

Clive Emson

LAND AND PROPERTY AUCTIONEERS

AUCTION COVERING

ESSEX AND NORTH & EAST LONDON

KENT & SOUTH EAST LONDON

HAMPSHIRE, DORSET, WILTSHIRE & ISLE OF WIGHT

WEST COUNTRY

SUSSEX & SURREY

Wednesday, 1st November

Bidding Opens Monday, 30th October

cliveemson.co.uk



November 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.



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, 13th December

Closing date for entries Monday, 20th November

Auction Advice



• THE CONCEPT OF AN ONLINE AUCTION IS THE SAME AS AN IN-PERSON AUCTION

There are several aspects of an online auction that are similar to the conventional process.

- The Auctioneer will conduct an in-person inspection of the potential lot and provide a written auction appraisal including the Auctioneer's terms and conditions.
- The Seller will then instruct the Auctioneer and appoint a Solicitor who will compile a legal pack for prospective buyers to inspect. The legal pack provides a comprehensive overview of the land or property.
- The Auctioneer will market the property, organise photography, block viewing days and a video walk-through to showcase the condition and nature of the property, inside and out.
- Bidders need to register with the auction house and provide their details to be verified before the auction begins.
- The highest bid, at or above the auction reserve price when the timer reaches zero, wins – the buyer immediately pays a deposit, and

How do online auctions work?

Like a traditional auction, an online land and property auction is managed by the Auctioneer, who consults with the Seller beforehand to agree a Guide Price and Reserve.

A step-by-step process is briefly detailed below and further information is available on our website. If you require further assistance you can always call us on 0845 8500333.

the balance, along with any additional fees, normally within 20 working days.

The bidding process is transparent and accessible.

As you would expect, the main difference with an online auction is that neither party needs to attend an in-person auction to be able to take part. Instead, the auction marketing begins in advance, with a confirmed auction opening and closing date and time.

Bidders submit their details for verification before bidding and can see other bids that are made, to make it a fair and transparent process. If a bid is placed in the last few minutes the timer automatically extends in order to give everyone a fair opportunity to bid again. Likewise, a Seller can sit in on the auction and watch the bids rolling in, from any location of their choosing.

“Online property auctions offer the opportunity for buyers and sellers, to sell or bid on exciting Lots from the comfort of home or abroad! There are some truly fascinating Lots in the following pages and if you have any questions please do not hesitate to speak to a member of our highly qualified team on 0345 8500333 or email: auctions@cliveemson.co.uk”

“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, 1ST NOVEMBER
BIDDING FROM MONDAY, 30TH OCTOBER
LOTS 1-133 - ONLINE AUCTION

Lot 1 45 King Edward Road, Gillingham, Kent
Lot 2 12 Malmesbury Road, Southampton
Lot 3 Flat 7, The Landmark, 70 Sackville Road,
Bexhill-on-Sea, East Sussex
Lot 7 49 Birchanger Road, South Norwood, London
Lot 10 2 Aston Terrace, Island Road, Upstreet, Canterbury,
Kent
Lot 11 2 Bartons Cottages, High Street, Brasted, Kent
Lot 12 45 Brewer Street, Maidstone, Kent
Lot 16 31 Coombe Road, Maidstone, Kent
Lot 17 Flat 1, 46 Queens Road, Ryde, Isle Of Wight
Lot 19 90 Salisbury Avenue, Broadstairs, Kent
Lot 23 Rose Bungalow, 4A Pavilion Park, Tuckingmill,
Camberne, Cornwall
Lot 31 12 Derby Avenue, Romford, Essex
Lot 32 3 The Street, Denton, Canterbury, Kent
Lot 34 51A Sea Road, Bexhill-on-Sea, East Sussex
Lot 37 28 West Heath Road, London
Lot 40 Rose Cottage, 1 Seven Ash Green, Springfield,
Chelmsford, Essex
Lot 41 3 Coles Cottages, Horrabridge, Yelverton, Devon
Lot 43 20 Swallowfield, Willesborough, Ashford, Kent
Lot 46 45 King Street, Rochester, Kent
Lot 47 65 South Road, Herne Bay, Kent
Lot 48 2 The Street, Denton, Canterbury, Kent
Lot 52 Sudbury Tower, 6 Pound Lane, Canterbury, Kent
Lot 55 West View, 16 Heath Road South, Locks Heath,
Southampton
Lot 60 125 Beacon Road, Chatham, Kent
Lot 64 Swanton Mill, The Granary & The Cottage,
South Stour, Mersham, Ashford, Kent
Lot 66 6 Dundas Street, Plymouth, Devon
Lot 68 449 Old London Road, Hastings, East Sussex
Lot 71 Corner Cottage, Puddington, Tiverton, Devon
Lot 79 31 Oakgrove Road, Bishopstoke, Eastleigh,
Hampshire
Lot 81 26 St. Anns Road, Southsea, Hampshire
Lot 82 14 Trewellard Road, Pendeen, Penzance, Cornwall
Lot 90 38 King Edward Road, Gillingham, Kent
Lot 100 Flat 11, The Mill Apartments, East Street, Colchester,
Essex

Lot 103 23A Redhills Close, Exeter, Devon
Lot 104 32 Queripel Close, Tunbridge Wells, Kent
Lot 107 72 Williamson Road, Lydd On Sea,
Romney Marsh, Kent
Lot 108 Tregilly Cottage, Trewennack, Helston, Cornwall
Lot 109 Flat D & Freehold Percy House, Percy Road,
Cliftonville, Margate, Kent
Lot 111 7 Nursery Lane, Whitfield, Dover, Kent
Lot 114 67 Lowther Road, Dover, Kent
Lot 115 Flat 7, Laurel Court, 24 Stanley Road, Folkestone,
Kent
Lot 117 Flat 3, 56 High Street, Maldon, Essex
Lot 118 The Paddock, The Drive, Chestfield, Whitstable,
Kent
Lot 119 Phoenix Cottage, 248 Red Hill, Watringbury,
Maidstone, Kent
Lot 120 250 Beaver Road, Ashford, Kent
Lot 123 Flat 29, Northumberland Court,
Northumberland Avenue, Margate, Kent
Lot 125 5 Hurst Point View, Totland Bay, Isle Of Wight
Lot 126 Chalet K240 Camber Holiday Village, Camber
Sands Leisure Park, East Sussex
Lot 129 2 Little Boys Hall, Boys Hall Road, Willesborough,
Ashford, Kent

Lot 13 38/38A High Street, Ryde, Isle Of Wight
Lot 15 Flat 7, 4 Terrace Road, St. Leonards-on-Sea,
East Sussex
Lot 20 156/156A Faversham Road, Kennington,
Ashford, Kent
Lot 25 Building & Land, Mill Road, Sturry, Canterbury,
Kent
Lot 26 115 Kensington Church Street, London
Lot 29 Ground Rents, 102 North End Avenue, Portsmouth
Lot 30 Maybrook House, Queens Gardens, Dover, Kent
Lot 33 50 & 52 St. Thomas's Road, Gosport, Hampshire
Lot 38 93 Rainham Road, Gillingham, Kent
Lot 42 40 Clyde Street, Sheerness, Kent
Lot 44 Ground Rents, 21-23 Green Lane, Redruth,
Cornwall
Lot 51 2 High Street, Edenbridge, Kent
Lot 54 Ground Rents, 1-7 The Old Engineering Works,
Underdown Road, Herne Bay, Kent
Lot 61 57 Toronto Road, Portsmouth
Lot 63 71 & 72 High Street, Ryde, Isle Of Wight
Lot 65 Ground Rents, 5 Mortimer Street, Herne Bay, Kent
Lot 69 69-71 Regent Street, Shanklin, Isle Of Wight

Lot 72 24-25 Grand Parade, St. Leonards-on-Sea,
 East Sussex
 Lot 76 191 Knights Hill, London
 Lot 78 23 Priory Street & 24 Cornwallis Terrace, Hastings,
 East Sussex
 Lot 84 39 Edred Road, Dover, Kent
 Lot 86 Flat 39, Audley Court, 1 Forge Way,
 Southend-on-Sea, Essex
 Lot 89 Westwood Villa, 111 Abbey Road, Torquay, Devon
 Lot 92 Ground Rents, Oystergate Apartments, Wraik Hill,
 Whitstable, Kent
 Lot 93 First & Second Floors, 314 High Street, Orpington,
 Kent
 Lot 98 232 Hythe Road, Willesborough, Ashford, Kent
 Lot 101 112, 112A, 112B, 112C & 112D High Street,
 Hythe, Kent
 Lot 102 Brenchley House, 75-77 High Street,
 Sittingbourne, Kent
 Lot 105 69 Hawthorn Road, Strood, Rochester, Kent
 Lot 112 Ground Rents, 61/63 High Street & 1a, 1b & 1c
 Middletune House, Milton Regis, Kent
 Lot 113 Flat 4, The Willows, 255 Twyford Avenue,
 Portsmouth
 Lot 116 28-30 Grange Road, Ramsgate, Kent
 Lot 122 127 Charlotte Street, Sittingbourne, Kent
 Lot 133 88/88A Parsonage Manorway, Belvedere, Kent

Lot 18 Garages, The Paddocks, Great Chart, Ashford, Kent
 Lot 21 70 Fore Street, Bugle, St. Austell, Cornwall
 Lot 24 Crossways Hotel, Wilmington, Polegate, East Sussex
 Lot 36 147A Dover Road, Northfleet, Gravesend, Kent
 Lot 53 Land Lying West Of, Bridge Road, Grays,
 Essex
 Lot 56 31 Tontine Street, Folkestone, Kent
 Lot 59 Mousehole Methodist Sunday School, Chapel
 Street, Mousehole, Penzance, Cornwall
 Lot 67 Former Chapel, Chapel Street, Ryarsh,
 West Malling, Kent
 Lot 70 132 High Street, Colchester, Essex
 Lot 73 41 Park Road, Sittingbourne, Kent
 Lot 75 4 Clock Tower Crescent, Sheerness, Kent
 Lot 77 Boscawen Hotel & Granary, Fore Street, St. Dennis,
 St. Austell, Cornwall
 Lot 91 Poo Corner, Former Sewage Treatment Works,
 Oaklands, Bideford, Devon
 Lot 96 The Signal House, Evesham Railway Station,
 High Street, Evesham, Worcestershire
 Lot 121 Garage 6, Rhodaus Close, Canterbury, Kent
 Lot 127 Garage 72, Teddington Close, Canterbury, Kent
 Lot 128 15 Duncombe Street, Kingsbridge, Devon
 Lot 131 55 New Road, Minster-on-Sea, Sheerness, Kent

Lot 5 9-13 Church Street, Coggeshall, Colchester, Essex
 Lot 9 Builder's Store, Rear Of 2-4 Southgate Street,
 Redruth, Cornwall
 Lot 22 Northdown Residential Care Home, Canterbury
 Road, Molash, Canterbury, Kent

Lot 27 Whitelane Farm, Bowcombe Road, Newport,
 Isle Of Wight
 Lot 45 Land & Garages Rear Of 1-5 Dr Hopes Road,
 Cranbrook, Kent
 Lot 50 Land Adj. Burntwick, The Street, Upchurch,
 Sittingbourne, Kent
 Lot 51 2 High Street, Edenbridge, Kent
 Lot 57 Hulberry Barn & Straw Shed Off Lullingstone
 Lane, Eynsford, Dartford
 Lot 58 1A Adelaide Road, Chichester, West Sussex
 Lot 74 1 Potter Street, Sandwich, Kent
 Lot 80 Fieldhead Hotel, Portuan Road, Looe, Cornwall
 Lot 97 Land On The North Side Of 211 Baring Road,
 Cowes, Isle Of Wight
 Lot 99 Curraghmore Hotel, 22 Hope Road, Shanklin,
 Isle Of Wight
 Lot 101 112, 112A, 112B, 112C & 112D High Street,
 Hythe, Kent
 Lot 106 Land Adj. 43 St. James Road, Isle Of Grain,
 Rochester, Kent
 Lot 110 Land Rear Of 31-35 Ebbisham Road,
 Epsom, Surrey
 Lot 130 40 Alderford Street, Sible Hedingham,
 Halstead, Essex

Lot 4 Land On East Side Of The Street, Denton,
 Canterbury, Kent
 Lot 6 Land Off, Eridge Road, Groombridge,
 Tunbridge Wells, Kent
 Lot 8 Land & Roadways Across North Hampshire,
 Berkshire Including, Crown Close, Pewsey,
 Wiltshire
 Lot 14 Land On The North Side Of Oldstairs Road,
 Kingsdown, Deal, Kent
 Lot 28 Land North Side Of Pulborough Road,
 Cootham, Pulborough, West Sussex
 Lot 35 Land Adj. South West Side Of Niblick, The Leas,
 Kingsdown, Deal, Kent
 Lot 39 Land Adjacent Wish House, Staplecross,
 Robertsbridge, East Sussex
 Lot 49 Land Adjacent 77 Lancaster Drive, Paignton,
 Devon
 Lot 62 Land Ghyll Road, Crowborough, East Sussex
 Lot 83 Parcels 10 & 11, Westbury Park, West Meon,
 Petersfield, Hampshire
 Lot 85 Land Rear Of 21-34 Tay Close, Chatham, Kent
 Lot 87 Land Adj. 29 Trevithick Close, Feltham, Middlesex
 Lot 88 Land Off, Kilndown Road, Flimwell, Wadhurst,
 East Sussex
 Lot 94 Land Bulls Cross Ride, Waltham Cross,
 Hertfordshire
 Lot 95 Land Off Eight Acres, Off The Street, West
 Hougham, Dover, Kent
 Lot 124 Woodland Off Sandy Lane, Wokingham, Berkshire
 Lot 132 Land Adjacent Highcroft Park, Chudleigh,
 Newton Abbot, Devon

1

HOUSE FOR IMPROVEMENT

Guide: £175-180,000
* Plus Fees

45 King Edward Road,
Gillingham, Kent, ME7 2RE

■ A mid-terraced bay-fronted house in need of improvement situated in an established residential area.



■ Ground Floor

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

■ First Floor

Three bedrooms.

■ Outside

Forecourt garden and garden at rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers

Rogers

Stevens & Chance

CHARTERED SURVEYORS

The Historic Dockyard, Chatham

01634 841433

Viewing By Arrangement With

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact

John Stockey/Chris Milne

Further Information

For immediate access
to our website scan our
QR code on your mobile
device



2

THREE-BEDROOM HOUSE FOR COMPLETE REFURBISHMENT

Guide: £175-185,000
* Plus Fees

12 Malmesbury Road,
Southampton, SO15 5FR

■ Located in the popular residential area of Shirley, a residential suburb of Southampton, this three-bedroom terraced house is in need of a programme of refurbishment works throughout.

Once completed, the property is considered ideal for retention for its income producing potential or for resale into the local market.



■ First Floor

Living room/dining room and kitchen.

■ Second Floor

Three bedrooms and bathroom with W.C.

■ Outside

Rear garden.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact

Mike Marchant/Joe Rocks

3

TWO-BEDROOM FLAT IN CENTRAL BEXHILL-ON-SEA

Guide: £145-150,000
* Plus Fees

*Flat 7, The Landmark, 70 Sackville Road,
Bexhill-on-Sea, East Sussex, TN39 3HH*

■ This self-contained purpose-built flat on the second floor is situated in a sought-after location of Bexhill-on-Sea, just a short walk away from the seafront as well as the town centre and the mainline railway station.

The property has been modernised and includes built-in appliances. It is in good decorative order, having a gas heating system via radiators, and is ideal for owner occupation or investment



■ Accommodation

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

■ Outside

Underground allocated parking.

■ Tenure

Remainder of a 125-year lease from 1st April 2011 at a current ground rental of £250 per annum.

■ Council Tax Band D

■ Leasehold with Vacant Possession

Joint Auctioneers



Sackville Road, Bexhill-on-Sea
01424 224700

Viewing By Arrangement With



01273 504232

Property Contact
Jade Flood

4

FREEHOLD PARCEL OF LAND

Guide: £4-6,000
* Plus Fees

Land On East Side Of The Street, Denton, Canterbury, Kent, CT4 6QY

■ A parcel of land located adjacent to The Street in the village of Denton close to the A2 providing access to Canterbury and Dover.

■ Site Measurements

The site extends to 0.19 hectares (0.47 acres).

■ Directions

The land can be located on the What3Words app using ///correctly.smelter.renting

■ Viewing

Interested applicants may view the site during daylight hours.

■ Freehold with Vacant Possession



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Joint Auctioneers



Market Street,
Sandwich
**01303
612147**

Further Information From



01622 608400
Property Contact
Jon Rimmer

5

Guide: £275-300,000
* Plus Fees

FREEHOLD MIXED USE DEVELOPMENT OPPORTUNITY WITH PLANNING

9-13 Church Street, Coggeshall, Colchester, Essex, CO6 1TU

■ This extensive former newsagent premises with flat above is situated close to the heart of the market town of Coggeshall.

Planning Permission has been granted for conversion of the existing building to create a mixed residential and commercial scheme that offers one three-bedroom dwelling, one first floor one-bedroom flat, one commercial unit on the ground floor and one commercial unit with ground and first floor accommodation.

Coggeshall is situated on the south side of the A120 which gives access to Colchester on the A12 to the east and Braintree, Stanstead Airport and the M11 to the west. Furthermore, there is mainline railway services available in Kelvedon to the south offering a regular service to London (Liverpool Street).

■ Planning

Planning Permission has been granted by Braintree District Council, under ref: 23/01263/FUL, dated 11th August 2023, for refurbishment and Change of Use of three commercial units with two associated first floor flats, to form one three-bedroom dwelling; one first floor one-bedroom flat; one commercial unit on ground floor and one commercial unit at ground and first floor, subject to conditions. The extension of time for the original Planning Permission was granted on 11th August 2023.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, braintree.gov.uk. Tel: 01376 552525.



■ Proposed Accommodation

■ 9 Church Street ■ Residential ■ Ground Floor

Entrance hall to open-plan living room, kitchen and dining room.

■ First Floor

Landing, three bedrooms and shower room.

■ 11 Church Street ■ Ground Floor ■ Commercial Unit

Three rooms and cloakroom/W.C.

■ First Floor Flat ■ Ground Floor

Entranceway created from Church Street with stairs up to first floor level.

■ First Floor

Landing, living room, kitchen, bedroom and bathroom.

■ 13 Church Street ■ Commercial Unit ■ Ground Floor

Open-plan commercial area with stairs to first floor.

■ First Floor

Landing, kitchenette and cloakroom/W.C. Commercial space.



Proposed Front Elevation



Proposed Rear Elevation

LOT 5 CONTINUED



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■ Outside

To the rear there will be walled garden ground for 9 Church Street and shared walled garden area for 11 and 13 Church Street.

■ Freehold with Vacant Possession

Joint Auctioneers

**elwell
taylor**

65 New London Rd, Chelmsford

01245 266088

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

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HUBL-CS-RP-046-1023-9



6

2.9 ACRES OF FREEHOLD LAND

**Guide: £80,000 Plus
* Plus Fees**

Land Off Eridge Road, Groombridge, Tunbridge Wells, Kent, TN3 9NL

■ A plot of land extending to approximately 1.17 hectares (2.9 acres). Half of the plot is ring-fenced with stock fencing and the other half has electric fencing. The plot has direct access from Eridge Road, Groombridge with a five-bar gate at the access point.



■ Directions

The land can be located using the What4Words app: /// aged.wrong.towel

■ Viewing

Interested applicants may view on site during daylight hours.

■ Freehold

Further Information From

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Jade Flood



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Call - 07976 276633 or
enquiries@milstedassociates.co.uk

7

THREE-BEDROOM END-TERRACE HOUSE FOR IMPROVEMENT

Guide: £365,000 Plus
* Plus Fees

49 Birchanger Road, South Norwood, London, SE25 5BE

■ An established end-terrace house situated on the corner of Birchanger Road and Elborough Road, well placed for local amenities, shops and transportation links including Norwood Junction railway station.

The property is arranged over two levels and is in need of improvement but has mostly double glazed windows, a gas heating system via radiators, rear garden and off-street parking via two garages accessible by Elborough Road.



