-7 Jacob's Yard & 8 Preston St., Faversham, Kent
Lot 19 121 Clifton Road, Worthing, West Sussex
Lot 23 Maybrook House, Queens Gardens, Dover, Kent
Lot 25 144A High Street, Newport, Isle Of Wight
Lot 26 76-78 Pevensy Road, Eastbourne, East Sussex
Lot 36 Garage Rear Of Princes Avenue, Hove, East Sussex
Lot 40 Flat 215, Vert House, Falcon Avenue, Grays, Essex
Lot 42 6 Wingfield Bank Cottages, Springhead Road, Northfleet, Gravesend, Kent
Lot 43 1 Park Terrace, Main Rd, Sundridge, Sevenoaks, Kent
Lot 47 3 Thread Lane, Dunkirk, Faversham, Kent
Lot 55 4 St. Johns Street, Folkestone, Kent
Lot 56 57 Toronto Road, Portsmouth
Lot 58 23 Clarendon Road, Dover, Kent

Lot 67 5 & 7 Chestnut Road, Strood, Rochester, Kent
 Lot 69 The Portway Centre, Old Sarum, Salisbury
 Lot 72 28-30 Grange Road, Ramsgate, Kent
 Lot 79 Flats 1-12, Wolsey Court, Court Rd, Eltham, London
 Lot 80 7 Sackville Road, Bexhill-on-Sea, East Sussex
 Lot 81 9 Sackville Road, Bexhill-on-Sea, East Sussex
 Lot 84 6 Willow Court, Enbrook Road, Sandgate, Kent
 Lot 88 40 Clyde Street, Sheerness, Kent
 Lot 89 69-71 Regent Street, Shanklin, Isle Of Wight
 Lot 91 38 High Street, Ryde, Isle Of Wight
 Lot 93 The Cottage, 71A Cheriton High St, Folkestone, Kent
 Lot 95 5 Whitfield Road, Ashford, Kent
 Lot 104 12 Selsmore Road, Hayling Island, Hampshire
 Lot 107 112 High Street, Hythe, Kent
 Lot 114 8-10 Jacob's Yard, Faversham, Kent
 Lot 115 11 High Street, Southend-on-Sea, Essex
 Lot 119 27 Vale View Road, Dover, Kent
 Lot 122 Gray's Walk, Pyle Street & 10 Scarrots Lane,
 Newport, Isle Of Wight
 Lot 124 4 Fry Close, Isle Of Grain, Rochester, Kent
 Lot 126 21 Wingrove Ct, Broomfield Rd, Chelmsford, Essex
 Lot 139 21 Wickham Avenue, Bexhill-on-Sea, East Sussex
 Lot 142 The Silver Spray & Lees House, Sellindge, Kent
 Lot 145 115 Kensington Church Street, London
 Lot 149 15 Ingram Road, Gillingham, Kent
 Lot 151 59 Hawthorn Road, Bognor Regis, West Sussex
 Lot 162 Units 1-3, 2 Beresford Road, Whitstable, Kent
 Lot 163 Building & Land, Mill Road, Sturry, Kent
 Lot 164 Flat 2, St. Andrews, The Durlocks, Folkestone, Kent
 Lot 173 209 London Road, North End, Portsmouth
 Lot 175 Land Knights Place Farm, Rochester, Kent

Lot 4 Boscawen Hotel & Granary, Fore Street, St. Dennis,
 St. Austell, Cornwall
 Lot 9 70 Fore Street, Bugle, St. Austell, Cornwall
 Lot 14 4 Clock Tower Crescent, Sheerness, Kent
 Lot 49 Mousehole Methodist Sunday School, Penzance
 Lot 54 8 Andover Road, Winchester, Hampshire
 Lot 70 Storage Unit, R/O 11 Clausentum Rd, Southampton
 Lot 77 The Lifeboat, 42 North Street, Folkestone, Kent
 Lot 83 47A Crocker Street, Newport, Isle Of Wight
 Lot 94 Brook House, Silver Street, Ottery St. Mary, Devon
 Lot 100 28 Tiverton Road, Cullompton, Devon
 Lot 101 20 London Road, Dunton Green, Sevenoaks, Kent
 Lot 105 Cock & Bottle Inn, East Morden, Wareham, Dorset
 Lot 109 The Mariners Tavern, Great Yarmouth, Norfolk
 Lot 111 16 & 16A Anstis Street, Plymouth, Devon
 Lot 117 147A Dover Road, Northfleet, Gravesend, Kent
 Lot 118 Retro & New, Avenue Rd, Freshwater, Isle Of Wight
 Lot 143 Parker House, Bexley High Street, Bexley, Kent
 Lot 148 Somerville Hotel, 9 Canterbury Road, Margate, Kent
 Lot 154 The Olde Carvery, 13 Middle Row, Ashford, Kent
 Lot 157 5 Station Parade, Elmers End Rd, Beckenham, Kent

Lot 165 Crossways Hotel, Wilmington, Polegate, East Sussex
 Lot 170 The Old Barn, Old Lenham Road, Wichling, Kent
 Lot 172 31 Tontine Street, Folkestone, Kent
 Lot 174 Chapel Garage, Blackwater, Truro, Cornwall
 Lot 176 Garage 72, Teddington Close, Canterbury, Kent

Lot 16 Land Adj. 1A Sutton Rd, Waterlooville, Hampshire
 Lot 30 8 South Street, Emsworth, Hampshire
 Lot 45 1A Yarborough Road, East Cowes, Isle Of Wight
 Lot 48 Kings Head PH, Market Street, Alton, Hampshire
 Lot 51 Land Adjacent 3 Vicarage Hill, Dartmouth, Devon
 Lot 73 60A Battle Road, Hailsham, East Sussex
 Lot 97 Coldthorn Barn, Hailsham, East Sussex
 Lot 121 3 & 5 Queen Street, Ashford, Kent
 Lot 127 Land Adj. 85 Timber Mill, Southwater, West Sussex
 Lot 133 Public W.C.s, Grove Road, Wroxall, Isle Of Wight
 Lot 135 Troon Mission Church, Camborne, Cornwall
 Lot 140 2 High Street, Edenbridge, Kent
 Lot 177 7 Bournemouth Road, Folkestone, Kent

Lot 6 Land & Roadways, North Hants & Berkshire
 Lot 8 Roadway, Upper Harts Hill Farm, Thatcham, Berks
 Lot 13 Land Adj 4 Belhay, Penryn, Cornwall
 Lot 18 Roadway & Strip Of Land, Blandford Drive,
 Wokingham, Berkshire
 Lot 22 Land & Roadway, Chackfield Drive, Winnersh,
 Wokingham, Berkshire
 Lot 32 Land, Fairhill, Charterhouse Rd, Godalming, Surrey
 Lot 35 Land Sea Street, St. Margarets-at-Cliffe, Dover, Kent
 Lot 39 Land & Track Moss Side, Callington, Cornwall
 Lot 44 Land Church Street, St. Blazey, Par, Cornwall
 Lot 46 Land Bradford Place, Penarth, South Glamorgan
 Lot 52 Lammas Woodland, Cowes, Isle Of Wight
 Lot 59 Land Treleigh Industrial Estate, Redruth, Cornwall
 Lot 60 Land Adj Highcroft Park, Chudleigh, Devon
 Lot 68 Roadway, East Street, Ash, Canterbury, Kent
 Lot 75 Land Rear Of 24 The Meadow, St. Ives, Cornwall
 Lot 85 Land Adj 43 Eastbourne Road, St. Austell, Cornwall
 Lot 87 Land Adj 120 Trinity Lane, Waltham Cross, Herts
 Lot 92 Land & Roadway, Coppington Gardens, Lambourn,
 Hungerford, Berkshire
 Lot 102 Land Bulls Cross Ride, Waltham Cross, Herts
 Lot 112 Roadway & Strip Of Land, Hampstead Norreys
 Lot 113 Land South Side Of Bullen Rd, Ryde, Isle Of Wight
 Lot 123 Land & Roadways, Lovatt Close, Tilehurst, Reading
 Lot 125 Land Nanturian Hill, Mabe, Penryn, Cornwall
 Lot 134 Land Swanton Lane, Littlebourne, Canterbury, Kent
 Lot 137 Land Off Beacon Lane, Staplecross, East Sussex
 Lot 150 Land Adj. Western Boundary Of Highfields, Manor
 Drive, Hartley, Longfield, Kent
 Lot 152 Land South East Of Lanham Green, Cressing, Essex
 Lot 169 Parking Spaces Off Knight rider St., Maidstone, Kent
 Lot 178 Land North Of The Royal Standard Of England
 Public House, Forty Green, Buckinghamshire

1

HOUSE FOR REFURBISHMENT AND REPAIR

Guide: £130-135,000
* Plus Fees

138 Dale Street,
Chatham, Kent, ME4 6QH

On the instructions of Executors

■ A mid-terrace house situated in an established residential area convenient for the mainline commuter railway station and town centre, and in need of improvement and structural repair.



■ Ground Floor

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

■ First Floor

Three bedrooms.

■ Outside

Garden to rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers

Rogers

Stevens & Chance
CHARTERED SURVEYORS

Historic Dockyard, Chatham
01634 841433

Viewing By Arrangement With

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

2

SELF-CONTAINED STUDIO FLAT

Guide: £75,000 Plus
* Plus Fees

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.

■ 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.

■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

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.

3

Guide: £160-165,000
* Plus Fees

LEASEHOLD RESIDENTIAL INVESTMENT IN HIGH STREET LOCATION

First & Second Floors, 314 High Street, Orpington, Kent, BR6 0NG

■ Situated above commercial premises, this residential investment comprises a leasehold interest of two flats, one sold off on a sub-lease where ground rent income is generated and the other is let on an Assured Shorthold Tenancy. The High Street position offers immediate access to convenient shopping and public transport. Access to the flats are from the rear of the parade, in Augustus Lane, which is a one-way street.

■ Top Floor Flat ■ 314B High Street

Separate entrance door, with stairwell leading to living room, kitchen area, bedroom, bathroom with W.C. The property has double glazing and gas heating.

■ Tenancy

The property is let on an Assured Shorthold Tenancy Agreement from the 22nd February 2022 and presently holding over on a month to month basis as a periodic tenancy, at a current rent of £875.00 per calendar month.

■ Council Tax Band B

■ First Floor Flat ■ 314A High Street ■ Tenure

Sold off on a sub-lease for a

term of 99 years (less three days) from 25th March 2001 at a current ground rent payable to the head-lessee of £150 per annum, rising. The flat forms part of the original lease that was granted in 2001.

■ Tenure

Leasehold, subject to the sub-lease of the first floor and the occupation of an Assured Shorthold Tenant of the second floor.

Both residential upper parts are held overall on the remainder of a 99-year lease from 25th March 2001. Flat addressed as 314B High Street is subject to a current ground rental payable to the freeholder of £100 per annum, rising.

Currently let at £10,500 per annum



Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

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-authorized 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.

4

**Guide: £350,000 Plus
* Plus Fees**

FORMER HOTEL WITH CONVERTED GRANARY BUILDING AND CAR PARK

*Boscawen Hotel & Granary, Fore Street,
St. Dennis, St. Austell, Cornwall, PL26 8AD*

■ A rare opportunity to acquire this multi-faceted freehold site situated within the village of St Dennis and comprising a detached former hotel with converted Granary building (informally arranged as two flats), and separate car park which provides off-road parking for multiple vehicles.

Offering a range of opportunities, a programme of improvement works are required whilst individuals may wish to formally configure the Granary building into two flats or consider conversion of the hotel building to provide multiple residential units, subject to all necessary consents being obtainable.



■ Boscawen Hotel ■ Ground Floor

Principal bar and seating area, separate ladies and gents W.C.s

■ **Lower Ground Floor**
Drinks cellar, secondary bar and seating area and W.C.s

■ **First Floor**
Landing and six bedrooms, each with en-suite facilities.

■ **Outside**
Substantial area of hardstanding and separate car park.

■ Boscawen Hotel ■ Granary ■ Flat One

■ **Ground Floor**
Entrance vestibule, kitchen, living room, small conservatory and bathroom with W.C.

■ **First Floor**
Landing and two bedrooms.

■ **Flat Two**
■ **Ground Floor**
External staircase leading to first floor accommodation.

■ First Floor

Kitchen/living room, bedroom and shower room with W.C.

■ **Outside**
Integral store (not inspected).

■ **Site Measurements**
The entire site extends to approximately 0.13 hectares (0.33 acres).

■ Local Planning ■ Authority

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

■ Auctioneer's Note

There is currently one online Council Tax record which states the Council Tax band for The Granary Boscawen Hotel as Band C.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Tom Lowe



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Boscawen Hotel Granary

5

TWO-BEDROOM TERRACE HOUSE FOR IMPROVEMENT

**Guide: £190,000 Plus
* Plus Fees**

345 Central Avenue, Southend-on-Sea, SS2 4EF

■ This terraced two storey house is situated in an established and convenient area of Southend, near to the junction of Hamstel Road and in close proximity to local shopping, local schools and public transport. More comprehensive shopping facilities are located west towards Southend town centre, and the nearest railway stations are Southend East (C2C services) and Southend Victoria (Greater Anglia services). Although in need of a refurbishment, the house does have double glazing and a gas heating system via radiators.



■ Ground Floor

Two reception rooms and kitchen.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Front and rear gardens.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Kevin Gilbert

■ Council Tax Band C

■ Freehold with Vacant Possession

6

THIRTEEN FREEHOLD TITLES

**Guide: Nil Reserve
* Plus Fees**

**Land & Roadways, Across North Hants and Berkshire
Including Kennedy Drive, Pangbourne, Pangbourne, Berkshire**

■ An array of 13 freehold titles, containing small parcels of estate land, adopted roadways and unusual strips of land across North Hampshire and Berkshire, included within the strip of land close to Pangbourne Primary School on Kennedy Drive, Pangbourne.



Land Adjacent Fullerton Way, Tadley



Track off St Johns Close Kingsclere

■ Viewing

Interested parties may view on site during daylight hours.

■ Freehold

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

7

TWO-BEDROOM TERRACE HOUSE

Guide: £110-120,000
* Plus Fees

43 East Cliff, Dover, Kent, CT16 1LS

■ A mid-terrace property close to the port of Dover, Dover Castle and the town centre with all of its amenities. The property is currently occupied, and would benefit from some improvements.



Currently let at £5,400 per annum



■ Ground Floor

Living room, kitchen/dining room, utility room and bathroom with W.C.

■ First Floor

Two bedrooms.

■ Outside

Yard to rear.

■ Council Tax Band B

■ Viewing

External only.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £450 per calendar month.

8

PRIVATE ROADWAY TO FIVE HOUSES

Guide: Nil Reserve
* Plus Fees

Roadway, Upper Harts Hill Farm, Harts Hill Road,
Thatcham, Berkshire, RG18 4NY

■ This private driveway provides access to the five houses contained within the development.

■ Viewing

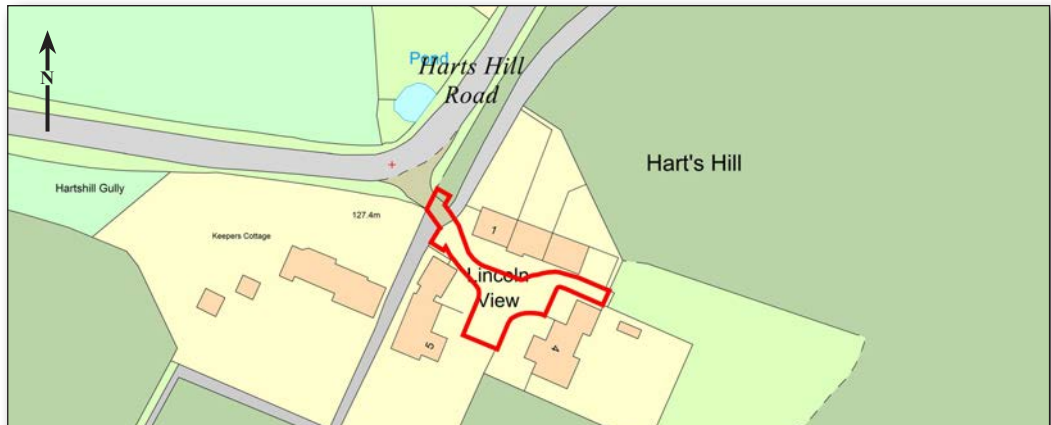
Interested parties may view directly on site during daylight hours.

■ Freehold

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



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9

Guide: £180,000 Plus
* Plus Fees

**FREEHOLD
MIXED USE
PREMISES WITH
POTENTIAL**

*70 Fore Street, Bugle,
St. Austell, Cornwall, PL26 8PF*

Previously let at £15,000 per annum

■ A prominent end-terrace building situated within the Cornish village of Bugle and currently arranged as a large four-bedroom house with integral hairdressing salon. Individuals may wish to continue use of the premises in their current guise following a programme of improvement works, whilst others may wish to consider conversion of the property to create a single family home or sub-division to create two well proportioned flats. Any work in this regard would be subject to all necessary consents being obtainable.



■ Ground Floor

Entrance porch, hallway, living room, dining room, kitchen and hair salon with W.C.

■ First Floor

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

■ Outside

Courtyard garden to rear, two outbuildings and W.C. Area of hardstanding comprising shared driveway and garage with inspection pit.

■ Local Planning Authority

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

■ Council Tax Band B



■ Auctioneer's Note

Although currently occupied, the Seller has advised 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

10

Guide: £200,000 Plus
* Plus Fees

**TWO-BEDROOM
MAISONETTE**

*11 Auckland Road,
Tunbridge Wells, Kent, TN1 2HP*

■ Located in a predominantly residential area is this two-bedroom two storey maisonette. The property has recently been refurbished and is considered ideal for owner occupation or investment. Within easy reach is Tunbridge Wells town centre with its railway station, various local and national retailers, schools and further amenities.



■ Ground Floor

Living room, kitchen, dining room, bathroom with W.C.

■ Lower Ground Floor

Two bedrooms.

■ Outside

Rear courtyard garden.

■ Council Tax Band B

■ Tenure

Share of freehold with a remainder of 122-year lease, from 25th December 1985, at a current ground rental of £100 per annum.

■ Leasehold with Vacant Possession Plus Share of the Freehold

Joint Auctioneers



23 High Street, Tunbridge Wells
01892 511211

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

11

Guide: £210-220,000
* Plus Fees

FOUR-BEDROOM HOUSE FOR IMPROVEMENT

38 Chart Road, Cheriton, Folkestone, Kent, CT19 4EW

On the instructions of the Executors

■ An extended end-terrace house located in a popular residential road, close to local amenities in Cheriton High Street and Cheriton Road, with Folkestone West railway station (also including high speed) within close proximity.

The house is in need of improvement/renovation and possibly some repair, but will allow the successful buyer the opportunity to re-decorate in their own taste and style.

■ Ground Floor

Entrance hall with stairs to first floor, kitchen, living and dining room.

■ First Floor

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

■ Second Floor

Landing, bedroom and under eaves storage.

■ Outside

Front and rear garden. Outbuilding to rear, in need of repair.



■ Council Tax Band C

■ Freehold
with Vacant
Possession



Joint Auctioneers



85 Sandgate Road, Folkestone
01303 850 200

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

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.

12

Guide: £160,165,000
* Plus Fees

HOUSE FOR INVESTMENT IN NEED OF IMPROVEMENT

32 Pannell Road, Isle of Grain, Rochester, Kent, ME3 0ED

On the instructions of the Executors

Currently let at £9,600 per annum

■ An end-terrace house for improvement and let on an Assured Shorthold Tenancy Agreement.

■ Ground Floor

Entrance hall, living room and kitchen/dining room.

■ First Floor

Landing, three bedrooms and bathroom.

■ Outside

Paved front garden for car parking and garden and rear.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £800 per calendar month.

■ Council Tax Band B

Joint Auctioneers

Rogers

Stevens & Chance
CHARTERED SURVEYORS

Historic Dockyard, Chatham

01634 841433

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



13

Guide: Nil Reserve
* Plus Fees

FREEHOLD LAND AND VERGE

Land Adj 4 Belhay, Penryn, Cornwall, TR10 8DF

■ An area of land and verge bordering a residential estate and situated within the Cornish village of Penryn.

■ Site Measurements

The site extends to approx. 0.04 hectares (0.10 acres).

■ Viewing

Interested parties may view from the roadside during reasonable daylight hours ensuring they take care while doing so. Part of the lot is currently inaccessible

(meaning it hasn't been inspected by the Auctioneer) and interested applicants must not trespass over neighbouring land in an attempt to access this area.

■ Auctioneer's Note

Individuals should make their own enquiries to verify the information provided.

Instructions Received From



Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood



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■ Directions

The lot can be located via the What3Words app using ///dries.expired.deeds

14

Guide: £225,000 Plus
* Plus Fees

FREEHOLD VACANT BUILDING WITH RETAIL PREMISES AND POTENTIAL FOR CONVERSION OF UPPER FLOORS

4 Clock Tower Crescent, Sheerness, Kent, ME12 1AG

■ A vacant commercial premises in a prominent location in the centre of Sheerness, close to both local and nationwide retailers as well as Sheerness-on-Sea mainline railway station. The building is dual aspect fronting both the High Street and Broadway, being opposite the iconic Clock Tower.

The upper parts may be suitable for residential conversion, perhaps into two two-bedroom flats, subject to all necessary consents being obtainable. It is understood that there was previously access off Broadway to the upper parts, however this would need reinstating subject to consents.



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■ Ground Floor

U-shaped shop floor with two changing rooms.

■ Basement

Three rooms.

■ First Floor

Three rooms, kitchen and W.C.

■ Second Floor

Landing, four rooms and W.C.

■ Outside

Enclosed courtyard to rear.

■ Freehold with Vacant Possession

■ Local Planning Authority

Swale Borough Council.
Tel: 01795 417850.

Website: swale.gov.uk.

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Clive Emson
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01622 608400

Property Contact
Jon Rimmer

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For further information visit the website: propertyinvestor.co.uk

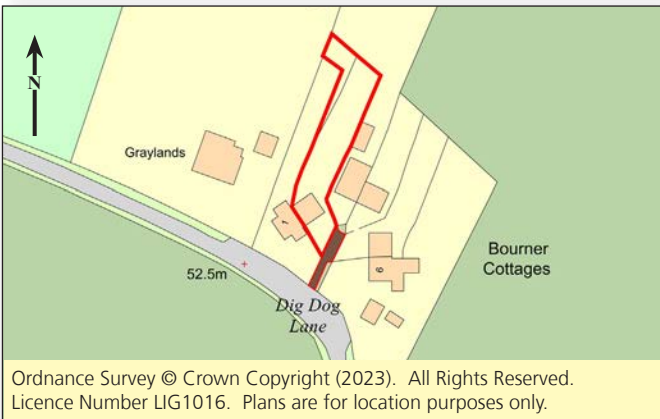
15

Guide: £195,000 Plus
* Plus Fees

SEMI-DETACHED HOUSE FOR REFURBISHMENT

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, although once enhanced it would be ideal for owner occupation or investment.



■ Ground Floor

Living room, kitchen and bathroom with W.C.

■ First Floor

Three bedrooms.

■ Outside

Parking to the front and rear garden.

■ Auctioneer's Note

On the plan, the area etched in brown shows the right of way.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

16

Guide: £65,000 Plus
* 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.



■ 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

17

Guide: £150-160,000
* Plus Fees

FREEHOLD COMMERCIAL INVESTMENT WITH GROUND RENT INCOME

1-7 Jacob's Yard & 8 Preston Street, Faversham, Kent, ME13 8NY

Currently let at £14,250 per annum

■ A mixed investment located in the centre of Faversham, situated close to local and national retailers, supermarket and Faversham's mainline railway station. This investment comprises a barber's shop and opticians (both currently let), a furniture shop and a house which have been sold on long leases, together with five flats, also sold on long leases.

- 1 Jacob's Yard
- Kings Cuts
- Tenancy

Let under the terms of a 10-year commercial lease from 10th August 2023 at a current rental of £5,750 per annum.

- 4 Jacob's Yard
- Optima Opticians
- Tenancy

Let under the terms of a commercial lease expiring 2025 at a current rental of £8,000 per annum.

- 8 Preston Street
- Faversham Furnishing
- Tenure

Sold on a 125-year lease, from 1st January 2009, at a current ground rental of £125 per annum.

- 3 Jacob's Yard
- Tenure

Sold on a 125-year lease from 19th November 2019 at a current ground rental of £125 per annum.

- Flats 1A, 2, 5, 6 & 7 Jacob's Yard
- Tenure

Each sold on a 999-year lease from 27th June 2003, at a current ground rental of £50 per annum each.

■ Auctioneer's Note

Section 5B Notices under the Landlord & Tenant Act 1987 (as amended) have been served and the leaseholders have not reserved their rights under the legislation.



Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

18

Guide: Nil Reserve
* Plus Fees

ROADWAY AND RECTANGULAR STRIP OF LAND

Roadway & Strip Of Land, Blandford Drive,
Wokingham, Berkshire, RG41 4EN

■ This freehold title includes the mouth of Blandford Drive, which we understand to be adopted and a long strip of land between 255 Barkham Road and 6 Blandford Drive.

■ Viewing

On site during daylight hours.

■ Freehold

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



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Guide: £350-375,000
* Plus Fees

FREEHOLD HOUSE ARRANGED AS THREE FLATS IN CENTRAL WORTHING

121 Clifton Road, Worthing, West Sussex, BN11 4DP

■ This inner terrace bay-fronted property is arranged over three floors and has three self-contained flats having recently been refurbished for letting purposes.

The property is situated in the town centre, on the west side of Clifton Road close to its junction with Tarring Road, being within easy access of comprehensive local shopping facilities, amenities and Worthing mainline station. There are excellent road links to Brighton, Chichester and all surrounding areas via the nearby A27 and A259.



First Floor Flat

■ Ground Floor

Communal hallway with stairs to first floor, access to ground floor flat.

■ Ground Floor - Flat 1

Kitchen, bathroom/W.C., inner hallway, door to rear garden, hallway leading to living room, bedroom and box room.

■ Outside

South facing patio garden.

■ Tenancy

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

■ First Floor - Flat 2 (Rear)

Half landing, shower room/W.C., inner lobby, living room with incorporated kitchen and bedroom.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £780 per calendar month.

■ First Floor - Maisonette 3

Entrance hall, stairs to kitchen, living room.

■ Second Floor

Double bedroom and shower room/W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £1,100 per calendar month.

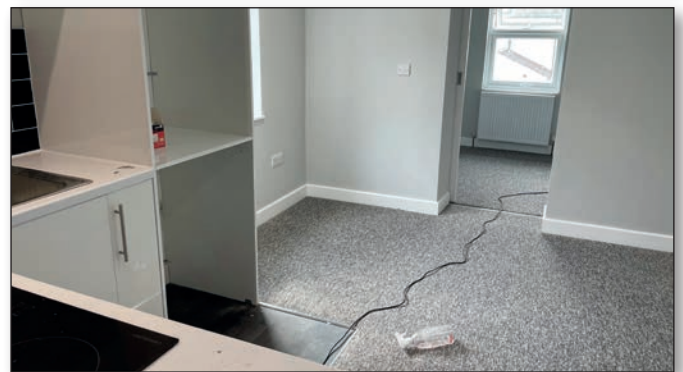
■ EPC Information

All three flats have an EPC rating of C.

■ Council Tax Bands

To be allocated.

Currently let at £36,960 per annum



First Floor Flat Rear

Joint Auctioneers

Ketchen King
THE INDEPENDENT ESTATE AGENTS

Horsham Rd, Cowfold, Horsham
01903 415085

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

20

Guide: £250-255,000
* Plus Fees

SEMI-DETACHED HOUSE FOR IMPROVEMENT

34 Oxford Road, Maidstone, Kent, ME15 8DQ

■ An attractive semi-detached house in an established residential area. It is now in need of improvement and has a gas heating system via radiators and replacement UPVC double glazed windows.

■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Landing, three bedrooms, shower room with separate W.C.

■ Outside

Front garden with driveway. Garden at rear with stores.

■ Council Tax Band C

■ Local Planning Authority

Maidstone Borough Council.
Tel: 01622 602736.

Website: Maidstone.gov.uk

■ Freehold with Vacant Possession

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01622 608400

Property Contact
John Stockey/Chris Milne



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**Guide: £110,000 Plus
* Plus Fees**

TWO-BEDROOM FIRST FLOOR MAISONETTE FOR REPAIR AND IMPROVEMENT

1 Greenhythe Court, Greenstead Road, Colchester, Essex, CO1 2SG

■ This two-bedroom maisonette is well placed for access to local shops, supermarket, Colchester Hythe Railway Station and the University, as well as the city centre with its bars, restaurants, high street shopping and recreational facilities. It has its own entrance on the ground floor with accommodation at first floor level, as well as garage to the front and sections of garden to both front and rear.

■ Ground Floor

Entrance reception hallway with stairs.

■ First Floor

Landing with access to loft space storage, kitchen, living room, two bedrooms and shower room/W.C.

■ Outside

There is a balcony to the rear of the property as well as sections of garden to both front and rear (overgrown) and a garage en bloc.

■ Auctioneer's Note

A Structural Advice Report has been received and will be available to download from the Clive Emson website.

■ Tenure

Remainder of a 999-year lease from 23rd December 1988.

■ Council Tax Band B

■ Leasehold with Vacant Possession

*Previously let at £825 per calendar month
(£9,900 per annum) until June 2023*



Joint Auctioneers



95 Crouch St,
Colchester
**01206
564700**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

22

**Guide: Nil Reserve
* Plus Fees**

FREEHOLD PARCELS OF LAND AND ROADWAY

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

■ Unadopted strip of land to the north of 41 Sadlers Lane, and other parcels around and under Chackfield Drive, Winnersh.

■ Viewing

On site during daylight hours.

■ Freehold

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



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23

**Guide: £1.6-1.8 Million
* Plus Fees**

SUBSTANTIAL FREEHOLD OFFICE PREMISES WITH CAR PARK IN PROMINENT LOCATION

Maybrook House, Queens Gardens, Dover, Kent, CT17 9AH

*Currently let at £187,367 per annum -
Plus £121,850 per annum in Service Charge*

■ A substantial purpose-built office building with spacious entrance lobby, gas heating system, double glazed windows, two lifts and ladies, gents and disabled W.C's.

The accommodation is arranged over the ground, mezzanine and five upper floors. The property is located on the corner of York Street (one of the main roads forming part of the towns ring road system) and New Street with a separate car park located opposite with thirty-five parking spaces.

Dover is Europe's busiest passenger ferry port and enjoys good road links via the A2/M2 and A20/M20.

The property is fully let providing a strong income, however there may be potential for a number of other commercial uses or perhaps for residential conversion subject to all necessary consents being obtainable.



Floor	Tenant	Lease Details	Annual Rent
Ground Floor & 1st	Forward Trust	May 2022 to May 2024 no break. Review 2024	£37,260.00
1st Floor	Uniserv (Customs insights)	10 years to June 29th 2026. Review 2026	£14,800.00
1st Floor	Uniserv (Customs insights)	5 years to 2026. Review 2026	£15,500.00
2nd Floor	Migrant Help	2023 a 6 year contract break clause in 2026 end of contract 2029. Review 2026	£27,395.00
3rd Floor	Martintrux	5 years no breaks fixed from Dec 2018 (2023). Review 2023	£26,120.00
4th Floor	Coyote 4th	10 years from Jan 2019. 2 year break 5th floor only. Both floors at 4 and 5, rent review at end of 5 (2024)	£23,396.00
5th Floor	Coyote 5th		£23,396.00
Ground Floor	Beverton & Co	1 Feb 2019 for 5 years no breaks (2024). Review 2024	£8,500.00
Roof	CTIL 6 monthly £5500	Masts 25 years from Dec 2014 to 2039 5 year rent reviews, rent review 2024	£11,000.00
Total			£187,367.00

LOT 23 CONTINUED



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Local Planning Authority

Dover District Council.
Tel: 01304 872486.
Website: dover.gov.uk.

Auctioneer's Note

A tenancy schedule including service charge provisions, floor plans and measurements will be contained in the legal

pack which is available to download from the Clive Emson website.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

24

Guide: £225-230,000
* Plus Fees

THREE-BEDROOM MAISONETTE

51A Sea Road, Bexhill-on-Sea, East Sussex, TN40 1JJ

■ A substantial two-storey three-bedroom maisonette with sea views from the first floor bay windows, situated in Bexhill town centre. The maisonette occupies the first and second floor and is a short walking distance from the seafront, mainline railway station and De La Warr Pavilion.

It is in need of some improvement and, once enhanced, would be ideal for owner occupation, investment or offer the potential for alternative configurations, subject to all necessary consents being obtainable.

Ground Floor

Private entrance.

First Floor

Landing, living room with bay window, further room with bay window, bedroom room, kitchen/diner and bathroom with shower and W.C.

Second Floor

Landing, bedroom, bedroom with loft access, separate W.C., and store room.

Local Planning Authority

Rother District Council.
Tel: 01424 787000.
Website: rother.gov.uk.

Viewings

Internal viewings will not be available, however a video tour is available on the Clive Emson website.

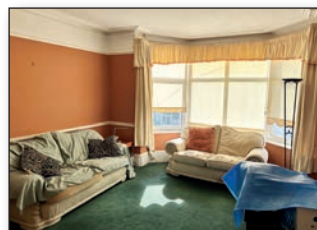
Council Tax Band B

Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Jade Flood



25

Guide: £470-500,000
* Plus Fees

FREEHOLD INVESTMENT - FOUR TWO-BEDROOM AND ONE ONE-BEDROOM APARTMENTS

144A High Street, Newport, Isle of Wight, PO30 1TY

Currently let at £46,200 per annum

■ Situated at the County Hall end of Newport High Street this freehold building has recently been converted from commercial premises to provide four apartments and a one-bedroom flat with small courtyard garden to the rear. The flats are each let on an Assured Shorthold Tenancy producing a worthwhile income. Accordingly, the building is considered an ideal addition into an income producing letting portfolio.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



■ Ground Floor

■ Flat 1

Kitchen/living room, bedroom, shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement for 12 months from 9th December 2022 at a current rental of £650 per calendar month.

■ Council Tax Band A

■ Flat 5

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement for 12 months from 10th June 2023 at a current rental of £800 per calendar month.

■ Council Tax Band TBC

■ First Floor

■ Flat 2

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement for 12 months from 16th March 2023 at a current rental of £800 per calendar month.

■ Council Tax Band A

■ Flat 3

Kitchen/living room, two bedrooms, shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement for 12 months from 11th March 2023 at a current rental of £800 per calendar month.

■ Council Tax Band TBC



Kitchen of Flat 3

■ Second Floor

■ Flat 4

Kitchen, living room, two bedrooms, shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement for 12 months from 11th March 2023 at a current rental of £800 per calendar month.

■ Council Tax Band TBC

■ Outside

Small courtyard garden to rear.

26

Guide: £1,000,000 Plus
* Plus Fees

FREEHOLD BLOCK OF EIGHT FLATS FOR INVESTMENT

76-78 Pevensey Road, Eastbourne, East Sussex, BN21 3HT

Currently let at £93,900 per annum

■ A mid-terrace freehold block of eight flats over four floors located in the centre of Eastbourne a short walking distance from the city centre and seafront.

The property currently contains eight tenanted flats, seven of which are two-bedroomed and one is a one-bedroom flat, currently let at a total of £93,900 per annum.

■ Flat 1

■ Basement

Living room with kitchen area, bathroom/W.C., two bedrooms.

■ Outside

Garden.

■ Flat 2

■ Basement

Living room with kitchen area, bathroom/W.C., two bedrooms.

■ Outside

Garden.

■ Flat 3

■ Ground Floor

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

■ Flat 4

■ Ground Floor

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

■ Flat 5

■ First Floor

Living room with kitchen area, bathroom/W.C., two bedrooms.

■ Flat 6

■ First Floor

Living room with kitchen area, bathroom/W.C., two bedrooms.

■ Flat 7

■ Second Floor

Living room with kitchen area, bathroom/W.C., two bedrooms.

■ Flat 8

■ Second Floor

Living room with kitchen area, bathroom/W.C., two bedrooms.

■ Tenancy

The two-bedroom flats are each let on Assured Shorthold Tenancy Agreements at a current rental of £1,000 per calendar month each and the one-bedroom flat is let on an Assured Shorthold Tenancy Agreement at a current rental of £825 per calendar month.

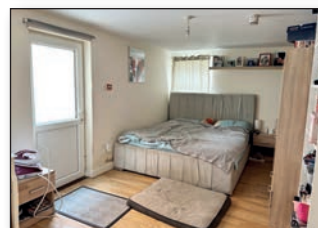
■ Each Flat Council Tax Band A

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01273 504232

Property Contact
Jade Flood



Flat 1 - Bedroom



Flat 2 - Garden



Flat 4 - Kitchen



Flat 7 - Living Room

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27

Guide: £465,000 Plus
* Plus Fees

SEMI-DETACHED BUNGALOW WITH GARAGE FOR IMPROVEMENT

37 Levett Gardens, Seven Kings, 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 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 schooling.

Although the property requires 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

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01245 205778

Property Contact
Russell Hawkes



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FLAT FOR IMPROVEMENT

Guide: £50,000 Plus
* Plus Fees

*Flat 25, Hampshire Court, Bourne Avenue,
Bournemouth, BH2 6DW*

■ Located in the heart of Bournemouth, overlooking the gardens, this second floor flat is in need of complete refurbishment but is considered very worthy of the works required.



■ **Accommodation**
Studio room, kitchen, bathroom and balcony.

■ **Tenure**
Held under the terms of a 99-year lease (less 10 days) from 25th March 1979.

■ **Council Tax Band A**



■ **Leasehold with Vacant Possession**

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Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

Joint Auctioneers

house & son
Estd. 1939

Christchurch Rd, Bournemouth
01202 242 000

29

TERRACE COTTAGE FOR REFURBISHMENT IN POPULAR VILLAGE

Guide: £160-170,000
* Plus Fees

*36 High Street, Rolvenden,
Cranbrook, Kent, TN17 4LN*

On the instructions of the Executor

■ Situated in the heart of Rolvenden Village is this attractive mid-terrace period cottage which lies close to shops and a public house.

The cottage is in need of total refurbishment and perhaps some repair although this will allow the successful purchaser the opportunity to redecorate in their own taste and style.



■ **Ground Floor**
Living room with inglenook, kitchen/dining room, two understairs cupboards and door to staircase to first floor, L-shaped utility room and bathroom with W.C.

■ **First Floor**
Landing and two bedrooms.

■ **Outside**
Front garden and small courtyard to rear.

■ **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: £500,000 Plus
* Plus Fees**

FREEHOLD BUILDING CLOSE TO THE HARBOUR WITH PLANNING FOR RESIDENTIAL CONVERSION

8 South Street, Emsworth, Hampshire, PO10 7EH

■ Situated in the heart of sought-after Emsworth, a short distance from the harbour, this freehold building was, for many years, the base of the well-known independent local Estate Agent Hazle & Co.

The building is now offered vacant and with consent for conversion to provide a splendid residential dwelling. Alternatively, prospective purchasers may prefer to continue with commercial use, subject to all necessary consents being obtainable.

■ Ground Floor

Three former offices providing scope for future use as reception rooms, kitchen and cloakroom with W.C.

■ First Floor

Landing, three further offices providing scope for bedroom use, smaller box room/study, bathroom with W.C.

■ Second Floor

Attic room.

■ Outside

Courtyard garden located immediately to the rear of the main building. Brick built former outhouse with potential and providing access to a larger area of rear garden, in need of cultivation.

■ Planning

Planning Consent was granted by Havant Borough Council under reference: APP/22/01148 dated 28th November 2022 for change of use from Class E (estate agency office) to C3 (dwelling) and minor alterations, including replacement windows, addition of kitchen, bathroom and en-suite shower room, subject to conditions. In addition, Grant of Listed Building Consent has been



granted under reference: APP/22/01149 dated 28th November 2022 for Listed building application for change of use from Class E (estate agency office) to C3 (dwelling) and minor alterations, including replacement windows, addition of kitchen, bathroom and en-suite shower room, subject to conditions.

Copies of the Planning Consents and accompanying documents may be downloaded from the Local Planning Authority: havant.gov.uk Tel: 023 9244 6019

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



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31

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.



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Licence Number LIG1016. Plans are for location purposes only.

■ Directions

The property can be located using the What3Words app using ///between.novels.springing

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

32

Guide: £110,000 Plus
* Plus Fees

**FREEHOLD
LAND**

**Land, Fairhill, Charterhouse Road,
Godalming, Surrey, GU7 2DA**

■ A freehold parcel of land extending to 0.23 hectares (0.58 acres) situated on the outskirts of the desirable town of Godalming, Surrey. Accessed via a shared driveway the land is made up of grass and wooded verges with a larger area of land to the East of Charterhouse Road believed to have been a former tennis court.

The site, which is being sold without the benefit of Planning Permission is within easy reach of Godalming town centre which provides a wide variety of local shops and amenities, along with strong transport links by railway into London Waterloo and the nearby A3 motorway.



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■ Planning

The current owners have provided considerable planning information and reports relating to their application for the construction of a large detached dwelling. While the application submitted to Waverley Borough Council under the reference WA/2020/1720 was dismissed on appeal the information provided, available on the council website, will be of value to future planning applications for the site. It is possible that the planning authority may favour a smaller dwelling with less footprint in order to protect the flora and fauna, subject to

all necessary consents being obtainable. A copy of the Planning Application and accompanying documents may be downloaded from the Local Planning Authority website, waverley.gov.uk. Tel: 01483 523333.

■ Site Measurements

The land extends to 0.23 hectares (0.58 acres).

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Sam Kinloch

33

Guide: £105,000 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

34

BAY FRONTED HOUSE FOR IMPROVEMENT

Guide: £180-185,000
* Plus Fees

71 Royal Military Avenue, Cheriton,
Folkestone, Kent, CT20 3EG

On the instructions of the Executors

■ An attractive bay-fronted terrace house situated in a popular tree-lined residential street in Cheriton. It requires improvement and redecoration, although once enhanced may be suitable for investment or owner occupation.



■ **Ground Floor**
Entrance porch, entrance hall, through lounge dining room, kitchen and conservatory.

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

■ **Outside**
Front and rear gardens.

■ **Council Tax Band B**

■ **Freehold with Vacant Possession**

Joint Auctioneers



1 Middle Row, Ashford
01233 646411

Viewing By Arrangement With



01622 608400
Property Contact
Kevin Gilbert

35

FREEHOLD LAND WITH POTENTIAL

Guide: £90,000 Plus
* Plus Fees

Land South West Side, Sea Street,
St. Margarets-at-Cliffe, Kent, CT15 6AR

■ A parcel of land located in the centre of St. Margarets-at-Cliffe which may offer development potential, subject to all necessary consents being obtainable. The overgrown site is in a predominantly residential area opposite a local school and close to the popular St Margarets Bay.



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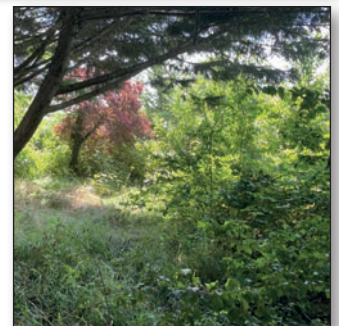
■ **Local Planning Authority**

Dover District Council.
Tel: 01304 872486.
Website: dover.gov.uk.

■ **Site Measurements**
0.08 hectares (0.19 acres).

■ **Viewing**
On site during daylight hours.

■ **Freehold with Vacant Possession**



Joint Auctioneers



Further Information From



01622 608400
Property Contact
Jon Rimmer

36

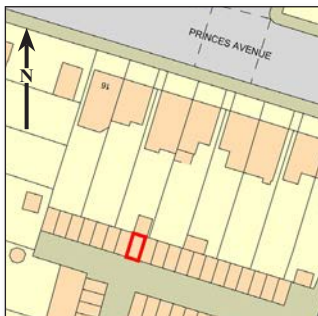
**Guide: £20,000 Plus
* Plus Fees**

FREEHOLD LOCK-UP GARAGE JUST OFF HOVE SEAFRONT

Rear Of Princes Avenue, Hove, East Sussex, BN3 4GD

Currently let at £1,140 per annum

■ A rarely available lock-up garage situated in the northern row at the west end of this compound. It is of brick construction with an up-and-over door beneath a flat roof and is currently let. The compound is located between Kingsway and Princes Avenue with vehicular access from the rear of Viceroy Lodge, just off Hove Street and additional access between 2 and 2B Princes Avenue. The leisure facilities of Hove seafront are a few hundred yards to the south with comprehensive shopping facilities and amenities located at Church Road at the junction of Hove Street.



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■ Auctioneer's Note

The Auctioneers have not inspected the garage internally. Interested applicants should rely on their own investigations to verify the information provided.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne



■ Tenancy

Let on a licence at a current rental of £95 per calendar month.

■ Viewing

On site during daylight hours.

37

**Guide: £110,000 Plus
* Plus Fees**

TWO-BEDROOM END-TERRACE HOUSE FOR COMPLETE REFURBISHMENT

173 Invicta Road, Sheerness, Kent, ME12 2SU

■ An end-terrace house well located for Sheerness town centre with all its amenities and mainline railway station. The property needs complete refurbishment, but has a gas heating system via radiators and potential for a rear extension, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Garden to rear.

■ Council Tax Band A

■ Freehold with Vacant Possession

Joint Auctioneers

BELVOIR!

22 Broadway, Sheerness
01795 662121

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



■ Local Planning Authority

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

38

Guide: £150,000 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 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



Taylor Hill & Bond
Estate Agents and Surveyors

1 The Mall, Bridge St, Andover
01264 314419

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



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39

Guide: Nil Reserve
* Plus Fees

TRACK & LAND

**Land & Track At Moss Side,
Callington, Cornwall, PL17 8AS**

■ An unmade track and small area of land located within the Cornish town of Callington. The lot borders Moss Side Industrial Park and is situated close to a new development of residential units.



■ Site Measurements

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

■ Directions

The land can be located via the What3Words app using [// dreamers.boards.briefer](https://www.what3words.com/)

■ Viewing

Interested applicants may view on site during reasonable daylight hours ensuring they do not cause disturbance to neighbouring residents or trespass.

Instructions Received From



Further Information From



01392 366555

Property Contact
Dave Henwood

40

Guide: £120,000 Plus
* Plus Fees

LEASEHOLD FLAT INVESTMENT

**Flat 215, Vert House, Falcon Avenue,
Grays, Essex, RM17 6SE**

Currently let at £9,600 per annum

■ This one-bedroom ground floor flat is located in a purpose built block in close proximity to Grays town centre and mainline commuter railway station (C2C services to Fenchurch Street).



■ Ground Floor

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

■ Tenancy

Let on an Assured Shorthold Tenancy for an original term of 12 months from 5th March 2022. We understand from the Seller a new term has been agreed for a further 12 months from 5th September 2023 at an agreed rental of £800 per calendar month.

Further details will be available in the legal pack which may be downloaded from the Clive Emson website.

■ Tenure

Remainder of a 99-year lease, from 25th December 1988, at a current ground rental of £160 per annum.

■ Auctioneer's Note

The Auctioneers have not inspected the property internally and the accommodation details have been provided by the Seller. We have also been informed the flat has an electric heating system.

Joint Auctioneers



Orsett Road, Grays
01375 808474

Further Information From



01245 205778

Property Contact
Russell Hawkes

41

Guide: £160-165,000
* Plus Fees

HOUSE FOR IMPROVEMENT IN TOWN CENTRE

7 Woollett Street, Maidstone, Kent, ME14 1UX

■ A mid-terrace house situated close to Maidstone town centre and mainline commuter railway station.

The property is now in need of improvement, although has uPVC double glazed windows and a gas heating system via radiators.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



■ Ground Floor

Living room, inner hall and kitchen.

■ First Floor

Bedroom and bathroom with W.C.

■ Outside

Rear garden.

■ Council Tax Band B

■ Freehold with Vacant Possession

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.

42

Guide: £240-245,000
* Plus Fees

THREE-BEDROOM COTTAGE INVESTMENT

6 Wingfield Bank Cottages, Springhead Road,
Northfleet, Gravesend, Kent, DA11 8HT

On the instructions of the Trustees

Currently let at £9,600 per annum

■ Situated on the south-western side of Gravesend, south of Northfleet and within a short drive of the A2 at Pepper Hill is this freehold semi-detached cottage.

The property has a gas heating system via radiators and double glazed windows with the exception of the garden room/lean-to.



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■ Ground Floor

Entrance porch, kitchen, dining room, living room, lean-to garden room (not double glazed) and bathroom/W.C.

■ First Floor

Landing and three bedrooms.

■ Outside

Front and rear gardens. Parking area accessed from the rear. There may be the potential to extend the property to the side and/or rear, subject to all necessary consents being obtainable.

■ Local Planning Authority

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

■ Tenancy

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

■ Council Tax Band D

■ Viewing

Interested applicants are requested not to contact the tenant directly.

Joint Auctioneers

caxtons
Chartered Surveyors

1 Castle Street, Canterbury
01227 788088

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

43

Guide: £210-215,000
* Plus Fees

HOUSE FOR INVESTMENT WITH PROTECTED STATUTORY TENANT

1 Park Terrace, Main Road, Sundridge, Sevenoaks, Kent, TN14 6EW

Currently let at £7,176 per annum

■ An end-of-terrace house situated in a tucked away position, away from the main road with pedestrian access only and having been let for many years to a Protected Statutory Tenant.



■ Ground Floor

Entrance floor, living room, rear hall, kitchen and bathroom.

■ First Floor

Landing and three bedrooms.

■ Outside

Long front garden and yard area at rear.



■ Tenancy

Let to a Protected Statutory Tenant at an effective rent of £138 per week, effective from 31st August 2021 and therefore due for the usual bi-annual increase from 31st August 2023.

■ Council Tax Band D

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

44

Guide: Nil Reserve
* Plus Fees

FREEHOLD LAND

Land Church Street, St. Blazey, Par, Cornwall, PL24 2NG

■ A small area of verge land located within the Cornish town of St Blazey and close to local amenities.

■ Site Measurements

The site extends to approximately 0.006 hectares (0.01 acres).

■ Viewing

Interested applicants may view on site during reasonable daylight hours ensuring they do not cause disturbance to neighbouring residents.

Instructions Received From



Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood



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■ Directions

The land can be located via the What3Words app using
///deform.income.prouder

45

Guide: £35-40,000
* Plus Fees

**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.



■ Proposed Accommodation

Kitchen/living room, bedroom, bathroom/W.C.

■ Outside

Small yard to rear.

■ Planning

Planning Permission has been granted by 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

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

46

Guide: £10-15,000
* Plus Fees

**FREEHOLD
PARCEL OF
LAND**

**Land Adj. Homeside House, Bradford Place,
Penarth, South Glamorgan, CF64 1NR**

■ This parcel of land is situated adjacent to Homeside House on Bradford Place/Kymin Terrace, close to the seafront in Penarth to the east of the town centre and railway station and south of Cardiff Bay. The land may offer potential for alternative uses, subject to all necessary consents being obtainable.



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■ Local Planning Authority

Vale of Glamorgan Council.
Tel: 01446 70011. Website: valeofglamorgan.gov.uk.

■ Auctioneer's Note 1

We have been advised by the Seller the land is offered for sale subject to any legal interests or right of way that may exist. Further information 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 off on long leases. 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

We are advised by the Seller there are some Tree Preservation Orders on the land.

■ Site Measurements

The site extends to approximately 0.24 hectares (0.60 acres).

■ Viewing

On site during daylight hours taking care to avoid trespass en-route.

■ Directions

The land can be located using the What3Words app using [///paths.zebra.focus](http://paths.zebra.focus)

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Paul Bridgeman

47

Guide: £190-200,000
* Plus Fees

FREEHOLD STATUTORY INVESTMENT

3 Thread Lane, Dunkirk, Faversham, Kent, ME13 9LD

■ An attractive semi-detached property situated in a semi-rural location and offered subject to the existing Statutory Protected Tenant. The property has a mains gas heating system via radiators.

Currently let at £9,300 per annum



■ Ground Floor

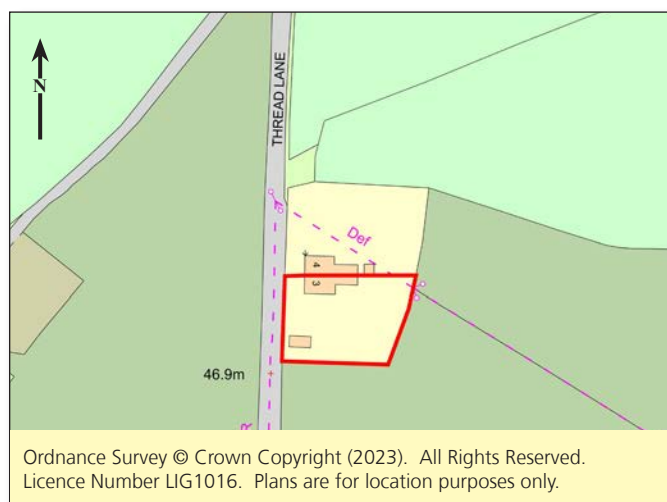
Kitchen, dining room, inner hall with stairs to first floor and living room to front. Bathroom with W.C.

■ First Floor

Landing and two bedrooms.

■ Outside

Front, side and rear gardens. Garage and additional parking space.



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■ Tenancy

Let to a Protected Statutory Tenant at a Registered Rent of £775 per calendar month, effective from 24th May 2023.

■ Viewing

There will be no internal viewings. Interested parties are requested not to contact the occupants direct.

■ Council Tax Band C

Joint Auctioneers

82 Castle St,
Canterbury
01227
454111

Further Information From

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

48

Guide: £400-430,000
* Plus Fees

FORMER PUB WITH CONSENT FOR CONVERSION TO SIX DWELLINGS

Kings Head, Market Street, Alton, Hampshire, GU34 1HA

■ Situated in the centre of the attractive Hampshire village of Alton, this former pub has planning for conversion to form six residential dwellings.

The existing pub has consent to be converted to form four flats, with the two outbuildings to the rear to form one, one-bedroom and one two-bedroom dwelling.

The land at the rear is deceptively large with room for parking for one of the dwellings and a private garden for each.



■ Proposed Accommodation

■ Main Building ■ Ground Floor ■ Units 1 & 2

Both flats comprise living room/kitchen, bedroom and bathroom.

■ First Floor ■ Units 3 & 4

Both flats comprise living room/kitchen, bedroom and bathroom.

■ Outbuildings ■ The Coach House

Living room/kitchen, bedroom and bathroom.

■ Outside Private garden.



■ The Barn and Stables ■ Ground Floor

Kitchen/dining room, two bedrooms and shower room.

■ First Floor

Living room.

■ Outside

Parking and private garden.



■ Planning

Planning Permission was granted by East Hampshire District Council under reference 27542/004 for change of use and conversion of former Public House into four flats including internal and external alterations. Change of use and conversion of outbuildings to provide two properties, with associated internal and external alterations including demolition of modern structures and erection of replacement extension, Formation of new access to the rear to facilitate the provision of a parking space, subject to conditions. A copy of the Planning Consent and accompanying documents can be downloaded from the Local Planning Authority



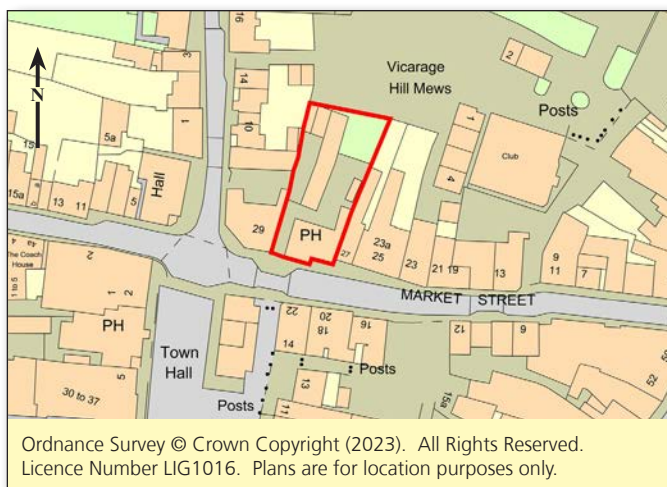
website: Full details on www.Easthants.gov.uk. Tel: 01730 266551.