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■ Ground Floor

Entrance porch, entrance reception hallway, living room, dining room, sun room/office, kitchen and rear lobby.

■ First Floor

Landing, three bedrooms and bathroom with separate cloakroom/W.C.

■ Outside

There are gardens to both front and rear with two garages (one tandem

length) or could be used as workshops and outside cloakroom/W.C.

■ Council Tax Band D

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman

8

A COLLECTION OF THIRTEEN ROADWAYS AND STRIPS OF LAND

Guide: £500 Plus
* Plus Fees

Land & Roadways - North Hampshire & Berkshire, Including Crown Close, Pewsey, Wiltshire, SN9 5FD

■ 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 lot is a strip of land and roadway off Wilcot Road in Pewsey.

■ Auctioneer's Note

Further information, including HM Land Registry title documents and filed plans, will be included in the legal pack which will be available to download from the Clive Emson website.

■ Viewing

Interested applicants may view directly on site.

Further Information From

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant

9

BUILDER'S STORE WITH PLANNING

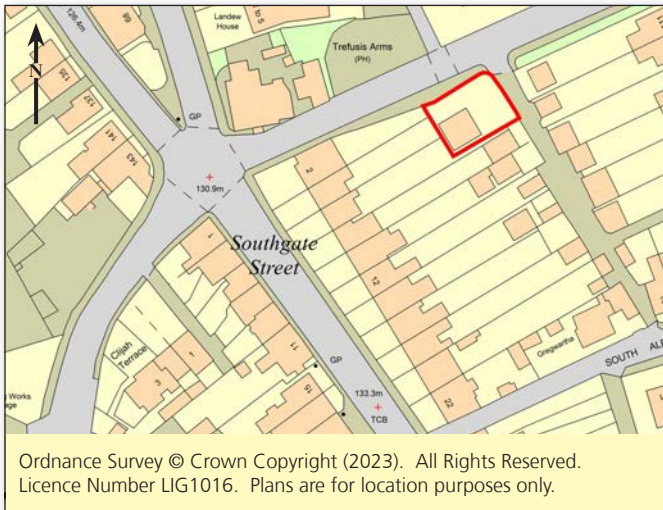
Guide: £55-65,000
* Plus Fees

*Builder's Store, Rear Of 2-4 Southgate Street,
Redruth, Cornwall, TR15 2LU*

■ An enclosed site, with gated access, situated in a predominantly residential area of Redruth. There is a builder's store on site, which has an area of significant hardstanding and Planning Consent has been granted to create a well proportioned two-bedroom bungalow.

■ Planning

Planning Permission has been granted by Cornwall Council under ref: PA23/02152, dated 11th August 2023, for proposed demolition of existing builder's store, construction of new dwelling, access improvements and associated works, subject to conditions. A copy of the Planning Consent and accompanying documents can be downloaded from Local Planning Authority website, Cornwall.gov.uk. Tel: 0300 1234 151.



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■ Proposed Accommodation

■ Ground Floor

Entrance hall, open-plan living room/kitchen, two bedrooms and bathroom/W.C.

■ Outside

Terrace and garden. Off-road parking for two vehicles.

■ Site Measurements

0.02 hectares (0.06 acres).

■ Directions

The property can be located via the What3Words app using ///success.full.buying

■ Freehold with Vacant Possession

Joint Auctioneers



Princes Street, Truro
01872 247013

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Katie Semmens

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.

10

THREE-BEDROOM TERRACE HOUSE FOR IMPROVEMENT WITH GARAGE AND PARKING

Guide: £220-225,000
* Plus Fees

2 Aston Terrace, Island Road, Upstreet, Canterbury, Kent, CT3 4DA

■ A mid-terrace house located within a short distance of a local shop and situated on the main A28 in Upstreet, which lies north east of the city of Canterbury and south west of Sarre.

The house has double glazed windows and a gas heating system via radiators, although is now in need of improvement and re-decoration. A driveway adjacent to 4 Aston Terrace provides access to the property's garage which is contained within a terrace of four lock-ups.



■ Ground Floor

Entrance hall, kitchen/dining room, cloakroom/W.C. and L-shaped living room.

■ First Floor

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

■ Outside

Small front courtyard garden. Rear garden and garage en-bloc.

■ Freehold with
Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

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.

11

Guide: £225-235,000
* Plus Fees

PERIOD COTTAGE FOR MODERNISATION

2 Bartons Cottages, High Street, Brasted, Westerham, Kent, TN16 1JJ

■ An attractive period mid-terrace house providing accommodation on three floors and now in need of improvement.

■ Ground Floor

Living room to front and kitchen to rear.

■ First Floor

Landing, main bedroom and bathroom with W.C.

■ Second Floor

Bedroom two.

■ Outside

Courtyard at rear.

■ Council Tax Band C



■ Freehold with Vacant Possession

Viewing By Arrangement With

Ibbett Mosely

Market Square, Westerham

01959 563265

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

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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.

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12

Guide: £157-160,000
* 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.

■ Ground Floor

Living room, inner hallway and kitchen.

■ First Floor

Bedroom and bathroom with W.C.

■ Outside

Yard at rear.



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

■ Council Tax Band B

■ 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

13

Guide: £85-95,000
* Plus Fees

COMMERCIAL INVESTMENT

38/38A 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, including Poundland have recently relocated to a large shop directly opposite.

The property is currently let to a local charity on a lease which has the provision for a rolling break option on a month's notice. It is considered that there are excellent prospects for re-letting to a new tenant on better commercial terms. Several expressions of interest from prospective tenants have been received at 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 month's notice. The lease is contracted out of the Landlord & Tenant Act 1954 protection.

■ 38 High Street

■ Tenure

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

■ 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.



Joint Auctioneers

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COMMERCIAL

Carisbrooke Road, Newport
01983 822288

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

14

Guide: £20,000 Plus
* Plus Fees

FREEHOLD PARCEL OF LAND

Land on the North Side Of Oldstairs Road,
Kingsdown, Deal, Kent, CT14 8ES

■ A freehold parcel of land located in a desirable area which may offer potential subject to all necessary consents being obtainable. The land fronts Oldstairs Road and is currently occupied by a dilapidated outbuilding and caravan.

■ Local Planning Authority

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

■ Site Measurements

0.12 hectares (0.31 acres).

■ Viewing

On site during daylight hours.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



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15

Guide: £50-60,000
* Plus Fees

STUDIO FLAT FOR INVESTMENT

Flat 7, 4 Terrace Road, St. Leonards-on-Sea, East Sussex, TN37 6BN

■ A studio flat now requiring refurbishment, located on the second floor of this converted block, a short distance from St. Leonards' Warrior Square railway station, Warrior Square Gardens, the seafront and various other local shops and amenities.

■ Second Floor

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

■ Tenancy

Holding over under the terms of an Assured Shorthold Tenancy at a current rental of £420 per calendar month.

■ Tenure

Remainder of a 999-year lease from 1st July 2009.

■ Council Tax Band A

■ Leasehold Plus Share of the Freehold

Currently let at £5,040 per annum



Joint Auctioneers



Devonshire Square, Bexhill-on-Sea
01424 222255

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
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16

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

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.

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.

17

Guide: £120-130,000
* Plus Fees

TWO-BEDROOM LOWER GROUND FLOOR FLAT FOR IMPROVEMENT WITH GARDEN AND PARKING

Flat 1, 46 Queens Road, Ryde, Isle Of Wight, PO33 3BQ

■ Occupying the lower floor of this three storey semi-detached building, the flat is situated a short distance from the centre of Ryde with its shopping and other amenities, including ferry and Hovercraft connections to the mainland. The flat has the benefit of tandem (end-to-end) parking spaces to the front of the building, while to the rear there is a private garden area allocated to Flat 1.

The flat requires some upgrading and refurbishment but is considered very worthy of the improvements required, beyond which it is considered ideal for use by an owner occupier or for addition to an income-producing letting portfolio.

■ Tenure

Each flat owns a one-third share in the freehold title. The flat is held under the terms of a 125-year lease from 25th March 1985 at an initial ground rent of £20 per annum, rising incrementally to £60 per annum through the term.

■ Council Tax Band A

■ Leasehold with Vacant Possession

■ Accommodation

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

■ Outside

Tandem parking to front, south-facing garden to rear.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/ Joe Rocks



18

Guide: £100-110,000
* Plus Fees

FREEHOLD BLOCK OF ELEVEN GARAGES

Garages, The Paddocks, Great Chart, Ashford, Kent, TN23 3BE

■ A freehold compound of 11 garages with access between numbers 2 & 3 The Paddocks in the popular district of Great Chart, which lies on the western side of Ashford with its comprehensive facilities including motorway junctions, international railway station and Ashford college.



■ Viewing

Interested applicants may view on site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

19

**Guide: £325,000 Plus
* Plus Fees**

THREE-BEDROOM SEMI-DETACHED BUNGALOW

90 Salisbury Avenue, Broadstairs, Kent, CT10 2DX

■ A three-bedroom semi-detached bungalow located in a desirable area on the outskirts of Broadstairs town centre, close to Dumpton Park mainline railway station. The property is in need of improvement and may offer potential for extending to the side, subject to all necessary consents being obtainable.

The bungalow has a gas heating system with the majority of the windows being double glazed and located a short distance from the seafront and the popular Dumpton Bay beach.



■ Accommodation

Entrance hall, bedroom with bay window, living room, kitchen, utility room, two further bedrooms, W.C. and bath/shower room.

■ Outside

Drive to front with off-road parking. Gardens to front and rear. Garage.

■ Council Tax Band C

■ Freehold with Vacant Possession

■ Local Planning Authority

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

Viewing By Arrangement With
Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

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.

20

FREEHOLD INVESTMENT IN NEIGHBOURHOOD PARADE

Guide: £200-210,000
* Plus Fees

156/156A Faversham Road, Kennington, Ashford, Kent, TN24 9AE

■ An end-terrace investment located in a neighbourhood parade in the popular district of Kennington, which lies on the western side of Ashford and a short drive to Junction 9 of the M20. The entire property, which comprises a ground floor shop (currently trading as Kennington Barbers) and a three-bedroom maisonette with separate access to the rear, is let under a 10-year lease from 2018.

The ground floor has been underlet on a Lease Agreement dated 1st November 2020 with Landlord Licence, and the maisonette has been underlet on an Assured Shorthold Tenancy Agreement dated 1st May 2023 with landlord licence.

The maisonette has a gas heating system via radiators and double glazed windows.



Currently let at £16,500 per annum



■ **Commercial**
■ **156 Faversham Rd**
■ **Ground Floor**

Main salon, rear room (staff room) and W.C. with wash-hand basin.

■ **Outside**

Parking spaces to rear.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

■ **Residential**
■ **156A Faversham Rd**

External staircase leading to communal causeway for the maisonettes above the parade of shops.

■ **First Floor**

Private entrance, entrance hall, kitchen and living room.

■ **Second Floor**

Landing, three bedrooms and bathroom/W.C.

■ **Tenancy**

The entire property is let under the terms of a 10-year lease from 13th April 2018 and ending on and including the 12th April 2028 at a current rental of £16,500 per annum.

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 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.

21

Guide: £130,000 Plus
* Plus Fees

FREEHOLD MIXED USE PREMISES WITH POTENTIAL

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

■ A prominent end-terrace building situated in the Cornish village of Bugle and 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, while others may wish to consider conversion 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.



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■ Local Planning Authority

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

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

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/

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22

FORMER CARE HOME WITH PLANNING FOR SEVEN FLATS & ADDITIONAL DWELLING IN GROUNDS OF 7.5 ACRES

Guide: £500-520,000
* Plus Fees

*Northdown Residential Care Home, Canterbury Road,
Molash, Canterbury, Kent, CT4 8EX*

■ Located on the corner of Shottenden Lane and Canterbury Road (A252) Northdown Residential Care Home and grounds extend to 3.03 hectares (7.48 acres) with access points fronting Canterbury Road.

The property comprises a detached two-storey building with single-storey extension and a detached chalet bungalow, together with various outbuildings/garage, all in need of total refurbishment and repair.

■ Planning

Planning Permission has been granted by Ashford Borough Council, under reference 21/00548/AS, dated 23rd August 2023, for the extension and conversion of former care home into seven flats with associated car barn and refuse storage. Conversion of former staff accommodation into a single dwelling, subject to conditions.

The Planning Permission together with existing, proposed accommodation, elevations and other information are available to download from the Ashford Borough Council website: ashford.gov.uk. Tel: 01233 331111.



Staff Building



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■ Auctioneer's Note

It is considered that the properties and/or land may be suitable for a variety of alternative uses, subject to all the necessary consents being obtainable.

■ Viewing

Prospective purchasers may view on site. Internal inspections are not recommended due to the internal condition of the property.

■ **Council Tax Band G (Northdown)**

■ **Council Tax Band A (The Annexe/Staff Building)**



Northdown Garage

■ **Freehold with Vacant Possession**

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

23

Guide: £65,000 Plus
* Plus Fees

DETACHED FREEHOLD BUNGALOW

*Rose Bungalow, 4A Pavilion Park,
Tuckingmill, Camborne, Cornwall, TR14 8RG*

■ A compact single storey property situated in a tucked away location on the outskirts of Camborne and requiring a programme of completion works.



■ Accommodation

Open-plan kitchen/living room and bedroom with en-suite bathroom with W.C.

■ Outside

Principal gravelled garden space to front requiring landscaping and decking area to rear.

■ Auctioneer's Note

Interested applicants should make their own enquiries regarding the Lot's status in relation to current planning, Building Regulations and other associated matters.

■ Council Tax Band A

■ Directions

The property can be located via the What3Words app using [///angels.delays.highways](https://www.what3words.com/angels.delays.highways)

**■ Freehold
with Vacant
Possession**

Viewing By Arrangement With

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LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Katie Semmens

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24

**Guide: £860,000 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

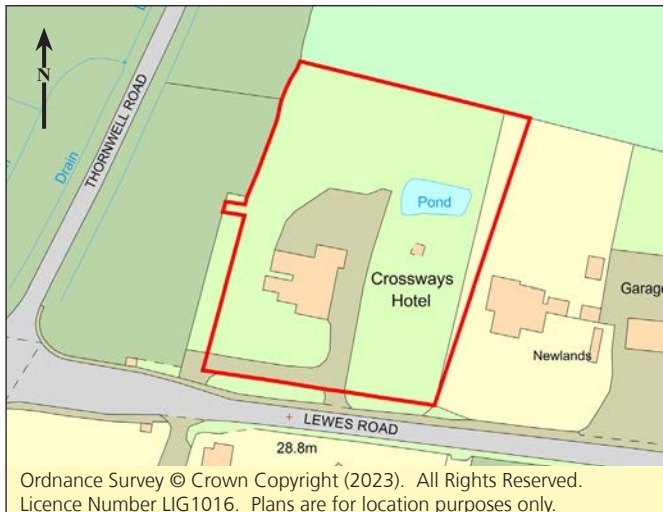
Seven bedrooms each with an en-suite bathroom and W.C.s, attic room, store and two further W.C.s

■ Outside

Driveway offering parking and gardens.



Main and side - all photographs provided by the Seller



■ 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

25

Guide: £290-310,000
* Plus Fees

COMMERCIAL INVESTMENT AND LAND ENTIRE PLOT EXTENDING TO ABOUT 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, which is outlined blue on the location plan, together with an area of vacant land to the rear which is outlined red.

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 and measuring approximately 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.

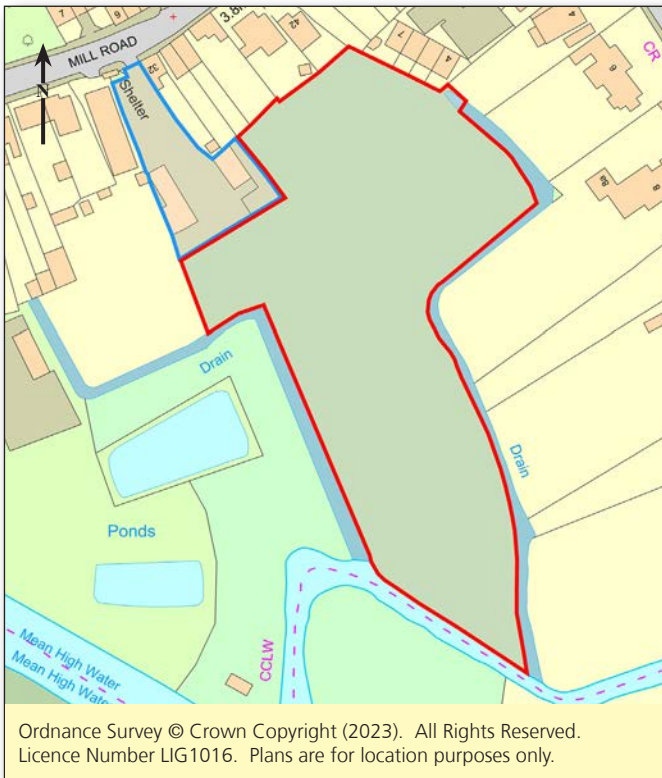
■ Tenancy

Let under the terms of a seven-year lease, from 28th January 2019, at a current rental of £24,000 per annum.

LOT 25 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 
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01622 608400

Property Contact
Kevin Gilbert



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Guide: £1.4-1.5 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. Central London is 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 26 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: rbkc.gov.uk.

■ Council Tax Band F

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

27

FOUR ACRES WITH BARN FOR CONVERSION AND CONSTRUCTION OF A SUBSTANTIAL NEW DWELLING

Guide: £470-500,000
* Plus Fees

Whitelane Farm, Bowcombe Road, Newport, Isle Of Wight, PO30 3HY

■ Situated on a plot extending to 1.75 hectares (4.32 acres), this freehold site is located in the hamlet of Bowcombe, a short distance from Carisbrooke Castle on the outskirts of the Island's county town of Newport.

The site has the advantage of an attractive planning consent which will allow for two splendid residential dwellings, one of which will be a conversion project of the existing stone barn. The second dwelling will be a brand new farmhouse style home with four-bedroom accommodation. Both of the new properties will enjoy the benefit of this splendid location with the purchaser able to decide on the future split of the substantial remaining land holding.

There is additional potential on the site for a third dwelling which may perhaps be allowable under permitted development opportunities in the shape of a substantial Dutch barn measuring approximately 227 sqm (2451 sqft) with agricultural use history.

Some may prefer to complete only one of the proposed new dwellings and utilise the whole site for a splendid single dwelling. Both options are of course subject to any required consents being obtainable.



Proposed Barn Conversion

■ Auctioneer's Note

We are advised that the planning conditions were discharged in February 2018 and commencement has been made and so the permission is now extant. Prospective purchasers should rely on their own enquiries.



On the instructions of the Trustees



Proposed New House - Front Elevation

■ Planning

Planning Permission has been obtained from the Isle of Wight Council under reference P00861/15, dated 10th March 2016, for demolition of dwellings and outbuildings; proposed detached dwelling; alterations, conversion of and extension to barn to form residential unit; detached garage; alterations to vehicular access (revised plan), subject to conditions

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

■ 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

28

Guide: £35-38,000
* Plus Fees

VACANT LAND OF APPROXIMATELY 0.25 ACRES

Land on the North Side Of Pulborough Road, Cootham,
Pulborough, West Sussex, RH20 4JR

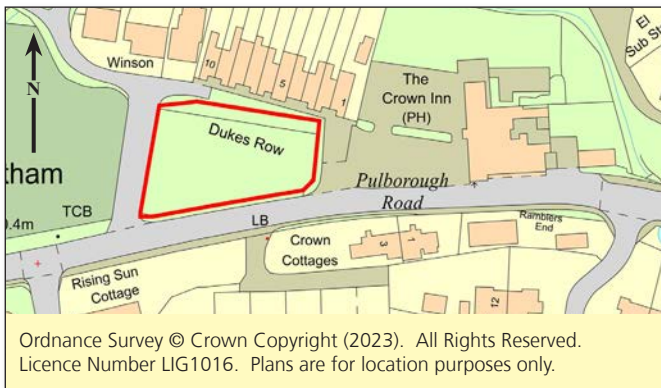
■ This rectangular shaped parcel of land, accessed via a private drive, is situated just off the Pulborough Road in the attractive village of Cootham to the south of Dukes Row. It is in a secluded location on level ground, extending to 0.01 hectares (0.26 acres), and is considered suitable for a variety of uses, subject to all necessary consents being obtainable.