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



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49

Guide: £325,000 Plus
* Plus Fees

FORMER SUNDAY SCHOOL WITH POTENTIAL FOR DEVELOPMENT

*Mousehole Methodist Sunday School, Chapel Street,
Mousehole, Penzance, Cornwall, TR19 6SD*

■ A unique and rare opportunity to acquire this former Methodist Sunday School providing deceptively spacious accommodation arranged over two floors and enjoying fantastic sea views over Mousehole and beyond to St. Michael's Mount. The property also has two parking spaces on long leases located directly opposite.

Mousehole is an extremely sought-after location with beaches, picturesque harbour, eateries, shops and galleries a short walk away from the property.

A great development opportunity, whether that be one large residence or maybe two spacious apartments, subject to all necessary consents being obtainable.



■ Ground Floor

Entrance hall, store room and office.

■ First Floor

Open plan large hall with stage and kitchen area, stairs down to second half of ground floor, hallway, worship room, meeting room, W.C., cloakroom and access to rear.

■ Outside

A long narrow area of yard space.

■ Auctioneer's Note

The parking spaces will be provided on long leases. Further information will be available in the legal documentation.

■ Freehold with Vacant Possession

■ Planning

The property benefits from a Pre-application Report under ref: PA23/00356/PREAPP, dated 24th April 2023, for conversion of school house into two flats - one on the first floor and one on the ground floor. No change externally beyond upgrading the windows and necessary repairs. Internal re-ordering and improvements to create habitable spaces. Both flats will have two bedrooms and will be provided with a parking space each in the church car park opposite. For further details, please refer to the Cornwall Council website: cornwall.gov.uk.



View from the First Floor



View from the Ground Floor

Viewing By Arrangement With



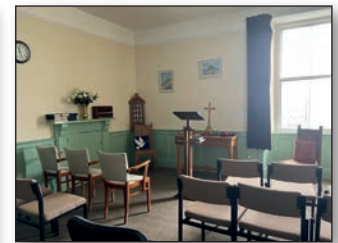
6 The Greenmarket, Penzance
01736 360203

Further Information From



01392 366555

Property Contact
Katie Semmens



50

**Guide: £175,000 Plus
* Plus Fees**

COTTAGE FOR COMPLETE REFURBISHMENT

2 Tomtits Lane, Somerton, Somerset, TA11 6RD

■ A rare opportunity to acquire this spacious semi-detached cottage arranged over two floors. The accommodation offers three reception rooms and four bedrooms, approached via a driveway with ample parking.

The property requires a considerable amount of repair and complete refurbishment throughout. Builders/developers will see the potential to extend the property and reconfigure the current accommodation to create a fabulous family home or perhaps look into the potential for sub-division, subject to all consents being obtainable.



■ Ground Floor

Entrance hallway, living room, family room, dining room, kitchen, utility area and bathroom. (There are two staircases to the first floor.)

■ First Floor

Landing, four bedrooms and cloakroom W.C.

■ Outside

The property is approached via a driveway with a lawned area to the side, parking area, outside store and garage, courtyard and the main garden which is mostly laid to lawn with mature trees and shrubs.

■ Council Tax Band B

■ Auctioneer's Note

The electricity supply to the property is currently disconnected as unsafe.

■ Local Planning Authority

Somerset Council.
Tel: 0300 123 2224.
Website: somerset.gov.uk.

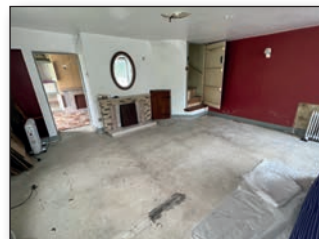
■ Directions

The property can be located via the What3Words app using ref: ///rare.gentleman.forest

■ Freehold with Vacant Possession



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Viewing By Arrangement With



9 Parrett Close,
Langport
**01458
252530**

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

51

Guide: £25-50,000
* Plus Fees

LAND WITH PLANNING FOR DETACHED THREE-BEDROOM DWELLING IN SOUGHT AFTER LOCATION

Land Adjacent 3 Vicarage Hill, Dartmouth, Devon, TQ6 9EW

■ A plot of land located centrally in the popular sailing town of Dartmouth, with its central location having close proximity to Dartmouth Harbour and the many amenities that the town centre has to offer.

The land benefits from detailed Planning Permission for a generously sized house and off-road parking and, once work has completed, would make an impressive family home or substantial holiday let.

■ Planning

Planning Permission has been granted by South Hams District Council under reference: 4673/21/FUL, dated 25th March 2022, for the construction of a new two storey three-bedroom house with associated landscaping and open sided car port, subject to conditions.

A copy of the Planning Permission and accompanying documents may be downloaded from the Local Authority Website: southhams.gov.uk. Tel: 01803 861234.

■ Proposed Accommodation ■ Ground Floor

Entrance hall, cloakroom/W.C., utility room, three bedrooms (one with en-suite with W.C.), bathroom with W.C.

■ First Floor

Open-plan living/dining room/kitchen area with cloakroom/W.C., study, sun terrace.

■ Outside

Surrounding garden area and car port.

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession



Proposed South East Elevation in Context



Joint Auctioneers

KLP
KITCHENER
LAND AND PLANNING

Clyst Road, Topsham, Exeter
01392 879300

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Tom Lowe/Audrey Smith

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.

52

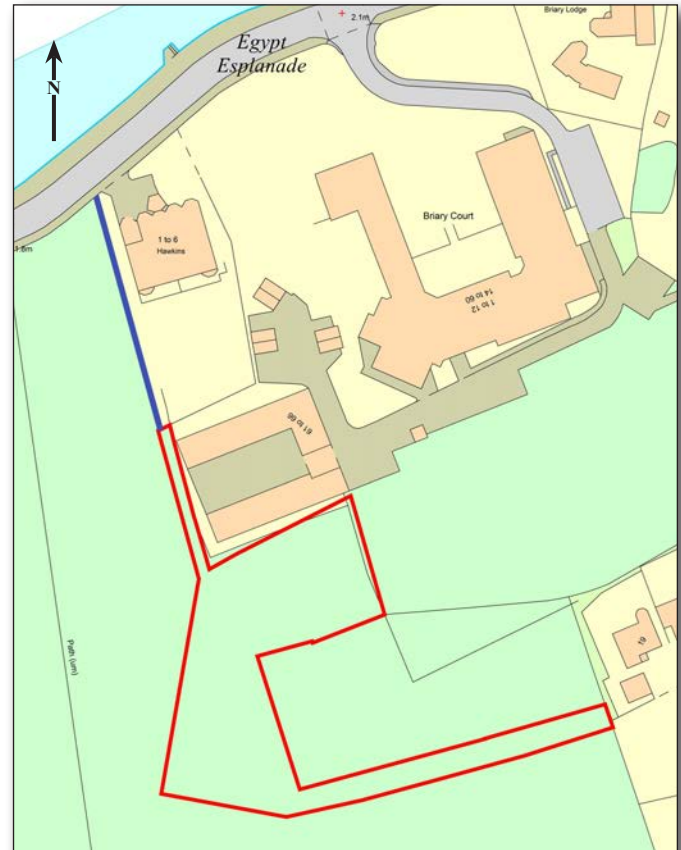
Guide: £10,000 Plus
* Plus Fees

PARCEL OF WOODLAND CLOSE TO THE SOLENT

*Lammas Woodland, Land Lying North West of Baring Road,
Cowes, Isle of Wight, PO31 8BT*

■ Enjoying pedestrian access via a gate from Egypt Esplanade on the sea front at Cowes. This freehold parcel of land measures 0.28 hectares (0.70 acres) and is situated behind the Hawkins Apartments.

The land enjoys a pedestrian right of access along the footpath to the east of the apartments marked blue on the attached identification plan.



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Licence Number LIG1016. Plans are for location purposes only.

■ Auctioneer's Note

Access to the site is via two locked gates and prospective purchasers are advised to arrange a viewing appointment through the Auctioneers and meet on Egypt Esplanade at the lower gate at the appointed time for access.

Joint Auctioneers



Merstone,
Newport
**01983
828805**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

■ Freehold with Vacant Possession



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53

Guide: £190-210,000
* Plus Fees

THREE-BEDROOM SEMI-DETACHED HOUSE WITH COUNTRYSIDE VIEWS

6 Leaveland Cottages, Leaveland, Faversham, Kent, ME13 0NP

On the instructions of the Executors

■ A semi-detached non-traditionally constructed house situated in Leaveland which lies off Ashford Road (the A251), a rural location between Ashford and Faversham. It has views of the countryside to both front and rear, double-glazed windows and a gas heating system via radiators.

It is now in need of improvement and will allow the successful purchaser the opportunity to re-decorate in their own taste and style.



■ Ground Floor

Entrance hall with stairs to first floor, dining room, living room, kitchen with two built-in cupboards, utility room and wet room with shower and W.C.

■ First Floor

Landing, three bedrooms and shower room/W.C.



■ Outside

Front and rear gardens.
Outside store to rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

54

Guide: £135-145,000
* Plus Fees

CITY CENTRE RETAIL UNIT FOR INVESTMENT OR OCCUPATION

8 Andover Road, Winchester, Hampshire, SO23 7BS

■ This vacant lock-up retail unit is situated a short walk from Winchester railway station, the large Worthy Lane car park and only slightly further afield from the City Centre. The unit is considered ideal for a number of future retail uses, subject to all necessary consents being obtainable.

■ Accommodation

Main shop/trading area, staff cloakroom with W.C.

■ Outside

Enclosed garden to the rear.

■ Tenure

Remainder of a 1000-year lease from 25th March 1866.

■ Local Planning Authority

Winchester City Council.
Tel: 01962 840222. Website:
winchester.gov.uk.

Joint Auctioneers

G H **Glanfield
Holmlund**

13 Market Street, Alton
01420 544117

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



55

Guide: £150-160,000
* Plus Fees

■ A four storey mid-terrace property situated just off Dover Road and within close proximity of Tontine Street (the Creative Quarter) and with harbour beyond.

The property has some double glazed windows and a gas heating system via radiators and is being offered subject to the existing Assured Shorthold Tenancy Agreement.

■ Ground Floor

Entrance door into living room with double glazed bay window to front, kitchen/dining room and store.

■ Lower Ground Floor

Lower landing, bedroom, access to courtyard garden and laundry room.

■ First Floor

Landing, bedroom and bathroom/W.C.

■ Second Floor

Landing and two further bedrooms.

■ Outside

Courtyard garden.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy

FREEHOLD RESIDENTIAL INVESTMENT

4 St. Johns Street, Folkestone, Kent, CT20 1JD

Currently let at £9,539.92 per annum



Agreement at a current rental of £733.84 per four week period.

■ Council Tax Band B

Joint Auctioneers

Robert Allen Sales & Lettings
In association with Home Matters Estate Agents

Sandgate Road, Folkestone

01303 223999

Further Information From

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



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56

Guide: £250,000 Plus
* Plus Fees

FREEHOLD FOUR-BEDROOM HMO

57 Toronto Road, Portsmouth, PO2 7QD

Currently let at £26,100 per annum

■ Toronto Road feeds directly off Kingston Road in North End with all local amenities close by, also offering easy access into the City via public transport or the main road network in and out of Portsmouth on the M275/A27.

Fully licenced for up to six people, this mid-terrace property has had two ground floor rooms converted into one letting room, offering its own en-suite and kitchenette. The kitchen has also been extended to allow for a communal room and there are two ground floor W.C.'s and shower rooms. Upstairs there are three well presented rooms all fully let. The front bedroom is eligible to be let to a couple, offering the chance to increase the rental income.

■ Ground Floor

Entrance hall, bedroom with en-suite and kitchenette, communal kitchen/dining room, two W.C.s and shower rooms.

■ First Floor

Three letting rooms.

■ Outside

Enclosed communal garden to the rear.

■ Council Tax Band B



■ Tenancy

Each letting room is Let under the terms of an Assured Shorthold Tenancy Agreement at the following current rental rates:-

Room Number	Monthly Rental
1	£495
2	£480
3	£450
4	£750



Joint Auctioneers



Dudley Road, Ventnor
01983 301434

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks

57

Guide: £300-310,000
* Plus Fees

THREE-BEDROOM TERRACE HOUSE FOR REPAIR IN POPULAR ESSEX VILLAGE

74 Brook Hill, Little Waltham, Chelmsford, Essex, CM3 3LL

■ This extended two storey mid-terrace house is positioned in the popular mid-Essex village of Little Waltham, approximately four miles north of Chelmsford City Centre, with a number of amenities, including nursery and primary schools, doctors surgery with pharmacy, village green with cricket ground, gastro pub and golf course, nearby. Chelmsford City Centre offers excellent High Street shopping, bars, restaurants, recreational facilities and transportation links including mainline rail service to London (Liverpool Street) in approximately 35 minutes.

The property is presented in good condition with fitted kitchen, oil heating system via radiators, double glazed windows and gardens to the front and rear.

■ Ground Floor

Entrance reception hallway, living room opening to sun room with bi-fold doors, kitchen/breakfast room and dining area and wet room/W.C.

■ First Floor

Landing, three bedrooms and main bathroom.

■ Outside

Gardens to both front and rear.



■ Auctioneer's Note

A Structural Advice Report has been received and will be contained within the legal pack, which will be available to download from the Clive Emson website.

We have been advised by the Seller that the cost of the repair is expected to be in the region of £2,000 however, interested parties must rely on their own enquiries.

■ Council Tax Band B

■ Freehold with Vacant Possession



Joint Auctioneers



20 Duke Street, Chelmsford
01245 292102

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

Help & Advice

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58

Guide: £160,000 Plus
* Plus Fees

FOUR-BEDROOM HOUSE FOR INVESTMENT

23 Clarendon Road, Dover, Kent, CT17 9QA

Currently let at £13,200 per annum

■ A three-storey mid-terrace property arranged as a four-bedroom house and located close to Dover Priory mainline railway station. The property has double glazed windows and gas central heating. All the bedrooms are doubles and there may be potential to convert the loft space, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance hall, two-bedrooms and bathroom with W.C.

■ Lower Ground Floor

Living room and kitchen.

■ First Floor

Two bedrooms.

■ Outside

Garden to rear.

■ Council Tax Band C

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy at a current rental of £1,100 per calendar month.

■ Local Planning Authority

Dover Borough Council.
Tel: 01304 872486.
Website: dover.gov.uk.

Joint Auctioneers



Worthington Street, Dover
01304 226666

Further Information From



01622 608400

Property Contact
Jon Rimmer



59

Guide: Nil Reserve
* Plus Fees

FREEHOLD LAND

Land Treleigh Industrial Estate, Redruth, Cornwall, TR16 4AX

■ A broadly rectangular freehold site bordering Treleigh Industrial Estate in Redruth and currently occupied by mature trees. Any alteration of the site would be subject to all necessary consents being obtainable.

■ Local Planning Authority

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

■ Directions

The land can be located via the What3Words app using ///rehearsed.chase.jolly

■ Viewing

On site during daylight hours.

Instructions Received From



Further Information From



01392 366555

Property Contact
Dave Henwood



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■ Site Measurements

The site extends to approximately 0.07 hectares (0.17 acres).

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Guide: £15,000 Plus
* Plus Fees

**FREEHOLD
LAND WITH
POTENTIAL**

*Land Adjacent Highcroft Park, Chudleigh,
Newton Abbot, Devon, TQ13 0NE*

■ A parcel of land bordering a small private estate on the outskirts of the popular town of Chudleigh but still close proximity to the town centre with its numerous amenities. Chudleigh's location benefits from easy access to the A38 which leads to Plymouth westbound or Exeter and the M5 eastbound. The land is considered to have potential for residential development, subject to all necessary consents being obtainable.



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■ Local Planning Authority

Teignbridge District Council.
Tel: 01626 361101.
Website: teignbridge.gov.uk.

■ Viewing

On site during daylight hours.

■ Directions

The land can be located via the What3Words app using [///charmingly.novelists.solves](https://www.what3words.com/charmingly.novelists.solves)

■ Site Measurements

0.17 hectares (0.41 acres).

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Tom Lowe/Audrey Smith

61

Guide: £210,000 Plus
* Plus Fees

**MID-TERRACE
HOUSE FOR
REFURBISHMENT**

*341 Old London Road,
Hastings, East Sussex, TN35 5BD*

■ A mid-terrace house in a predominantly residential area close to Ore Village on the outskirts of Hastings. The property is in need of refurbishment, however once enhanced would be ideal for owner occupation or investment.

The property offers easy access to Hastings town centre with its various local and national retailers, schools, supermarkets and further amenities as well as the railway station and seafront.



■ Ground Floor

Entrance hall, living room and kitchen.

■ First Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Front and rear gardens.

■ Council Tax Band B

■ Freehold with Vacant Possession

■ Directions

The property can be located via the What3Words app using [///mason.skill.rests](https://www.what3words.com/mason.skill.rests)

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne

62

Guide: £170-180,000
* Plus Fees

COTTAGE FOR IMPROVEMENT

April Cottage, Bulford Road, Durrington, Salisbury, SP4 8EU

■ Accessed via a private road in the attractive village of Durrington, this cottage enjoys a secluded position tucked away at the end of a path.

The property has been used for many years as a rental investment and, after some refurbishment works, would suit continued use as such, or for owner occupation or for resale into the local market.



■ Ground Floor

Living room, kitchen, dining room, bathroom.

■ First Floor

Two bedrooms.

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers



1 Andover Road, Ludgershall
01264 792793

Viewing By Arrangement With



01489 564606

Property Contact
Mike Marchant/Joe Rocks



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63

Guide: £180,000 Plus
* Plus Fees

TWO-BEDROOM HOUSE FOR REFURBISHMENT

7 Nursery Lane, Whitfield,
Dover, Kent, CT16 3HD

■ A two-bedroom end-terrace house in a village location close to the Whitfield roundabout giving good access to Dover, Canterbury and Thanet. The accommodation is dated and in need of refurbishment but the property has been extended to the rear and has double glazed windows and a gas heating system.



■ **Ground Floor**
Entrance porch, living room,
kitchen, dining room.

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



■ **Outside**
Good sized garden to rear.

■ **Council Tax Band B**

■ **Freehold with
Vacant Possession**

Joint Auctioneers



27-29 Castle
Street, Dover

01304
246111

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400
Property Contact
Jon Rimmer

64

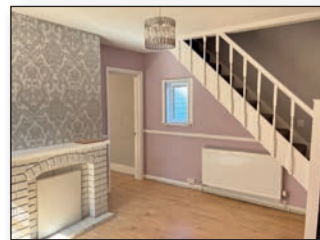
Guide: £115-125,000
* Plus Fees

FREEHOLD HOUSE FOR INVESTMENT OR OCCUPATION

21 North Street, Ventnor,
Isle of Wight, PO38 1NJ

■ This two-bedroom house is situated a short walk from the popular Victorian centre of Ventnor with its shopping and other amenities.

The house has recently undergone a programme of upgrading and refurbishment and is considered ideal for use by an owner occupier, an addition to an income-producing letting investment or, perhaps, for use as a weekend retreat/holiday home or for commercial holiday lettings.



■ **Ground Floor**
Living room, kitchen,
bathroom, bedroom.

■ **First Floor**
Landing and bedroom.

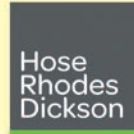
■ **Outside**
Courtyard garden to the
front.



■ **Council Tax Band A**

■ **Freehold
with Vacant
Possession**

Joint Auctioneers



1 High Street,
Ventnor

01983
855525

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606
Property Contact
Rob Marchant/Joe Rocks

65

Guide: £160-165,000
* Plus Fees

HOUSE FOR IMPROVEMENT IN TOWN CENTRE

45 Brewer Street, Maidstone, Kent, ME14 1RY

■ A mid-terrace house in need of improvement situated close to the centre of the county town of Maidstone and mainline commuter railway station.

The property has a gas heating system via radiators and replacement uPVC double glazed windows.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



■ Ground Floor

Living room, inner hallway and kitchen.

■ First Floor

Bedroom and bathroom with W.C.

■ Outside

Yard at rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

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.

66

Guide: £125-130,000
* Plus Fees

TWO-BEDROOM FLAT FOR IMPROVEMENT

Flat 10, Fyndon House, Spring Lane,
Canterbury, Kent, CT1 1SP

■ Situated on the eastern side of the city of Canterbury, with its comprehensive shopping and tourist facilities, colleges and universities, is this two-bedroom first floor flat which is located in this purpose-built block and is now in need of improvement and refurbishment.

The flat has some double-glazed windows and, once enhanced, may be suitable for investment, owner-occupation or re-sale.



■ Ground Floor

Communal entrance with stairs to upper floors.

■ First Floor

On the communal landing there is a store cupboard. Private entrance door into the flat, entrance hall, living room with access to verandah to front, kitchen with access to small rear balcony, two bedrooms and bathroom/W.C.

■ Outside

Communal drying area to rear.

■ Tenure

Remainder of a 125-year lease, from 29th April 1985, at a current ground rental of £10 per annum.

■ Council Tax Band B

■ Leasehold with Vacant Possession

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Property Contact
Kevin Gilbert

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67

Guide: £140-145,000
* Plus Fees

FREEHOLD PROPERTY ARRANGED AS TWO FLATS FOR INVESTMENT AND GROUND RENT INCOME

5 & 7 Chestnut Road, Strood, Rochester, Kent, ME2 2LH

Currently let at £9,750 per annum

■ A semi-detached property divided into a pair of self-contained flats. Flat 7 (first floor) is currently let on an Assured Shorthold Tenancy Agreement and has a gas heating system via radiators and replacement uPVC double glazed windows.

Flat 5 has been sold on a ground lease for a term of 143 years, from 12th May 1961 to 2103 (80 years remaining), at a current ground rental of £150 per annum.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



■ Flat 7 ■ First Floor

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

■ Outside

Garden at rear.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement to the same tenant for 3-years at a current rental of £800 per calendar month.



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.

68

Guide: Nil Reserve
* Plus Fees

FREEHOLD ROADWAY

Roadway East Street, Ash, Canterbury, Kent, CT3 2DA

■ A freehold access way (public byway) located between the A257 (Sandwich Bypass) to the south and East Street to the north. The access way serves several properties who have rights of way and some are required to reimburse the freeholder's costs in keeping the access way in good repair and ensuring it is kept clean and free from obstruction. Interested parties should refer to the legal pack, available to download from the Clive Emson website.



■ Viewing

Interested applicants may view on site during daylight hours.

Joint Auctioneers

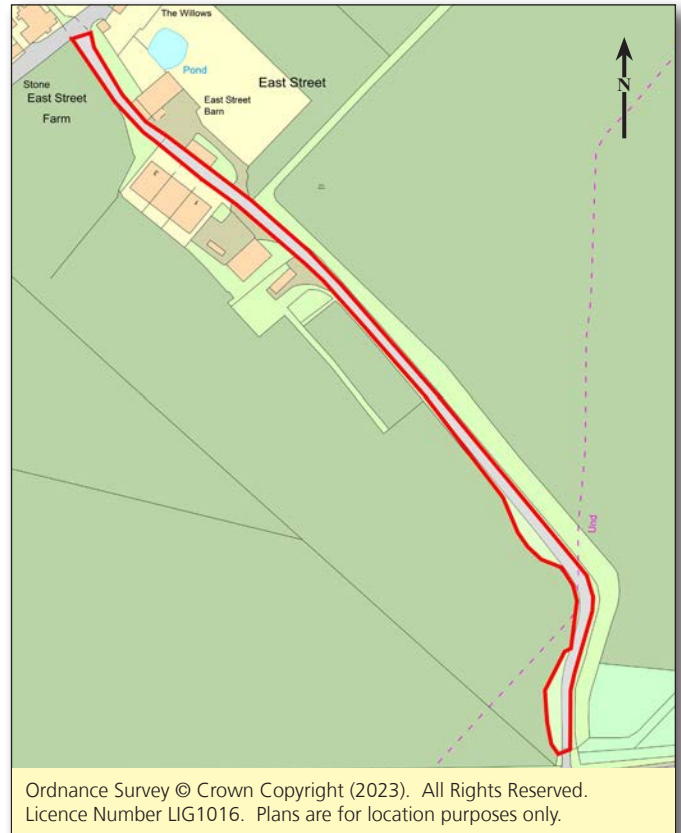


82 Castle St,
Canterbury
01227
454111

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400
Property Contact
Kevin Gilbert



Locating Land & Rural Properties

We are now using [what3words.com](https://www.what3words.com) to help our customers locate some of the harder to find lots in our catalogue. Whether you are searching for land, property or any other lot within our catalogue you can now use the App to find its location.

By downloading the App and entering the unique three words highlighted within our catalogue details you will be able to pinpoint a lot to within a three-metre radius.

Download the App on IOS or Android by visiting [what3words.com](https://www.what3words.com) or by following the link to the Apple Store or Google Play from our home page.



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](https://www.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.

69

Guide: £2.8-£3 Million
* Plus Fees

FREEHOLD MANAGED BUSINESS CENTRE

The Portway Centre, 1 Old Sarum Park, Old Sarum, Salisbury, SP4 6EB

Currently let at £330,456.90 per annum, comprising £200,261.52 rent and £130,195.38 service charge, with capacity to increase from vacant office unit

■ The Portway Centre is a freehold managed business centre situated at Old Sarum on the northern outskirts of the City of Salisbury in a well populated business location close to Old Sarum Airfield. Neighbouring occupiers include the likes of Kia and Landrover, as well as other office and light industrial users, with a strong MOD presence in the area. One of the many attractions of The Portway Centre is the flexibility of the building, which has the capacity to provide accommodation for businesses large and small. The building measures approximately 2010 sq.m. (21,635 sq.ft.).



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■ In recent years a significant level of expenditure has been made into the building to upgrade and refurbish facilities with increased occupancy rates and rental income as a benefit of this investment. Current occupiers cover a wide range of business interests, with occupancy under the terms of commercial lease arrangements.

In addition, there is additional income generated through flexible letting of two prestigious boardrooms with meetings and conferences hosted at the Centre. The Portway Centre has the benefit of fibre optic direct to the building with 'unlimited' capacity and each of the commercial occupiers has

the benefit of their own comms box and IT facilities. Each of the office suites is individually alarmed.

The freehold title includes the access road (Spitfire Road) leading to the site from Old Sarum Park and a car park with around 90 parking spaces.

■ EPC Information

The property has an EPC rating of C (62).

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

LOT 69 CONTINUED

Tenancy Information			
Suite	Rental (Per Annum)	Service Charge	Tenancy End Date
1	£11,025.00	£8,982.00	31.03.2025
2	£18,750.00	£18,712.50	17.02.2025
3	£2,062.50	£1,497.00	31.12.2024
Meeting Room	£6,000.00		
5	£3,437.50	£2,495.00	13.08.2026
6	£11,250.00	£12,475.00	30.06.2027
7a/b	£14,364.00	£11,946.06	31.01.2024
7c	£6,950.00	£6,936.10	31.01.2024
8	£5,940.00	£5,389.20	31.03.24
9	£2,550.00	£1,996.00	31.08.2025
10	£4,590.00	£3,592.80	31.07.2026
11	£2,870.00	£2,890.50	31.05.2027
12	£17,160.00	£14,271.40	31.05.2027
14	£6,768.00	£5,628.72	31.01.2024
Hot Desk	£1,000.00	£3,493.00	
16	£2,743.10	£1,546.90	Rolling Lease
17	£2,054.00	£1,297.40	01.04.2024
18	£1,657.50	£1,297.40	29.02.2024
19	£5,250.00	£4,990.00	31.08.2020
20	£2,065.00	£1,397.20	31.12.2023
21	£4624.80	£2,395.20	
22	£0.00	£0.00	
29	£8,400.00	£7,984.00	31.05.2029
30	£9,450.00	£8,982.00	31.05.2029
Boardroom	£8,000.00		
Comms Room	£2,400.00		
Virtual Tenants			
	£9,600.12		
Other			
Meetings & Conferences	£6,000.00		
Third Party Parking	£22,200.00		
Hot Desking	£1,100.00		
Total Revenue 2022/23	£200,261.52	£130,195.38	
Total with Service Charge 2022/23:			£330,456.90



Reception Area



Meeting Room

70

Guide: £19-20,000
* Plus Fees

■ Situated in a popular residential area, this 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

FREEHOLD STORE

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



■ 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

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant

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71

**Guide: £100,000 Plus
* Plus Fees**

FLAT FOR INVESTMENT OR OCCUPATION WITH ATTRACTIVE VIEWS

Flat 97, Seaward Tower, Trinity Green, Gosport, Hampshire, PO12 1HQ

■ Seaward Tower is situated close to the Gosport ferry terminal and this 9th-floor flat enjoys an attractive view to the west over the town and The Solent and Isle of Wight beyond. An observation platform available to residents on the top of the building has stunning, panoramic 360 degree views over Portsmouth, Gosport, Portsmouth Harbour, The Solent and the Isle of Wight beyond.

The flat offers one-bedroom accommodation with a balcony and is considered ideal for owner-occupation or addition to an income-producing letting portfolio.



■ Accommodation

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

■ Council Tax Band B

■ Auctioneer's Note

The flat is sold with the benefit of an EWS1 Certificate.

■ Tenure

Remainder of a 125-year lease, from 13th June 1983, at a current ground rental of £10 per annum.

■ Leasehold with Vacant Possession

Joint Auctioneers



Stoke Road, Gosport
023 9258 7521

Viewing By Arrangement With



01489 564606

Property Contact
Rob Marchant/Joe Rocks



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 advisors.

72

Guide: £375-425,000
* Plus Fees

■ A mixed use investment located on a prominent corner position on Grange Road and Edith Road. The property is arranged as two shops and four flats with all units being let apart from the top floor one-bedroom flat. All flats could do with some improvement but have double glazed windows and electric heating systems. It is understood the current rents have not been increased in around five years and there may be potential to bring these up to a market rent.

There is also a garage, (currently let), which may offer potential for future development, subject to all necessary consents being obtainable.

■ 28 Grange Road ■ Coffee House

Shop floor with serving counter, basement seating area, kitchen and W.C.

■ Tenancy

Let on a commercial lease at a current rental of £3,000 per annum.

■ 30 Grange Road ■ Poppy Perspective

Shop floor and raised level with W.C.

■ Tenancy

Let on a commercial lease at a current rental of £3,500 per annum.

■ Edith Road ■ Ground Floor

Communal entrance.

■ Flat 1

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

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental £350 per calendar month.

■ Council Tax Band A

■ Flat 2 ■ First Floor

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

MIXED USE INVESTMENT - TWO SHOPS, FOUR FLATS AND GARAGE WITH POTENTIAL

28-30 Grange Road, Ramsgate, Kent, CT11 9LP

Currently let at £20,420 per annum, plus vacant flat



■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental £300 per calendar month.

■ Council Tax Band A

■ Flat 3 ■ First Floor

Kitchen, bedroom/living room, shower room/W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental £450 per calendar month.

■ Council Tax Band A

■ Flat 4 (Vacant) ■ Second Floor

Kitchen, living room, bedroom and bathroom/W.C.

■ Tenancy

Previously let at £650 per calendar month.

■ Council Tax Band A

■ Garage

Let at a current rental £60 per calendar month.

■ Freehold with Part Vacant Possession



■ Local Planning Authority

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

■ Viewing

External only.



Joint Auctioneers



1 The Links, Herne Bay
01227 499500

Further Information From



01622 608400

Property Contact
Jon Rimmer

73

LAND WITH OUTLINE PLANNING CONSENT FOR TEN DWELLINGS

Guide: £1,000,000 Plus
* Plus Fees

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.



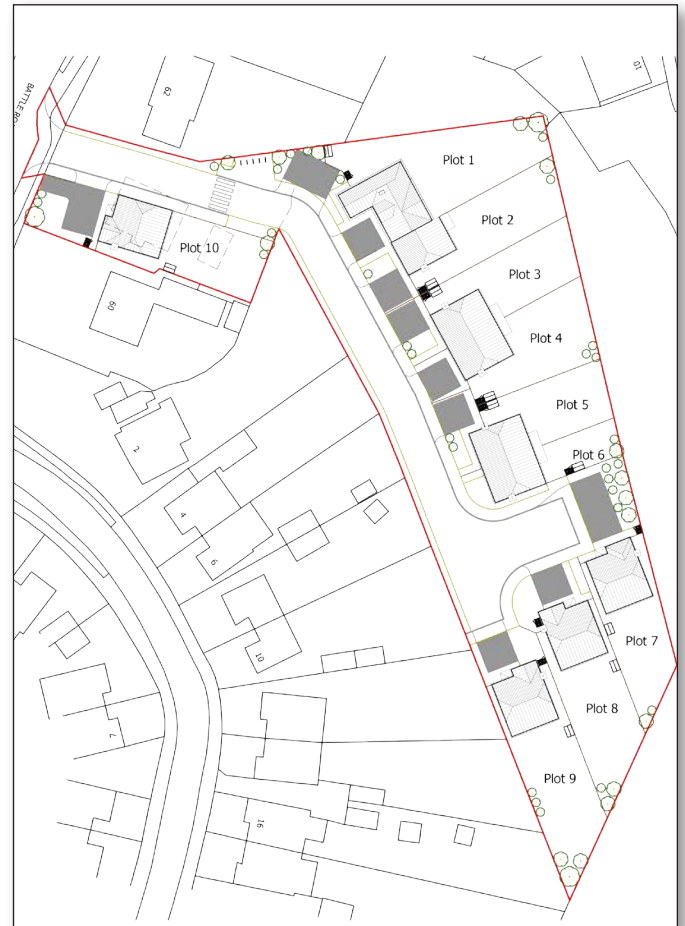
Proposed Front Elevation - Plots 1-6



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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Licence Number LIG1016. Plans are for location purposes only.

■ 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

74

**Guide: £200,000 Plus
* Plus Fees**

THREE-BEDROOM TOWN CENTRE HOUSE FOR IMPROVEMENT

10 Bellevue Road, Ryde, Isle of Wight, PO33 2EU

■ Bellevue Road is a popular residential street, a short distance from the centre of Ryde with all of its shopping and other amenities. Ryde also offers connections to the mainland via the FastCat ferry service and hovercraft from the esplanade.

The house requires some upgrading and refurbishment but is considered very worthy of the improvements required, beyond which it is considered ideal for owner occupation, an addition to an income producing letting portfolio or perhaps for use as a weekend retreat, holiday home or for commercial holiday let.

■ Ground Floor

Covered side access way leading to dining room, sitting room, living room, kitchen and bathroom with W.C.

■ First Floor

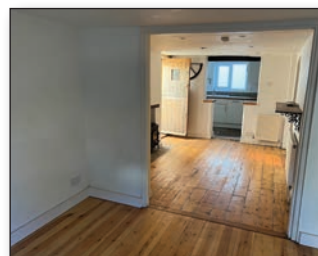
Three bedrooms.

■ Outside

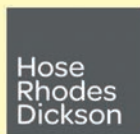
Enclosed garden to the rear.

■ Council Tax Band B

■ Freehold with Vacant Possession



Joint Auctioneers



37 Union
Street, Ryde
**01983
565658**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

75

**Guide: £6-6,500
* Plus Fees**

FREEHOLD SITE IN DESIRABLE LOCATION

Land Rear Of 24 The Meadow, St. Ives, Cornwall, TR26 1HX

■ Situated in the popular Cornish town of St Ives and located next to Tate St. Ives is this freehold parcel of land. Any future use of the site would be subject to all necessary consents being obtainable.

■ Site Measurements

Approximately 0.01 hectares (0.03 acres).

■ Local Planning Authority

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

■ Auctioneer's Note 1

The Auctioneers have not inspected the Lot and we understand there is no access to the site. Interested applicants should make their own enquiries to verify the information provided.

Instructions Received From

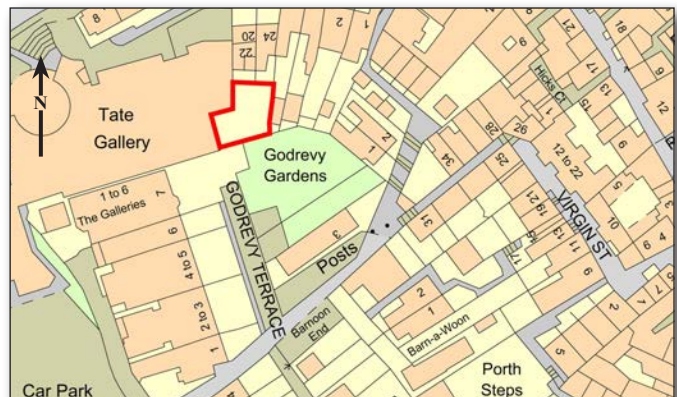


Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood



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■ Auctioneer's Note 2

The site can be located via the What3Words app using ///once.searching.follow

76

SEMI-DETACHED HOUSE FOR IMPROVEMENT

Guide: £625,000 Plus
* Plus Fees

171 Footscray Road, Eltham, London, SE9 2SZ

■ This established and improved semi-detached house is situated on Footscray Road (A211) which is between Royal Blackheath Golf Club and sports grounds to the north of Eltham Cricket Club. Within three quarters of a mile to the south is New Eltham railway station giving access to London (Charing Cross). Additionally, within 1.5 miles to the north, is Eltham railway station providing access to London (Victoria). Furthermore there is vehicular access to the A2 and A20 which provides access to the M25 and A205 (South Circular Road).

The house is arranged over three levels offering a versatile accommodation layout and has over 100ft garden to rear with two home offices.



■ Ground Floor

Entrance reception hallway, kitchen/dining room with French doors opening to garden, living room which had been converted to a bedroom with en-suite shower room (not complete).

■ First Floor

Landing, three bedrooms and bathroom/shower room.

■ Second Floor

Bedroom with Juliet balcony en-suite bathroom and shower room and dressing room.

■ Freehold with Vacant Possession

■ Outside

There is off-road parking to the front and side access leading to rear garden which incorporates two home office structures.

■ Council Tax Band E

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman

77

Guide: £150-160,000
*** Plus Fees**

PERIOD PUBLIC HOUSE WITH ACCOMMODATION

The Lifeboat, 42 North Street, Folkestone, Kent, CT19 6AF

■ A period building situated at the junction of North Street, Dyke Road and The Durlocks, a short walk to The Stay (outer harbour area).

The Lifeboat was, we understand, previously let at circa £18,200 per annum although it is now vacant and in need of improvement and refurbishment but will allow the successful purchaser the opportunity to re-decorate in their own taste and style.

■ Freehold with Vacant Possession



■ Ground Floor

Main bar with servery, access to cellar (behind bar), ladies and gents W.C.s

■ First Floor

Landing, kitchen, living room, bathroom/W.C.

■ Second Floor

Two bedrooms.

■ Outside

Various split-level seating areas located to the rear of the public house.



Joint Auctioneers



1 The Links, Herne Bay
01227 499500

Viewing By Arrangement With



01622 608400

Property Contact
Kevin Gilbert

78

Guide: £250-270,000
* Plus Fees

END-TERRACE THREE-BEDROOM HOUSE

89 Lichfield Road, Portsmouth, PO3 6DF

■ This end-terrace house offers three bedrooms, two large reception rooms, a conservatory and garage with rear vehicular access as well as side pedestrian access into the garden.

The house is in need of some improvement prior to occupation but would be worthy of such a scheme and would make an ideal addition to an investment portfolio or a perfect family home for owner occupation.

The house is situated in the Baffins area of Portsmouth, a much sought after area for housing offering great access in and out of the City as well as having excellent local parks, amenities and schools.

■ Ground Floor

Entrance porch, hall, living room, dining room, kitchen, conservatory and W.C.

■ First Floor

Three bedrooms and family bathroom.

■ Outside

Enclosed garden to front and enclosed garden to rear with side pedestrian access. Garage with rear vehicular access.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks



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

79

Guide: £4-5,000
* Plus Fees

HEAD LEASE GROUND RENT INVESTMENT SECURED ON 12 RESIDENTIAL FLATS AND ASSOCIATED GARAGES

Flats 1-12, Wolsey Court, Court Road, Eltham, London, SE9 5AE

Currently let at £250 per annum

■ A purpose-built block of 12 self-contained flats with garages, two of which have been sold on ground leases for a term of 99 years (less 10 days) from 5th July 1959 at a current rental of £35 per annum. The remaining flats have had their leases extended, five of which continue to pay a ground rent totalling £180 per annum. The other five flats do not pay ground rent to the Head Leaseholder.

The Lessees have formed a 'right to manage' company and are responsible for the insurance, maintenance and management of the building.

It is considered there may be development potential at the site which would require the co-operation of the Freeholder, subject to all necessary consents being obtainable.

■ Auctioneer's Note

We understand from the Seller a share of the premium from the Freeholder granting and extending new leases, has been received. The latest extension, completed in May 2020 provided a share of £2,500 to the Head Leaseholder. Other miscellaneous income streams are received,

for example, Notice of Assignment fees.

The net income for the Head Leaseholder for the year ended 31st March 2023, was £627.50.

Further details will be available in the legal pack, which will be available to download from the Clive Emson website.



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■ Tenure

Head Leasehold interest for a term of 99 years from 5th July 1959 at an original ground rental paid to the Freeholder of £240 per annum.

As a result of lease extensions, the current ground rental has been reduced to £100 per annum.

■ Local Planning Authority

Royal Borough of Greenwich.
Website: royalgreenwich.gov.uk.
Tel: 020 8854 8888.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

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!

For specialist professional advice contact us on 01622 608400 or by email to auctions@cliveemson.co.uk.

80

Guide: £325-335,000
* Plus Fees

FREEHOLD BLOCK OF THREE FLATS WITH GROUND FLOOR COMMERCIAL UNIT

7 Sackville Road, Bexhill-on-Sea, East Sussex, TN39 3JB

Currently let at £31,610 per annum

■ This mid-terrace block is situated in Bexhill town centre and comprises of two two-bedroom flats, one one-bedroom flat and a ground floor commercial unit, currently operating as a book store. The property is let providing a good income and is conveniently located in one of Bexhill's main thoroughfares offering easy access to Bexhill sea front, De La Warr Pavilion and Bexhill mainline railway station.

Two flats are accessed via a rear communal staircase, Flat 1 has a private entrance at the front of the building and the commercial unit has a private entrance from the road. The property is fully let and ideal for immediate investment.

■ Ground Floor Shop

Retail area, rear storeroom and W.C.

■ Tenancy

Let under the terms of a Tenancy from 5th May 2022 (holding over) at a current rental of £7,250 per annum.

■ First Floor

■ Flat 1

Private entrance from the road with stairs leading to the first floor landing, hallway with storage cupboard, living room, kitchen, two-bedrooms and bathroom with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement (holding over) at a current rental of £775 per calendar month from November 2023.

■ Second Floor

■ Flat 2

Rear staircase leading to the

front door, entrance hall with storage cupboard, living room, kitchen, two-bedrooms and bathroom with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy from 24th September 2023, at a current rental of £750 per calendar month.

■ Third Floor

■ Flat 3

Rear staircase leading to the front door, entrance hall with storage cupboard, living room, kitchen, bedroom and bathroom/W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £505 per calendar month.

■ Each Flat

Council Tax Band A



Joint Auctioneers



Havelock Rd,
Hastings

01424
423626

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Sam Kinloch

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.

81

Guide: £335-345,000
* Plus Fees

BLOCK OF THREE FLATS WITH A GROUND FLOOR COMMERCIAL PROPERTY

9 Sackville Road, Bexhill-on-Sea, East Sussex, TN39 3JB

Currently let at £24,390 per annum
Estimated rental £34,200 per annum

■ A town centre block comprising two, two-bedroom flats, a one-bedroom flat and a commercial unit operating as a music shop. Flat 2 is vacant and has recently undergone some refurbishment.

The property is let providing a good income and is located in one of Bexhill's main thoroughfares offering easy access to Bexhill seafront, De La Warr Pavilion and Bexhill railway station. All flats are accessed via a rear communal staircase and the commercial unit has a private entrance from the road. Considered ideal for immediate investment.

■ Ground Floor

■ Shop

Retail area, rear store room, and W.C.

■ Tenancy

Let on Tenancy at Will from 6th February 2019 at a current rental of £7,800 per annum.

■ Lock-Up Store

■ Tenancy

Let on a Licence from 16th May

2023 at £32.50 per calendar month.

■ First Floor

■ Flat 1

Hallway with storage cupboard, living room, kitchen, two bedrooms and bathroom/W.C.

■ Tenancy

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

■ Second Floor

■ Flat 2 (Vacant)

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

■ Third Floor

■ Flat 3

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

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £700 per calendar month.

■ Each Flat Council Tax Band A



■ Freehold with Part Vacant Possession

Joint Auctioneers



Havelock Rd,
Hastings

01424
423626

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Sam Kinloch

82

Guide: £67-70,000
* Plus Fees

TWO-BEDROOM GROUND FLOOR FLAT

2 Avery Court, Avery Way, Allhallows, Rochester, Kent, ME3 9QL

■ A ground floor flat situated in the village of Allhallows. The property has an electric heating system via radiators and is located close to local shops and amenities.

■ Accommodation

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

■ Leasehold with Vacant Possession

■ Tenure

Remainder of a 999-year lease from 24 June 1960 at a current ground rental of £25 per annum.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



83

DECEPTIVE TOWN CENTRE COMMERCIAL BUILDING

Guide: £180,000 Plus
* Plus Fees

47A Crocker Street, Newport, Isle of Wight, PO30 5DB

■ Situated in the heart of Newport, the Island's county town, this former car repair/workshop building measures approximately 436 sq.m. (4,500 sq.ft.) with an L-shaped continuation of the building running behind the adjacent residential properties. It is believed that this part of the ground floor of the property was once used as a dance studio, although now incorporated into the main building.

The internal accommodation includes a range of workshops and former retail space, while on the first floor to the rear there are two first floor offices. The freehold title includes further land on the far side of Lukely Brook which runs to the rear of the building.



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■ Ground Floor

A range of former retail/workshop space including the former store/hall. Ladies/gents cloakrooms with W.C.s and staff kitchen.

■ EPC Information

The property has an EPC rating of D.

■ Freehold With Vacant Possession

■ First Floor

Two offices.

■ Outside

Large concrete apron to the front and land to the rear extending onto the northern side of Lukely Brook.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

Joint Auctioneers

Hose
Rhodes
Dickson

138 High St,
Newport

01983
527727

Joint Auctioneers

SCOTCHER & CO
COMMERCIAL

Carisbrooke Road, Newport
01983 822288

84

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**

Majestic Parade, Sandgate
01303 258590

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

85

Guide: Nil Reserve
* Plus Fees

FREEHOLD LAND

Land Adj. 43 Eastbourne Road, St. Austell, Cornwall, PL25 4SX

■ Situated in the Cornish town of St Austell is this overgrown parcel of amenity land. Any alternative future use would be subject to all necessary consent being obtainable.

■ Local Planning Authority

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

■ Directions

The land can be located via the What3Words app using ref://scoring.skill.breaches



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Licence Number LIG1016. Plans are for location purposes only.

■ Viewing

On site during daylight hours taking care not to disturb neighbouring residents.

■ Site Measurements

The site extends to approximately 0.004 hectares (0.01 acres).

Instructions Received From



Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

86

Guide: £170-175,000
* Plus Fees

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

The property requires refurbishment and modernisation and has a gas heating system via radiators and uPVC double glazed windows.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

HOUSE FOR IMPROVEMENT

31 Scott Street, Maidstone, Kent, ME14 2TA



■ Ground Floor

Entrance hall, living room to front, dining room, kitchen and bathroom with W.C. Cellar.

■ First Floor

Landing and three bedrooms.

■ Outside

Forecourt garden and garden to rear.

■ Council Tax Band C

■ Freehold with Vacant Possession

87

Guide: £20,000 Plus
* Plus Fees

FREEHOLD PARCEL OF LAND

Land Adjoining 120 Trinity Lane,
Waltham Cross, Hertfordshire, EN8 7EP

■ A freehold parcel of land measuring 0.01 hectares (0.02 acres) situated in this residential area on the corner of Trinity Road and Central Avenue.

The High Street and Theobalds Grove Overground station are within half a mile. This secure site has been used for storage in recent years but is now being sold vacant.

■ Planning

Interested applicants are advised to make their own enquiries with the Local Planning Authority, Broxbourne Council. Tel: 01992 785555. Website: broxbourne.gov.uk.

■ Viewing

Interested applicants may view directly on site, at any reasonable time, at the sole

risk of the viewer. Care should be taken to avoid trespass en-route.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes



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88

Guide: £130-140,000
* Plus Fees

THREE-BEDROOM HOUSE FOR INVESTMENT

40 Clyde Street,
Sheerness, Kent, ME12 2QG

Currently let at £10,200 per annum

■ A three-bedroom mid-terrace property located close to the seafront and a short distance from Sheerness town centre with all its amenities. The property has on-street parking and the previous owner has sold off a section to the rear of the garden which is accessed via the rear alleyway.



■ Ground Floor

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

■ First Floor

Three bedrooms.

■ Outside

Garden to rear.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £850 per calendar month.

■ Council Tax Band A

■ Auctioneer's Note

At the time of publication the Auctioneer has been unable to internally inspect the property.

■ Viewing

External only.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

89

Guide: £95,000 Plus
* Plus Fees

TOWN CENTRE COMMERCIAL INVESTMENT

69-71 Regent Street,
Shanklin, Isle Of Wight, PO37 7AE

£10,000 per annum, rising to £11,000
per annum throughout the term

■ This double-width former shop unit is located on Regent Street which is considered to be the main trading street in Shanklin, a popular seaside town on the south-east corner of the Isle of Wight.

Formerly two retail units, the property is, at present, let to a tech company, originally under the terms of a three-year lease but with an additional year having recently been negotiated for addition to the lease term.



■ Ground Floor

Two former retail units now largely knocked through into a single open-plan office environment with a workshop/office, staff kitchen and cloakroom with W.C.

■ Outside

To the rear is a small courtyard-style garden and rear pedestrian access.

■ Tenancy

Occupied under the terms of an initial three-year lease from October 2021 at a rent of £10,000 per annum.

We are advised that a further 12 months has been negotiated with the current

tenants which is to be added to the existing lease term at an increased rental of £11,000 per annum. Prospective purchasers should of course rely on their own enquiries.

■ Tenure

To be sold under the terms of a new lease of 125 years which will commence upon completion of the sale.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Mike Marchant

90

Guide: £100-110,000
* Plus Fees

VACANT TOP FLOOR FLAT WITH VIEWS OVER SURROUNDING AREA

Flat 3, 56 High Street, Maldon, Essex, CM9 5PN

■ This top floor flat situated in Maldon High Street, with an elevated position providing views over the rooftops and surrounding countryside, is well placed for access to shops in the High Street, bars, restaurants and recreational facilities at the Promenade Park. The flat is accessed via a security gated entrance off White Horse Lane, close to the car park, and has exposed beams and gas heating system via radiators.

■ Accommodation

Security entrance gate with steps up to communal entrance way, with stairs up to private entrance door, reception hallway with steps leading up to third floor. Kitchen, living room with storage/boiler cupboard, bathroom (with low level W.C., pedestal wash handbasin, corner bath and shower cubicle) and bedroom.



View from Living Room Window



■ Tenure

Remainder of a 999-year lease from 22nd September 2002.

■ Council Tax Band B

■ Auctioneer's Note

We are advised by the seller there is no management company and the flats are self-managed with all costs shared equally three ways between the leaseholders. The seller has also advised they have had the use of a parking space to the rear of the building during the 7 years of their ownership.

■ Leasehold with Vacant Possession

Joint Auctioneers

holden
Estate Agents

15 High Street, Malton
01621 841011

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

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.

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91

Guide: £100-110,000
* Plus Fees

COMMERCIAL INVESTMENT

38 High Street, Ryde, Isle of Wight, PO33 2HT

Currently let at £5,050 per annum

■ Located in the heart of Ryde town centre's pedestrianised area and surrounded by national multiples - we understand Poundland propose to relocate to a large shop directly opposite - this commercial property is let to a local charity at a rental of £5,000 per annum.

The lease has the provision for a rolling break option on a months notice, providing excellent prospects for re-letting to a new tenant on better commercial terms. Several expressions of interest from prospective tenants have been received on significantly higher rental terms.

■ Accommodation

Main retail area, staff kitchen/ ancillary space and basement.

■ Tenancy

Let under the terms of an annual lease expiring on 23rd April 2024 at a current rental of £5,000 per annum. There is a mutual break option exercisable on a months notice. The lease is contracted out of the Landlord & Tenant Act 1954 protection.

■ Flat 38A

■ Tenure

Sold on a 999-year lease, less one day, from 11th October 1853, at a current ground rental of £50 per annum.

■ 38 High Street

■ Tenure

Held under the terms of a 999-year lease from 11th October 1853.



Joint Auctioneers

SCOTCHER & CO
COMMERCIAL

Carisbrooke Road, Newport
01983 822288

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

92

Guide: Nil Reserve
* Plus Fees

FREEHOLD LAND & ROADWAY

Land & Roadway, Coppington Gardens, Lambourn,
Hungerford, Berkshire, RG17 8NH

■ This freehold parcel of land includes strip of land beyond the adopted road, which would control future access to the field to the south.

■ Viewing

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

■ Freehold

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



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93

Guide: £70-75,000
* Plus Fees

FREEHOLD STATUTORY INVESTMENT PLUS VACANT STORE AND GARAGE WITH OUTSIDE SPACE

The Cottage, 71A Cheriton High Street, Folkestone, Kent, CT19 4DL

Currently let at £4,940 per annum plus vacant store and garage

■ Situated a short walk from Cheriton High Street, and fronting Broomfield Road, is this two-bedroom Statutory Investment, together with vacant store and garage with outside space which may offer future potential, subject to all necessary consents being obtainable.

■ The Cottage

■ Ground Floor

Entrance hall, living room with double-glazed windows to front, inner hall and kitchen.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Tenancy

Let to a Statutory Tenant at a registered rent of £95 per week, effective from 2nd August 2021.

■ Vacant Store

Entrance door fronting Broomfield Road. Double glazed window to front.

■ Garage & Outside Space

Accessed from Park Road (an unmade road off Broomfield Road).



■ Local Planning Authority

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



Garage and Outside Space



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■ Freehold with Part Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

94

Guide: £140,000 Plus
* Plus Fees

VACANT MIXED USE PROPERTY WITH POTENTIAL

Brook House, Silver Street, Ottery St. Mary, Devon, EX11 1DE

■ A rare opportunity to acquire this spacious period mixed use commercial/residential property requiring complete renovation and conveniently located to the town centre of Ottery St Mary. The ground floor offers several rooms which utilised the former bakery. On the first and second floors, with independent access, is a large four bedroom maisonette.

The property is likely to appeal to builders who may see the potential for sub-division of both the commercial and residential elements, subject to all necessary consents being obtainable.



■ Ground Floor

Two shop units, cloakroom with W.C., store room, boot room and further room used as the former bakery with the old ovens in situ.

■ First Floor

Private access with stairs to landing, kitchen, large

living/sitting room, dining room, two-bedrooms and bathroom with W.C.

■ Second Floor

Two bedrooms and cloakroom with W.C.

■ Outside

Rear courtyard garden.



■ Council Tax Band C

■ Local Planning Authority

East Devon District Council. Tel: 01242 262626.
Website: eastdevon.gov.uk.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Hall & Scott

Broad Street, Ottery St. Mary
01404 812000

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

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.

95

Guide: £140-150,000
* Plus Fees

THREE BEDROOM TERRACE HOUSE

5 Whitfeld Road, Ashford, Kent, TN23 7TS

Currently let at £9,720 per annum

■ Situated on the southern side of Ashford town centre with its comprehensive facilities. It lies within a short distance of the Ashford International railway station with the town centre beyond and the Designer Outlet is also within close proximity. The property has double glazed windows and a gas heating system via radiators.

■ Ground Floor

Entrance hall, two reception rooms, cloakroom/W.C., kitchen, rear lobby area, bathroom and side lean-to.

■ First Floor

Three bedrooms.

■ Outside

Front forecourt garden and garden to the rear.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £810 per calendar month.

■ Auctioneer's Note

The Auctioneers have been unable to internally inspect the property. These details and photographs have been provided by the Joint Auctioneers and interested applicants should rely on their own investigations to verify the information provided.