Cootham is situated on the A283 between Storrington and Pulborough, with comprehensive local shopping facilities and amenities at just over a mile to the east. There are excellent road links to Horsham and Worthing and all surrounding areas via the nearby A24 and A27.

Local Planning Authority

Horsham District Council. Tel: 01403 215100.

Website: horsham.gov.uk.



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■ **Viewing**
External only.

■ **Freehold**
with **Vacant**
Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

29

Guide: £3,000 Plus
* Plus Fees

FREEHOLD GROUND RENTS

102 North End Avenue, Portsmouth, PO2 8NH

Currently let at £200 per annum

■ The two flats located in this mid-terrace property have each been sold under the terms of a 125-year lease, from 1st January 1992 at a current ground rental of £100 per annum. We understand, the freeholder is responsible for the insurance and maintenance of the building recovering the costs from the leaseholders by way of a service charge.

Auctioneer's Note

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

Viewing

External only.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant



30

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 £184,173 per annum
Plus £121,850 in service charge per annum*

■ A substantial purpose-built office building with spacious entrance lobby, gas heating system, double glazed windows, two lifts, 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 town's ring road system) and New Street with a separate car park located opposite with 35 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, although there may be potential for a number of other commercial uses or, perhaps, residential conversion, subject to all necessary consents being obtainable.



Floor	Tenant	Lease Details	Annual Rent
Ground Floor	Beverton & Co	Five-year lease from 21st September 2023.	£8,552.00
Ground & First	Forward Trust	Lease running until 2024.	£37,260.00
First Floor	Uniserv Holdings Ltd	10-year lease from 30th June 2016.	£14,800.00
First Floor	Customs Insight Consultancy Ltd	Lease until 31st May 2026.	£15,500.00
Second Floor	Migrant Help	Six-year lease from 2023.	£24,149.00
Third Floor	MartintruX Group Ltd	Tenancy at Will.	£26,120.00
Fourth Floor	Coyote 4th	10-year lease from 17th January 2019.	£46,792.00
Fifth Floor	Coyote 5th		
Roof	CTIL	25-year lease from 12th December 2014.	£11,000.00
Total			£184,173.00

LOT 30 CONTINUED

Local Planning Authority

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



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Auctioneer's Note 1

A Tenancy Schedule including service charge provisions, floor plans and measurements will be included in the legal pack which will be available to download from the Clive Emson website.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

31

Guide: £290,000 Plus
* Plus Fees

THREE-BEDROOM SEMI-DETACHED HOUSE FOR IMPROVEMENT

12 Derby Avenue, Romford, Essex, RM7 9JR

This double-bay semi-detached house is conveniently situated for local shopping, public transport and schools. Romford town centre and further main shopping facilities are a short bus ride away. Although in need of refurbishment, the property has double glazing and a gas heating system via radiators. There may be potential to extend to the rear or into the loft space, subject to all necessary consents being obtainable.



Ground Floor

Two reception rooms and kitchen

First Floor

Three bedrooms, bathroom and separate W.C.

Outside

Off-road parking and rear garden.

Council Tax Band D

Local Planning Authority

London Borough of Havering
Tel: 01708 433100.
Website: havering.gov.uk.

Freehold with Vacant Possession



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes/Kevin Gilbert

32

**Guide: £160,000 Plus
* Plus Fees**

MID-TERRACED PROPERTY FOR REFURBISHMENT

3 The Street, Denton, Canterbury, Kent, CT4 6RD

■ Situated in the desirable Parish of Denton is this mid-terraced cottage, which has period features throughout. The property needs refurbishing and may benefit from re-configuring the layout, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance hall/dining area, living room and kitchen.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Split level garden to rear with outbuildings and communal car park.

■ Council Tax Band B



■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With



Market Street,
Sandwich

**01303
612147**

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer/Kevin Gilbert

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.

33

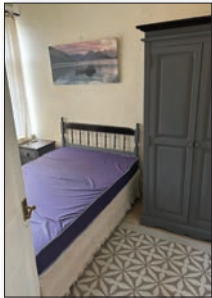
Guide: £240-260,000
* Plus Fees

FREEHOLD BLOCK OF TWO SHOPS AND TWO FLATS FOR INVESTMENT

50 & 52 St. Thomas's Road, Gosport, Hampshire, PO12 4JX

Currently let at £27,780 per annum

■ Situated in the Hardway area, a popular residential suburb of Gosport, this mixed use investment comprises two shop units and two flats, all of which are let and producing a healthy income. While the commercial units are let on an informal licence basis, both the tenants have been in place for some considerable time, with number 50 in situ before 2007 and number 52, since 2017. Should the commercial units become vacant it is considered that there may be scope in the longer term for conversion of the ground floor to form additional residential units, subject to all necessary consents being obtainable.



■ **Commercial**
■ **Ground Floor**
■ **50 St. Thomas's Road**
■ **Tenancy**

A lock-up shop let under the terms of an informal Licence Agreement to a hairdressers at a current rental of £7,440 per annum.

■ **52 St. Thomas's Rd**
■ **Tenancy**

A lock-up shop let under the terms of an informal Licence Agreement to a beauty salon at a current rental of £6,000 per annum.



■ **Residential**
■ **First Floor**
■ **Flat 50A**

Living room, kitchen, bedroom and bathroom.

■ **Tenancy**

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

■ **Flat 52A**

Living room, kitchen, bedroom and bathroom.

■ **Tenancy**

Let on an Assured Shorthold Tenancy from 1st October 2023 at a current rental of £695 per calendar month.

■ **Local Planning Authority**

Gosport Borough Council.
Tel: 023 9258 4242.
Website: gosport.gov.uk.

■ **Council Tax Bands**

Both flats - A.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

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34

Guide: £225-230,000
* Plus Fees

FOUR-BEDROOM MAISONETTE WITH SEA VIEWS

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

■ A substantial two-storey maisonette with sea views from the first floor bay windows, situated in Bexhill town centre. This first/second floor maisonette is a short 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 potential for alternative configurations, subject to all necessary consents being obtainable.



■ Ground Floor

Private entrance.

■ First Floor

Landing, living room with bay window, bedroom with bay window, bedroom room, kitchen/diner and bathroom with bath, 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.

■ 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

35

Guide: £5,000 Plus
* Plus Fees

FREEHOLD PARCEL OF WOODLAND

Land Adj. South West Side Of Niblick, The Leas,
Kingsdown, Deal, Kent, CT14 8EW

■ A freehold parcel of woodland located at the top of a steep bank and adjacent to a residential property. The site is currently overgrown and located close to the seafront and Walmer and Kingsdown Golf Club.

■ Site Measurements

The site extends to approximately 0.16 hectares (0.40 acres).

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



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Guide: £250,000 Plus
* 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 a large garage on the ground floor together with two, one-bedroom self-contained flats on the first floor. It 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



184 Parrock Street, Gravesend
01474 369368

Further Information From



01622 608400

Property Contact
Chris Milne

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2 Elwick Road, Ashford, Kent, TN23 1PD

01233 665544

www.kingsfords-solicitors.com

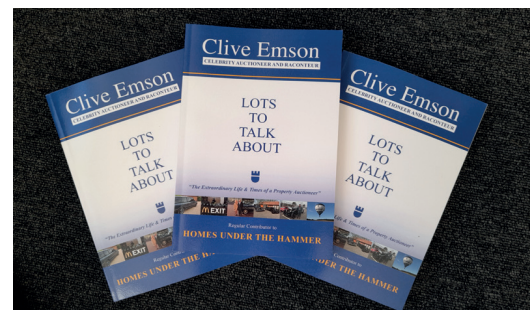
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~ Book Release ~

LOTS TO TALK ABOUT

“The Extraordinary Life & Times of a Property Auctioneer”

Clive Emson is a prolific auctioneer and raconteur with a wealth of humorous stories and anecdotes from his 50 years on the rostrum



Within the pages of Clive's recently released book he recounts humorous and heart jerking scenarios while mentoring young people over the past two decades, including being asked to leave McDonalds and confrontations with social services, which bring laughter and sadness in equal measure.

Clive's book can be purchased via Amazon using the following link:-

<https://www.amazon.co.uk/Lots-Talk-About-Extraordinary-Auctioneer/dp/180369842X>

37

**Guide: £350,000 Plus
* Plus Fees**

VACANT SEMI-DETACHED HOUSE FOR IMPROVEMENT

28 West Heath Road, London, SE2 0RX

■ An established three-bedroom semi-detached house situated in a residential area just south of the A206 at Lesnes Abbey Woods, roughly equidistant between Abbey Wood, Plumstead and Belvedere.

Abbey Wood railway station is approximately one mile to the north and offers services via Thames Link, Southeastern and the Elizabeth Line.

The property is in need of modernisation and improvement, but does have gas heating system via radiators, gardens to both front and rear and a driveway leading to garage.



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■ Ground Floor

Entrance reception hallway with stair door opening to cellar, living room with feature fireplace and bay window, dining room, kitchen and lean-to conservatory.

■ First Floor

Landing, three bedrooms and bathroom.

■ Outside

To the front of the property there is hardstanding and driveway giving off-street parking and leading to

garage. To the rear there is a garden and shed as well as access to the rear of the garage.

■ Council Tax Band E

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman

38

Guide: £190-195,000
* Plus Fees

PAIR OF FLATS FOR INVESTMENT AND IMPROVEMENT

93 Rainham Road, Gillingham, Kent, ME7 5NQ

Currently let at £6,300 plus vacant flat

■ A bay fronted mid-terrace property divided to provide two self-contained flats each in need of improvement and having a gas heating system via radiators and replacement double glazed windows.

■ Ground Floor Flat

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

■ Outside

Garden to rear.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £525 per calendar month.

■ Council Tax Band A

■ First Floor Flat - Vacant

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

■ Council Tax Band A



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

■ Freehold with Part 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

39

Guide: £250,000 Plus
* Plus Fees

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

*Land Adjacent Wish House,
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](https://www.what3words.com/)

■ Freehold with Vacant Possession

Joint Auctioneers



15 Bank Street, Sevenoaks
01732 459900

Viewing Strictly By Prior
Appointment With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

40

**Guide: £350,000 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

41

Guide: £140,000 Plus
* Plus Fees

**COTTAGE WITH
OUTBUILDING
IN GOOD
LOCATION**

*3 Coles Cottages, Horrbridge,
Yelverton, Devon, PL20 7QE*

■ A charming two-bedroom cottage situated in Horrbridge village close to local amenities. The cottage is considered generally well presented and has most recently been utilised as a successful holiday let. Any alternative use of the outbuilding and/or outside space would be subject to all necessary consents being obtainable.



■ Ground Floor

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

■ First Floor

Small landing and two bedrooms.

■ Outside

Store outbuilding with area of outside space to side.

■ Auctioneer's Note

The property is currently exempt from Council Tax due to being utilised as a holiday let.

■ Directions

The property can be located via the What3Words app using ///zaps.tailors.gratitude



■ Local Planning Authority

Dartmoor National Park Authority.
Tel: 01626 832 093.
Website: dartmoor.gov.uk.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

Viewing By Arrangement With



Paddons Row, Tavistock
01822 614 614

42

Guide: £110-120,000
* Plus Fees

**THREE-
BEDROOM
HOUSE FOR
INVESTMENT**

*40 Clyde Street,
Sheerness, Kent, ME12 2QG*

Currently let at £10,200 per annum

■ A mid-terrace property located close to the seafront and a short distance from Sheerness town centre with all its amenities. There is on-road 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

43

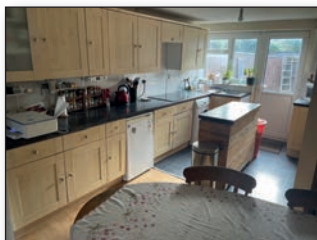
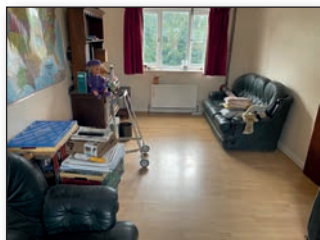
Guide: £200-210,000
* Plus Fees

THREE-BEDROOM TOWN HOUSE FOR IMPROVEMENT

20 Swallowfield, Willesborough, Ashford, Kent, TN24 0BX

■ Situated in the popular area of South Willesborough, convenient for access to the M20 motorway, Ashford International Railway Station, the Ashford Designer Outlet, supermarket and the town centre, is this mid-terrace house with accommodation arranged over three floors.

The property needs improvement/re-decoration and has a gas heating system via radiators and double glazed windows. Once enhanced, it may be suitable for investment, owner occupation or re-sale.



■ Ground Floor

Entrance hall, T-shaped open plan kitchen/dinning room/ snug, cloakroom with W.C.

■ First Floor

Landing, living room with windows to front and rear. Bathroom with W.C.

■ Second Floor

Landing and three bedrooms.

■ Outside

The front garden provides off-road parking and there is also a rear garden.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

44

Guide: £6-8,000
* Plus Fees

FREEHOLD GROUND RENTS

21-23 Green Lane, Redruth, Cornwall, TR15 1JZ

■ An attractive end-terrace building situated a short distance from Redruth town centre and arranged as 10 flats. Eight of the flats are sold under the terms of 125-year leases, from 1st January 2017, at a current ground rent of £100 per annum while the remaining two flats are subject to 175-year leases from 1st January 2017 at a current ground rent of £250 per annum.

We understand the freeholder is responsible for maintenance, management and insurance of the building, recovering the costs from the leaseholders by way of a service charge.

■ Auctioneer's Note

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

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

Currently let at £1,300 per annum



45

Guide: £205-210,000
* Plus Fees

LAND AND GARAGES WITH POTENTIAL FOR DEVELOPMENT

Land & Garages Rear Of 1-5 Dr Hopes Road,
Cranbrook, Kent, TN17 3BP

■ A freehold site extending to 0.9 hectares (0.22 acres) in an established residential area on the outskirts of the village of Cranbrook. It is currently occupied by 16 lock-up garages with extensive hardstanding.

Planning Consent has previously been granted for the demolition of the garages and the erection of a pair of semi-detached bungalows with seven parking spaces (now lapsed).

■ Proposed Accommodation (Lapsed)

Pair of semi-detached bungalows.

■ Ground Floor

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

■ Planning (Lapsed)

Planning Permission was granted by Tunbridge Wells Borough Council, under ref: 18/01281/FULL, dated 21st June 2018 (now lapsed) for demolition of the existing garages and the erection of two semi-detached bungalows and seven parking spaces, subject to conditions.

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



Artist's Impression

■ Auctioneer's Note

There will be an Overage Clause included within the legal documentation which will be triggered if enhanced Planning Permission is obtained which is better than the lapsed Consent described in the sales details.

The percentage of the uplift in value to be paid to the Sellers will be 30% and will last for 10 years.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession



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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: £280-285,000
* Plus Fees

LARGE HOUSE CLOSE TO TOWN CENTRE

45 King Street, Rochester, Kent, ME1 1YE

■ A large well presented four-bedroom house situated conveniently for the centre of historic Rochester and the mainline commuter railway station.

The property has, until recently, been let on a student let basis and we are advised has achieved a rental income in excess of £20,000 per annum.

There is a gas heating system via radiators and replacement uPVC double-glazed windows. Three of the rooms have original period feature fireplaces.



Joint Auctioneers



160 High Street, Rochester
01634 730672

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
John Stockey/Chris Milne

■ Basement

Room with radiator.

■ Ground Floor

Entrance hall, living room/dining room to front, kitchen/breakfast room with a range of fitted units, rear hallway and utility room/W.C.

■ First Floor

Landing, two double bedrooms and bathroom/W.C.

■ Second Floor

Landing, two further double bedrooms and shower room with W.C.

■ Outside

Enclosed private rear garden.

■ Council Tax Band D

■ Freehold with Vacant Possession

SAVE THE DATE!

Join over 650 property people from across the UK for a night of outstanding entertainment and celebration.

The event will be held on Saturday 2nd December 2023 | 5:00pm at InterContinental Park Lane Hotel, London W1J 7QY

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AWARDS

47

Guide: £270,000 Plus
* Plus Fees

FOUR-BEDROOM HOUSE FOR IMPROVEMENT

65 South Road, Herne Bay, Kent, CT6 5AT

■ A four-bedroom mid-terrace property well located for Herne Bay's town centre with all of its amenities. With accommodation over three floors the property is a good size but is now in need of complete refurbishment. There may be potential to sub-divide the building to create a ground floor flat and maisonette above, subject to all necessary consents being obtainable.



■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

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

■ Second Floor

Bedroom.

■ Outside

Gardens to front and rear.

■ Council Tax Band C

■ Local Planning Authority

Canterbury City Council. Tel: 01227 862178.

Website: canterbury.gov.uk.

■ Freehold with Vacant Possession

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

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

48

Guide: £170,000 Plus
* Plus Fees

VACANT TWO-BEDROOM TERRACE HOUSE

*2 The Street,
Denton, Canterbury, Kent, CT4 6RD*

■ Situated in the desirable Parish of Denton is this two-bedroom cottage in a rural setting, with good access to the A2. The property is in a fair order with views of the countryside from the first floor and also has parking to the rear.



■ Ground Floor

Living room and kitchen.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Outside

Garden to rear. Communal parking.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With



Market Street,
Sandwich

01303
612147

Further Information From



01622 608400

Property Contact
Jon Rimmer/Kevin Gilbert

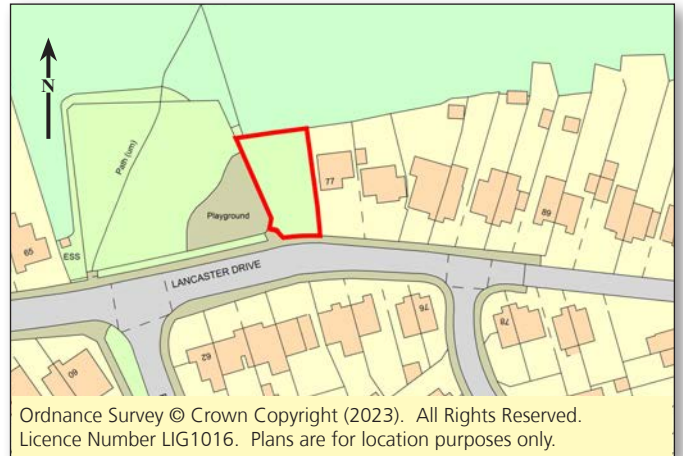
49

Guide: £20,000 Plus
* Plus Fees

FREEHOLD LAND IN A GOOD RESIDENTIAL AREA

*Land Adjacent 77 Lancaster Drive,
Paignton, Devon, TQ4 7RP*

■ A parcel of fairly level land sandwiched between a playpark and a residential dwelling located on a quiet road in the popular town of Paignton. Applicants may see potential for a variety of uses, subject to all necessary consents being obtainable.



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■ Auctioneer's Note

The land has had previous planning applications refused by Torbay Council and interested parties can view previous applications, accompanying documents and decision notices on the Local Planning Authority website: Torbay.gov.uk. Tel: 01803 207801.

■ Freehold with Vacant Possession

■ Viewing

Interested parties can view directly on site.

Further Information From



01392 366555

Property Contact
Tom Lowe/Audrey Smith

50

Guide: £325-350,000
* Plus Fees

PLANNING FOR TWO DETACHED FOUR-BEDROOM HOUSES IN VILLAGE LOCATION

*Land Adj. Burntwick, The Street,
Upchurch, Sittingbourne, Kent, ME9 7EU*

■ A freehold parcel of land, (formerly gardens for the adjacent property), with Planning Permission for development of a pair of four-bedroom detached properties with parking and gardens.

The site is in a desirable location in the centre of Upchurch, equidistant between Rainham and Newington mainline railway stations.



Proposed Front Elevation

■ Proposed Accommodation

■ Plot 1 & 2

■ Ground Floor

Entrance hall, study, cloakroom with W.C., open plan kitchen and family room, utility room and living room.

■ First Floor

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

■ Outside

Each plot has parking for three cars and gardens to rear. Plot 2 has a detached garage.