■ Council Tax Band B



Joint Auctioneers

**GOULD
HARRISON**

1 Middle Row, Ashford
01233 646411

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

96

Guide: £100,000 Plus
* Plus Fees

TWO-BEDROOM FLAT IN NEED OF MODERNISATION AND IMPROVEMENT

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

■ A purpose built first floor flat for improvement, 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). The property has a gas heating system.

■ Accommodation

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

■ Auctioneer's Note

We are advised that a Notice under Section 42 of the Landlord & Tenant Act can be prepared by the Seller's

Solicitor and assigned to the successful purchaser prior to completion. Further details will be available in the legal pack, which can be downloaded from the Clive Emson website.

■ Council Tax Band D

■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes



■ Tenure

Remainder of a 59-year, 9 month lease (less 10 days) from 25th December 1974 at a current ground rental of £20 per annum.

97

Guide: £1.9-2 Million
*** Plus Fees**

DETACHED BARN WITH FOURTEEN ACRES OF LAND AND PLANNING FOR THIRTY DWELLINGS

Coldthorn Barn, Coldthorn Lane, Hailsham, East Sussex, BN27 3PJ

■ This is a unique opportunity to acquire a five-bedroom detached barn, retaining many original features with an oil-fired heating system via radiators. It has Planning Permission for 30 dwellings on just under five acres of the land and subdivision of the existing property into two units.

It is situated in a semi-rural location with attractive views on the picturesque Coldthorn Lane in Summerhill just off the A22 on the outskirts of Hailsham. There are excellent road links to Lewes and all surrounding areas from the nearby A27 with the A22 providing access to Gatwick Airport and London.



■ Barn ■ Ground Floor

Entrance hallway with a wood burning stove, fireplace with aged marble flooring. Kitchen/breakfast room with a pantry and utility room. Dining room with a fireplace and parquet flooring, separate W.C. Living room with an impressive inglenook fireplace, parquet flooring and French doors leading to the outside patio area.

■ First Floor

First floor landing, main bedroom with an en-suite shower and W.C. Four further bedrooms, a family bathroom with W.C and a separate W.C.

■ Outside

There are landscaped gardens surrounding the barn mainly laid to lawn with mature tree and shrub borders. The remaining grounds are used as paddocks with outside shelters and woodlands bordering the site. An ornamental pond is situated in the garden of the barn (now overgrown). Garden room with attached car port and solar panels on roof. Garage (not inspected) with a single stable attached and an external staircase to study/office above the garage. Garden shed and greenhouse.

LOT 97 CONTINUED



Proposed Site Layout Plan

■ Planning

Planning permission has been granted by Wealden District Council under references: WD/2020/1504/MAO and WD/2020/0894/F. These were approved on appeal in March 2023 and include an outline application for the subdivision of the existing dwelling into 2 no. separate residential units and erection of up to 30 dwellings, access and other associated infrastructure, including off-site highway works. A copy of the appeal decision can be found at the Planning Inspectorate <https://acp.planninginspectorate.gov.uk/> - ref : 3274822. For further information, please contact the Auctioneers.



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■ Local Planning Authority

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

■ Site Measurements

The site extends to 5.68 hectares (14.06 acres) including the woodland. Planning Permission has been granted on 1.87 hectares (4.64 acres).

■ Council Tax Band G

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Jade Flood/Richard Payne

98

Guide: £250,000 Plus
* Plus Fees

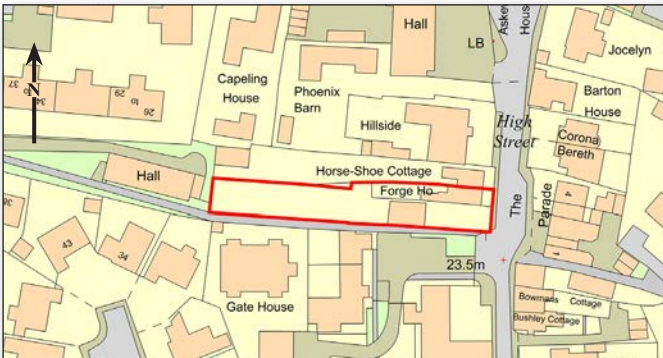
TWO FLATS AND ANNEXE IN VILLAGE LOCATION

Forge House, High Street, Eastry, Sandwich, Kent, CT13 0HE

■ A semi-detached property arranged as two one-bedroom flats with a self-contained annexe in the grounds. The building is located in the centre of Eastry, which is around three miles south-west of Sandwich. It was most recently used as accommodation for the adjacent care home but is now vacant and has potential for conversion back into a single dwelling, subject to all necessary consents being obtainable.



The Annexe



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■ Flat 1

■ Ground Floor

Side access to living room, kitchen, utility area, W.C. and bedroom with en-suite shower and W.C.

■ Basement

■ Flat 2

■ Ground Floor

Entrance to front.

■ First Floor

Living room, kitchen, bedroom with en-suite shower room and W.C.

■ Forge House: Council Tax Band C

■ Annexe

Entrance hall, bedroom with en-suite wet room/W.C., living room/kitchen and W.C.

■ Council Tax Band A

■ Outside

Front garden and driveway. Garden to rear, split between cottage and annexe.

■ Local Planning Authority

Sandwich Town Council.
Website:
sandwichtowncouncil.gov.uk. Tel: 01304 617197.

■ Freehold with Vacant Possession

Joint Auctioneers



29 Victoria Rd,
Deal

01304
374071

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

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.

99

Guide: £160-165,000
* Plus Fees

END-TERRACE COTTAGE FOR IMPROVEMENT

449 Old London Road, Hastings,
East Sussex, TN35 5BH

■ A fantastic opportunity to acquire this end-terrace property situated within Ore village. Set back from the road and only accessible via footpath the property has a semi-rural feel while still being within close proximity to a wide variety of local shops and amenities.

Now in need of refurbishment and repair the property is considered ideal for owner occupation, resale or could be let to provide an income, once all work has been completed. Ore Village is located just north of Hastings Old Town and provides good road links to the surrounding area.



■ Ground Floor

Entrance hall, living room, dining room and kitchen with door to the rear.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Council Tax Band B

■ Freehold with Vacant Possession



Joint Auctioneers

ABBOTT & ABBOTT
Estate Agents and Valuers

25 Devonshire Rd, Bexhill
01424 212233

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Sam Kinloch

100

Guide: £85,000 Plus
* Plus Fees

SUBSTANTIAL FORMER DAY CARE WITH POTENTIAL

28 Tiverton Road, Cullompton,
Devon, EX15 1HT

■ An opportunity to acquire this detached building within close proximity to the town centre of Cullompton and its many amenities. The property was most recently used as a day care and nursery and now requires improvement throughout, but will most likely be of interest to developers who may consider potential for conversion of the building to produce multiple residential units or, possibly, one large residential unit, subject to all necessary consents being obtainable. Others may consider the potential for some form of commercial use, again, subject to all necessary consents being obtainable.



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■ Ground Floor

Reception lobby, large play area and play room, kitchen, W.C.s and L-shaped room with W.C.

■ First Floor

Large room.

■ Outside

Mostly hardstanding ground area around the property which could be used for off-road parking. External former W.C.s (in need of repair).

■ Freehold with Vacant Possession

■ Local Planning Authority

Mid Devon District Council.
Tel: 01884 255255.
Website: middevon.gov.uk.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Tom Lowe/Audrey Smith

101

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 101 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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102

Guide: £50-60,000
* Plus Fees

GRAZING AND WOODLAND EXTENDING TO OVER FOUR ACRES

Land Bulls Cross Ride, Waltham Cross, Hertfordshire, EN7 5HS

■ This leasehold parcel of land is divided into two separate parts with a public footpath running between them. Access points are located off Bulls Cross Ride to the western boundary and the land borders both the M25 to the south and the historic New River artificial waterway to the east. The land is mainly meadow and woodland, having been used previously to graze horses.

■ Directions

The entrance off Bull Cross Ride can be located via the What3Words app using //risk.wonderfully.glow and the land using //submit.nature.sling



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Licence Number LIG1016. Plans are for location purposes only.

■ Site Measurements

1.76 hectares (4.35 acres).

■ Viewing

On site during daylight hours.

■ Tenure

Remainder of a 99-year lease from 29th September 1981.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

103

Guide: £400,000-Plus
* Plus Fees

THREE-BEDROOM SEMI-DETACHED HOUSE FOR IMPROVEMENT

165 Highlands Boulevard, Leigh-on-Sea, Essex, SS9 3TJ

■ Situated in one of Leigh-on-Sea's most sought after areas is this semi-detached house in need of improvement.

Local shopping and public transport is located a short distance away at the junction of Sutherland Boulevard and London Road, with convenient road links to the A127/A130 to the north and Old Leigh/Leigh Broadway to the south.

The property has double glazing and a gas heating system via radiators.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact

Kevin Gilbert/Russell Hawkes



■ Ground Floor

Hallway, living room, dining room and kitchen.

■ First Floor

Three bedrooms and bathroom with W.C.

■ Outside

Front garden with off-street parking and side access leading to rear garden. There is a covered lean-to area just off the dining room.



■ Council Tax Band E

■ Freehold with Vacant Possession

104

Guide: £400-440,000
* Plus Fees

FREEHOLD BUILDING COMPRISING FOUR FLATS ON PLOT OF 0.12 ACRES

12 Selsmore Road, Hayling Island, Hampshire, PO11 9LB

Currently let at £40,200 per annum

■ This imposing freehold property sits within a plot which extends to 0.05 hectares (0.12 acres). Currently arranged as four flats, the property is fully let and producing a healthy income. The rents for the flats have not been increased for some time and it is considered there is scope for a new owner to potentially increase the income still further. There is also a six-berth caravan on site, giving further scope to increase the income.

■ Garden Flat

Living room, kitchen, two bedrooms both with en-suite shower rooms/W.C.s.

■ Outside

Garden

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £1,100 per calendar month.

■ Flat 2

Living room, kitchen, bedroom and bathroom.

■ Outside

Laundry room and courtyard garden.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £700 per calendar month.

■ Flat 3

Kitchen, bedroom, shower room and living room.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £700 per calendar month.

■ Flat 4

Living room, kitchen/dining room and bedroom with en-suite shower room.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £850 per calendar month.



Flat 4, Kitchen/Diner



Flat 1, Kitchen



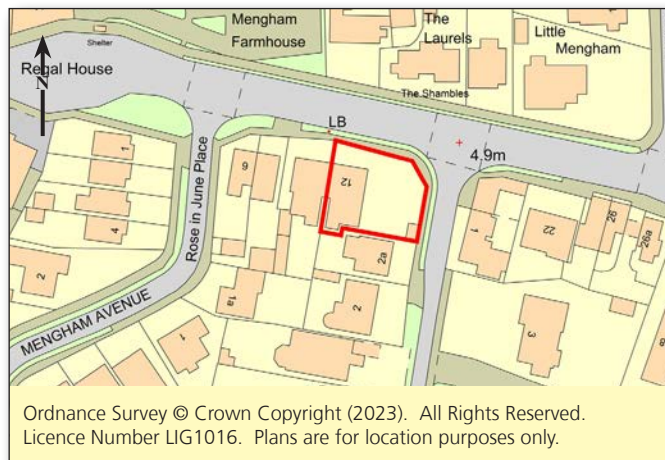
Flat 4, Bedroom



Flat 1, Garden



Flat 1, Living Room



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■ Outside

Fenced area with six-berth caravan and driveway with parking to the front.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

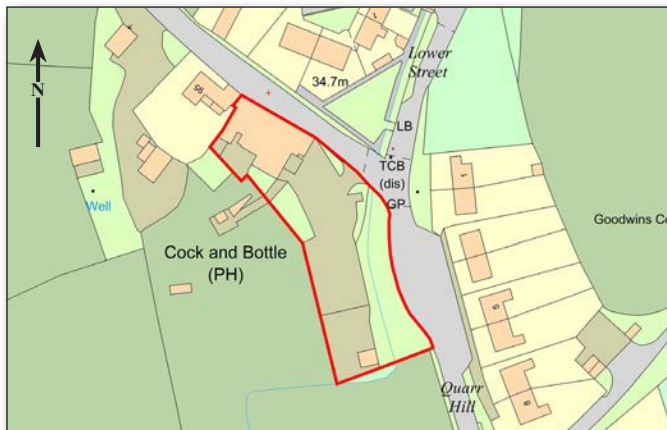
105

Guide: £340-360,000
* Plus Fees

FREEHOLD PUB ON HALF AN ACRE PLOT

Cock & Bottle Inn, East Morden, Wareham, Dorset, BH20 7DL

■ This quaint but deceptively large village pub is located in the attractive village of Morden, a short drive south from the A31 and north from the A35. The pub sits within an extensive plot of 0.58 acres, the majority of which is currently used for car parking, with two lock up garages at the furthest point from the main building. Offered with vacant possession the pub is in need of a new lease of life.



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Licence Number LIG1016. Plans are for location purposes only.

■ Ground Floor

Main customer seating/restaurant area, bar, commercial kitchen, walk in food stores, beer cellar.

■ First Floor - Manager's Flat

Living room, kitchen, two bedrooms, study, bathroom.

■ Outside

Two garages, car park with parking for approximately 40 cars, patio area with oil tanks.

■ Auctioneer's Note

The field to the rear of the property has previously been leased by the pub owners and used as a pub garden and is not included in the sale.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

Joint Auctioneers

savills

1 Grosvenor Sq, Southampton
023 8071 3900

106

Guide: £240-260,000
* Plus Fees

THREE-BEDROOM HOUSE FOR REFURBISHMENT

204 Plains Avenue, Maidstone, Kent, ME15 7BB

On the instructions of the Power of Attorney

■ Situated in a popular residential location approximately one and a half miles from Maidstone town centre with its comprehensive facilities, including mainline railway station.

The house is in need of improvement and re-decoration although will allow the successful purchaser the opportunity to re-decorate in their own taste and style. It has double-glazed windows and a gas heating system via radiators and is also within walking distance of Mote Park.



■ Ground Floor

Entrance hall with stairs to first floor, living room with patio doors to garden, kitchen, dining room and utility room.

■ First Floor

Landing, three bedrooms and bathroom/W.C.

■ Outside

Front garden incorporating off-road parking and rear garden with pedestrian side access.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

107

Guide: £550-560,000
* Plus Fees

FREEHOLD INVESTMENT WITH PLANNING FOR DETACHED HOUSE TO THE REAR

112, 112A & Upper Parts 112/112A High Street,
Hythe, Kent, CT21 5LE

■ Situated in the heart of Hythe High Street in a prominent location is this investment property, with Planning Permission granted for a detached house in the rear and access off Prospect Road.



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Licence Number LIG1016. Plans are for location purposes only.

Currently let at £34,950 per annum
Plus Planning Permission for a detached house



■ 112 High Street - Loremar

Main shop/retail area, rear room/office, kitchen and W.C., store room with doors to rear and two smaller interconnecting store rooms.

■ Tenancy

Let under the terms of a three-year lease from 6th April 2021 at a current rental of £10,950 per annum.

■ 112A High Street - Church Mouse Studio

Double-fronted shop with main retail area, second retail area, main store/workshop, kitchen, W.C. and two further store rooms.

■ Tenancy

Let under the terms of a 10-year lease from 28th June 2018 to 27th June 2028 at a current rental of £11,500 per annum.

■ 112D High Street - Accuro Clinic

■ Upper Parts

■ Ground Floor

Central entrance door and entrance hall with stairs to upper floor.

■ First Floor

Landing, reception, three treatment rooms, two further Rooms, office, kitchen, bathroom/W.C. and separate W.C.

■ Second Floor

Five rooms.

■ Tenancy

Let under the terms of a five-year lease from 14th August 2020 to 13th August 2025 at a current rental of £12,500 per annum.

■ Outside

Part of the rear car park area has been granted Planning Permission for a detached three-bedroom two storey dwelling, facing Prospect Road.

LOT 107 CONTINUED



Proposed Front Elevation

■ Planning

Planning Permission has been granted by Folkestone & Hythe District Council under ref: 20/0506/FH, dated 29th October 2020, for the proposed detached three-bedroom two storey dwelling facing Prospect Road, subject to conditions.

A copy of the Planning Permission and associated drawings and other information may be downloaded from the Local Planning Authority website, folkestone-hythe.gov.uk. Tel: 01303 853278.

Viewing By Arrangement With

smith woolley
01303 226622
www.smithwoolley.com

43 Castle Hill Ave, Folkestone
01303 226622

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

108

Guide: £170-175,000
*** Plus Fees**

DETACHED HOUSE IN NEED OF MODERNISATION WITH POTENTIAL

125 Beacon Road, Chatham, Kent, ME5 7BS

On the instructions of Executors

■ An attractive detached house situated in an established residential area and standing on a large plot.

The house has been owned within the same family for many, many years, probably now requires refurbishment and modernisation.

It is considered there may be potential for extension of the property subject to necessary planning consents being obtainable.

■ Local Planning Authority

Medway Council.
Tel: 01634 331700.
Website: medway.gov.uk.

■ Council Tax Band D



■ Ground Floor

Entrance hall, two front rooms and kitchen.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Detached garage to the side and large rear garden.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

109

Guide: £150-160,000
* Plus Fees

PUB WITH COURTYARD GARDEN AND FLAT ABOVE IN COASTAL TOWN

*The Mariners Tavern, 69 Howard Street South,
Great Yarmouth, Norfolk, NR30 1LN*

■ The Mariners Tavern is an established public house situated at the heart of Great Yarmouth town centre and is well placed for access to surrounding shops, retail parks, car parking and the seafront. The coastal destination town of Yarmouth offers excellent seafront recreational facilities for holiday makers and residents alike and the historic Old Quay offers places of interest and museums.

The property, arranged over two levels with courtyard garden to the side, is in need of some improvement but may offer a great opportunity to run a town centre pub business or opportunities for alternative uses, subject to all necessary consents being obtainable.



■ Ground Floor

Entrance lobby into public bar area, inner hallway, male and female W.C.s, utility area and kitchen, pool/games room and bar.

■ First Floor Flat

Accessed via metal stairway to the rear. Entrance into kitchen/dining room, living room, two bedrooms, inner hallway, study/box room and bathroom/W.C.

■ Council Tax Band A

■ Outside

There is a courtyard to the side of the property with picnic tables and smoking shelter, access to the rear of the property with stairway to first floor flat entrance and entrance to cellar.

■ Freehold with Vacant Possession on Completion

■ Local Planning Authority

Great Yarmouth Borough Council. Website: great-yarmouth.gov.uk. Tel: 0808 196 2236.

■ Auctioneer's Note

We have been advised by the Seller that an eight-week completion is to be offered on this lot, by which time the existing tenant

will have vacated. Further information will be available in the Legal Pack which can be downloaded from the Clive Emson website.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

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

110

Guide: £210-215,000
* Plus Fees

SEMI-DETACHED HOUSE FOR IMPROVEMENT

31 Coombe Road, Maidstone, Kent, ME15 6UE

■ A semi-detached house in need of improvement, situated in an established residential area.

There is a gas heating system via radiators and replacement uPVC double glazed windows.

■ Ground Floor

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

■ First Floor

Landing and two bedrooms.

■ Outside

Gardens to front and 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

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.

111

Guide: £50,000 Plus
* Plus Fees

FORMER FAMILY CONTACT CENTRE WITH POTENTIAL

16 & 16A Anstis Street, Plymouth, Devon, PL1 5JU

■ A potential development opportunity in a popular residential area of Plymouth, with its central location benefiting from many amenities in close proximity.

The property lends itself to the potential of a conversion development scheme to create multiple residential units or prospective purchasers may look to obtain a mixed-use conversion scheme.

Any works in this regard would be subject to all necessary consents being obtainable. The property in its current state does require some improvements.

■ Ground Floor

Entrance hall, play area, sensory room, disabled W.C. and staff room with kitchen.

■ First Floor

Landing, W.C., three offices and two store rooms.

■ Attic Level

Room.

■ Local Planning Authority

Plymouth City Council. Tel: 01752 668000.
Website: plymouth.gov.uk

■ Freehold with Vacant Possession



Instructions Received From



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Tom Lowe/Dave Henwood

112

Guide: Nil Reserve
* Plus Fees

FREEHOLD LAND AND ROADWAY

Roadway & Strip Of Land, Pendants Close, Hampstead Norreys,
Thatcham, Berkshire, RG18 0TY

■ This freehold title includes the roadway of Pendants close and an unusual L shaped parcel of land that wraps around some of the properties and alongside The Cuttings.

■ Viewing

Interested parties may view directly on site during daylight hours.

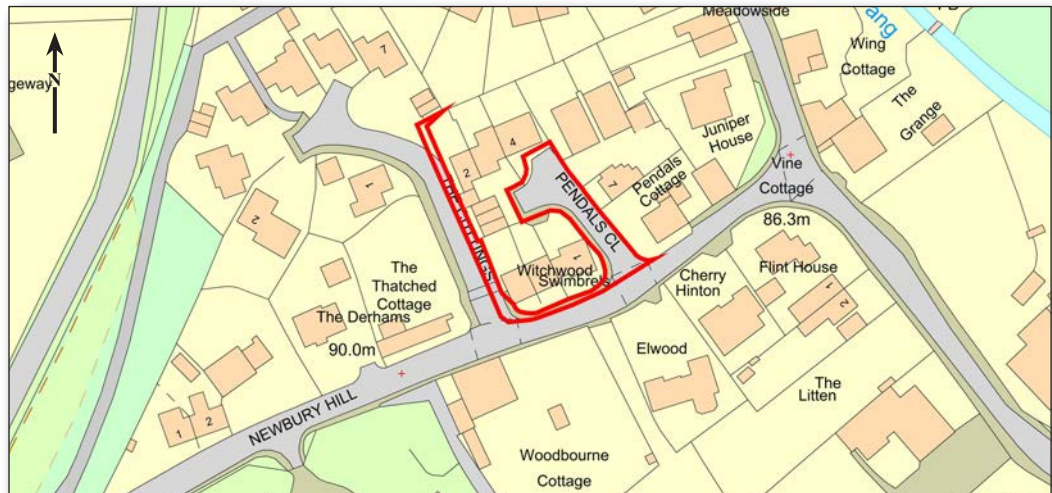
■ Freehold

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



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113

Guide: £85,000 Plus
* Plus Fees

**OVER TWENTY-
ONE ACRES
OF FREEHOLD
WOODLAND**

*Land South Side Bullen Road,
Ryde, Isle Of Wight, PO33 1AU*

■ Known locally as Cothey Bottom Copse, this attractive block of woodland is situated off Bullen Road to the southeast of the centre of Ryde. The woodland enjoys road frontage with the total site measurement being 8.67 hectares (21.43 acres).



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■ 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

114

Guide: £175-185,000
* Plus Fees

**FREEHOLD
COMMERCIAL
INVESTMENT
WITH GROUND
RENT INCOME**

*8-10 Jacob's Yard,
Faversham, Kent, ME13 8NY*

Currently let at £15,200 per annum

■ A mixed investment located in the centre of Faversham close to the local amenities and the mainline railway station. This commercial investment comprises of a beauticians let on a 10-year commercial lease, and two flats producing ground rental income.

The properties are situated at the end of Jacob's Yard which is found between Nos. 8 and 9 Preston Street.



■ 10 Jacob's Yard ■ Tenancy

Let under the terms of a 10-year commercial lease from 15th March 2023 at a current rental of £15,000 per annum.

■ Flat 8 ■ Tenure

Sold on a 189-year lease from 27th June 2003 at a current ground rental of £100 per annum.

■ Flat 9 ■ Tenure

Sold on a 99-year lease from 27th June 2003 at a current ground rental of £100 per annum.

■ Auctioneer's Note

Section 5B Notices under the Landlord & Tenant Act 1987 (as amended) have been served and the leaseholders have not reserved their rights under the legislation.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

115

Guide: £300,000 plus
* Plus Fees

**LONG
LEASEHOLD
HIGH STREET
COMMERCIAL
INVESTMENT**

*11 High Street, Southend-on-Sea,
Essex, SS1 1JE*

Currently let at £32,500 per annum

■ This ground floor commercial retail unit is located in an established pedestrianised shopping parade in Southend-on-Sea, in close proximity to Southend seafront and is among other well known trading business such as Costa Coffee and Boots chemist. Southend Central railway station is a short walking distance offering regular C2C services.



■ Tenancy

The unit is currently let to Betfred Bookmakers on a full repairing and insuring commercial lease for a term of 15 years from 25th March 2004.

The tenants have protection under the 1954 Act and are therefore holding over at a rental of £32,500.00 per annum. The lease provides for upwards only rent reviews in June 2009 and 2014.

■ Tenure

Leasehold, subject to the existing commercial lease. Remainder of a 994-year lease from 25th December 1954.

■ Auctioneer's Note

At the time of publication the Auctioneers have not inspected the premises internally. We understand from the Seller the interior is arranged to provide an open plan sales office with high street entrance, staffing facilities with both male and female public W.C.

■ Viewing

External only.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

116

Guide: £65,000 Plus
* Plus Fees

**FLAT FOR
REPAIR AND
REFURBISHMENT**

*3 Stafford Road,
Paignton, Devon, TQ4 6EU*

■ An opportunity to acquire this ground floor flat, requiring repair and refurbishment. The flat has private access, a courtyard garden and is ideally located being within close proximity to Paignton town centre and the seafront.

The property is likely to be of interest to investors to add to their property portfolio, post works.



■ Accommodation

Entrance hall, bathroom, kitchen, study/box room, living/dining room, inner lobby and bedroom.

■ Outside

Access is via a pathway to private entrance door. Private enclosed courtyard garden to rear.

■ Council Tax Band B

■ Tenure

Freehold of building with the upper flat having been sold

away on a long lease of 999 years from 12th September 1984 with ground rent payable of £50 per annum.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

117

Guide: £260-270,000
* Plus Fees

**LARGE GARAGE
WITH TWO
FLATS**

**147A Dover Road, Northfleet,
Gravesend, Kent, DA11 9QQ**

■ A freehold property located in a predominantly residential area on the outskirts of Gravesend offering easy reach to Ebbsfleet International, Northfleet railway station, Gravesend railway station and Gravesend town centre with its various shops, restaurants, schools and further amenities and close to the A2 main road.

The two-storey property comprises of a large garage on the ground floor together with two, one-bedroom self-contained flats on the first floor and is considered ideal for investment.



■ **Ground Floor - Garage**

Two rooms.

■ **First Floor**

■ **Flat - The Sanctuary**

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

■ **Council Tax Band B**

■ **Flat - The Hideaway**

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

■ **Council Tax Band B**

■ **Freehold with Vacant Possession**

Viewing By Arrangement With



Parrock Street, Gravesend
01474 369368

Further Information From



01622 608400

Property Contact
Chris Milne

118

Guide: £75,000 Plus
* Plus Fees

**FREEHOLD
TOWN CENTRE
COMMERCIAL
UNIT**

**Retro & New, Avenue Road,
Freshwater, Isle of Wight, PO40 9UT**

■ Avenue Road is the main shopping area in the West Wight town of Freshwater which is a short drive from the car ferry terminal at Yarmouth. In recent times the property has undergone an extensive programme of upgrading and refurbishment and is considered ideal for addition to an income-producing commercial property portfolio.



■ **Accommodation**

Main trading area, rear store, cloakroom with W.C.

■ **Freehold with Vacant Possession**

Joint Auctioneers



Carisbrooke Road, Newport
01983 822288

Viewing By Arrangement With



01489 564606

Property Contact
Rob Marchant/Joe Rocks

119

Guide: £130-140,000
* Plus Fees

BAY-FRONTED HOUSE FOR INVESTMENT

27 Vale View Road,
Dover, Kent, CT17 9NP

Currently let at £8,700 per annum

■ A freehold two-bedroom bay-fronted terraced house located on a no-through road close to local schools and a short distance from Dover Priory mainline railway station.

The property has double-glazed windows and a gas central heating system with the majority of the accommodation in a fair order, although it does require some improving.



■ Ground Floor

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

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Front and rear gardens.

■ Tenancy

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

■ Council Tax Band B

■ Viewing

External only.

Joint Auctioneers



27-29 Castle
Street, Dover
01304
246111

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400
Property Contact
Jon Rimmer

120

Guide: £120,000 Plus
* Plus Fees

TERRACED HOUSE FOR IMPROVEMENT

61 Military Road,
Colchester, Essex, CO1 2AW

■ This vacant two storey property is located within close proximity of Colchester town centre. It is in need of a complete refurbishment program and offers excellent potential for builders and developers, once improvements and renovations take place, for either re-sale or letting.