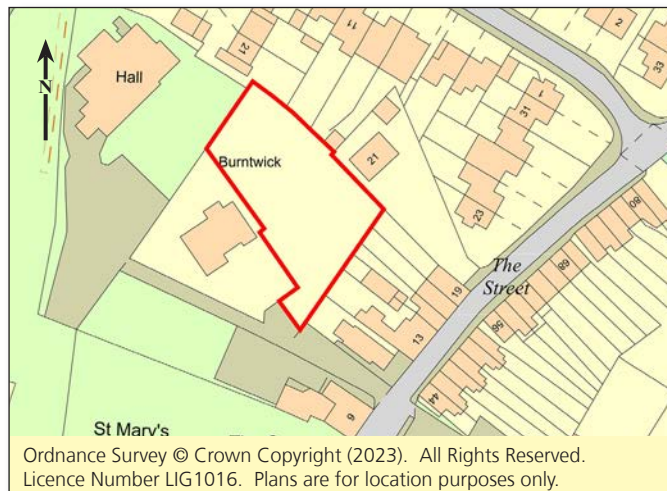
■ Planning

Planning Permission has been granted by Swale Borough Council under ref: 22/505611/FUL dated 13th February 2023 for the erection of two, four-bedroom detached dwelling houses and one detached garage with associated front canopy, fencing, gates, access and parking, subject to conditions. A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website.

■ Local Planning Authority

Swale Borough Council . Tel : 01795 417850.

Website: swale.gov.uk



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■ **Freehold
with Vacant
Possession**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

51

Guide: £425,000 Plus
* Plus Fees

COMMERCIAL PROPERTY WITH PLANNING CONSENT FOR CONVERSION TO FLATS

2 High Street, Edenbridge, Kent, TN8 5AG

■ 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 additional reception, office, chapel, W.C., welfare room and store room.

■ 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.

Currently let at £6,600 per annum



■ 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 Part 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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52

Guide: £370-380,000
* Plus Fees

THREE-BEDROOM CITY CENTRE RIVERSIDE PROPERTY

Sudbury Tower, Pound Lane, Canterbury, Kent, CT1 2BZ

■ An extraordinary riverside house forming part of the city wall and tower fortifications, named after the archbishop Simon of Sudbury, who is believed to have financed the upgrading of this section of the city's fortification.

This period building retains much of the original structure, the tower itself being of flint with stone quoins and castellated parapet. It occupies a central location adjacent to the River Stour and is within a short distance to Canterbury West mainline railway station, the Marlowe Theatre, Canterbury Cathedral and the city centre which has a comprehensive range of shops, restaurants and leisure facilities, including tourist destinations.

The property has a gas heating system via radiators, some leaded light windows and some secondary double glazing.



Main Photo: Side Elevation



Pound Lane Elevation 1



Pound Lane Elevation 2

■ Ground Floor

Kitchen/breakfast room with range of modern units, living room and inner hall with stairs to first floor.

■ First Floor

Landing, bedroom, shower room with W.C. and separate W.C.

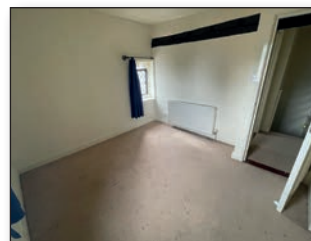
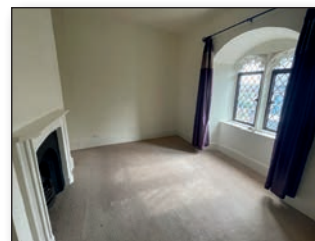
■ Second Floor

Landing and two further bedrooms.

■ Outside

Courtyard with open views of the River Stour and door to Pound Lane.

■ Council Tax Band E



Instructions Received From



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

■ Viewing

Prospective purchasers are recommended to park in one of the nearby Pay & Display car parks, allowing sufficient time to walk to the property.

■ Freehold with Vacant Possession

53

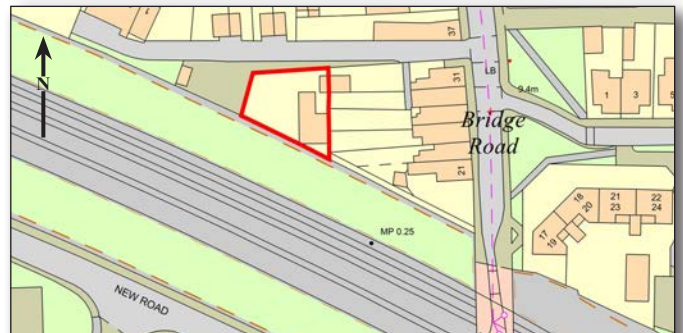
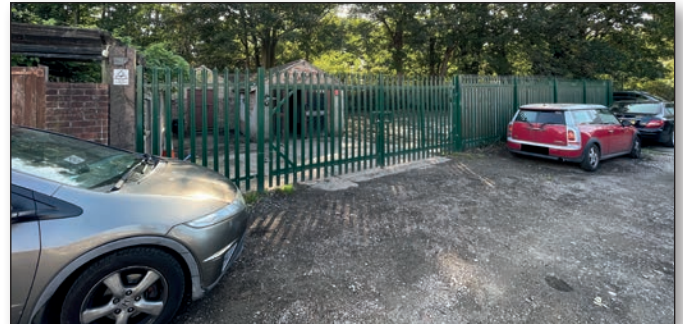
Guide: £140-150,000
* Plus Fees

GATED STORAGE AND WORKSHOP YARD WITH POTENTIAL

Land West Of Bridge Road, Grays, Essex, RM17 6BU

■ This gated and fenced storage yard is situated just off Bridge Road, behind residential properties and is just a short distance from Grays town centre, shopping and Grays Station. There are two brick-built sheds that could have a variety of uses, together with parking and further outside storage. The site was previously let to a local small delivery business and is now vacant.

The site may offer further potential, subject to all necessary consents being obtainable.



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Local Planning Authority

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

Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

54

Guide: £20-25,000
* Plus Fees

FREEHOLD GROUND RENTS

1-7 The Old Engineering Works, Underdown Road, Herne Bay, Kent, CT6 5BP

■ A newly converted freehold block, arranged as seven flats, located in Herne Bay town centre. Five of the flats have been sold on 125-year leases, from and including 1st January 2020; one flat is sold on a 125-year lease, from and including the 16th December 2021, and another is sold on a 126-year lease from and including 1st January 2020.

We understand the freeholder insures, maintains and manages the block, recovering the costs from the leaseholders by way of a service charge.

Auctioneer's Note 1

We have been informed the ground rental increases every five years in line with the RPI with a first review on 1st January 2025.

Auctioneer's Note 2

Section 5B Notices under the Landlord and 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

Currently let at £1,540 per annum



55

Guide: £370-390,000
* 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

■ Freehold
with Vacant
Possession



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Joint Auctioneers



Taylor Hill & Bond
Estate Agents and Surveyors

61 Bridge Rd, Park Gate, Southampton

01489 574100

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

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.

56

FORMER RESTAURANT AND UPPER PARTS WITH POTENTIAL

31 Tontine Street, Folkestone

SOLD PRIOR

In the same family ownership for approximately 50 years

■ A four storey mid-terrace building with upper parts in need of refurbishment. The ground floor is currently a former restaurant overlooking the sea and the stone harbour.

The building 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 with 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

■ 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

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.

57

Guide: £850-860,000
* Plus Fees

OUTSTANDING RURAL OPPORTUNITY!

PLANNING FOR CONVERSION AND DEVELOPMENT FOR TWO SUBSTANTIAL RESIDENCES

Hulberry Barn & Straw Shed Off Lullingstone Lane, Eynsford, Dartford, DA4 0JB

■ A freehold site situated in an elevated location on the outskirts of the village of Eynsford.

The Planning Permission provides for the large detached barn to be converted and re-configured to provide a large detached dwelling together with the adjoining site which has Planning Consent for the erection of a second substantial detached dwelling.

The land and building is situated in an excellent location with farmland to front and rear.



Existing Front Elevation



Existing Rear Elevation



Proposed Front Elevation



Proposed Rear Elevation

■ Planning

Planning Permission has been granted by Sevenoaks District Council under ref: 23/01882/FUL dated 5th September 2023 for partial demolition and re-development of the existing commercial building and erection of a replacement building to create two residential properties, subject to conditions.

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

LOT 57 CONTINUED

■ Proposed Accommodation

■ Hulberry Barn ■ Ground Floor

Entrance hall, large living room, large open plan dining room/family room and kitchen, utility room, inner hallway leading to boot room and downstairs cloakroom/W.C.

■ First Floor

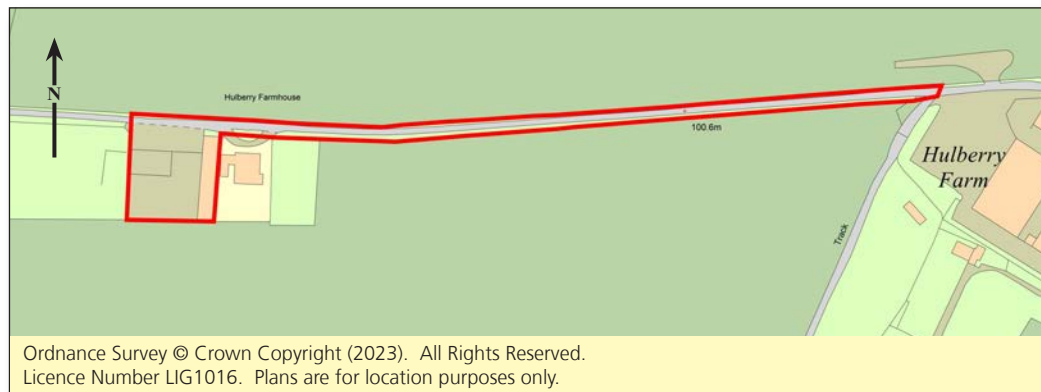
Main bedroom with en-suite shower room and terrace, bedroom two with en-suite shower room and W.C., three further bedrooms and family bathroom.

■ The Straw Shed ■ Ground Floor

Main entrance hall, living room, large open plan dining room and kitchen, utility room, family bathroom, study and snug/bedroom five.

■ First Floor

Main bedroom with en-suite dressing room and shower room, three further bedrooms each with en-suite shower rooms.



■ Site Measurements

The site extends to approximately 0.37 hectares (0.92 acres).

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

■ Directions - What3Words

The property and land can be located using the What3Words app, ref: ///pints.smiled.clouds

Entries Continually Invited

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LAND AND PROPERTY AUCTIONEERS

Selling with skill, speed & efficiency

58

Guide: £330-350,000
* Plus Fees

FREEHOLD BUILDING WITH PLANNING PERMISSION FOR REDEVELOPMENT

1A Adelaide Road, Chichester, West Sussex, PO19 7NG

■ This detached freehold building is situated a short distance from the City Centre and was previously in use as takeaway restaurant with a residential flat over. Although in a poor state of repair at present, the building is sold with the benefit of Planning Consent for a part conversion/part new build project which will see the retention of the ground floor commercial space and three one-bedroom residential apartments which are considered an ideal addition to an income-producing letting portfolio.



Above:
South Facing Elevation



West Facing Elevation

■ Proposed Accommodation

■ Commercial Ground Floor

Takeaway unit to front.

■ Residential Garden Flat

Located to rear, comprising living room, kitchen, bedroom and bathroom with garden.

■ First Floor

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

■ Outside

Enclosed garden for use of garden flat only, bin and cycle storage for communal use of the building.

■ Council Tax Band B

■ Planning

Planning Permission was granted by Chichester District Council under ref: CC/20/01151/FUL, dated 27th September 2023, for partial change of use of ground floor takeaway (A5) to one, one-bedroom flat (C3), erection of a two storey extension to the south side elevation and erection of a single storey rear extension. Conversion of first floor flat to two, one-bedroom flats and new shopfront, subject to conditions.

A copy of the Planning Consent and accompanying documents can be downloaded from the Local Authority website: chichester.gov.uk.
Tel: 01243 785166.

■ Auctioneer's Note

We are aware of the presence of Japanese Knotweed at the property and have been advised a management plan is in place. Further details will be included in the legal pack.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Rob Marchant

Conditions of Sale

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

59

Guide: £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,

■ 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 pack, available to download from the Clive Emson website.

■ 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 First Floor



View from Ground Floor

Viewing By Arrangement With



6 The Greenmarket, Penzance
01736 360203

Further Information From



01392 366555

Property Contact
Katie Semmens



60

Guide: £170-175,000
* Plus Fees

■ 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, and 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

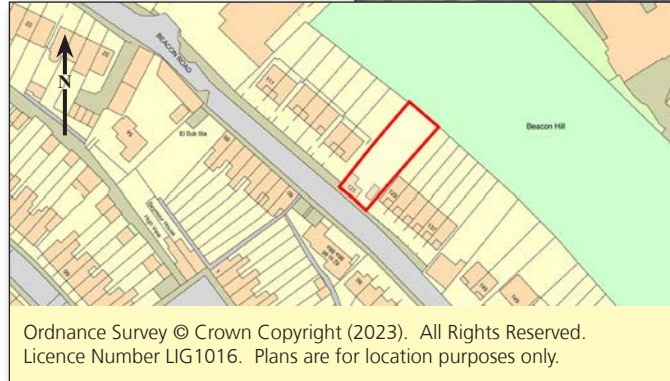
Medway Council.
Tel: 01634 331700.
Website: medway.gov.uk.

■ Council Tax Band D

DETACHED HOUSE IN NEED OF MODERNISATION WITH POTENTIAL

125 Beacon Road, Chatham, Kent, ME5 7BS

On the instructions of the Executors



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■ 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



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61

**Guide: £245,000 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 on 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

62

Guide: £25,000 Plus
* Plus Fees

FREEHOLD PARCEL OF LAND

Land Ghyll Road, Crowborough, East Sussex, TN6 1RY

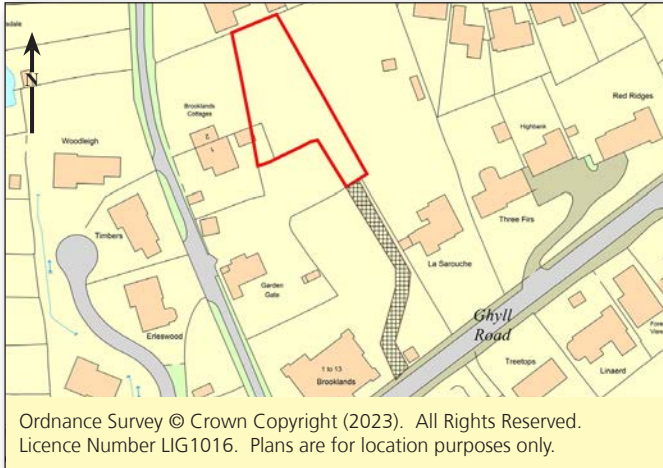
■ A parcel of land extending to approximately 0.09 hectares (0.23 acres), located in a predominantly residential area.

■ Local Planning Authority

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

■ Directions - What3Words

The site can be located using the What3Words app under ref: [///fault.simple.rejoins](http://fault.simple.rejoins)



■ Auctioneer's Note

The area hatched on the location plan (shown left) depicts a right-of-way onto the land.

■ Auctioneer's Note 2

We have been advised by the Seller that upon a successful sale a 10-business day completion will take place.

■ Freehold with Vacant Possession



Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne

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Call 0800 881 5684 or email clientservices@gorrings.co.uk
- please quote Clive Emson in your enquiry*

63

**Guide: £175,000 Plus
* Plus Fees**

MIXED RESIDENTIAL AND COMMERCIAL INVESTMENT OPPORTUNITY

71, 72 & 72A High Street, Ryde, Isle Of Wight, PO33 2SU

**Commercial element currently let at £9,300 per annum
Plus vacant flat with potential income, fully let, £18,600 per annum**

■ Situated in a landmark location on the busy crossroads servicing Ryde High Street and St Johns Hill, this attractive building has undergone a programme of upgrading and refurbishment in recent years.

The accommodation includes two retail units on the ground floor, both of which are let, while on the first floor there is a substantial two-bedroom apartment which is vacant. The property is considered ideal for addition to an income-producing property portfolio.

■ Commercial ■ 71 High Street ■ Ground Floor

A corner lock-up shop unit with main retail area, two stock rooms and cloakroom with W.C.

■ Tenancy

Holding over under the terms of a Commercial Tenancy at a current rental of £6,300 per annum.

■ 72 High Street ■ Ground Floor

A lock-up shop unit with main retail area, former kitchen to rear and access to a shared yard with external W.C. facility.

■ Tenancy

Holding over under the terms of a commercial tenancy at a current rental of £3,000 per annum.

■ Residential ■ 72A High Street ■ Ground Floor

Entrance lobby, utility area



and a further space with potential as a study area.

■ First Floor

Mezzanine landing with bathroom with W.C., first floor hallway, living room, kitchen and two bedrooms.

■ Tenancy

Currently vacant.

■ Tenure

Held under the terms of a 900-year ground lease from 1860 at a nominal ground rent which we are advised has not been collected for many years.



Joint Auctioneers

SCOTCHER & CO
COMMERCIAL

Carisbrooke Road, Newport
01983 822288

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

Help & Advice

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64

Guide: £750,000 Plus
* Plus Fees

■ Located at the end of a single unmade lane off South Stour Road is Swanton Mill and Mill House, a period detached property (incorporating a former museum) with living accommodation, together with The Granary (three bedrooms) and The Cottage (two bedrooms). It nestles in almost five and a half acres and includes various outbuildings, indoor swimming pool, gardens, grounds and woodland. A bridge connects the mill to a swimming pool area.

Ashford International Railway Station lies approximately three miles distant with the Designer Outlet, town centre and college also within the vicinity.

Ashford is also served by three M20 motorway junctions (J9, 10 and 10A) which provide access to the County's ports at Folkestone and Dover.

■ The Mill

Former museum comprising three floors and ground floor W.C.

■ The Mill House

■ Ground Floor

Entrance vestibule with stairs to upper floors, two reception rooms, kitchen and boot room/utility.

■ First Floor

Split landing, five bedrooms and two bathrooms with W.C.s.

■ Council Tax Band G

■ The Granary

A detached L-shaped property with Calor Gas heating.

■ Ground Floor

Living room, kitchen, inner hall with stairs to first floor and bathroom/W.C.

■ First Floor

Landing, store cupboard and three bedrooms.

PERIOD MILL & MILL HOUSE, TWO ADDITIONAL DWELLINGS, OUTBUILDINGS AND SWIMMING POOL SET IN ALMOST FIVE AND A HALF ACRES

Swanton Mill, The Granary & The Cottage, South Stour, Mersham, Ashford, Kent, TN25 7HS



Swanton Mill - Rear



Swanton Mill - Front

■ Outside

Courtyard garden area.

■ Council Tax Band D

■ Outside

There are various grounds and outbuildings including a detached part ragstone garage/workshop, other outbuildings, indoor swimming pool (in need of improvement and repair) with the river and sluice gate alongside The Mill and Mill House.

■ The Cottage

A detached cottage with oil heating via radiators and being offered subject to the existing Assured Shorthold Tenancy.

■ Ground Floor

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

■ Outside

Gardens and outside store/out-house.

■ Council Tax Band C

■ Tenancy

Let on an Assured Shorthold Tenancy at an initial and current rental of £500 per calendar month. The tenant has been in occupation since December 2002.



Swanton Cottage

■ Viewing

Strictly by confirmed appointment with the Auctioneers. There will be no internal viewings of The Cottage but videos for The Cottage, Swanton Mill and Mill House as well as The Granary and grounds and outbuildings will be available to view via the Clive Emson website or our YouTube channel.

LOT 64 CONTINUED



Swanton Swimming Pool



The Granary

■ Measurements

The entire site, including woodland, grounds and gardens, extends to approx. 2.2 hectares (5.45 acres).



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Swanton Mill - Ground Floor Former Museum



Swanton Garage/Workshop

■ Tenure

Freehold possession. The is subject to a vacant Cottage Tenancy Agreement.

Viewing Strictly By Prior Appointment With
Clive Emson
 LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
 Kevin Gilbert/Chris Milne

65

Guide: £8-10,000
* Plus Fees

**FREEHOLD
GROUND RENTS**

*5 Mortimer Street,
Herne Bay, Kent, CT6 5PJ*

Currently let at £600 per annum

■ An end-terrace property arranged as four flats each sold on a 125-year leases from 1st January 2005. We understand the freeholder insures, maintains and manages the block recovering the cost from the leaseholders by way of a service charge.



■ Auctioneer's Note

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

■ Viewing

External only.

Joint Auctioneers

WILBEE & SON

Mortimer Street, Herne Bay
01227 374010

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

66

Guide: £115,000 Plus
* Plus Fees

**TERRACED
HOUSE FOR
IMPROVEMENT**

*6 Dundas Street,
Plymouth, Devon, PL2 1EP*

■ A mid-terrace two-bedroom house situated on a pedestrianised street within the Stoke area of Plymouth, close to local amenities.

The property requires a programme of improvement works while some individuals may wish to consider extension of the existing accommodation into the roof space, subject to all necessary consents being obtainable.



■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Small landing, two bedrooms and bathroom with W.C.

■ Outside

Courtyard to rear.

■ Local Planning Authority

Plymouth City Council.

Tel: 01752 668000.

Website: plymouth.gov.uk.

■ Council Tax Band A

■ Freehold with Vacant Possession

Joint Auctioneers

Tuffins
property management & lettings

6-8 Drake Circus, Plymouth
01752 254222

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Tom Lowe

67

Guide: £100-110,000
* Plus Fees

DETACHED FORMER BAPTIST CHAPEL WITH POTENTIAL IN VILLAGE LOCATION

Former Chapel, Chapel Street, Ryarsh, West Malling, Kent, ME19 5LX

■ An outstanding opportunity to purchase this former Baptist chapel situated in the popular village of Ryarsh. It is considered to have potential for a variety of future uses, subject to all necessary consents being obtainable.

■ Local Planning Authority

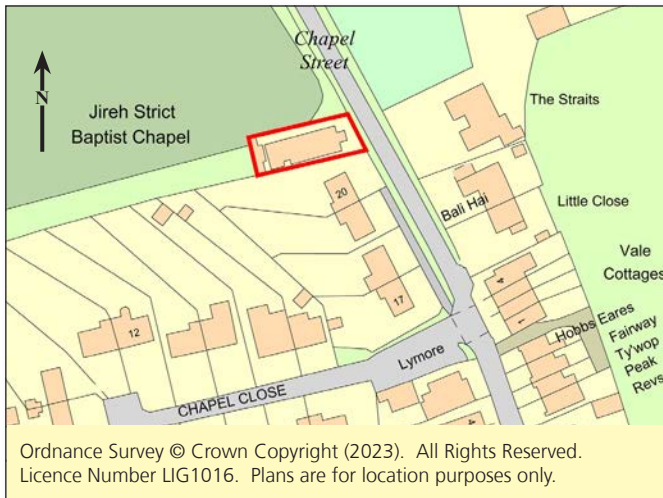
The Tonbridge & Malling Borough Council.
Website: tmbc.gov.uk.
Tel: 01732 844522.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey



■ Ground Floor

Entrance hall to front, main hall, rear hall, kitchen and store room.

■ Outside

Courtyard area at rear with ladies and gents' W.C.s.

■ Freehold with Vacant Possession

68

Guide: £145-150,000
* 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 in Ore village, set back from the road and only accessible via a 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 cottage 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 with 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-on-Sea
01424 212233

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232
Property Contact
Sam Kinloch

69

Guide: £90,000 Plus
* Plus Fees

TOWN CENTRE COMMERCIAL INVESTMENT

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

Currently let at £11,000 per annum

■ 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 four-year lease from October 2021 at a rental of £11,000 per annum.

■ Tenure

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

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606
Property Contact
Joe Rocks/Rob Marchant

70

FREEHOLD CITY CENTRE COMMERCIAL PROPERTY

Guide: £180-190,000
* Plus Fees

132 High Street, Colchester, Essex, CO1 1SP

■ This city centre commercial premises is arranged over four levels (including basement) and occupies a High Street position close to restaurants and Marks & Spencer's and directly next-door to the Hippodrome building. The property is also well placed for local bus routes and Colchester town Railway Station.

The building offers ground floor retail space with auxiliary storage over first, second and basement levels. It may offer potential for alternative uses, subject to all necessary consents being obtainable.

■ Ground Floor

Predominantly open-plan retail space.

■ Basement, First & Second Floors

Offer auxiliary storage with an internal staircase accessing first and second floors.

■ Auctioneer's Note

At the time of publication an internal inspection of the property has not been possible and the information provided by our Joint Auctioneers. Interested parties must rely upon their own enquiries.



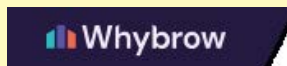
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■ Local Planning Authority

Colchester Borough Council. Tel: 01206 282424.
Website: colchester.gov.uk.

■ Freehold with Vacant Possession

Joint Auctioneers



2 De Grey Square, Colchester
01206 577667

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

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71

Guide: £100,000 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.

■ Council Tax Band

Currently exempt from Council Tax due to being utilised as a holiday let.

■ Auctioneer's Note

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

72

Guide: £100-110,000
* Plus Fees

SHOP FOR INVESTMENT

*24-25 Grand Parade, St. Leonards-on-Sea,
East Sussex, TN37 6DN*

Currently let at £11,440 per annum

■ A ready-made commercial investment producing a good income situated in a prominent position on St. Leonards seafront. The property, which is arranged over two floors and is let to Grand Designs, is located close to St. Leonards town centre, local shops, amenities and Warrior Square mainline railway station. Hastings town centre can also be found one-mile east of Grand Parade offering a wide variety of amenities including Hastings Pier and Priory Meadow Shopping Centre.

Let for the term of five years from 2022 the substantial commercial unit forms part of a larger block known as Grand Court and is arranged as retail spaces on the ground floor with ancillary space in the basement. There is also a single parking space to the rear of the building.



■ Ground Floor

Glass double-fronted entrance leading to open plan retail area, Office and W.C., door to rear.

■ Lower Ground Floor

Open plan storage

■ Outside

Parking space to rear

■ Tenancy

Let to Grand Designs for the term of five years from 1st March 2022 at a current rental of £11,440 per annum.

■ Tenure

Remainder of a 99-year lease, from the 29th September 1985, at a current ground rental of £100 per annum.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Sam Kinloch

73

**Guide: £100,000 Plus
* Plus Fees**

VACANT COMMERCIAL SPACE WITH PARKING IN TOWN CENTRE

41 Park Road, Sittingbourne, Kent, ME10 1DY

■ A single-storey commercial building, most recently used as a photographer's studio. The property benefits from shared access off Albany Road and off-street parking. The building is now vacant and in need of some improvements. There may be potential to subdivide into a pair of commercial units or perhaps residential conversion, subject to all necessary consents being obtainable.

The property is situated to the rear of 43 Park Road in Sittingbourne's town centre, close to local amenities and Sittingbourne's mainline railway station.



■ Accommodation

Reception, viewing room, lobby, kitchenette, office, three stores and W.C.

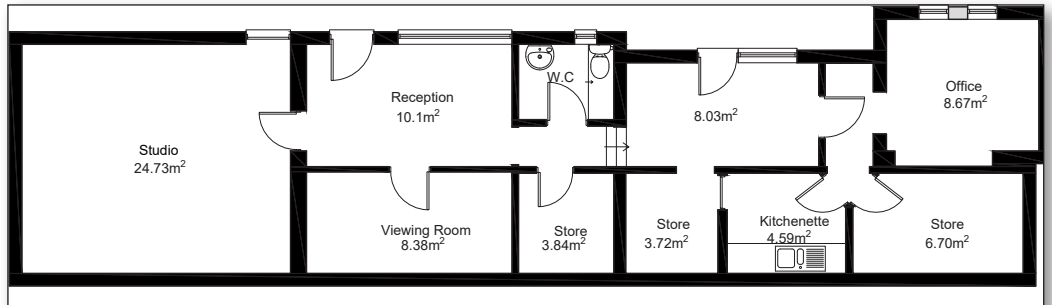
■ Outside

Parking for five vehicles.

■ Auctioneer's Note 1

We understand from the seller the services include mains electricity, gas, water and drainage.

■ Freehold with Vacant Possession



*Internal Floor
Plan/Areas*



■ Auctioneer's Note 2

The photographs and floor plan have been provided by the Seller.



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Viewing By Arrangement With



Park Road, Sittingbourne
01795 470 556

Further Information From



01622 608400
Property Contact
Jon Rimmer

74

**Guide: £350,000 Plus
* Plus Fees**

PERIOD BUILDING WITH PERMISSION FOR CONVERSION INTO TWO HOUSES

1 Potter Street, Sandwich, Kent, CT13 9DR

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

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



■ Planning

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

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

window with door to north elevation, subject to conditions.

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

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



■ Proposed Accommodation

■ Unit 1 ■ Ground Floor

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

■ First Floor

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

■ Second Floor

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

■ Outside

Yard to rear.

■ Unit 2 ■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



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75

Guide: £175-£185,000
* 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.

■ 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.



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS
01622 608400
Property Contact
Jon Rimmer



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■ Local Planning Authority

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

■ Freehold with Vacant Possession

76

Guide: £350-375,000
* Plus Fees

END-TERRACE HOUSE FOR INVESTMENT

191 Knights Hill, London, SE27 0PZ

Currently let at £27,600 per annum

■ This three-bedroom end-terrace house is arranged over two floors, has a gas heating system via radiators, double glazing and a good sized garden surrounding the building, which is mainly laid to lawn with patio area.

The property is situated on the east side of Knights Hill, on the junction of Furneaux Avenue between Streatham and Crystal Palace. There are comprehensive local shopping facilities and amenities in the immediate vicinity, with excellent road links to central London and all surrounding areas via the nearby A23/A205.

■ Ground Floor

Entrance hall, stairs to first floor, living room, kitchen/breakfast room with recess housing boiler and washing machine, glazed door to rear garden and bathroom/W.C.

■ First Floor

Landing, access to roof space, main bedroom with en-suite W.C. and two further bedrooms.

■ Outside

Gardens on three sides of the property with lawn areas and patio.



■ Tenancy

We are advised the house is let on an Assured Shorthold Tenancy Agreement at a current rental of £2,300 per calendar month.

■ Council Tax Band D

Joint Auctioneers

Ketchen King
THE INDEPENDENT ESTATE AGENTS

Horsham Road, Cowfold
01903 415085

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

77

**Guide: £275,000 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, former kitchen, 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 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 0.12 hectares (0.3 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

78

Guide: £400-425,000
* Plus Fees

■ A fantastic opportunity to acquire this detached freehold investment comprising ground floor commercial premises with three, two-bedroom flats above. Situated on the corner of Priory Street and Cornwallis Terrace, the property is conveniently located within Hastings town centre offering easy access to a wide variety of local shops, amenities and Hastings mainline railway station.

Both the commercial and residential elements are accessed via separate entrances, one from Cornwallis Terrace and the other from Priory Street. The property is also being sold with the benefit of off-road parking for eight cars.

Ideal for immediate investment it is also considered the property may hold future redevelopment potential for either extension or complete re-development of the site, subject to all necessary consents being obtainable. We have been informed that there is a scheduled rental increase for Flats 1 & 3 in December 2023 to potentially match that of Flat 2.

■ Pre-Application Enquiry

The current owner has drawn up plans and submitted a Pre-Application Enquiry for the redevelopment of the site into a block of twenty-five flats.

A copy of the Pre-Application Enquiry and drawings will be available to view within the legal documentation.

■ Local Planning Authority

Hastings Borough Council.
Tel: 01424 541090.
Website: hastings.gov.uk.

MIXED-USE TOWN CENTRE INVESTMENT

23 Priory Street & 24 Cornwallis Terrace,
Hastings, East Sussex, TN34 1EB

Currently let at £41,090 per annum
Estimated rental value £44,150 per annum



■ Ground Floor Commercial

Entrance into inner hallway, reception/social room, store cupboard, four office rooms, dining room, kitchen, meeting room, store room, laundry room and W.C.s.

■ Outside

Courtyard and parking for three cars.

■ Tenancy

Let to Directions (Hastings & Rother) for the term of 10 years ending on and including 5th December 2027 at a current rental of £12,750 per annum.

■ First Floor Flat 1

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £695 per calendar month.

■ Council Tax Band A



■ Flat 2

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £775 per calendar month.

■ Council Tax Band A

■ Flat 3

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a

current rental of £700 per calendar month.

■ Council Tax Band A

■ Parking Spaces 6 & 7

Let to Kinzett & Bowler who are holding over under the terms of the rental agreement dated 1st June 2016 at a current rental of £175 per quarter.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Sam Kinloch

79

**Guide: £175,000 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



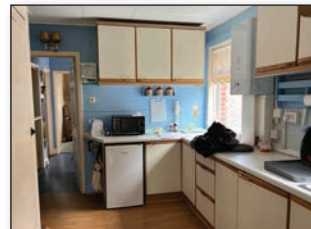
4 High Street, Eastleigh
023 8061 6060

Viewing By Arrangement With



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:-



80

Guide: £450-500,000
* Plus Fees

FORMER HOTEL WITH EXTENSIVE SEA VIEWS AND PLANNING FOR CONVERSION INTO FOUR HOUSES

Fieldhead Hotel, Portuan Road, Looe, Cornwall, PL13 2DR

■ A rare opportunity to acquire this detached former hotel situated in an elevated position within the coastal town of Looe. The property offers extensive sea views from the upper floors and now requires a programme of refurbishment. Individuals may wish to utilise the building in its current guise or alternatively planning approval has been granted for the creation of four well proportioned houses.

Looe is a historic fishing port and popular holiday destination situated on the South Cornish coastline and featured heavily in the popular BBC series *Beyond Paradise* which aired earlier this year. The town, which has a working fishing port and beach, offers a range of shopping and other amenities.

■ Existing Accommodation

■ Ground Floor

Entrance hall, two bedrooms (each with en-suite facilities) and cloakroom with W.C. Separate wine/beer cellar (not inspected).

■ First Floor

Landing, former kitchen with cold store and conservatory, cloakroom with W.C., reception desk with rear lobby, two lounge areas, dining room, three bedrooms (each with en-suite facilities) and two outdoor balcony areas.

■ Second Floor

Landing, eight bedrooms (each with en-suite facilities and balcony area offering sea views), further bedroom with en-suite and outside space and bedroom with en-suite.

■ Outside

Shared driveway leading to area of hardstanding providing off-road parking for multiple vehicles.



■ Planning

Planning Permission has been granted by Cornwall Council under reference PA22/11021, dated 13th June 2021, for the conversion of vacant hotel to four new dwellings and associated works, subject to conditions. A copy of the Planning Consent and proposed plans may be downloaded from the Local Planning Authority website, Cornwall.gov.uk. Tel: 0300 1234 151.

■ Proposed Accommodation

■ Unit One

■ Ground Floor

Entrance hall, bedroom with en-suite and cloakroom with W.C.

■ First Floor

Kitchen with dining area, living room and cloakroom with W.C.



■ Second Floor

Small landing and two bedrooms (each with en-suite and balcony offering sea views).

■ Unit Two

■ Ground Floor

Entrance hall, bedroom with en-suite and cloakroom with W.C.

■ First Floor

Kitchen/dining room, living room and cloakroom with W.C.

■ Second Floor

Landing, principal bedroom with en-suite and balcony offering sea views, further bedroom with en-suite.

LOT 80 CONTINUED

■ Unit Three ■ Ground Floor

Entrance to front leading to entrance hall.

■ First Floor

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

■ Second Floor

Landing, utility/store room, bathroom with W.C. and bedroom with balcony offering sea views.

■ Unit Four ■ First Floor

Access to side via external staircase, entrance hall, utility room, cloakroom with W.C., kitchen with living/dining room and balcony to front offering sea views.

■ Second Floor

Landing, bathroom with W.C. and two bedrooms, each with access to shared balcony offering sea views.



■ Outside

Car parking area with nine parking spaces, bin/recycling store and amenity area.

■ Auctioneer's Note

A condition of the planning approval stipulates that the four dwellings can only be occupied by a person as his or her only or principal home.

Further information in this regard can be found within the approval notice.

■ Directions

The Lot can be located via the What3Words app using ref:///regulator.trumpet.appealing

■ Freehold with Vacant Possession

Viewing By Arrangement With

POPES

ESTATE, BUSINESS & LETTING AGENTS

1 Fore Street, East Looe

01503 263 841

Further Information From

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

81

Guide: £215-225,000
* Plus Fees

END-TERRACE HOUSE FOR INVESTMENT OR OCCUPATION

26 St. Anns Road, Southsea, Hampshire, PO4 9AT

■ This end-terrace two-bedroom property is located in a much sought after area for housing, a short distance from local parks, schools and amenities. The house has been fully refurbished to a high standard by the current owner, making it ideal for owner occupation or addition to an income-producing letting portfolio.



■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Two double bedrooms and family bathroom with W.C.

■ Outside

Enclosed paved garden with side pedestrian access.

■ Council Tax Band B

■ Auctioneer's Note

We are aware of the presence of Japanese Knotweed at the property. A current management plan is in place and a copy will be provided in the legal pack available to download from the Clive Emson website.

■ Freehold with Vacant Possession



Viewing By Arrangement With

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks

82

Guide: £100,000 Plus
* Plus Fees

THREE-BEDROOM HOUSE FOR UPDATING

14 Trewellard Road, Pendeen, Penzance, Cornwall, TR19 7ST

■ A chance to acquire a deceptively spacious three-bedroom house requiring updating throughout with an enclosed pleasant garden to the front. The property is situated within the popular village of Trewellard on the north coast between St Just and St Ives with the rugged cliffs and coastline a short distance away.

An ideal investment for those looking to add to their rental portfolio post works or some may wish to simply call it home.



■ Ground Floor

Kitchen/dining room, living room and sun lounge.

■ First Floor

Three bedrooms and bathroom.

■ Outside

Enclosed front garden mainly laid to lawn.

■ Council Tax Band B

■ Auctioneer's Note

We have been advised that the property is of non-traditional construction.

■ Freehold with Vacant Possession

Joint Auctioneers



6 The Greenmarket, Penzance

01736 360203

Viewing By Arrangement With



01392 366555

Property Contact
Katie Semmens

83

Guide: £25-30,000
* Plus Fees

1.75 ACRES OF FREEHOLD LAND

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

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

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



■ Viewing

On site during daylight hours.

■ Directions

The property can be located via the What 3 Words app using ///alienated.sues.tourist

■ Freehold with Vacant Possession

Further Information From



01489 564606

Property Contact
Mike Marchant/Joe Rocks

84

Guide: £200-220,000
* Plus Fees

HOUSE OF MULTIPLE OCCUPATION

39 Edred Road, Dover, Kent, CT17 0BU

Currently let at £29,820 per annum

■ A licensed House of Multiple Occupation located a short distance from Dover's town centre and the Dover Priory mainline railway station.

This mid-terrace property is arranged as four individual letting rooms plus a further self-contained flat with garden access. All the rooms have their own hand basin and the property has double-glazed windows, a gas heating system via radiators and could do with some improvement.

■ Ground Floor

Entrance hall.

■ Room 1

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £535 per calendar month.

■ Room 2

■ Tenancy

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

■ Lower Ground Floor

Communal kitchen.

■ Room 3

Bedroom/living room, kitchen and bathroom with W.C.

■ Outside

Garden.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £600 per calendar month.

■ First Floor

Shower room with W.C.

■ Room 4

■ Tenancy

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

■ Room 5

■ Tenancy

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



■ Council Tax Band B

■ Viewing

External only.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

85

Guide: £20,000 Plus
* Plus Fees

FREEHOLD LAND

Land Rear Of 21-34 Tay Close, Chatham, Kent, ME5 8JJ

■ A freehold parcel of land located on the outskirts of Chatham, a short distance from Morrisons, ASDA and the Co-Op supermarkets, Lordwood Leisure Centre and the M2.

■ Site Measurements

The land extends to 0.18 hectares (0.45 acres).

■ Viewing

On site during daylight hours.