■ Ground Floor

Two reception rooms and kitchen.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Rear Garden with access from kitchen and side tunnel from street. Single storey brick built outbuildings.

■ Council Tax Band B

■ Freehold with Vacant Possession



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778
Property Contact
Russell Hawkes

121

Guide: £250-260,000
* Plus Fees

TOWN CENTRE CONVERSION PROJECT

3 & 5 Queen Street, Ashford, Kent, TN23 1RF

■ A freehold four storey building arranged as offices with ancillary accommodation located on the corner of Queen Street and Norwood Street in the heart of Ashford town centre.

The County Square Shopping Precinct is within walking distance with Ashford College and International Railway Station also within close proximity.

■ Ground Floor

Entrance hall, five rooms, W.C. with wash hand basin.

■ Lower Ground Floor

Lower landing, staff room/store and three rooms.

■ First Floor

Landing, two rooms, gents W.C.

■ Second Floor

Landing, two rooms, shower room with W.C.

■ Flats 5B & 5C

■ Tenure

Each sold on a 99-year lease from 25th December 1990 at a current ground rental of £50 per annum each.

■ Planning

Change of Use was granted by Ashford Borough Council under reference: 19/01485/AS, dated 21st August 2020, for change of use from A2 (financial services) to C3 (residential - four flats) including erection of three storey extension, subject to conditions.

The planning documents can be downloaded from the Local Planning Authority website: ashford.gov.uk. Tel: 01233 331111.

■ Proposed Accommodation

■ Basement Flat

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

■ Ground Floor Flat

Entrance hall, living room,



kitchen, two bedrooms and bathroom/W.C.

■ First Floor Flat

Kitchen/living room, two bedrooms, bathroom and separate W.C.

■ Second Floor Flat

Kitchen/living room, two bedrooms, bathroom/W.C.

■ Outside

Parking for two vehicles.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



122

Guide: £750-800,000
* 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 £94,300 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 122 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 2023 at a current rental 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 rental 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

The terms of a new seven-year lease has been agreed at a rental of £14,000 per annum. A copy of the lease will be included in the legal documentation available to download from the Clive Emson website.

■ Flats

■ 59, 60 & 61B Pyle St

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

■ Outside

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



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

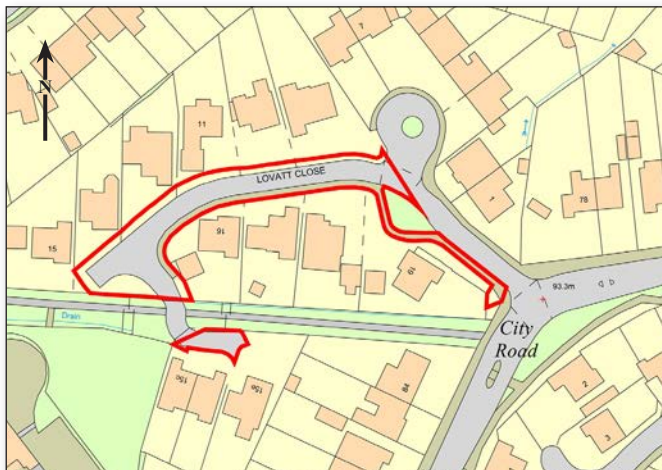
123

Guide: Nil Reserve
* Plus Fees

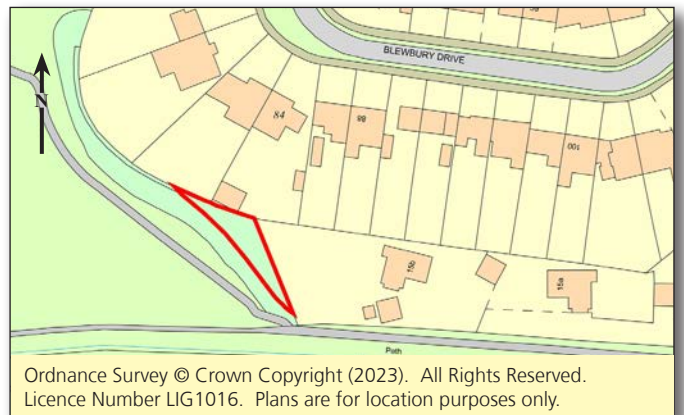
LAND AND ROADWAYS

*Land Rear Of 84 Blewbury Drive & 15B Lovatt Close & Roadways,
Lovatt Close, Tilehurst, Reading, RG31 5HG*

■ These freehold titles comprise the adopted roadways of Lovatt Close and also a triangular shaped parcel of land to the rear of 15B Lovatt Close.



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Licence Number LIG1016. Plans are for location purposes only.

■ Viewings

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/Joe Rocks

124

Guide: 160-165,000
* Plus Fees

HOUSE FOR INVESTMENT IN NEED OF IMPROVEMENT

4 Fry Close, Isle of Grain, Rochester, Kent, ME3 0EE

On the instructions of the Executors

Currently let at £9,000 per annum

■ A semi-detached house with garage close-by. The property is in need of improvement and is let under the terms of an Assured Shorthold Tenancy Agreement.

■ Ground Floor

Entrance hall, lounge, kitchen/dining room.

■ First Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Hardstanding to front for

parking and garden to rear. Garage in nearby compound.

■ Council Tax Band B

■ Tenancy

Let on an Assured Shorthold Tenancy 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

125

Guide: Nil Reserve
* Plus Fees

FREEHOLD LAND

Land Nanturian Hill, Mabe, Penryn, Cornwall, TR10 9LZ

■ Situated on the outskirts of Mabe village within West Cornwall, this parcel of amenity land may be suitable for alternative uses subject to all necessary consents being obtainable.

■ Site Measurements

Approximately 0.05 hectares (0.12 acres).

■ Local Planning Authority

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

■ Auctioneer's Note

The Sellers have advised that the lot will be subject to an overage clause. Further information will be included in the legal pack available to download from the Clive Emson website.



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Licence Number LIG1016. Plans are for location purposes only.

Instructions Received From



Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

■ Viewing

Interested applicants may view from the roadside during reasonable daylight hours, ensuring they take care whilst doing so, and should not trespass over neighbouring land in order to access the site.

■ Directions

The land can be located via the What3Words app using ///bungalows.pigment.outfit

126

Guide: £85,000 Plus
* Plus Fees

RESIDENTIAL INVESTMENT GROUND FLOOR STUDIO FLAT

21 Wingrove Court, Broomfield Road, Chelmsford, Essex, CM1 4ES

■ This ground floor studio flat is situated to the north of Chelmsford City Centre, off Broomfield Road at its junction with Patching Hall Lane. On Broomfield Road there is a parade of shops including Tesco Express. There are bus stops nearby giving good access to Chelmsford City Centre and Broomfield hospital. Chelmsford has a mainline railway station offering good commuter service to London (Liverpool Street) in approximately 35 minutes

The flat is currently tenanted, but does require some modernisation and improvement to bring it up to a good standard and potentially increase the market rental and yield.

■ Ground Floor

Communal entrance accessed from the car park to the rear of the building, private entrance, living room/bedroom, kitchen, inner hallway/dressing room with storage cupboard and shower room with W.C.

■ Outside

Communal grounds, bin store and residents parking area.

■ Council Tax Band A

■ Tenancy

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

■ Tenure

Remainder of 120-year lease from 1st May 1983 at a current ground rental of £62 per annum.

■ Viewing

Interested applicants may view externally only and are requested not to contact the tenant direct. Further photographs and video are available on the Clive Emson website.



Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

Currently let at £6,000 per annum



Rear of the Building

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.

127

Guide: £200-225,000
* Plus Fees

LAND WITH PLANNING FOR TWO 2/3 BEDROOM SEMI-DETACHED HOUSES

*Land Adjacent 85 Timber Mill, Southwater,
Horsham, West Sussex, RH13 9SP*

■ This rectangular shaped building plot is located on level ground and, when developed, will provide two, semi-detached properties. Alternatively one large detached house could be provided, subject to all necessary consents being obtainable. This secluded plot is situated in an established residential area fronting woodland and adjacent to local schools, shops and amenities.

There are excellent road links to Horsham, Gatwick and surrounding areas via the nearby A24. The plot is approached via a landscaped parking court and separate construction access (both already implemented).



View of Land from Parking Area - Library Photograph



View of Parking Area - Library Photograph



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*Above: Aerial View -
Library Photograph*



*View of Land From
Construction Access -
Library Photograph*

■ Proposed Accommodation ■ Semi-Detached Houses

Each property to comprise:-

■ Ground Floor

Entrance hall, stairs to first floor, open plan living room/kitchen/diner, study/bedroom three and separate W.C.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Gardens surrounding and pedestrian access from a landscaped parking area, providing one space for each property.

■ Planning

Planning Permission has been granted by the Horsham District Council under ref: DC/23/0555, dated 23rd May 2023 for the variation of Condition 1, 7, 8 & 9 of previously approved application ref: DC/22/1997 (erection of two, semi-detached, two

storey dwellings) to allow for design changes. A copy of the proposed plans and associated documents will be available to download from the Horsham District Council website horsham.gov.uk. Tel: 01403 215100.

■ **Site Measurements**
0.05 hectares (0.13 acres).

■ **Viewing**
On site.

■ **Freehold with
Vacant Possession**

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

128

Guide: £370-400,000
* Plus Fees

THREE-BEDROOM COTTAGE FOR IMPROVEMENT ON FIFTH OF AN ACRE PLOT WITH POTENTIAL

West View, 16 Heath Road South, Locks Heath, Southampton, SO31 6SJ

■ One of a pair of cottages situated off a privately owned spur road from Heath Road South. The property occupies a plot of 0.08 hectares (0.19 acres).

It is considered that the plot offers scope and potential for extension of the existing dwelling or an additional dwelling to be built onto the end of the existing house or, perhaps, for a small detached house or bungalow to be built alongside on the plot subject to all necessary consents being obtainable. The existing cottage offers three-bedroom accommodation but with scope and potential for modernisation and improvement or, as previously stated, extension.



■ Ground Floor

Entrance lobby, living/dining room, kitchen, shower room with W.C.

■ First Floor

On the first floor landing there are three bedrooms.

■ Outside

Gardens to the side and rear with an old-fashioned car port/garage to the side of the building.

■ Local Planning Authority

Fareham Borough Council. Tel: 01329 236100.

Website: fareham.gov.uk.

■ Council Tax Band D



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Joint Auctioneers



61 Bridge Road, Southampton

01489 574100

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

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129

Guide: £375-400,000
* 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 necessary consents being obtainable.

■ Ground Floor

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

■ First Floor

Main bedroom.



■ Outside

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

■ Council Tax Band E



■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

130

**Guide: £140,000 Plus
* Plus Fees**

CHARACTER COTTAGE WITH GARDEN IN EXTREMELY SOUGHT AFTER LOCATION

*St. Clements Cottage, 17 St. Clements Terrace,
Mousehole, Penzance, Cornwall, TR19 6SJ*

■ Tucked away in one of Cornwall's most picturesque fishing village harbours is this charming attached single storey style residence now requiring a course of improvement works throughout and boasting a fabulous sized tiered garden.

Mousehole is an extremely sought after holiday destination where one can enjoy beaches, restaurants, cafes, galleries, characterful pubs and easy access to the beautiful rugged coastline.

■ Accommodation

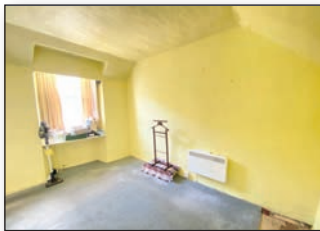
Inner hall, living room, second bedroom/office, large shower room and master bedroom. A sun porch and kitchen/breakfast room is accessed externally.

■ Outside

A gated entrance leads to a well-maintained tiered garden with an array of planting and herbaceous greenery along with pleasant seating areas, garden shed, greenhouse and outside store.

■ Auctioneer's Note

St Clements Cottage is attached, with further



properties situated below, forming a 'flying freehold'. For further information please see the legal documentation available to download from the Clive Emson website.



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■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

6 The Greenmarket, Penzance
01736 360203

Further Information From
Clive Emson 
LAND AND PROPERTY AUCTIONEERS
01392 366555
Property Contact
Katie Semmens

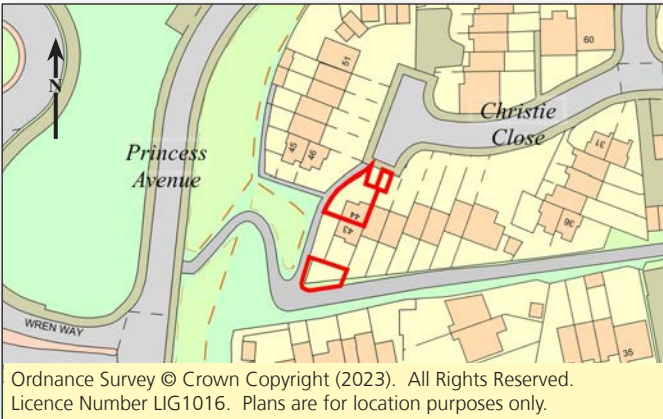
131

Guide: £135-140,000
* 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.



■ **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

132

Guide: £325-350,000
* Plus Fees

END-TERRACE HOUSE WITH DOUBLE GARAGE REQUIRING MODERNISATION

33 Crown Hill Road,
Woodford Green, Essex, IG8 8JF

Upon instructions of the Executors

■ An end-terrace house situated in an established and popular area, close to local schools and recreational areas. Now in need of updating and modernising, it is considered to have potential for creative investors looking for a refurbishment project.

In addition to the family sized accommodation, there is a ground floor shower room, a basement area for extra storage, side access and a double garage located at the bottom of the garden.



■ **Ground Floor**
Porch, entrance hallway, trap door to basement, living room, kitchen, shower room and toilet.

■ **First Floor**
Three bedrooms, bathroom with W.C.

■ **Outside**
Off-street parking to the front, side access to the rear garden area. Double garage at the bottom of the garden.

■ **Council Tax Band D**
■ **Freehold with Vacant Possession**

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

133

Guide: £30,000 Plus
* Plus Fees

FORMER PUBLIC TOILETS WITH PLANNING FOR CONVERSION

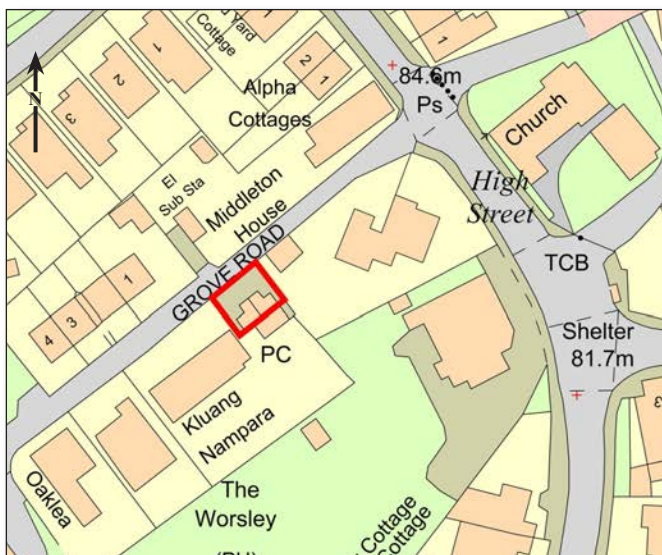
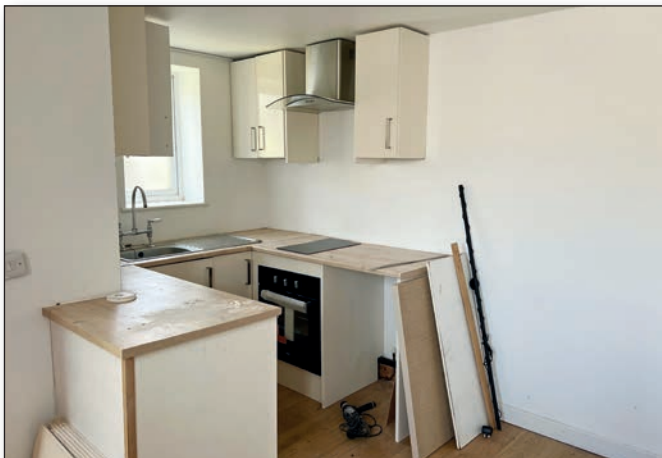
*Former Public Conveniences, Grove Road,
Wroxall, Ventnor, Isle Of Wight, PO38 3BL*

■ The village of Wroxall is situated on the south east corner of Isle of Wight, a short drive from the larger settlement of Ventnor. The former public conveniences in the village achieved Planning Consent for conversion in 2014.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



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■ Planning

Planning Permission has been granted by Isle of Wight Council under reference: P/01170/14 - TPC/31347/E, dated 26th November 2014, for alterations and change of use of former public conveniences to provide office/workshop/studio; formation of parking bay and passing area, subject to conditions.

A subsequent application under reference: P/00434/15 - TPC/31347/F dated 2nd July 2015 for alterations, single storey extension on front elevation and change of use of former public conveniences to form a dwelling was refused.

A copy of the Planning applications and accompanying documents can be downloaded from the Local Planning Authority website: iow.gov.uk. Tel: 01983 823552.

■ Tenure

Remainder of 999-year lease (less the last 12 days) from 25th March 1879.

■ Leasehold with Vacant Possession

134

Guide: £150,000 Plus
* Plus Fees

OVER 16 ACRES OF LAND INCORPORATING WOODLAND

*Land Swanton Lane, Off Canterbury Road,
Littlebourne, Canterbury, Kent, CT3 4AX*

■ A freehold site known as Oldridge Wood incorporating Oldridge Wood Lagoons and extending to approximately 6.75 hectares (16.69 acres). It is situated off Swanton Lane which lies off Canterbury Road (the A257-Canterbury to Sandwich Road) on the outskirts and to the west of the village of Littlebourne.

It is understood that part of the site (the lagoon area) was used from approximately the 1970s to the 1990s for the storage of waste output from the Canterbury Tannery.



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■ Previous Planning

Previous Planning Permission was granted by Kent County Council under reference CA/13/2055, dated 15th May 2014, for development of land situated at Oldridge Wood Lagoons and being the variation of conditions 2 (restoration period), 10 (hours of HGV movements) and 11 (Highway Management Scheme) of planning permission CA/12/606 for the infilling of open lagoons formerly used for the disposal of tannery wastes, subject to conditions.

A copy of the ESG Report for the restoration of Oldridge Wood Lagoons dated March 2012, Planning Permissions under CA/12/606 and CA/13/2055 are available to download from Kent County Council website: www.kentplanningapplications.co.uk/Planning/Display/KCC where additional information may be also available.

■ Viewing

On site during daylight hours. There is a public right of way (reference CB148) located approximately 50 metres to the right-hand side of a gated access. The public right of way then runs along the northern boundary of the land.

■ Directions

The public right of way (CB148) on Swanton Lane can be located by using the What3Words app: [///duos.players.huddled](http://duos.players.huddled)

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

135

Guide: £65,000 Plus
* Plus Fees

FORMER CHURCH WITH LAPSED PLANNING CONSENT FOR RESIDENTIAL DEVELOPMENT

Tron Mission Church, Church House, 4 Treslothan Road, Tron, Camborne, Cornwall, TR14 9EJ

■ A rare chance to acquire this former mission church situated in a pleasant semi-rural village location. Although currently run down, the property still exudes plenty of charm and character.

The property has lapsed Permission for conversion into three residential dwellings, each with a garden area and parking. A unique trio development opportunity or some may envisage one large family home post works, subject to all necessary consents being obtainable.

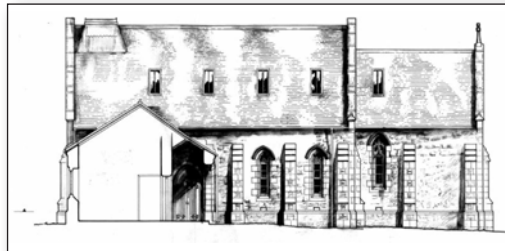
■ Planning

Planning Permission was granted by Cornwall Council, under ref: PA17/04032 dated 31st July 2017, for Change of Use of redundant mission church to three residential units and extension to church hall to provide additional meeting space, subject to conditions.

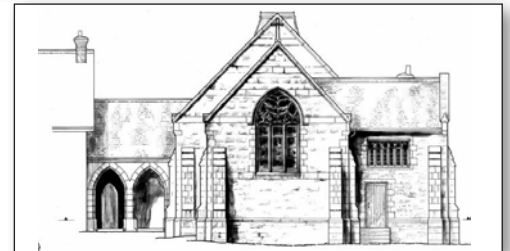
A copy of the lapsed Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website.

■ Local Planning Authority

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



Proposed South Elevation

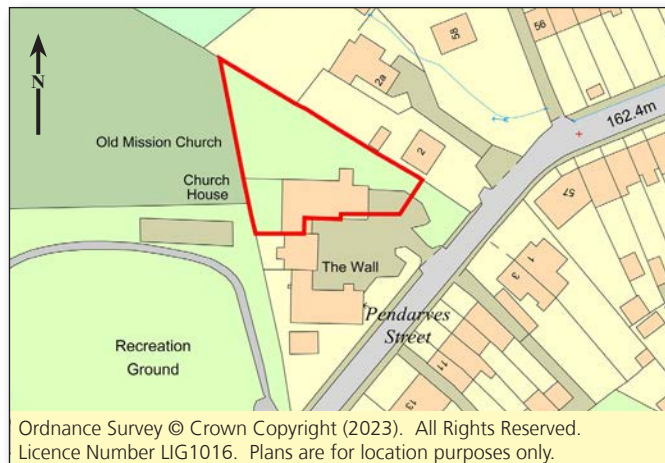
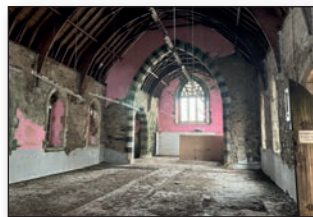


Proposed East Elevation

■ Site Measurements

The site extends to 0.11 hectares (0.29 acres) and the gross internal area is approximately 184 sq.m. (1,980 sq.ft.).

■ Freehold with Vacant Possession



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Joint Auctioneers



75 North Hill,
Plymouth

01752
670700

Contact: Steve Macham

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens

136

Guide: £250-275,000
* Plus Fees

DETACHED HOUSE WITH GARAGE AND GARDENS IN NEED OF UPDATING

*Moyne, Stane Street, Codmore Hill,
Pulborough, West Sussex, RH20 1BQ*

■ This attractive bay fronted 1930s style house has brick/cement rendered elevations with part-tile hung beneath a tiled roof. The property is now in need of updating and provides spacious accommodation over three floors, has double glazing and a oil fired heating system via radiators. Large driveway with a detached double garage, parking area for multiple vehicles and gardens surrounding the property.

The house is situated off the A29 (Stane Street) close to Codmore Hill on the outskirts of Pulborough and approximately one mile from the nearest train station. There are local shopping facilities and amenities nearby with excellent road links to Worthing, Horsham and all the surrounding areas via the A24.

■ Ground Floor

Entrance hall, stairs to first floor, living room, dining room, kitchen/breakfast room, utility room with door to driveway and W.C.

■ First Floor

Landing, stairs to second floor, bathroom/shower room, separate W.C., bedroom with en-suite shower room/W.C. and two further bedrooms.



■ Second Floor

Landing, two further bedrooms (attic conversion) and shower room.

■ Outside

Large driveway with parking for multiple vehicles leading to a brick built detached double garage with roller shutter doors. Gardens surround the property with a good size rear garden (overgrown), raised patio area and small front garden.



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■ Site Measurements

The site extends to 0.08 hectares (0.196 acres).

**Freehold
with Vacant
Possession**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

137

**Guide: £330,000 Plus
* Plus Fees**

SIX ACRES OF EQUESTRIAN LAND WITH STABLES, SAND SCHOOL AND BARN

*Land Off Beacon Lane, Staplecross,
Robertsbridge, East Sussex, TN32 5QP*

■ A lovely piece of land comprising around six acres with barns, stables and a sand school. The site is located in a highly desirable area, a short distance from Cripps Corner, offering access to the A21 via the B2165 and B2089.

■ Viewing

Viewings strictly by prior appointment with the Auctioneer's Office and interested applicants are advised not to visit the site without being accompanied by a member of our team.



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■ Site Measurements

The site extends to 2.40 hectares (5.92 acres).

■ Directions

The site can be located using the What3Words app under ref: ///searching.lateral.diaries

■ Freehold with Vacant Possession

Joint Auctioneers



15 Bank Street, Sevenoaks
01732 459900

Viewing By Arrangement With



01273 504232
Property Contact
Chris Milne/Jade Flood

138

Guide: £280-290,000
* Plus Fees

RURAL SEMI-DETACHED COTTAGE FOR IMPROVEMENT ON LARGE PLOT

3 Camer Gardens, Meopham, Gravesend, Kent, DA13 0XS

■ An outstanding opportunity comprising a semi-detached cottage standing on a large plot extending to 0.07 hectares (0.18 acres). It is now in need of refurbishment and offering potential for extension to provide a more substantial family home, subject to all necessary consents being obtainable.

The property is approached over a private driveway from Camer Road, situated less than half a mile from Sole Street railway station with the village centre being close at hand.

■ Ground Floor

Side entrance hall, living room, kitchen and bathroom with W.C.

■ First Floor

Two bedrooms.

■ Second Floor

Attic room/bedroom three.

■ Outside

Gardens to front and side.



■ Local Planning Authority

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



View from Rear Bedroom Window



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■ Auctioneer's Note

There is a difference in the boundary line shown on the Land Registry Title Plan - the dividing line between 3 and 4 Camer Gardens - and the physical boundary on site. The actual use and occupation of the outbuildings at the front and rear of the houses is different to Land Registry boundary line. Further information is available in the legal pack.

■ Council Tax Band D

■ Freehold with Vacant Possession

Instructions Received From



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

139

Guide: £300-310,000
* Plus Fees

MIXED USE INVESTMENT COMPRISING GROUND FLOOR COMMERCIAL UNIT, THREE FLATS AND LOCK-UP GARAGE

21 Wickham Avenue, Bexhill-on-Sea, East Sussex, TN39 3EP

Currently let at £29,380 per annum

■ An end-terrace block situated on the corner of Wickham Avenue and Cornwall Road arranged as mixed residential and commercial accommodation with detached single lock-up garage.

The property which is fully let and provides a good income is located within Bexhill town centre offering easy access to local shops, amenities and the mainline railway station.

The three flats are self-contained and accessed from Cornwall Road and the commercial premises, currently trading as a tailor fronts Wickham Avenue. In addition to the main building there is a separate single lock-up garage which is also let. The property is considered ideal for immediate investment.

■ 21 Wickham Avenue ■ Shop

Retail area, storeroom and W.C.

■ Tenancy

Let under the terms of a 5-year lease from 4th August 2022 to 3rd August 2027 at a current rental of £5,500 per annum.

■ 21A Wickham Avenue

Entrance hall, living room, inner hallway with storage cupboard, kitchen with door to rear, bedroom and bathroom with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £700 per annum.

■ 21B Wickham Avenue

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

■ Tenancy

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

■ 21C Wickham Avenue

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

■ Tenancy

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

■ Detached Garage

■ Tenancy

Let on a Licence from 1st September 2019, at a current rental of £40 per calendar month.

■ Each Flat is Council Tax Band A



Joint Auctioneers

Dyer + Hobbs
commercialproperty

Havelock Rd,
Hastings

01424

423626

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Sam Kinloch

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.

140

Guide: £500-550,000
* Plus Fees

COMMERCIAL PROPERTY WITH PLANNING CONSENT FOR CONVERSION TO FLATS

2 High Street, Edenbridge, Kent, TN8 5AG

Currently let at £6,600 per annum

■ A detached commercial property located on Edenbridge High Street within easy reach of Edenbridge railway station, various pubs, shops and amenities as well as the Waitrose supermarket and hospital, other close-by transport links are the M25 motorway and Gatwick airport.

■ Existing Accommodation

■ Ground Floor - Funeral Directors

Reception, rear office, chapel and store with W.C.