■ Local Planning Authority

Medway Council.

Tel: 01634 331700.

Website: medway.gov.uk

■ Auctioneer's Note

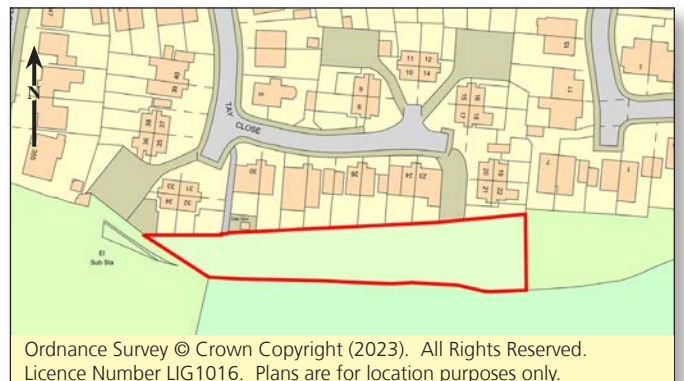
Interested parties are advised that completion is 10 business days.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



■ Freehold with Vacant Possession

86

Guide: £150-160,000
* Plus Fees

FLAT FOR INVESTMENT

Flat 39, Audley Court, 1 Forge Way, Southend-on-Sea, Essex, SS1 2ZS

Currently let at £9,900 per annum

■ A two-bedroom apartment located within close proximity to Southend's seafront, shops, restaurants and recreational facilities. Audley Court is a secure development of modern flats and, we understand, the flat has an allocated parking space. The nearest station is Southend East (regular C2C services to London Fenchurch Street). We understand that the property has double glazed windows.

■ Accommodation

Living room, kitchen, family bathroom, en-suite shower room with W.C. and two bedrooms.

■ Tenancy

We understand the tenant has been in occupation since 2018, paying a current rental of £825 per calendar month. A Notice under Section 8 of the Housing Act has been served, which expired on 19th July 2023.

■ Auctioneer's Note

The Auctioneers have been unable to internally inspect the property and the internal photographs

have been provided by the Seller. Interested parties should rely on their own investigations to verify the information provided.

■ Tenure

Remainder of a 125-year lease, from 1st January 2003.

■ Council Tax Band C

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes



87

Guide: £25,000 Plus
* Plus Fees

FREEHOLD PARCEL OF LAND

Land Adj. 29 Trevithick Close, Feltham, Middlesex, TW14 9XJ

■ A freehold parcel of land situated in a predominantly residential area, a short distance from Southville Primary School, Asda supermarket and Feltham mainline railway station. The land may have development potential, subject to all necessary consents being obtainable.

■ Site Measurements

The site extends to 0.02 hectares (0.05 acres).

■ Viewing

Interested applicants may view externally. The land can be located using the What3Words app: ///shows.heat.stole

■ Auctioneer's Note

Interested parties are advised that completion will be 10 business days.

■ Local Planning Authority

Hounslow Council.
Tel: 020 8583 2000.
Website: hounslow.gov.uk.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



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■ Freehold with Vacant Possession

88

Guide: £40-45,000
* Plus Fees

WOODLAND WITH APPROVED LAWFUL DEVELOPMENT CERTIFICATE

Land Off Kilndown Road, Flimwell, Wadhurst, East Sussex, TN5 7PX

■ Located in the village of Kilndown, the Seller has advised that this parcel of freehold woodland extends to approximately 0.7 acres. The site has access into the woodland from the main road, ring fenced with chestnut stakes and stock fencing with a five-bar gate. Rights of way with vehicles or on foot 365 days per year.

■ Planning

A Lawful Development Certificate has been approved by Tunbridge Wells Borough Council, under ref: 22/03141/LDCEX dated 19th December 2022, for stationing of a caravan for weekend leisure occupation; use of land as leisure plot; open storage of cars (and various car parts including seats and wheels), a small boat, trailers and a small sailing dingy, subject to conditions.

A copy of the certificate and accompanying documentation can be downloaded from the Local Planning Authority, tunbridgewells.gov.uk Tel: 01892 526121.



■ Auctioneer's Note 1

Interested parties are advised that the land is to be sold as a Transfer of Part, full details of which will be included in the legal pack, available to download from the Clive Emson website. Prospective bidders should rely on their own investigations regarding site measurements.

■ Auctioneer's Note 2

We have been advised by the vendor that the stationary mobile home will be left on site after completion.

■ Location

Accessed from the A21 next to "Route One Van Sales"

the land is approximately 600 meters into the woods from the main road. This plot of land is located just off the A21 a short distance from Tunbridge Wells, Bewl Water and Bedgebury. The land can be located via the What3Words app using: ///corkscrew.crown. replying



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Jade Flood

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.

89

**Guide: £425,000 Plus
* Plus Fees**

■ The freehold of Westwood Villas consists of seven residential self-contained flats, a mixture of two and three bedrooms with a parking area to the front of the property.

The property is situated in a central location at the top of Abbey Road next to other residential properties and several hotels, and is favoured among residents and holiday makers with easy access to the town, seafront and Torre Abbey Green.

There are four flats remaining under the freehold title and these are all let on Assured Shorthold Tenancies.

The other three flats in the building have been sold on long leaseholds, all of which currently pay ground rent.

■ Ground Floor

Secure entry system into communal hallways and stairways.

■ Flat 1

Two-bedroom flat with private patio area. (Not internally inspected by the Auctioneer at the time of publication.)

■ Tenancy

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

■ First Floor

■ Flat 4

Hallway, open-plan living/kitchen/dining room, three bedrooms (one with en-suite) and bathroom.

■ Tenancy

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

■ Flat 6

Hallway, open-plan living/kitchen/dining room, two bedrooms (one with en-suite)

and bathroom. Enclosed garden area.

■ Tenancy

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

■ Second Floor

■ Flat 7

Hallway, open-plan living/kitchen/dining room, three bedrooms (one with en-suite) and bathroom. Decked balcony with external stairs.

■ Tenancy

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

■ Outside

To the front of the building are allocated car parking spaces.

■ Council Tax Bands

Flats 1 and 4 - Band B.
Flats 6 and 7 - Band C.

■ Ground Rent Income

Flats 2, 3 and 5 have a cumulative ground rental of £800 per annum.

FREEHOLD INVESTMENT OF SEVEN APARTMENTS

Westwood Villa, 111 Abbey Road, Torquay, Devon, TQ2 5NP

On the instructions of the Executors

Currently let at £39,200 per annum



Flat 7



Flat 6

LOT 89 CONTINUED

■ Auctioneer's Note 1

A management company is in place to handle service charges, common parts maintenance and insurance. Details are available in the legal documentation.

■ Auctioneer's Note 2

We have been informed that the tenants of Flat 1 will be vacating the property at the end of this month.

■ Viewing

External only. Internal videos of Flats 6 and 7 are available on the Clive Emson website.



Communal Hallway



Flat 4

Joint Auctioneers

Bettesworths

29/30 Fleet Street, Torquay
01803 212021

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

■ Tenure

The freehold of the property is offered for sale, subject to the existing three Assured Shorthold Tenancies and one vacant apartment, the other three apartments being sold on long leaseholds. Further details will be in the legal documentation available to download from the Clive Emson website.

90

Guide: £175-180,000
* Plus Fees

HOUSE FOR REFURBISHMENT

38 King Edward Road, Gillingham, Kent, ME7 2RE

■ A bay fronted mid-terrace house situated in an established residential area, convenient for the busy town centre and mainline commuter railway station. There is a gas heating system via radiators.

■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Forecourt garden and 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
John Stockey/Chris Milne



91

**Guide: £45,000 Plus
* Plus Fees**

FORMER SEWAGE WORKS WITH POTENTIAL

*Poo Corner, Former Sewage Treatment Works,
Oaklands, Bideford, Devon, EX39 3HW*

■ An opportunity to acquire this former sewage macerator site which sits in a tucked away position in a small wooded nature reserve with walkways connecting local housing estates. The macerator is an empty and cleaned Nissen-style large steel tank currently used as a workshop with a concrete sump at lower ground level; there is also a smaller outside store.

Builders may see potential for development for either residential or commercial use, subject to all necessary consents being obtainable.



■ Planning

Planning Permission was applied for to Torridge District Council under ref: 1/0213/2020/FUL, dated 18th March 2020, for the erection of a dwelling and double garage, subject to conditions.

Further information and documentation may be downloaded from the Local Planning Authority website: torridge.gov.uk.
Tel: 01273 428711.

■ Freehold with Vacant Possession



■ Site Measurements

0.02 hectares (0.05 acres).

■ Auctioneer's Note

The mobile units on site will be removed prior to completion.

■ Directions

The land can be located using the What3Words app using [///gasp.farmer.thin](http://gasp.farmer.thin)

■ Viewings

External from the boundary.



Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

92

**Guide: £50-55,000
* Plus Fees**

FREEHOLD GROUND RENTS

*Oystergate Apartments,
Wraik Hill, Whitstable, Kent, CT5 3FT*

■ Located on the outskirts of Whitstable with good access onto the A299 (Thanet Way), this block comprises 15 flats each sold on a 970-year lease from 1st January 1999.

We understand the freeholder insures, maintains and manages the block recovering the costs from the leaseholders by way of a service charge.

■ Auctioneer's Note

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

■ Viewing

External only.

Currently let at £3,330 per annum

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



93

Guide: £95,000 Plus
* Plus Fees

LEASEHOLD RESIDENTIAL INVESTMENT IN HIGH STREET LOCATION

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

Currently let at £10,500 per annum

■ 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.

■ 314B High Street ■ Top Floor Flat

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

Let on an Assured Shorthold Tenancy, from the 22nd February 2022, and holding over on a month-to-month basis as a periodic tenancy, at a current rent of £875 per calendar month.

■ Council Tax Band B

■ 314A High Street

■ First Floor Flat

■ Tenure

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



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

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

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

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

Up to £29,999 = £750

£30,000 to £99,999 = £1,250

£100,000 to £249,999 = £1,750

£250,000 to £499,999 = £2,250

£500,000 to £749,999 = £3,500

£750,000 Plus = £5,000

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

94

Guide: £50-60,000
* Plus Fees

GRAZING AND WOODLAND EXTENDING TO OVER FOUR ACRES

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

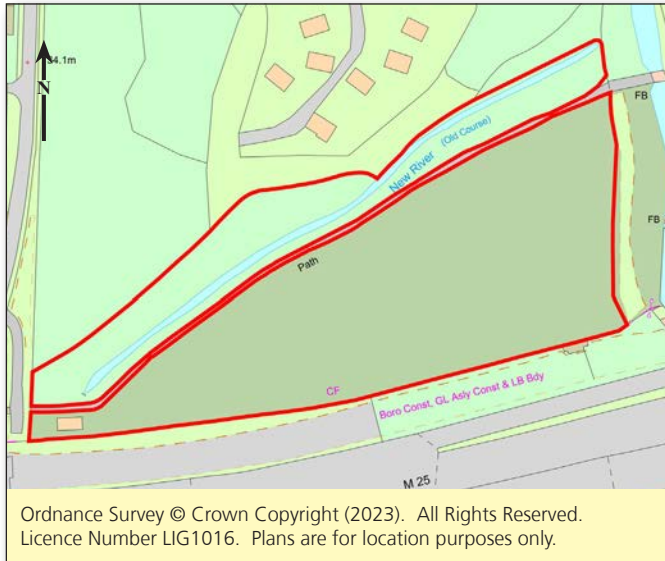
■ This leasehold parcel of land is divided into two separate parts with a public footpath running between them. Access points are located off Bulls Cross Ride to the western boundary and the land borders both the M25 to the south and the historic New River artificial waterway to the east. The land is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

■ Site Measurements

1.76 hectares (4.35 acres).



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■ Viewing

On site during daylight hours.

■ Tenure

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

■ Leasehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

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.

95

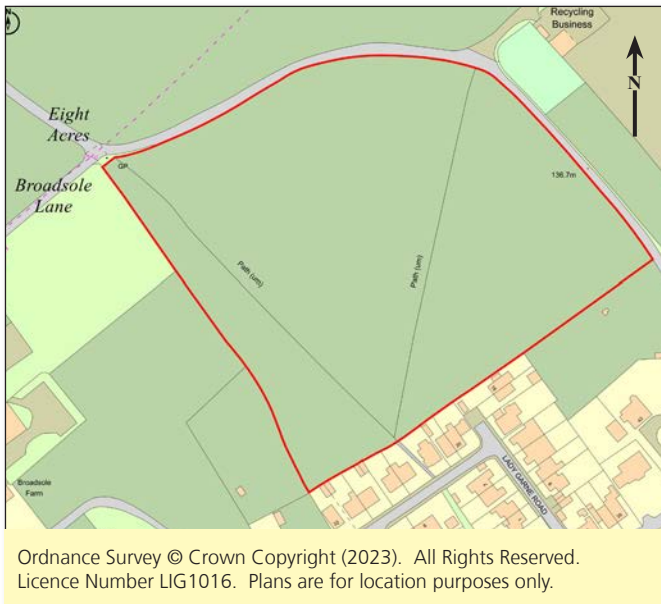
Guide: £100-110,000
*** Plus Fees**

ALMOST TEN ACRES OF LAND

*Land Off Eight Acres, Off The Street,
West Hougham, Dover, Kent, CT15 7AY*

■ A parcel of land extending to almost 10 acres with an open access at the junction of Eight Acres and Broadsole Lane to the north west of the site. It can be also be accessed by foot via one of the two public right of ways from Lady Garne Road (footpath between 22A/24 Lady Garne Road).

The land has previously been farmed for many years, however the Agricultural Tenancy is due to expire on 10th October 2023 and will therefore be offered with vacant possession upon completion.



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■ Site Measurements

The entire site extends to 3.9 hectares (9.63 acres).

■ Directions

The property can be located using the What3Words app [///spinning.jolt.apples](http://spinning.jolt.apples).

■ Postcodes

As the land does not have a postcode, the nearest are CT15 7AY for Apsley House and CT15 7BA for Lady Garne Road.

■ Auctioneer's Note

According to HM Land Registry, the land is known as Land Lying to the North East of Broadsole Lane.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

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.



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96

Guide: £220,000 Plus
* Plus Fees

OFFICES PREMISES AND PARKING WITH POTENTIAL

*The Signal House, Evesham Railway Station, High Street,
Evesham, Worcestershire, WR11 4EJ*

■ A rare opportunity to acquire this spacious single-story detached building with parking for five vehicles, located opposite Evesham Railway Station just off Evesham High Street and giving easy access to rail networks and local amenities.

The property is likely to be of interest to those looking for a unique property for office/retail use or others who may consider sub-division or change of use to residential, subject to all necessary consents being obtainable.



■ Accommodation

Entrance reception area, separate office, three walk-through open office areas, kitchen and ladies and gents toilet.

■ Outside

There are five parking spaces.



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■ Auctioneer's Note

For information relating to the rateable value and other available data go to www.gov.uk/correct-your-business-rates and enter the postcode for the property into the appropriate search field.

■ Local Planning Authority

Worcester City Council.
Tel: 01903 722233.
Website: worcestershire.gov.uk.

■ Directions

The property can be located via the What3Words app using [///plenty.viewer.fictional](http://plenty.viewer.fictional)

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

97

Guide: £180-200,000
* Plus Fees

FIFTH OF AN ACRE PLOT WITH PLANNING FOR A DETACHED CHALET BUNGALOW

*Land on the North Side Of 211 Baring Road,
Cowes, Isle Of Wight, PO31 8ER*

■ Situated a short distance from the Solent and occupying a semi-rural location on the edge of Cowes, this freehold building plot measures 0.07 hectares (0.19 acres).

The land is offered with the benefit of Planning Consent for the construction of a detached chalet bungalow, an impression of which is visible in the illustrative Computer-Generated Imagery shown.

■ Planning

A Planning Application to the Isle of Wight Council under ref: 20/02026/FUL was approved, under Appeal Ref: APP/P2114/W/21/3278577, dated 13th June 2022, for six detached dwellings, formation of vehicular accesses, parking and landscaping at the land to the North of Greenacres (formerly Baring Road, Cowes, Isle of Wight, PO31 8ER) in accordance with the term of Application Ref: 2014/02026/FUL, dated 18th November 2020, subject to conditions set out in the schedule to this decision.



Above: CGI of the Proposed Rear Elevation

■ Auctioneer's Note

A formal Mortgage Valuation report, prepared in August 2023 indicates a site value of £235,000 and an estimated value of £700,000 for the newly completed bungalow. A copy of the report will be available to download from the Clive Emson website.



CGI of the Site & Proposed Bungalow



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■ 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

98

Guide: £300,000 Plus
* Plus Fees

FREEHOLD BLOCK OF FLATS FOR INVESTMENT

232 Hythe Road, Willesborough, Ashford, Kent, TN24 0QS

Currently let at £26,700 per annum

■ Situated in the popular Willesborough district of Ashford is this substantial semi-detached house arranged as two flats and a maisonette. The entire property is let, and it is understood there may be potential to increase these up to market rent value.

The building has double glazed windows and the lower ground floor flat and upper maisonette have gas heating systems via radiators. The ground floor has electric heating.

■ Lower Ground Floor Flat

Private entrance, entrance hall, living room/bedroom, kitchen/breakfast room and shower room with W.C.

■ Outside

Sole use of garden to rear.

■ Council Tax Band A

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £650 per calendar month. The tenant has been in occupation for over 20 years.

■ Ground Floor

Communal entrance for ground floor flat and maisonette.

■ Ground Floor Flat

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

■ Council Tax Band A

■ Tenancy

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

■ Maisonette

■ First Floor

Landing, living room, kitchen/dining room, shower room with wash-hand basin and separate W.C.

■ Second Floor

Landing and two bedrooms.

■ Council Tax Band B

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £825 per calendar month.



■ Auctioneer's Note

There may be potential to extend to the rear, subject to all necessary consents being obtainable.

■ Local Planning Authority

Ashford Borough Council.
Tel: 01233 330264.
Website: ashford.gov.uk.

■ Outside

Parking to front.

■ Viewing

External only.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer/Kevin Gilbert

Our Marketing

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

essential
information group



proplis
.com

Zoopa.co.uk

onTheMarket.com

PrimeLocation.com



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

99

Guide: £800-850,000
* Plus Fees

HOTEL WITH PLANNING FOR PARTIAL DEMOLITION; EIGHT TWO-BEDROOM APARTMENTS AND RETENTION OF A SMALLER BOUTIQUE HOTEL

Curraghmore Hotel, 22 Hope Road, Shanklin, Isle Of Wight, PO37 6EA

■ Situated in an elevated location on Hope Road, with the benefit of splendid sea views over Sandown Bay, the Curraghmore has traded as a successful seaside hotel for many years. A significant extension to the side of the existing building was added, we believe, in the 1970s. Taking account of modern trends and holiday requirements, the Curraghmore is now offered with Planning Consent to demolish the side extension to retain a smaller boutique hotel in what was the original building on the site.

The space to side of the hotel has Planning Consent for the construction of a block of eight, two-bedroom apartments which will all enjoy sea views and are considered ideal for re-sale into the local property market or, perhaps, retention for their income producing potential either from traditional letting or holiday use.

The existing hotel offers extensive accommodation



to include 20 en-suite bedrooms. The new apartments will feature an open-plan living room/kitchen, two bedrooms, one with en-suite facilities and balconies.

Extending to 0.19 hectares (0.47 acres), the existing site enjoys rear vehicular access to a substantial car park via Beatrice Avenue and a parking area will be retained for both the hotel and new apartment building.



■ Planning

Planning Permission has been granted by Isle of Wight Council under ref: 21/01491/OUT, dated 31 March 2023 for demolition of extension; refurbishment of existing hotel; outline for two/three storey block of eight apartments with parking (revised scheme). A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, iow.gov.uk. Tel: 01983 823552.

■ Tenure

Majority freehold with vacant possession with the strip coloured brown held under the terms of a 960-year lease from 25th March 1915 at a ground rent of £5 per annum.