■ Tenancy

Let to S Smith & Sons Funeral Directors, who are holding over on a nine-year commercial lease from 24th June 2014 at a current rental of £550 per calendar month.

■ Ground Floor

Office and kitchen.

■ First Floor

Five offices, store room and two W.C.s.

■ Outside

Garden to rear.

■ Proposed Accommodation

■ Ground Floor

Existing retail area (funeral directors).

■ Lower Ground Floor

Office extension with W.C.

■ First Floor

■ Flat 1

Two bedrooms, shower with W.C and open plan kitchen and living room.

■ Flat 2

Two bedrooms, shower with W.C and open plan kitchen and living room.

■ Flat 3

Two bedrooms, shower with W.C and open plan kitchen and living room.

■ Outside

Parking for four vehicles, bin store and bicycle store.



■ Planning

Planning Permission has been granted by Sevenoaks District Council under ref: 23/01400/FUL, dated 19th July 2023, for the construction of rear extension to provide four parking spaces with flat above and two storey extension to the rear to provide ground floor office and first floor bedroom. New fencing along perimeter, subject to conditions.

A copy of the Planning Consent and associated documents are available on the Local Planning Authority website: sevenoaks.gov.uk. Tel: 01732 227000.

■ Freehold with Vacant Possession

Joint Auctioneers



15 Bank
Street,
Sevenoaks

01732 459900

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



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141

Guide: £250,000 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, living room, kitchen, conservatory, two-bedrooms and shower room with W.C.

■ 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
Russell Hawkes/Kevin Gilbert

142

Guide: £800-850,000
* Plus Fees

TWO ADJACENT PROPERTIES IN OVER ONE ACRE PLOT WITH POTENTIAL

The Silver Spray & Lees House, Main Road, Sellindge, Ashford, Kent, TN25 6JX

On the instructions of the Executors

Same family ownership since the 1960s

Lees House is currently let at £8,400 per annum

■ An exciting auction lot. Located in the heart of Sellindge village (on the A20) adjacent to the new development at St. Katherine's Crescent lies The Silver Spray and Lees House - two adjacent properties occupying a plot extending to 0.45 hectares (1.1 acres).

It is considered that there may be potential to retain The Silver Spray and Lees House and redevelop the rear section of the plot (perhaps similar to Woodlees Close, to the left-hand side of the property) convert the garage, or even redevelop the entire plot, subject to all the necessary consents being obtainable.

■ The Silver Spray (TN25 6JX)

■ Ground Floor

Entrance hall, four reception rooms, kitchen, boiler room, utility, conservatory and cloakroom/W.C.

■ First Floor

Landing, main suite comprising bedroom one with access to roof terrace, bathroom with shower cubicle, separate W.C and dressing area where there is access via a wooden loft ladder to a good size loft area. two further bedrooms and shower room/W.C.

■ Outside

Garage building comprising



a double garage, inner hall leading to a rear room with stairs to first floor and good-sized storage area and outside W.C. Various buildings and grounds (now overgrown) incorporating garden areas, orchard, vegetable plots and an outdoor swimming pool.

■ Council Tax Band F

■ Freehold with Vacant Possession



Side view of The Silver Spray and Lees House



Swimming Pool at The Silver Spray



Conservatory at The Silver Spray

LOT 142 CONTINUED

■ **Lees House (TN25 6EG)**

■ **Ground Floor**

Entrance hall, kitchen, living room and dining room.

■ **First Floor**

Landing, two bedrooms, walk-in store cupboard and bathroom with W.C.

■ **Tenancy**

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £700 per calendar month.

■ **Council Tax Band D**

■ **Freehold**



Front View of the Garage Building



Loft Area at The Silver Spray



Side View of the Garage Building



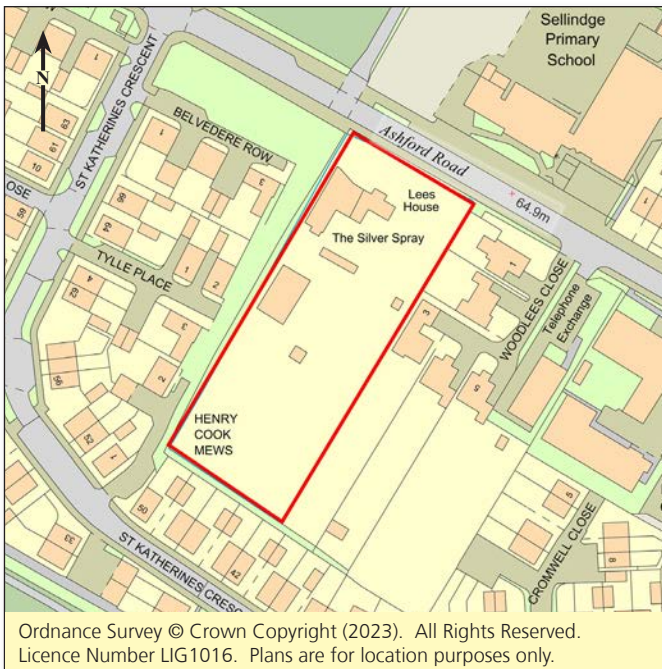
Bedroom at Lees House



Living Room at Lees House



Area of Garden at The Silver Spray



■ **Local Planning Authority**

Folkestone and Hythe District Council.

Tel: 01303 853538.

Website: folkestone-hythe.gov.uk.

■ **Viewing**

Interested applicants may view The Silver Spray House by arrangement with the Auctioneers. No viewings are scheduled for Lees House

although videos of both properties will be available to view on the Clive Emson website.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

143

Guide: £800,000 Plus
* Plus Fees

DETACHED COMMERCIAL BUILDINGS WITH PLANNING FOR NEW FLATS AND OFFICE UNIT

Parker House, Bexley High Street, Bexley, Kent, DA5 1AH

■ Occupying a position just behind Bexley High Street, at the end of Tanyard Lane are two detached buildings with associated land/parking areas.

The location offers an assortment of amenities within this popular village area including local shops, pubs, cafes, restaurants and in the immediate vicinity of Bexley Railway Station (Southeastern Services).

Both buildings are sited on a plot consisting of two freehold titles. At the time of publication, the auctioneers have not inspected the property internally however according to the plans contained in the planning application, the main building currently comprises six offices over two floors with W.C. facilities and the second smaller building to the southern end is arranged to provide three further offices with toilets. In-between there are parking facilities for both buildings.



■ **Site Measurements**
The whole site extends to 0.05 hectares (0.13 acres).

■ **Freehold with Vacant Possession**

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes



Existing Second Building



3D Artistic Impression (Illustration Purposes Only)

■ Planning

Planning Permission has been granted by London Borough of Bexley dated 25th May 2022, under ref: 22/00083/FUL for partial demolition of existing buildings and erection of a part two/part three/part four storey building with the retention of an office at ground floor and five proposed residential units comprising two, one-bedroom and three, two-bedroom, with associated amenity space, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority Website: bexley.gov.uk. Tel: 020 8303 7777.



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144

Guide: £180-200,000
* Plus Fees

MID-TERRACE PROPERTY ARRANGED AS THREE-BEDROOM HOUSE

14 Richmond Street, Herne Bay, Kent, CT6 5LP

■ A three storey mid-terrace property located close to Herne Bay's town centre and its popular seafront. The building has been arranged for some time as a three-bedroom house which requires improving, but does have a gas heating system with the majority of the windows being double-glazed.



■ Ground Floor

Entrance hall, living room and kitchen. Basement.

■ First Floor

Two bedrooms, bathroom and separate W.C.

■ Second Floor

Bedroom.

■ Outside

Yard to rear with timber outbuilding and sun deck.

Joint Auctioneers

WILBEE & SON

107 Mortimer Street, Herne Bay
01227 374010

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



■ Council Tax Band C

■ Freehold with Vacant Possession

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:-

Profile

Identity Verification – Passport or Driving Licence No.

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

145

Guide: £2-2.2 Million
*** Plus Fees**

SHOP AND FLAT PLUS REAR BUILDING WITH POTENTIAL

115 Kensington Church Street, London, W8 7LN

Currently let at £52,000 per annum

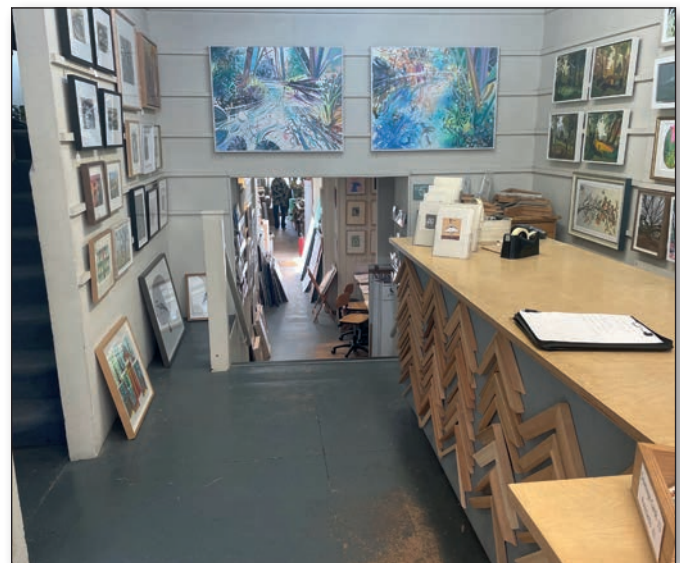
■ A rare and unique opportunity to acquire this impressive freehold four storey building arranged as a retail unit on the ground and lower ground floors with residential upper parts and a rear workshop, accessed via a private road.

This terrace property is fully let, producing £52,000 per annum, although we understand there is potential for rental growth. The workshop to the rear is considered suitable for development, subject to all necessary consents being obtainable.

The building is located on a popular, busy thoroughfare in the heart of Kensington, between Bayswater Road and Kensington High Street. There are comprehensive local shopping facilities in the immediate vicinity with easy access to Holland Park and Kensington Gardens, and central London easily accessible by nearby tube stations or road access.



Shop Unit Looking onto Kensington Church Street



Shop Unit Showing Ground and Lower Ground Floor Area

LOT 145 CONTINUED



Living Room on the First Floor



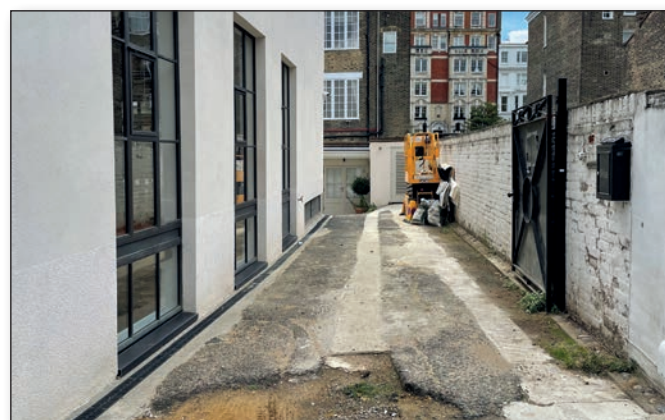
Kitchen on the First Floor



*First Floor Workshop to Rear
Accessed via Spiral Staircase*



Bedroom Two on the Second Floor



Rear Access to Property from Camden Street

■ Ground Floor

■ Retail Unit

Stairs up half landing, separate W.C. and stairs down to:-

■ Lower Ground Floor

Display area/workshop with office space, two store rooms. External spiral staircase to first floor workshop, accessed via a separate driveway to Camden Street and providing vehicular and pedestrian access.

■ Residential Unit

Accessed via the ground floor retail unit. Stairs to:-

■ First Floor

Half landing, living room and kitchen.

■ Second Floor

Two double bedrooms, half landing and bathroom with W.C.

■ Tenancy

Let under the terms of a five-year lease, from 15th November 2017 at a current rental of £52,000 per annum. The tenants are holding over under the terms of the existing agreement which is subject to the 1954 Landlord & Tenant Act.

■ Local Authority

The Royal Borough of Kensington and Chelsea.
Tel: 0207 3613000.
Website: rbbc.gov.uk.

■ Council Tax Band F

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

146

Guide: £80,000 Plus
* Plus Fees

TWO-BEDROOM GROUND FLOOR FLAT FOR INVESTMENT

15 Wycherley Crescent, Dover, Kent, CT16 2BH

Currently let at £7,200 per annum

■ A two-bedroom ground floor flat with its own private gardens located a short distance from Whitfield's amenities including supermarkets and other nationwide retailers. The flat has been occupied by the same tenant for some time with most of the windows being double glazed and there is a gas heating system. The flat could do with some improving but has a good sized garden to the rear split over two levels.

The location provides good transport links to the Whitfield roundabout giving access to Dover, Canterbury and Thanet.



■ Ground Floor

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

■ Outside

Gardens to front and rear with outbuilding/store.

■ Tenancy

A Section 13 Notice has been served to increase the rental to £600 per calendar month from 12th September 2023.

A copy of the Notice will be available to download from the Auctioneer's website.

■ Tenure

Remainder of a 123-year and 352-day lease from 5th February 1990 at a current ground rental of £10 per annum.

■ Council Tax Band A

■ Viewing

External only.

Joint Auctioneers



23-25 Worthington St, Dover

01304 226666

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

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.

147

**Guide: £355,000 Plus
* 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.

■ Planning

We have been advised by the seller that they have been in touch with Chelmsford City Council who in turn have advised that a modest



extension may be possible, subject to all necessary consents being obtainable. There may also be potential to install a home office in the garden space for someone to work from home.

■ Local Planning Authority

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

■ Council Tax Band C

■ Freehold with Vacant Possession



Joint Auctioneers

**BARTLETT
HAMMOND**

34 Rayne Road, Braintree
01376 551010

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

148

Guide: £450,000 Plus
* Plus Fees

SEAFRONT BED AND BREAKFAST WITH POTENTIAL FOR CONVERSION

Somerville Hotel, 9 Canterbury Road, Margate, Kent, CT9 5AQ

■ A four storey end-terrace property located on the corner of Station Road and Canterbury Road on Margate's seafront.

The property has been run as a successful Bed & Breakfast for many years but may have potential for conversion, subject to all necessary consents being obtainable.

There are uninterrupted sea views from the front of the building which has eight guest bedrooms and a one-bedroom manager's accommodation.

■ Ground Floor

Entrance hall, guest lounge, owner's living room, hallway, shower room with W.C. and bedroom with en-suite shower room/W.C.

■ Lower Ground Floor

Separate access to entrance hall, dining room, lobby area, kitchen, owner's bedroom with en-suite bathroom with W.C.

■ Basement

Two rooms.

■ First Floor

Bedroom with en-suite shower and W.C., three further bedrooms, shower room and separate W.C.



■ Second Floor

Landing, two-bedrooms with en-suite shower rooms and W.Cs., further bedroom with separate private shower room and W.C.

■ Outside

Garden to front and rear.

■ Local Planning Authority

Thanet District Council.

Tel: 01843 577000.

Website: thanet.gov.uk.

■ Freehold with Vacant Possession



Joint Auctioneers

 **CHRISTIE & CO**

Knightrider Street, Maidstone
01622 656002

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

149

Guide: £145-150,000
* Plus Fees

COMMERCIAL AND RESIDENTIAL INVESTMENT IN NEED OF STRUCTURAL REPAIR

15 Ingram Road, Gillingham, Kent, ME7 1SB

■ An end-terrace corner building situated in a predominantly residential location conveniently situated for the mainline commuter railway station and arranged to provide a ground floor (and basement) unit together with a self-contained maisonette situated on the first and second floors.

The property is now in need of improvement and repair works.



■ Shop ■ Ground Floor

Front retail area, inner hallway leading to kitchen and W.C., store room and rear retail area situated within the garage which has a roller-shutter door to the side road.

■ Tenancy

Let on a commercial lease for a term of six years from 1st May 2021 at a current rental of £7,200 per annum. There is a rent review in May 2024.

■ Flat ■ Ground Floor

Side entrance hall.

■ First Floor

Landing, living room to front and kitchen, bathroom with W.C.

■ Second Floor

Bedroom.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £8,852 per annum. We are advised that the current tenant has been in occupation for 19 years.

■ Council Tax Band A

Currently let at £16,052 per annum



Viewing By Arrangement With



Canterbury St.,
Gillingham

01634
855000

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

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.

150

Guide: £215-225,000
* Plus Fees

FREEHOLD PARCEL OF LAND EXTENDING TO 4.4 ACRES

*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.



Above: The land is situated behind the fence on the left hand side



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Entrance to Access Road off Manor Drive

■ Site Measurements

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

■ Directions

The site can be located using the What3Words app ref: ///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

151

Guide: £70-75,000
* Plus Fees

**FREEHOLD
VACANT
TAKEAWAY
UNIT**

**59 Hawthorn Road, Bognor Regis,
West Sussex, PO21 2BW**

Estimated rental £10,000 per annum

■ A great opportunity to acquire this hot food takeaway premises (Use Class: Sui Generis) with the potential to develop the business. It was formerly trading as a takeaway kebab shop with a forecourt area to the front of the property and would ideally suit an owner occupier or as an investment. It is situated in the secondary commercial thoroughfare in a small parade of shops represented by traders including Gardner & Scardifield builders merchants and other local businesses.

Hawthorn Road is situated just off the Chichester Road (B2259) and is opposite Bognor Rugby Club with excellent road links to Chichester, Worthing, and all surrounding areas via the nearby A259.



■ Ground Floor

Front counter with seating area, cooking and food preparation area, kitchen/store, staff toilet.

■ Auctioneer's Note

The cooking equipment included on the premises will be available by separate negotiation and an inventory will be included in the legal pack.

**■ Freehold
with Vacant
Possession**



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

152

Guide: £25,000 Plus
* Plus Fees

**APPROX 0.5
ACRES OF
FREEHOLD
LAND**

**Land South East Of Lanham Green,
Cressing, Braintree, Essex, CM77 8DT**

■ This overgrown parcel of vacant freehold land is situated to the east of Braintree and the A120, almost equidistant between the villages of Silver End, Cressing and Perry Green. The land may offer potential for alternative uses, subject to all necessary consents being obtainable.



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■ Site Measurements

The site extends to 0.20 hectares (0.50 acres).

■ Local Planning Authority

Braintree District Council.
Tel: 01376 552525.
Website: braintree.gov.uk.

**■ Freehold
with Vacant
Possession**

■ Viewing

On site during daylight hours taking care to avoid trespass en-route.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

153

Guide: £210-215,000
* 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**

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thecanterburyauctiongalleries.com



154

Guide: £70-80,000
* Plus Fees

**COMMERCIAL
PROPERTY
WITH UPPER
PARTS IN TOWN
CENTRE**

*The Olde Carvery, 13 Middle Row,
Ashford, Kent, TN24 8SQ*

■ Situated in Middle Row at the junction of North Street and the High Street, in the heart of the town centre, adjacent to estate agents and in close proximity to McDonalds and other shops, bars and restaurants. This is an attractive attached period building which may be suitable for a variety of commercial uses, perhaps café, bakery, jewellers, etc., subject to all necessary consents being obtainable.



■ **Ground Floor**

Retail area with display windows to front and side, kitchen/preparation area and door to outside. Basement, storage and W.C.

■ **First Floor**

Kitchen.

■ **Second Floor**

Storage room.

■ **EPC Information**

Total floor area 63 sq.m.
Energy rating D (84).

■ **Freehold with
Vacant Possession**

■ **Local Planning
Authority**

Ashford Borough Council.
Tel: 01233 331111.
Website: ashford.gov.uk.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

155

Guide: £170,000 Plus
* Plus Fees

**THREE-
BEDROOM
TERRACE
HOUSE FOR
IMPROVEMENT**

*7 Napier Avenue,
Southend-on-Sea, SS1 1LY*

■ This mid-terrace house is situated in an established residential location, within close proximity of Southend town centre with its High Street shopping, bars, restaurants and recreational facilities. There are a number of local shops and amenities nearby and the nearest railway station is Southend Central which gives a regular service to London (Fenchurch Street).

The property is in need of improvement although has a gas heating system and double glazed windows.



■ **Ground Floor**

Two reception rooms and kitchen/dining area.

■ **First Floor**

Landing, three bedrooms and bathroom with W.C.

■ **Outside**

Front garden and rear garden with a single storey outhouse/storage building attached to the main building. Rear gate leading to access alleyway.

■ **Council Tax Band B**

■ **Freehold with
Vacant Possession**

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Kevin Gilbert/Russell Hawkes

156

Guide: £370,000 Plus
* Plus Fees

VACANT THREE-BEDROOM FLAT

First Floor Flat, 8 Harberton Road, Archway, London, N19 3JR

■ This first floor flat forms part of a converted period Victorian house, conveniently located on one of Whitehall Park's established and sought after residential turnings, close to Highgate Village, local shops, amenities and within easy walking distance from Archway London Underground Station (Northern Line Services) and Upper Holloway Station (Overground services). The flat has a gas heating system.

With a long lease and share of the freehold, this represents an opportunity for not just investors and buy-to-let landlords but also for owner-occupation.

■ Accommodation

Communal street entrance, staircase to entrance door, hallway, combined living room/kitchen area, three bedrooms and bathroom with W.C.

50% share of the freehold title. Further details may be in the legal pack, which can be downloaded from the Clive Emson website.

■ Tenure

Remainder of a 999-year lease from 5th December 2018. We understand from the Seller that the flat ownership also includes a

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes



■ Council Tax Band D

■ Leasehold with Vacant Possession
and Share of Freehold

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157

Guide: £100,000 Plus
* Plus Fees

LOCK-UP SHOP PREMISES WITH POTENTIAL

5 Station Parade, Elmers End Road,
Beckenham, Kent, BR3 4DR

■ A single storey shop located near the junction of Croydon Road and Elmers End Road, in close proximity to Elmers End Railway Station & Tramway (Southeastern and Tramlink services) and a variety of local shopping and public transport. Beckenham town centre is approximately 1.2 miles providing additional high street facilities.

The building comprises a main shop area, with rear storage room, kitchen and W.C. facilities. There are parking areas immediately in front of the shop and it is considered the premises may be suitable for a variety of uses, including potential redevelopment into residential, subject to all necessary consents being obtainable.



■ Local Planning Authority

London Borough of Bromley.
Tel: 020 8313 4956.
Website: bromley.gov.uk.

■ Viewing

At any reasonable time during business hours up to 3pm. The shop is closed on Wednesdays and weekends.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

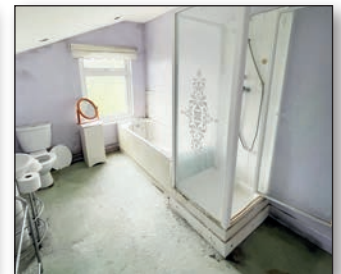
158

Guide: £135-145,000
* Plus Fees

TWO-BEDROOM END-TERRACE FOR IMPROVEMENT

1 Church Hill,
Chatham, Kent, ME5 7DF

■ An end-terrace house located on a no-through road in a residential area close to Medway Maritime Hospital. The property is in need of complete refurbishment but does have double glazed windows and gas heating system via radiators.



■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Outside

Garden to rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer/John Stockey

159

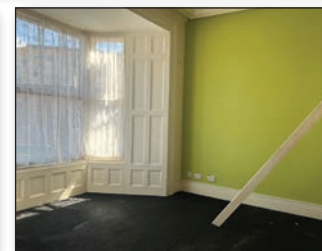
Guide: £100-125,000
* Plus Fees

RE-DEVELOPMENT OPPORTUNITY IN POPULAR LOCATION

*Arica House, 13 Market Square, St. Just,
Penzance, Cornwall, TR19 7HE*

■ Situated in the sought after coastal town of St. Just is this substantial period property arranged over two upper floors overlooking the popular Market Square.

Arica House was formerly a lucrative House in Multiple Occupation providing ten letting rooms, all of which are now vacant and would benefit from a course of updating throughout. The property offers potential for development into a number of flats, subject to all necessary consents being obtainable, and would make an ideal investment post conversion or re-sale opportunity.



■ Ground Floor

Communal entrance hall.

■ First Floor

Four rooms with en-suite and kitchenette, one self-contained flat comprising kitchen/living room, bedroom with en-suite bathroom and mezzanine level.

■ Second Floor

One room with kitchenette and en-suite shower, four further rooms with kitchenette areas and communal bathroom.

■ EPC Information

The property has an EPC rating of E (121).

■ Tenure

Remainder of a 999-year lease from 2nd October 2007.

■ Local Planning Authority

Cornwall Council. Tel: 0300 1234 151.

Website: cornwall.gov.uk.

■ Leasehold with Vacant Possession

Joint Auctioneers



Princes Street, Truro
01872 247036

Viewing By Arrangement With



01392 366555

Property Contact
Katie Semmens

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.

160

Guide: £250,000 Plus
* Plus Fees

THREE-BEDROOM DUPLEX PROPERTY IN CONVERTED MILL COMPLEX

Flat 11, The Mill Apartments, East Street, Colchester, Essex, CO1 2QT

■ This unique three-bedroom home forming part of a historic mill conversion is situated in East Street, close to Colchester city centre with its bars, restaurants, High Street shopping and recreational facilities. Originally a flour mill constructed in the 19th century it was converted to residential use and is situated in a pleasant position alongside the River Colne.

Arranged over two levels with its own private courtyard and two parking spaces the complex also has a gym and concierge service.



■ Ground Floor

Entrance reception hallway with cloakroom/W.C., living room with feature bay window, utilities cupboard and kitchen/dining room with door opening to private courtyard.

■ First Floor

Landing, bedroom one with en-suite shower room, two further bedrooms and main bathroom.

■ Outside

Private courtyard area as well as communal grounds and two allocated parking spaces.

■ Tenure

Remainder of 125-year lease from 1st January 2003 at a current ground rental of £100 per annum.

■ Council Tax Band E

■ Leasehold with Vacant Possession

Joint Auctioneers



5 Culver Street West, Colchester

01206 548222

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

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.

161

Guide: £200,000 Plus
* Plus Fees

BUNGALOW WITH STRUCTURAL MOVEMENT FOR REPAIR OR SITE RE-DEVELOPMENT

31 Oakgrove Road, Bishopstoke, Eastleigh, Hampshire, SO50 6LL

■ Oakgrove Road is situated in the popular residential district of Bishopstoke to the east of the larger settlement of Eastleigh with all of its shopping and other amenities, including mainline railway connections.

This detached bungalow has suffered some significant structural movement, therefore the building will require a programme of upgrading and refurbishment. Alternatively, prospective purchasers may wish to consider site re-development to maximise the benefit of this attractive plot which enjoys views over open land to the rear, subject to all the necessary consents being obtainable.

■ Accommodation

Entrance hall, living room, kitchen, two bedrooms, bathroom with W.C., conservatory and utility/rear lobby.

■ Freehold with Vacant Possession



■ Local Planning Authority

Eastleigh Borough Council.
Tel: 01730 266551.
Website: eastleigh.gov.uk.

■ Council Tax Band D



Joint Auctioneers

David Evans
ESTATE AGENTS

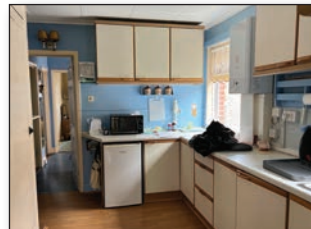
4 High Street, Eastleigh
023 8061 6060

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



Our Accreditations

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



162

Guide: £390-400,000
* Plus Fees

THREE INDUSTRIAL UNITS WITH POTENTIAL FOR RE-DEVELOPMENT

Units 1-3, 2 Beresford Road, Whitstable, Kent, CT5 1JP

Currently let at £26,500 per annum
Estimated rental £39,500 per annum

■ Three commercial units well located for Whitstable's town centre and mainline railway station; Units 1 & 3 are currently let with Unit 2 being vacant. There may be potential for re-development of the site, subject to all necessary consents being obtainable, similar to the adjacent plot which is now occupied by five terrace houses.



Units 2 & 3



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Unit 1

■ Unit 1 - Moosejaw Woodworks

■ Tenancy

Let under the terms of a commercial lease expiring 1st January 2024 at a current rental of £13,500 per annum.

■ Unit 2

Vacant.

■ Unit 3 - RP Joinery

■ Tenancy

Let under the terms of a commercial lease expiring on 1st August 2027 at a

current rental of £13,000 per annum.

■ Local Planning Authority

Canterbury City Council.
Tel: 01227 862178.