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*Library Photographs
Provided by the Seller*

Joint Auctioneers

Hose
Rhodes
Dickson

138 High St.,
Newport
01983
527727

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

100

Guide: £215-225,000
* 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



01245 205778

Property Contact
Paul Bridgeman

Legal Documentation

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

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

101

Guide: £450,000 Plus
* Plus Fees

FREEHOLD INVESTMENT WITH PLANNING FOR DETACHED HOUSE TO THE REAR

112, 112A, 112B, 112C & 112D 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.



Currently let at £34,950 per annum
Plus planning 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.



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LOT 101 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

43 Castle Hill Ave, Folkestone
01303 226622

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

102

Guide: £100-110,000
* Plus Fees

Currently let at
£13,110 per annum

■ An attractive and substantial period property situated in the busy town centre.

In recent years the building was converted to provide a pair of ground floor retail units with nine self-contained flats above, together with parking at the rear.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Jon Rimmer

TOWN CENTRE COMMERCIAL AND GROUND RENT INVESTMENT

Brenchley House, 75-77 High Street, Sittingbourne, Kent, ME10 4AW



■ Ground Floor

■ Unit 1

■ Tenancy

Let on a commercial lease for a term of five years from 13th June 2023 at a rental of £6,060 per annum.

■ Unit 3

■ Tenancy

Let on a commercial lease for a term of five years from 13th June 2023 at a rental of £5,700 per annum.

■ Upper Floors

■ Tenure

Each flat is sold on ground leases for a term of 125 years from 25th March 2021.

■ Auctioneer's Note

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

103

Guide: £130,000 Plus
* Plus Fees

**FLAT FOR
INVESTMENT
OR OCCUPATION**

*23A Redhills Close,
Exeter, Devon, EX4 1SD*

■ This first floor two-bedroom flat is situated in an elevated position providing views to the city over the rooftops and surrounding countryside, on the outskirts of St Thomas, close to local shops and amenities.



■ Ground Floor

Secure entry to communal stairs.

■ First Floor

Landing, store room and front door to hallway, living room with door to private balcony, kitchen, two bedrooms and shower room.

■ Outside

Rear outside brick store and rear garden area.

■ Council Tax Band A

■ Tenure

Remainder of a 215-year lease from April 1985.

■ Leasehold with Vacant Possession

Viewing By Arrangement With



68 South Street, Exeter
01392 354488

Further Information From



01392 366555

Property Contact
Audrey Smith

104

Guide: £140,000 Plus
* Plus Fees

**WELL-
PRESENTED
FLAT**

*32 Queripel Close, Tunbridge Wells,
Kent, TN2 3GH*

■ A well presented one-bedroom apartment on the second floor of this purpose built block. The flat is conveniently located for High Brooms railway station, Grosvenor and Hilbert Park and Tunbridge Wells town centre with its various local and national retailers and further amenities.



■ Second Floor

Entrance hall, open-plan kitchen and living room, a bathroom with W.C. and a bedroom.

■ Outside

One allocated parking space.

■ Tenure

Remainder of a 155-year lease, from 1st December 2005, at a ground rent of £137.50 every six months.

■ Council Tax Band C

■ Leasehold with Vacant Possession

Viewing By Arrangement With



01622 608400

Property Contact
Chris Milne

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105

Guide: £180-190,000
* Plus Fees

HOUSE AND DEVELOPMENT SITE FOR INVESTMENT WITH PROTECTED STATUTORY TENANT

69 Hawthorn Road, Strood, Rochester, Kent, ME2 2HP

Currently let at
£8,840 per annum

■ A semi-detached house standing on a corner plot situated in an established residential area. The property has replacement uPVC double-glazed windows and a recently installed gas heating system via radiators.

■ Ground Floor

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

■ First Floor

Landing and three bedrooms.

■ Outside

Gardens to front, side and rear.

■ Tenancy

Let to a Protected Statutory Tenant at a Registered Rent of £170 per week, effective from 29th November 2022.



■ Council Tax Band C



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■ Planning

Planning Permission has been granted by Medway Council, on Appeal under ref: ME/20/112, dated 30th April 2021, for erection of a detached two-bedroom house in the side garden, subject to conditions.

Please note: This area of garden is currently within the tenancy of the Protected Statutory Tenant.

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

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

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

106

Guide: £130-135,000
* Plus Fees

LAND WITH PLANNING FOR A PAIR OF SEMI-DETACHED HOUSES

Land Adj. 43 St. James Road, Isle Of Grain, Rochester, Kent, ME3 0BU

■ A freehold site forming the side garden of 43 St James Road situated in the village of Grain with views from the frontage across St James Park. Planning Consent has been granted for development of the site with a pair of semi-detached houses.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



■ Proposed Accommodation

Each of the semi-detached houses will provide the following:

■ Ground Floor

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

■ First Floor

Landing, bedroom 1 with en-suite shower room, two further bedrooms and family bathroom.

■ Planning

Planning Permission has been granted by Medway Council under reference MC/22/2264, dated 18th November 2022, for demolition of the existing garages and construction of a pair of semi-detached houses with associated parking and formation of a new driveway and cross over to Number 43, subject to conditions.

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

■ Viewing

Interested parties may view directly on site during daylight hours.

■ Freehold with Vacant Possession

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.

107

Guide: £310-330,000
* Plus Fees

LINK-DETACHED THREE-BEDROOM HOUSE FOR REDECORATION

72 Williamson Road, Lydd-on-Sea, Romney Marsh, Kent, TN29 9NZ

■ Situated between New Romney and Dungeness is the small village of Lydd-on-Sea. 72 Williamson Road is located a short walk from the coastline, Dungeness Shingle Desert and a short drive to the RSPB Dungeness Nature Reserve.

The towns of Greatstone and New Romney offer a variety of facilities with the A2070 providing access to Ashford.

This link-detached house has double glazed windows, and mains gas heating system via radiators. It is now in need of redecoration and general improvement.

■ Ground Floor

Entrance hall, open plan kitchen/living room with patio doors to decked patio.

■ First Floor

Landing, three bedrooms and bathroom/W.C.



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

■ Outside

Front garden incorporating driveway leading to garage, rear garden with decked patio area and access to shed/bar and steps down to a further garden area, decked area and summer house.

■ Freehold with
Vacant Possession

■ Council Tax Band C



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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.

Guide: £50,000 Plus
* Plus Fees

COTTAGE FOR UPDATING WITH DEVELOPMENT POTENTIAL

Tregilly Cottage, Trewennack, Helston, Cornwall, TR13 0PQ

■ Situated in the pleasant hamlet of Trewennack, just off the A394 between Helston and Falmouth, is this detached cottage with large gardens and garage. Tregilly Cottage now requires an extensive course of updating and, post works, would be a superb family home.

■ Planning

A Pre-application Advice has been received from the Cornwall Council, under reference PA21/00222/PREAPP, dated Monday 28th June 2021, for demolition of the existing dwelling and replace in a more central location on the plot of land.

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.

■ Council Tax Band C

■ Auctioneer's Note

At the time of publication the Auctioneers have been unable to internally inspect all of the property. Interested applicants should rely on their own investigations to verify the accommodation.



■ Site Measurements

The site extends to approximately 0.09 hectares (0.21 acres).

■ Directions

The property can be located via the What3Words app using: [///data.fortnight.remodels](https://www.what3words.com/#!/data/fortnight.remodels)

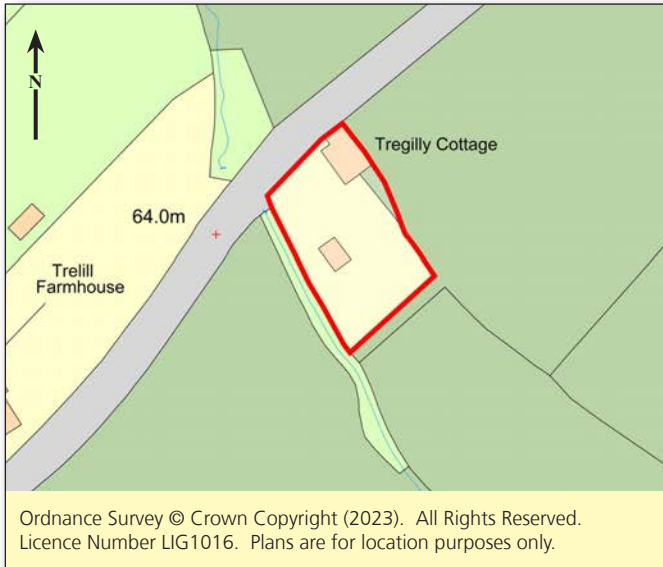
■ Viewing

Viewings are by appointment only and we advise all interested parties that access may be extremely limited with some areas deemed



unsafe. Therefore, we stress all parties take care when entering and leaving the property.

■ Freehold with Vacant Possession



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Instructions Received From



Viewing By Arrangement With



01392 366555

Property Contact
Katie Semmens

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109

Guide: £120,000 Plus
* Plus Fees

FLAT FOR IMPROVEMENT WITH FREEHOLD AND VACANT BASEMENT WITH POTENTIAL

*Flat D (Plus Freehold), Percy House, Percy Road,
Cliftonville, Margate, Kent, CT9 2DR*

■ A first floor three-bedroom flat to be sold with the freehold and a vacant basement which has five rooms, all with head height.

The property is situated close to Margate seafront and also includes three further flats which have been sold on long leases with 62-years remaining. The flat is in need of improvement, but has its own private entrance, high ceilings and well proportioned accommodation.

The basement has its own access via the rear garden and has potential for a variety of schemes, subject to all necessary consents being obtainable.



Basement

■ Flat B

■ Tenure

Sold on a 99-year lease, from 9th December 1986, at a current ground rental of £25 per annum.

■ Flat C

■ Tenure

Sold on a 99-year lease, from 9th December 1986, at a current ground rental of £25 per annum.

■ Flat D (Vacant)

Ground floor and first floor entrance.

■ First Floor

Landing, kitchen/living room, three bedrooms, bathroom and separate W.C.

■ Tenure

Remainder of a 99-year lease from 19th December 1986 at a ground rental of £25 per annum.

■ Council Tax Band A

■ Flat E

■ Tenure

Sold on a 99-year lease, from 9th December 1986, at a current ground rental of £25 per annum.

■ Basement

Five rooms.

■ Outside

Garden to rear.



*Living Room with
Arch to Kitchen*

■ Auctioneer's Note 1

The whole freehold interest is to be offered with three flats sold on long leases and Flat D vacant.

■ Auctioneer's Note 2

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.

■ Auctioneer's Note 3

We understand each flat has a ground rental of £25 per annum, however, this has not been collected by the current owner.

■ Local Planning Authority

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

■ Freehold with Part Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

110

Guide: £425-435,000
* Plus Fees

LAND WITH PLANNING FOR FOUR HOUSES

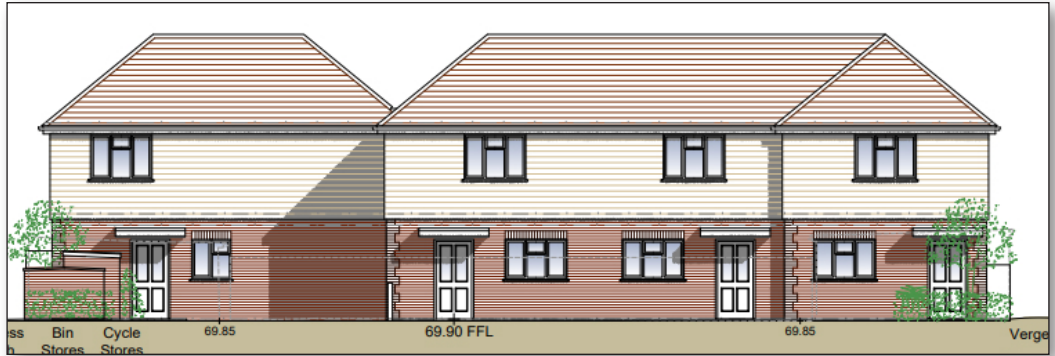
Land Rear Of 31-35 Ebbisham Road, Epsom, Surrey, KT18 7NS

■ A rectangular shaped site situated in an established residential area with Planning Permission granted for the development of a terrace of four, two-bedroom houses.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
John Stockey/Chris Milne



Proposed West (Front) Elevation



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■ Planning

Planning Permission has been granted (on Appeal), by the Epsom & Ewell Borough Council, under original planning application ref: 20/01882/FUL, dated 26th April 2022, for development of the site with, four two-bedroom dwellings, subject to conditions.

A copy of the Planning Permission and accompanying documents may be downloaded from the Local Planning Authority website: epsom-ewell.gov.uk. Tel: 01372 732000.

■ Site Measurements

The site extends to 0.07 hectares (0.18 acres).

■ Viewing

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

■ Freehold with Vacant Possession

111

TWO-BEDROOM HOUSE FOR REFURBISHMENT

Guide: £160,000 Plus
* Plus Fees

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



Castle Street,
Dover
**01304
246111**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400
Property Contact
Jon Rimmer

112

FREEHOLD GROUND RENTS

Guide: £35-38,000
* Plus Fees

61/63 High St., and 1A, 1B & 1C Middletune House, Milton Regis, Sittingbourne, ME10 2AD

Currently let at £975.50 per annum

■ A large converted property providing five self-contained flats each sold on a ground lease for various terms.

The lease for each flat (with the exception of 63 High Street) contains a rent review provision for the ground rental to be increased on every sale of the flats (assignment or transfer) by an amount which is 0.5% of the difference between the price the flat is sold for and the original sale price in 1981. Copies of the leases will be available to download from the Clive Emson website.



■ **61 High Street Tenure**

Sold on a 125-year lease from 17th October 2017 at a ground rental of £79 per annum.

■ **63 High Street Tenure**

Sold on a 145-year lease from 29th March 2023 at a peppercorn ground rental.

■ **1A Middletune House Tenure**

Sold on a 99-year lease from January 1981 at a ground rental of £38.75 per annum.

■ **1B Middletune House Tenure**

Sold on a 125-year lease from 29th September 2017 at a ground rental of £611.50 per annum.

■ **1C Middletune House Tenure**

Sold on a 125-year ground lease from 10th December 2018 at a current ground rental of £246.25 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
John Stockey/Jon Rimmer

113

Guide: £85,000 Plus
* Plus Fees

GROUND FLOOR STUDIO FLAT FOR INVESTMENT

Flat 4, The Willows, 255 Twyford Avenue, Portsmouth, PO2 8NU

Currently let at £8,700 per annum

■ This well presented ground floor studio flat is located in The Willows, a large purpose built block in Stamshaw. Offering excellent links to public transport as well as easy access in and out of the City (via the M275 or A3/A27 road networks), the property is located close to the Mountbatten Centre, Alexandra Park and Tipner shoreline. The flat is currently let and is producing a worthwhile income.



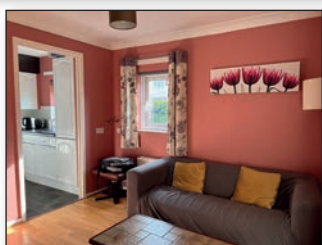
■ Ground Floor

Entrance hall, studio room offering space for bed and sofa, kitchen, bathroom with shower cubicle, storage and utility cupboards. Access to communal gardens.

■ Tenancy

Let on an Assured Shorthold Tenancy for 12 months, from 29th June 2023, at a current rental of £725 per calendar month. The tenant also pays an additional £74 per month as a contribution for the communal gas and water supply.

■ Council Tax Band A



■ Tenure

Remainder of a 999-year lease from 1st January 2010. Further details of the lease and service charge will be included in the legal documentation available to download from the Clive Emson Website.

Joint Auctioneers



52 Osborne Rd,
Southsea

02392
607008

Viewing By Arrangement With



01489 564606

Property Contact
Joe Rocks/Rob Marchant

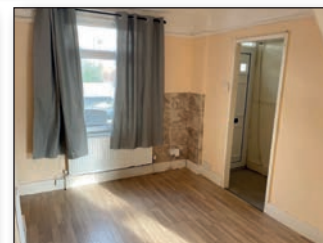
114

Guide: £125-130,000
* Plus Fees

THREE-BEDROOM HOUSE FOR IMPROVEMENT

67 Lowther Road, Dover, Kent, CT17 0BE

■ A mid-terrace house now in need of improvement and updating, situated in a popular road in the Tower Hamlets area of Dover. The property has a gas heating system via radiators and the majority of windows are double glazed.



■ Ground Floor

Entrance hall with stairs to first floor, living room, kitchen and bathroom with W.C.

■ First Floor

Landing and three bedrooms. Bedroom two has a further door with stairs to a loft room.

■ Outside

Small front garden and rear garden.

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers



Orbital Park, Ashford
01233 501601

Viewing By Arrangement With



01622 608400

Property Contact
Kevin Gilbert

115

Guide: £45,000 Plus
* Plus Fees

TWO-BEDROOM GROUND FLOOR RETIREMENT FLAT

Flat 7, Laurel Court, 24 Stanley Road, Folkestone, Kent, CT19 4RL

■ Situated in Laurel Court, close to Cheriton High Street, with its range of amenities including shops, cafes and other facilities, is this well presented age-restricted two-bedroom ground floor flat. Laurel Court has a 24-hour on-site manager.



■ Ground Floor

Communal entrance with lift and stair access to upper floors. Private entrance, hallway, living room with door to rear communal gardens, kitchen, two-bedrooms and a wet room with W.C.

■ Communal Facilities

Residents living room and restaurant, guest suite, gardens with outside seating area and car parking forecourt.

■ Leasehold with Vacant Possession

■ Tenure

Remainder of a 125-year lease from 1st September 2007. A copy of the lease and further information will be available to download from the Clive Emson website.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman/Kevin Gilbert

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Guide: £300,000 Plus
* Plus Fees

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

■ 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 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 of £350 per calendar month.

■ Council Tax Band A

■ Flat 2

■ First Floor

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



■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £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 of £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

■ Tenancy

Let at a current rental of £60 per calendar month.



■ Local Planning Authority

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

■ Viewing

External only.

■ Freehold with Part Vacant Possession



Viewing By Arrangement With

miles&barr
YOUR PROPERTY AGENT

1 The Links, Herne Bay
01227 499500

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

117

Guide: £100,000 Plus
* 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



■ 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 seven years of their ownership.

■ Tenure

Remainder of a 999-year lease from 27th September 2002.

■ Leasehold with Vacant Possession

Joint Auctioneers



15 High Street, Maldon
01621 841011

Viewing By Arrangement With



01245 205778

Property Contact
Paul Bridgeman

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118

Guide: £475,000 Plus
* Plus Fees

SUBSTANTIAL PERIOD PROPERTY FOR UPDATING IN DESIRABLE LOCATION

The Paddock, The Drive, Chestfield, Whitstable, Kent, CT5 3NS

■ A large semi-detached period property located on a desirable private road in the village of Chestfield (close to Whitstable) with good access to the A299 (Thanet Way). There are exposed beams throughout the property which is now in need of some improving and is considered well worth the works.

The house is in a sought after area close to local supermarkets, amenities and Chestfield and Swalecliffe mainline railway station.

■ Ground Floor

Entrance hall/reception, kitchen, living room and dining room.

■ First Floor

Large landing, four bedrooms and bathroom with shower and W.C.

■ Outside

Gated drive to front with off-road parking and garden to rear with outside W.C. and boiler room. Detached garage.

■ Council Tax Band F



■ Freehold with Vacant Possession



Main Bedroom

Joint Auctioneers

112 High Street,
Whitstable

W&B

01227
389998

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

119

Guide: £425,000 Plus
* Plus Fees

DETACHED FOUR-BEDROOM PERIOD PROPERTY FOR REFURBISHMENT

*Phoenix Cottage, 248 Red Hill, Watringbury,
Maidstone, Kent, ME18 5LD*

■ A detached house located on Red Hill, on the outskirts of the popular villages of Watringbury and Teston. The property has plenty of period features including attractive inglenook fireplace in the living room and exposed beams throughout. Outside there is a deceptively large garden and parking to the front as well as a garage.

■ Ground Floor

Entrance floor, sitting room, living room with inglenook fireplace, dining room, kitchen, bedroom and shower room with W.C.

■ First Floor

Three bedrooms, bathroom and separate W.C.

■ Outside

Parking to front and garage. L shaped garden to side.