Website: canterbury.gov.uk

■ Viewing

Viewings will be available for Unit 2 only.

■ Freehold with Part Vacant Possession

Joint Auctioneers



17 Stone Street, Gravesend

01474 569000

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



MAGEE GAMMON
CHARTERED ACCOUNTANTS
TAX & BUSINESS ADVISORS

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PROPERTY SPECIALIST ACCOUNTANTS

163

Guide: £350-375,000
* Plus Fees

COMMERCIAL INVESTMENT AND LAND ENTIRE PLOT EXTENDING TO APPROXIMATELY 2.3 ACRES

Building & Land, Mill Road, Sturry, Canterbury, Kent, CT2 0AG

Currently let at £24,000 per annum, plus vacant land

■ An exciting auction lot comprising a freehold commercial investment located to the front of the site (outlined blue on the location plan opposite) together with an area of vacant land to the rear of the site (outlined red on the location plan).

The entire plot extends to approximately 0.93 hectares (2.3 acres), all or part of which may be suitable for future development, subject to all necessary consents being obtainable.

■ Local Planning Authority

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



Garages in Yard



Main Building



View of Stream/River

■ Commercial Investment

Currently trading as Crackin' Glass, occupying the front section of the site. (Approx 0.1 hectares (0.25 acres)).

■ Accommodation

Reception/office, workshop with door to outside store, rear office, staff room/kitchen and W.C.

■ Outside

Hardstanding yard incorporating customer parking and two pairs of garages.

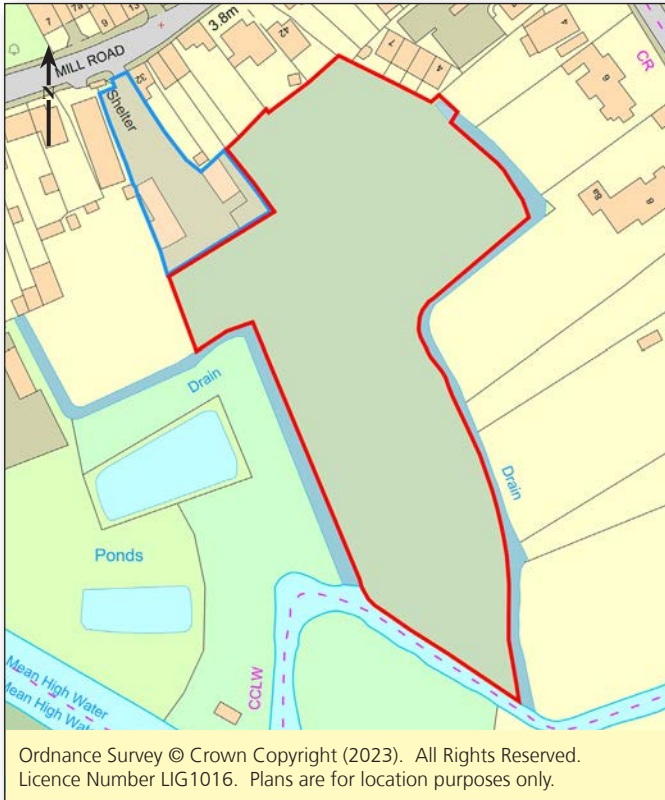
■ Tenancy

Let under the terms of a seven-year lease, from 28th January 2019, at a current rental of £24,000 per annum.

LOT 163 CONTINUED



Panoramic view of the Land



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General View of the Land

■ Vacant Land

An irregular shaped parcel of land extending to approximately 0.83 hectares (2.05 acres) flanked by waterways to some of the boundaries.

■ Freehold with Part Vacant Possession

Further Information From
Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

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.

164

Guide: £100-110,000
* Plus Fees

GROUND FLOOR FLAT WITH OWN ENTRANCE

Flat 2, St. Andrews, The Durlocks, Folkestone, Kent, CT19 6AW

■ A ground floor one-bedroom apartment situated in this impressive block which lies a short walk to Folkestone Harbour with Tontine Street, The Old High Street, and the main town centre beyond.

The flat has its own entrance to the side of the building and is being offered subject to the existing Assured Shorthold Tenancy. We understand the tenant has been in occupation since 2008.



Currently let at £6,840 per annum



■ Ground Floor

Own entrance, entrance hall, living room with square bay window to front, kitchen/dining room, bedroom with en-suite bathroom, shower cubicle and W.C. and further separate W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £570 per calendar month.

■ Tenure

Remainder of a 999-year lease from 1st January 1996



Side View Showing Entrance to Flat 2

at a peppercorn ground rent (if demanded). We understand there is a share of the freehold of St. Andrews.

■ Council Tax Band C

Joint Auctioneers

**CAMERON
LETTINGS**

01303 248179

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

lion TV
SCOTLAND

Homes UNDER THE HAMMER

ONE OF BBC ONE'S BEST-LOVED DAYTIME PROPERTY SHOWS IS LOOKING FOR SUCCESSFUL AUCTION PURCHASERS TO APPEAR ON THE PROGRAMME.

If you have your eye on that dream home; are looking to renovate a property to sell on; or are simply looking to build a property portfolio - we want to hear from you.

If you are a successful bidder at an online auction and are interested in hearing more about appearing on the show, please do get in touch.

You can email us at homesunderthehammer@liontv.co.uk

Alternatively, if you're happy to provide contact details to the auction house to be passed onto our production team, we can get in touch with you.

165

Guide: £875,000 Plus
* Plus Fees

FORMER PERIOD HOTEL WITH POTENTIAL

Crossways Hotel, Wilmington, Polegate, East Sussex, BN26 5SG

■ This detached former hotel is situated on a plot of approximately 0.57 hectares (1.4 acres) and offers easy access into Wilmington village, the A27 leading onto Polegate and Eastbourne along with Lewes and Brighton to the west.

The property has potential for alternative uses, subject to all necessary consents being obtainable.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Richard Payne



■ Ground Floor

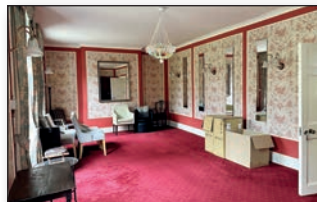
Entrance hall, reception room, three store rooms, two further reception rooms and another reception room, kitchen, office, W.C. and bathroom with W.C.

■ First Floor

Seven bedrooms each with an en-suite bathroom and W.C.s, attic room, store and two further W.C.s

■ Outside

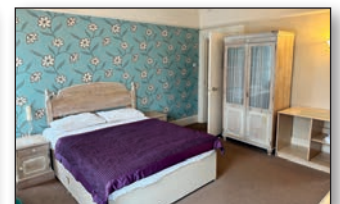
Driveway offering parking and gardens.



Main and side of property photographs provided by the Seller



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■ Planning

Planning Permission was granted by Wealden District Council (now lapsed) under ref: WD/2002/0445/F for extensions to the existing hotel, subject to conditions.

A copy of the lapsed Planning Permission and accompanying documents may be downloaded from the Local Planning Authority website: wealden.gov.uk Tel: 01323 443322

■ Freehold with Vacant Possession

166

Guide: £165,000 Plus
* Plus Fees

TERRACED PROPERTY FOR UPDATING

81 Mount Pleasant Road, Brixham, Devon, TQ5 9RP

■ A mid-terrace property arranged over three floors, offering spacious accommodation and requiring a programme of further improvement.

The property is located in a popular elevated location with easy access to Brixham town centre via steps to the main High Street and the harbour, and is likely to be of interest to owner occupiers or investors wishing to add to their property portfolio.



■ Ground Floor

Entrance lobby, open-plan living/dining room, kitchen and shower room/W.C.

■ First Floor

Landing and two bedrooms.

■ Second Floor

Landing, bedroom and family bathroom.

■ Outside

There is a small walled area to the front of the property and to the rear of the property is a courtyard garden with an outside store.

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers

Winkworth

3a Market Street, Dartmouth
01803 832288

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

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.

essential
information group



proplist
.com

Zoopa.co.uk

onTheMarket.com

PrimeLocation.com



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

167

**Guide: £210,000 Plus
* Plus Fees**

WELL PRESENTED SEMI-DETACHED HOUSE

10 King Street, Brenzett, Romney Marsh, Kent, TN29 9UF

On the instructions of the Executors

■ A well presented three-bedroom semi-detached house situated in the small village of Brenzett with far-reaching views across the Romney Marshes.

Brenzett is close to the larger towns of New Romney and the Cinque Port town of Rye and a short distance from Appledore railway station.

■ Ground Floor

Entrance hall, reception room, kitchen, dining room and W.C.

■ First Floor

Landing, three bedrooms and a shower room with W.C.

■ Outside

Front and rear gardens along with a driveway to the front.

■ Council Tax Band C

■ Freehold with Vacant Possession



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



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168

Guide: £325-330,000
* Plus Fees

SEMI-DETACHED HOUSE FOR IMPROVEMENT

17 Rushlye Close, Bells Yew Green, Tunbridge Wells, Kent, TN3 9BB

■ An attractive semi-detached house situated in a quiet cul-de-sac in a rural location, a short walking distance from Frant Railway Station and approximately three miles from the centre of Tunbridge Wells.

There are replacement double-glazed uPVC windows and an electric central heating system via radiators.

■ Ground Floor

Entrance hall, living room/dining room to the front, further reception room/snug, kitchen, utility room and separate shower room/W.C.

■ First Floor

Landing, three bedrooms and bathroom.

■ Outside

Garden to front with block paved car parking space and garden at rear.



■ Council Tax Band D

■ Freehold with Vacant Possession



Joint Auctioneers



23 High Street, Tunbridge Wells
01892 511211

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

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.

169

Guide: £70-75,000
* Plus Fees

EIGHT CAR PARKING SPACES IN TOWN CENTRE

Car Parking Spaces Off Knightrider Street, Maidstone, Kent, ME15 6LU

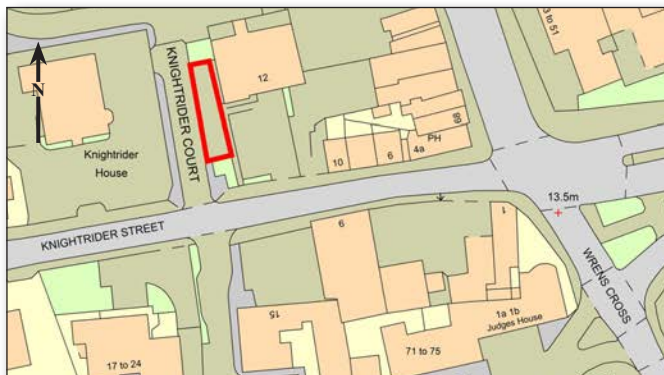
■ A run of eight car parking spaces with tarmacadam surface situated just off Knightrider Street on the one-way system into the county town of Maidstone. The spaces are in a commercial development with high density commercial and residential properties in the immediate vicinity.

■ Viewing

On site during daylight hours.



View towards town centre car spaces



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■ Freehold with Vacant Possession

Joint Auctioneers



7 Ashford Rd, Maidstone
01622 672233

Further Information From

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

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.

170

Guide: £20-25,000
* Plus Fees

BARN AND BUILDING ON FIFTH ACRE PLOT

*The Old Barn, Old Lenham Road,
Wichling, Sittingbourne, Kent, ME9 0DT*

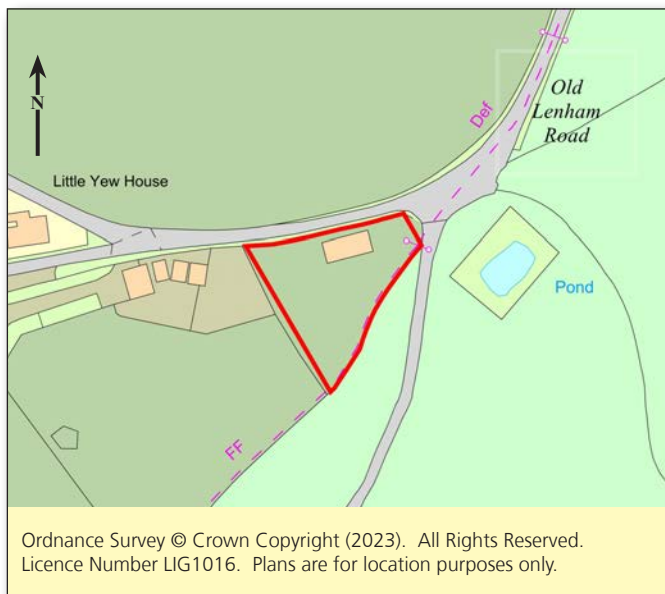
■ An essentially triangular shaped parcel of land extending to 0.09 hectares (0.21 acres) located in a rural area, almost diagonally opposite Little Yew House. There are two buildings insitu which may be suitable for storage or conversion into stabling, subject to all necessary consents being obtainable. There may also be future potential for a variety of other uses, again subject to all necessary consents being obtainable.

■ Local Planning Authority

Maidstone Borough Council. Website: maidstone.gov.uk.
Tel: 01622 602736.

■ Viewing

On site during daylight hours. The land can be located via the What3Words app, using reference: [///flow.interests.cheetahs](https://www.what3words.com/flow/interests/cheetahs)



Building 1 (End-on View)



Building 2



Entrance Gate

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

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.

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171

Guide: £115,000 Plus
* Plus Fees

DETACHED HOUSE IN GOOD CONDITION

220 Agar Road, Illogan Highway, Redruth, Cornwall, TR15 3NH

■ A well proportioned three-bedroom property with off-road parking for at least two cars and sizeable garden with a store/workshop (no services) to the rear, and is well placed for local amenities with Morrisons and Lidl being in close proximity.

The property has recently been used as a popular rental and will make for a good addition to an investment portfolio. Others may see the potential for re-development due to its large sized plot, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance hall, living room, dining room and kitchen with pantry.

■ First Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Off-road parking, hardstanding garden area, store/workshop (no services) and steps leading up to elevated garden mainly laid to lawn.

■ Council Tax Band B

■ Auctioneer's Note

Copies of the mining and Mundic reports will be available to download from the legal pack on the Clive Emson website.

■ Local Planning Authority

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



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■ Freehold with Vacant Possession

Viewing By Arrangement With



66 West End, Redruth
01209 210333

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Tom Lowe/Katie Semmens

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.

172

Guide: £220-230,000
* Plus Fees

FORMER RESTAURANT AND UPPER PARTS WITH POTENTIAL

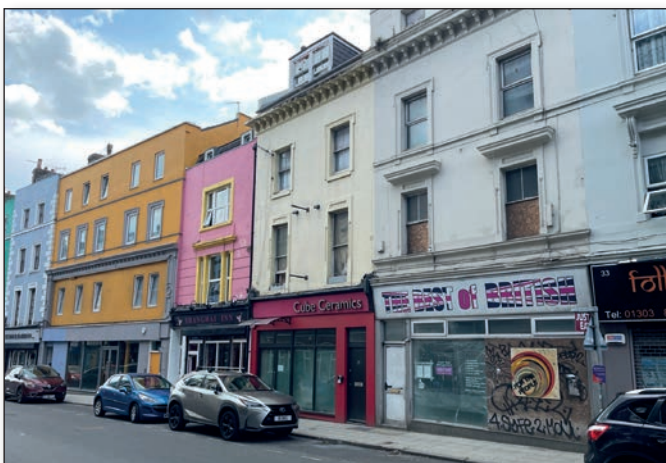
31 Tontine Street, Folkestone, Kent, CT20 1JT

■ A four storey mid-terrace property, being a former restaurant with upper parts, situated in Tontine Street, a short walking distance from The Old High Street and Folkestone harbour.

The property is in need of total refurbishment and may be suitable for a variety of commercial uses. It has potential for the upper parts to become residential, subject to all necessary consents being obtainable.

■ Local Planning Authority

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



■ Ground Floor

Communal entrance, former main restaurant seating area, bar area, former kitchen and ladies and gents W.C.s.

■ Cellar

Three rooms.

■ Upper Parts

■ Ground Floor

Stairs to half landing and shower/W.C.

■ First Floor

Landing, kitchen and one room.

■ Second Floor

Landing and two rooms.

■ Third Floor

Three rooms and shower room/W.C.

■ Council Tax Band B

*In the same family ownership for
approximately 50 years*



■ Outside

Courtyard rear garden with pedestrian access from Mill Bay and Mill Bay car park.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

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Follow us to find out about current auction news, Lot information, useful links and much more

twitter.com

cliveemson.co.uk

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173

**Guide: £300,000 Plus
* Plus Fees**

■ This imposing four storey freehold building is situated a short distance from the centre of North End with all its shopping and other amenities and with the Rudmore roundabout and motorway connections only slightly further afield.

The building is arranged as four flats with three of the four let under the terms of Assured Shorthold Tenancy Agreements, and producing a very worthwhile income. A fourth flat on the top floor is, at present, vacant and awaiting a new tenant.

The property is considered ideal for addition to an income-producing letting portfolio.

■ 209A London Road ■ Lower Ground Floor Flat

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

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy at a current rental of £150 per week.

■ 209B London Road ■ Upper Ground Floor Flat

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

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy at a current rental of £150 per week.

FREEHOLD BUILDING ARRANGED AS FOUR FLATS FOR INVESTMENT

209 London Road, North End, Portsmouth, PO2 9AJ

Three flats currently let at £22,100 per annum, plus vacant flat

Previously fully let at £29,900 per annum



■ 209C London Road ■ First Floor Flat

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

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy at a current rental of £125 per week.

■ 209D London Road ■ Second Floor Flat

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

■ Tenancy

Currently vacant, but previously let at a rental of £150 per week.

■ Outside

Small courtyard to front and enclosed garden to rear.

■ Each Flat Council Tax Band A

■ Freehold with Part Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

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/

174

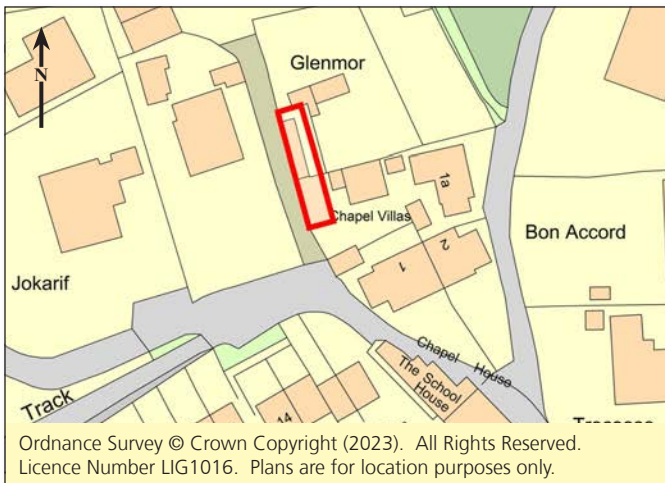
Guide: £70,000 Plus
* Plus Fees

DETACHED FORMER GARAGE WITH DEVELOPMENT POTENTIAL

Chapel Garage, Blackwater, Truro, Cornwall, TR4 8EQ

■ Situated in the pleasant village of Blackwater is this detached garage/workshop with a further office and store beyond, along with adjoining garden accessed from the lane side.

Chapel Garage has received a positive pre-application response for residential development to demolish the existing and re-build a detached residence making this a great development opportunity, subject to full planning consent, or some may wish to simply utilise the current workshop/garage.



■ Planning

A Pre-application Advice has been received under ref: PA23/00656/PREAPP dated 29th June 2023 for replacement of existing garage with new dwelling.

A copy of the Pre-application Advice and accompanying documents may be downloaded from the Local

Planning Authority's website, cornwall.gov.uk.
Tel: 0300 1234151.

■ Directions

The property can be located via the What3Words app using [///stuff.outs.developer](http://stuff.outs.developer)

■ Freehold with Vacant Possession

Joint Auctioneers

camel
HOMES

9 St. Pirans Road, Perranporth
01872 571454

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens

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.

175

Guide: £140,000 Plus
* Plus Fees

**OVER THREE AND A HALF ACRES OF
WOODLAND WITH MAST INVESTMENT**

Land Associated With Knights Place Farm, Rochester, Kent, ME2 3UB

■ A freehold parcel of woodland located south-west of the M2 and accessed via an underpass from Razorbill Close. Located on site are two telephone mast investments.



■ **Mast 1**
■ **Tenancy**

Let to Cornerstone Telecommunications Infrastructure Ltd under the terms of a 20-year lease from 13th October 2015 at a current rental of £9,000 per annum.

■ **Mast 2**
■ **Tenancy**

Holding over under the terms of an expired 17 years, six months lease with Hutchinson 3G UK Ltd, from 8th July 2004, at a current rental of £9,333 per annum.

A copy of the leases and further information will be included in the legal pack, available to download from the Clive Emson website.

On the instructions of the Executors

Currently let at £18,333 per annum



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■ **Viewing**

Interested parties may view externally. The land can be located using the What3Words app: *///cried.heads.nurse* (via Razorbill Close).

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

The Leading Independent
Regional Land & Property Auctioneers
Covering Southern England

Clive Emson
LAND AND PROPERTY AUCTIONEERS

Clive Emson Auctioneers offer a fast, professional and friendly service to all those looking to sell land or property across Southern England and, with **over 30 years experience**, we have built up a strong presence in auctioneering.

Our fully trained, professional team are only an email, call or click away.



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Guide: £10-12,000
* Plus Fees

**FREEHOLD
LOCK-UP
GARAGE**

**Garage 72, Teddington Close,
Canterbury, Kent, CT1 1HU**

■ A lock-up garage located on the north eastern side of the City of Canterbury, off Military Road in Teddington Close. Number 72 is an end-block garage within a compound of similar.



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Licence Number LIG1016. Plans are for location purposes only.

■ Viewing

Interested parties may view directly on site during daylight hours.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

Further Information

For immediate access
to our website scan our
QR code on your mobile
device



* Additional Fee Information
Shown on Inside Back Cover

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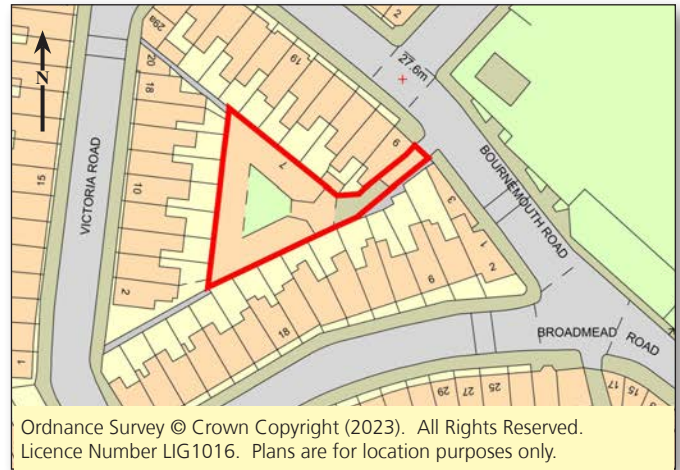
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Guide: £120-130,000
* Plus Fees

**FREEHOLD
SITE WITH
PLANNING FOR
FOUR FLATS**

**7 Bournemouth Road,
Folkestone, Kent, CT19 5BA**

■ The site which is located in a predominantly residential area of Folkestone, with good access to the town centre, has Planning Consent for four, one-bedroom flats arranged over the ground and first floor. It is considered that the triangular site once developed would be suitable for either investment or possible re-sale.



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■ Site Measurements

0.05 hectares (0.12 acres).

■ Proposed Accommodation

■ Flats 1 & 2

■ Ground Floor

Communal entrance, private entrance, living room/dining room, kitchen, bedroom, store room and bathroom with W.C.

■ Flats 3 & 4

■ Ground Floor

Communal entrance.

■ First Floor

Private entrance, living room/dining room, kitchen, bedroom, store room and bathroom with W.C.

■ Outside

The flats will have access to a communal courtyard, bike store with two spaces per flat and two bin stores per flat.

■ Viewing

Interested parties may view on site during daylight hours.

■ Planning

Planning Permission has been granted by Folkestone & Hythe District Council under ref: 21/2479/FH, dated 25th February 2022, for demolition of redundant workshops and erection of four, one-bedroom flats on ground and first floor, subject to conditions.

A copy of the Planning Consent and accompanying documents will be available to download from the Local Planning Authority. Website: folkestone-hythe.gov.uk. Tel: 01303 853538.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
James Emson

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Guide: £30,000 Plus
* Plus Fees

VACANT PARCEL OF FREEHOLD LAND

*Land North Of The Royal Standard Of England Public House,
Brindle Lane, Forty Green, Beaconsfield, Buckinghamshire, HP9 1XT*

■ This parcel of land is roughly triangular in shape and sits on the northern boundary of The Royal Standard of England Public House and car park. Approximately one acre, the land is currently overgrown but can be accessed via a right-of-way through the pub car park.

The land is situated in the village of Forty Green, just south of Penn and north-west of Beaconsfield. There is a railway station in Beaconsfield and access to the M40 Motorway at either junctions 2 or 3.

■ Site Measurements

Approximately 0.41 hectares (1.01 acres).

■ Viewing

On site during daylight hours, taking care to avoid trespass en-route. Viewing is at the sole risk of the viewer.



■ Auctioneer's Note

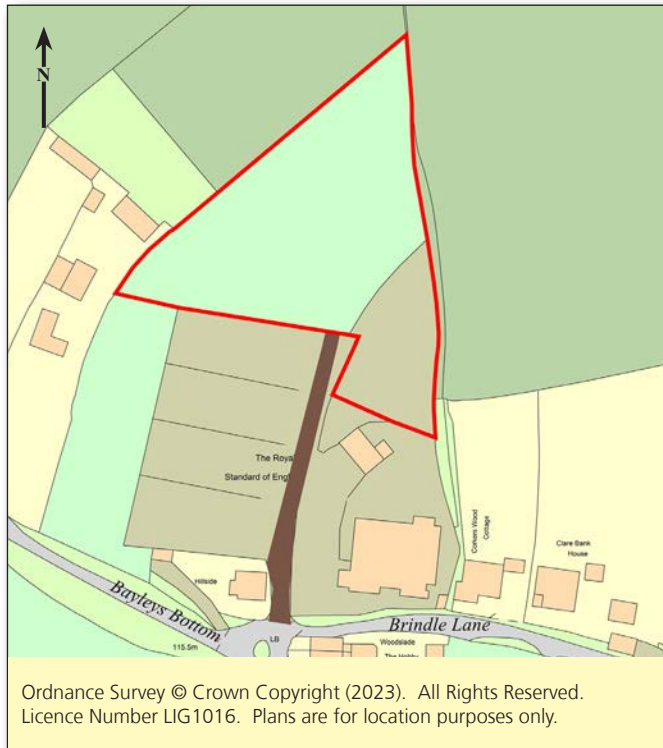
The Office Copy Entries show a right-of-way at all times and for all purposes over the area coloured brown on the plan. The plan is for identification purposes only. Further information will be provided in the legal pack which can be downloaded from the Clive Emson website.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman



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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.

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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

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.

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Guide: £570-590,000
* Plus Fees

FREEHOLD BLOCK OF FOUR FLATS FOR INVESTMENT

17,19,21 & 23 Tenterton Avenue, Southampton, SO19 9HT

Currently let at £35,730 per annum

■ This attractive freehold block is located on the outskirts of Woolston and Old Netley and comprises four flats all of which are currently let and producing a healthy income.

The flats are in good condition throughout and are considered ideal for retention as an income producing investment or for sale into the local marketplace as and when they become vacant.

■ Flat 17

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

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £787.50 per calendar month.

■ Flat 19

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

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £700 per calendar month.

■ Flat 21

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

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy

Agreement at a current rental of £700 per calendar month.

■ Flat 23

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

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £790 per calendar month.

■ Outside

Ample parking and communal rear garden.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



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.

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.

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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
Email: sussex@cliveemson.co.uk

HAMPSHIRE, DORSET, WILTSHIRE & ISLE OF WIGHT

Unit 14, Fulcrum 2, Solent Way, Whiteley,
Fareham, Hampshire, PO15 7FN
Tel: 01489 564606
Email: hampshire@cliveemson.co.uk

DEVON, CORNWALL, SOMERSET BRISTOL & BATH

West Country House, 5 Kew Court,
Pynes Hill, Exeter, Devon, EX2 5AZ
Tel: 01392 366555
Email: westcountry@cliveemson.co.uk

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Selling with skill, speed & efficiency

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