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■ Council Tax Band F

■ Freehold with Vacant Possession

Joint Auctioneers



King Street, Maidstone
01622 756703

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

120

Guide: £150-160,000
* Plus Fees

THREE-BEDROOM END-TERRACE HOUSE

250 Beaver Road,
Ashford, Kent, TN23 7SP

■ Situated on the southern side of Ashford with its comprehensive facilities including International railway station, The Designer Outlet Centre, Ashford College and town centre beyond. Ashford also has three motorway junctions - Junction 9, 10 & 10A. This end-terrace house, for further improvement and, possibly some repair, has some double glazed windows and a gas heating system via radiators



■ Ground Floor

Entrance hall, living room with bay window to front, dining room, kitchen, rear lobby with access to garden and bathroom/W.C.

■ First Floor

Landing, bedroom one with en-suite shower and wash hand basin, bedrooms two and three.

■ Outside

Front garden, side pedestrian access leading to long rear garden.

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers

**GOULD
HARRISON**

1 Middle Row, Ashford
01233 646411

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400
Property Contact
Kevin Gilbert

121

Guide: £15-16,000
* Plus Fees

FREEHOLD LOCK-UP GARAGE NEAR CITY WALLS

Garage 6, Rhodaus Close,
Canterbury, Kent, CT1 2RG

■ Situated just outside the City Walls in Rhodaus Close which also lies within close proximity to Canterbury East railway station. Garage 6 is a single lock-up garage within a block of similar garages.



Above:
General view of
garage block

■ Viewing

Interested parties may view directly on site during daylight hours.



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Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400
Property Contact
Kevin Gilbert

122

Guide: £130-140,000
* Plus Fees

TWO-BEDROOM SEMI-DETACHED HOUSE FOR INVESTMENT

127 Charlotte Street,
Sittingbourne, Kent, ME10 2JX

Currently let at £9,600 per annum

■ A two-bedroom semi-detached property well located for Sittingbourne's town centre and its mainline railway station. The property is in a fair order with double glazed windows and gas heating.



■ Ground Floor

Living room, dining room, kitchen.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Outside

Garden to side and rear.

■ Tenancy

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

■ Council Tax Band B

■ Viewing

External only.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

123

Guide: £125-135,000
* Plus Fees

WELL PRESENTED FLAT WITH BALCONY AND SEA VIEWS

Flat 29, Northumberland Court,
Northumberland Ave, Margate, CT9 3BS

■ A well-presented two-bedroom flat on the third floor of this seafront block. It is to be offered with vacant possession, has been refurbished to a good standard and has a large balcony with uninterrupted sea views, accessed through the living room and both bedrooms.

The property has double glazed windows, an electric heating system and we have been informed that all contents will remain.



■ Ground Floor

Communal entrance.

■ First Floor

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

■ Outside

Balcony with sea views. Parking to rear.

■ Tenure

Remainder of a 999-year lease with a share of the freehold. Further information will be available to download from Clive Emson Auctioneers' website.

■ Council Tax Band B

■ Leasehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

124

Guide: £5,000 Plus
* Plus Fees

APPROXIMATELY THREE-QUARTERS OF AN ACRE OF WOODLAND

Woodland Off Sandy Lane, Wokingham, Berkshire, RG41 4SZ

■ Located in the attractive village of Barkham, close to the larger town of Wokingham, this parcel of woodland extends to 0.31 hectares (0.77 acres).

■ Viewing

Interested applicants may view on site at any reasonable time.

■ Freehold



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Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



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Guide: £450,000 Plus
* Plus Fees

FOUR-BEDROOM HOUSE FOR COMPLETION IN POPULAR SETTING

5 Hurst Point View, Totland Bay, Isle of Wight, PO39 0AZ

■ This freehold house, which requires completion, is situated just off the roundabout junction of Avenue Road, The Broadway and Colwell Road towards the western end of the Isle of Wight at Totland Bay. The house is a short drive from The Needles and Yarmouth, with all of its boating and other amenities, including the car ferry connection to Lymington, while Freshwater with all of its shopping and other amenities is also situated close by.

The current owners are reluctant sellers due to a change of circumstances, having brought the existing build to a significant level of completion. The new owners will have the advantage of deciding on the final fit out prior to occupation, offering the opportunity to decide on all the finishing touches and final colour schemes.

Offering off-road parking and a front garden area, you enter into an impressive entrance hall with stairs to first floor. The ground floor offers a living room with sliding patio doors to the garden, a shower room and kitchen/



dining room with views out the front and rear of the property. Upstairs the layout offers four bedrooms, one with an en-suite, and an additional family bathroom on the large landing. The understairs cupboard houses a 'Cat 5' internet hub feed to all rooms, as desired.

Once completed the home will be ideal for owner occupation, or a weekend retreat or holiday home, particularly in view of the proximity of the mainland ferry connection.



Joint Auctioneers

SPENCE
WILLARD

Tennyson Rd,
Freshwater

01983

756575

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Rob Marchant

■ Proposed Accommodation ■ Ground Floor

Entrance Hall, living room, kitchen dining room, shower room and understairs storage.

■ First Floor

Large Landing, principle bedroom with en-suite, 3 further bedrooms and bathroom.

■ Outside

Off-road parking to front, front garden and fully enclosed garden to side and rear, in need of landscaping upon completion.

■ Planning

Planning has been granted by Isle of Wight Council under ref:19/01532/FUL dated 3rd December 2019 for the demolition of 2no residential properties; proposed single residential dwelling with off street parking.

A copy of the planning consent and accompanying documents may be downloaded from the Isle of Wight Council website: iow.gov.uk. Tel: 01983 823552.

■ Freehold with Vacant Possession

126

Guide: £15,000 Plus
* Plus Fees

THREE-BEDROOM CHALET

*Chalet K240 Camber Holiday Village, Camber Sands Leisure Park,
New Lydd Road, Camber, Rye, East Sussex, TN31 7RT*

■ A well presented semi-detached chalet situated in the popular Camber Sands Holiday Park with facilities including a choice of four swimming pools, sauna, solarium, all-weather sports courts, adventure playground and evening entertainment. The property is one of a few chalets on the Park that have been extended to create a third bedroom and refurbished throughout.

Camber is located approximately five miles from the town of Rye which offers a variety of restaurants, pubs, local shops and amenities, as well as railway station.

■ Accommodation

Open-plan living room/dining room/kitchen, three bedrooms and bathroom with W.C.

■ Auctioneers Note

We have been advised by the Seller's solicitor that the landlord does not wish to exercise their right to pre-emption in accordance with the clause in the lease.

■ Council Tax Band A

■ Tenure

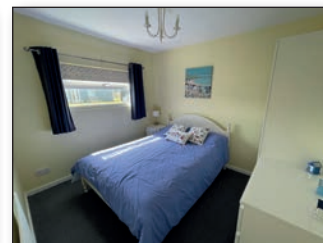
Remainder of a 50-year lease from and including 11th February 2013.

■ Leasehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne



127

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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■ 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

128

Guide: £90,000 Plus
* Plus Fees

FORMER FUNERAL PARLOUR WITH POTENTIAL

15 Duncombe Street, Kingsbridge, Devon, TQ7 1LR

■ A two-storey end-terrace building with single storey lean-to car port and driveway parking. The ground floor was formerly used as a funeral parlour with the first floor accessed from the rear via a courtyard with external staircase, to a large open-plan room that was formerly used as a carpenter's workshop.

The property is likely to be of interest to those looking for offices/workshop store or to builder developers who may see potential for change of use and sub-division into residential units, subject to all necessary consents being obtainable.

■ Ground Floor

Main reception, kitchen/staff room, W.C., office, a chapel of rest and mortuary.

■ First Floor

Large open plan workshop room with mezzanine.

■ Outside

Driveway, lean-to car port with parking and rear walled courtyard.

■ Auctioneer's Note 1

For information relating to the rateable value and other available data go to www.gov.uk/correct-your-business-rates and enter the postcode for the property into the appropriate search field.



■ Auctioneer's Note 2

We have been informed by the Seller that the property is to be sold subject to a Restrictive Covenant relating to residential use. Further information be available to download from the Clive Emson website.

■ Local Planning Authority

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

■ Directions

The property can be located using What3Words ref: [///caravans.tortoises.shave](https://www.what3words.com/)

■ Freehold with Vacant Possession



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Joint Auctioneers

**Hartnell
TaylorCook**

Redland Hill, Redland, Bristol
0117 923 9234

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Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

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.

129

Guide: £390-410,000
* Plus Fees

THREE-BEDROOM PERIOD PROPERTY IN POPULAR LOCATION

2 Little Boys Hall, Boys Hall Road,
Willesborough, Ashford, Kent, TN24 0LA

On the instructions of the Power of Attorney

■ This charming period house is one of three converted from the original hall house and has a country style kitchen, with Rangemaster oven, exposed beams and brickwork and a fireplace in the living room. It has an oiled fired heating system via radiators, as well as a wine cellar (three interconnecting rooms) accessed from the garden.

2 Little Boys Hall is situated in the popular location of Willesborough, a short drive to Ashford International Railway station, William Harvey hospital, designer outlet and town centre.

■ Ground Floor

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

■ First Floor

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

■ Outside

Driveway, garage, gardens incorporating patio area and access to cellar.

■ Measurements

The entire plot extends to 0.12 hectares (0.28 acres)

■ Auctioneer's Note

Prospective purchasers wishing to view the property are recommended to park in one of the neighbouring roads and walk to the property.



■ Council Tax Band D

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert/Chris Milne



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130

Guide: £250,000 Plus
* Plus Fees

COMMERCIAL PROPERTY AND YARD WITH PLANNING

40 Alderford Street, Sible Hedingham, Halstead, Essex, CO9 3HX

■ A parcel of land and commercial units situated adjacent the picturesque Alderford Water Mill in the north Essex village of Sible Hedingham.

The yard has four lock-up units plus an office as well as a yard area behind lockable gates. Planning Permission has been granted for an executive-style house designed by Melville Dunbar Associates.

■ Planning

Planning Permission has been granted by Braintree District Council, under ref: 20/01619/FUL, dated 10th March 2021, for demolition of existing office and warehouses and construction of one dwelling with garage, private open space, access, parking spaces, foul and surface water drainage and landscaping, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, braintree.gov.uk. Tel: 01376 552525.



■ Proposed Accommodation

■ Ground Floor

Entrance reception hallway, living room, cloakroom/W.C., dining room, kitchen/breakfast room and utility room.

■ First Floor

Landing, bedroom one with en-suite, bedroom two with en-suite, bedroom three and bathroom (also accessible from bedroom three).

■ Attic Level

Landing, eaves storage, bedroom four with en-suite shower room.

■ Site Measurements

The site extends to 0.14 hectares (0.36 acres).

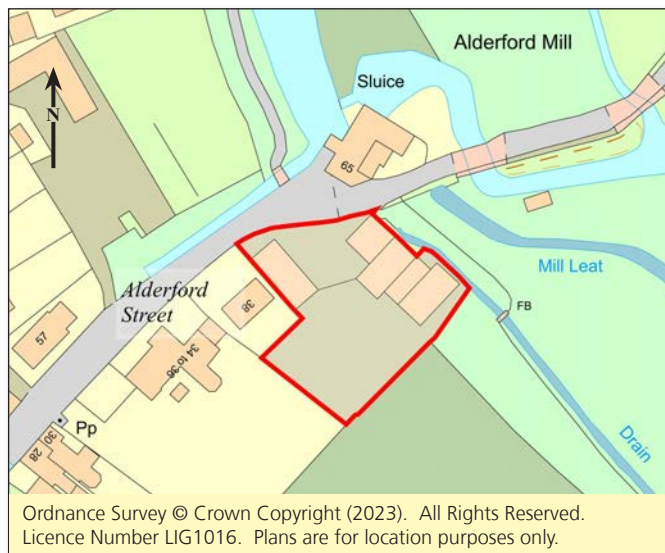


Proposed Side Elevation

■ Auctioneer's Note

We have been informed by the Seller the property is to be sold subject to the contents of a Phase II Environmental Report, available in the legal pack, and a restrictive covenant limiting its development to a single dwelling house.

■ Freehold with Vacant Possession



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Joint Auctioneers

NP NICHOLAS PERCIVAL

London Road, Stanway

01206 563222

Viewing By Arrangement With

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

131

Guide: £130-140,000
* Plus Fees

FORMER COMMUNITY CENTRE WITH POTENTIAL

55 New Road, Minster-on-Sea, Sheerness, Kent, ME12 3PU

On the instructions of Swale Borough Council

■ A single storey prefabricated building under a flat roof, with forecourt, providing off-street parking and an enclosed area to the rear.

The former New Road Community Centre is situated within a residential housing estate south of Minster Road and the village centre. The property is in need of some modernisation and repair, and may offer alternative uses, subject to all necessary consents being obtainable.

■ Accommodation

Main hall area, three rooms, store, kitchen and W.Cs.

■ Local Planning Authority

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



■ Auctioneer's Note

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



■ Site Measurements

The site extends to approximately 0.05 hectares (0.12 acres).

■ Freehold with Vacant Possession

Instructions Received From

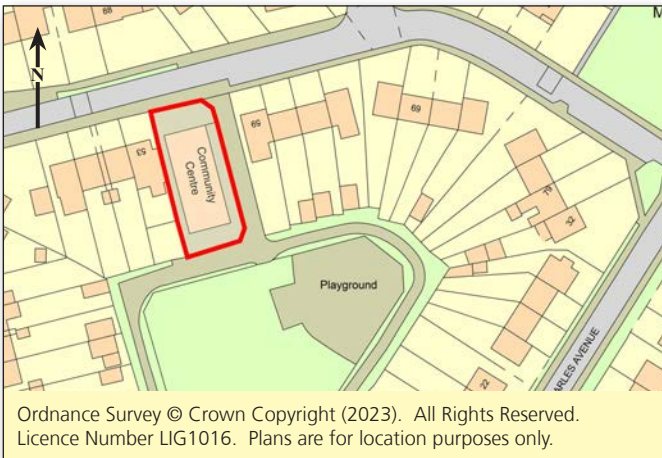


Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

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.

132

Guide: £15,000 Plus
* Plus Fees

FREEHOLD LAND WITH POTENTIAL

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

■ Two parcels of land bordering a small private estate on the outskirts of the popular town of Chudleigh but still in 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.

■ Auctioneer's Note

The land is being sold subject to an Overage Deed. Further information will be included in the legal pack available to download from the Clive Emson website.



■ Local Planning Authority

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

■ Directions

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

■ Viewing

On site during daylight hours.

■ Site Measurements

The total site area extends to approximately 0.2 hectares (0.5 acres).

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Tom Lowe/Audrey Smith

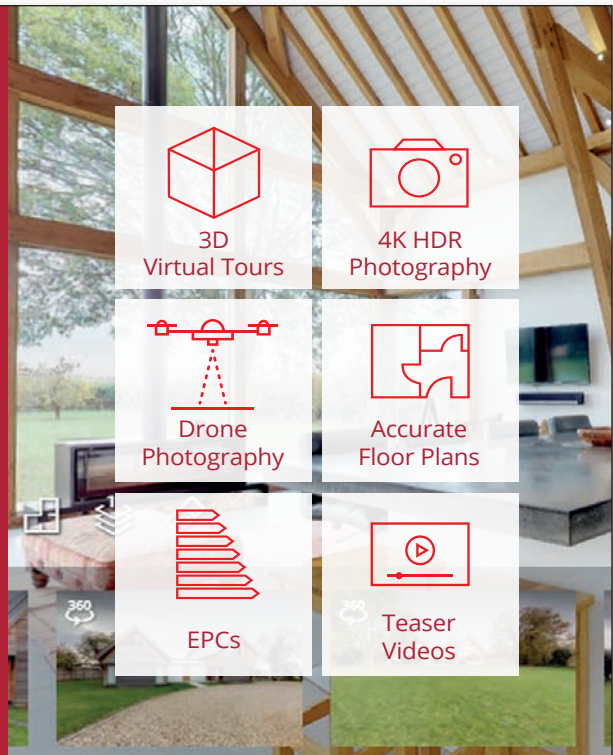


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133

Guide: £375-380,000
* Plus Fees

MIXED USE INVESTMENT PROPERTY AND YARD

88/88A Parsonage Manorway, Belvedere, Kent, DA17 6LY

Currently let at £27,000 per annum

■ This mixed use investment property consists of a ground floor retail premises with flat above and yard to the side.

Located in a parade of shops in a mostly residential area of Belvedere to the west of the River Thames and well placed for local bus routes approximately equidistant between railway stations at Erith, Belvedere, Barnehurst and Abbey Wood.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman



■ 88 Parsonage Manor Way

■ Ground Floor

Currently arranged as a tanning salon.

■ Outside

Yard to the side.

■ Tenancy

Shop and yard let on the terms of a Commercial Lease until January 2025 at a current rental of £18,000 per annum.

■ 88A Parsonage Manor Way

■ First Floor Flat

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

■ Tenancy

Let on the terms of an Assured Shorthold Tenancy, currently holding over at a current rental of £750 per calendar month.

■ Council Tax Band B



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■ Auctioneer's Note

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

134

Guide: £350,000 Plus
* Plus Fees

SEMI-DETACHED PROPERTY WITH DEVELOPMENT OPPORTUNITY TO BE COMPLETED

57 Bower Road, Hextable, Swanley, Kent, BR8 7SF

■ This semi-detached house is situated in Hextable, to the north of Swanley, and is well placed for local amenities, Swanley town centre and access to the A2, A20, M25 and M20. The property has Planning Permission to either create a four/five bedroom semi-detached house or arrange as two separate flats, both over three levels.

Work has commenced and the extensions have been built to the rear and a dormer put in place at attic level. Internally the property is in a shell condition and can be configured with whichever scheme the purchaser decides.



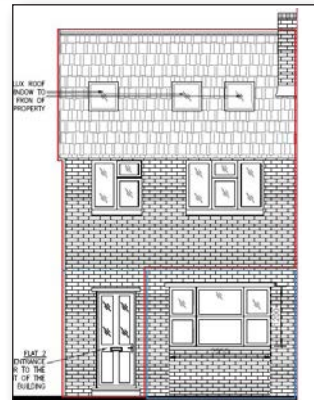
■ Planning

Two Planning Permissions have been granted and the erection of the extensions and loft conversion dormer put in place.

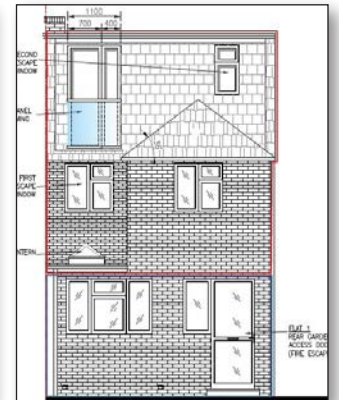
Planning Permission was granted by Sevenoaks District Council, under reference 20/00092/FUL dated 31st March 2020 for demolition of chimney; erection of single storey and first floor rear extensions, loft conversion with dormer to rear with roof lights, to facilitate dividing existing house into two flats. Divide existing garden into two separate gardens and side path, division of existing garage into two separate garages to provide off-road parking to each flat and landscaping works and alterations to fenestration, subject to conditions.

The second Planning Permission granted is dated 22nd September 2021, under reference 21/02058/HOUSE, to extend part ground, front and rear and first floor rear extension, conversion existing loft with rear dormer and Juliette balcony, roof lights, demolish chimney, relocation of front entrance door, alterations to fenestration and internal alterations. (Elevations as illustrated above), subject to conditions.

Further information, plans and a copy of the proposed accommodation may be downloaded and viewed on the Local Planning Authority website.



Proposed Front Elevation



Proposed Rear Elevation

■ Local Planning Authority

Sevenoaks District Council.
Tel: 01732 227000. Website:
sevenoaks.gov.uk

■ Auctioneer's Note

The current Council Tax is detailed as 'deleted' and an application will be required to take place with the Local Authority once the redevelopment is complete.

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman

135

Guide: £260-280,000
* Plus Fees

PUBLIC HOUSE ON PLOT OF OVER A THIRD OF AN ACRE

The Buffalo, Lydfords Lane, Gillingham, Dorset, SP8 4NJ

■ This attractive freehold public house has most recently been in use as an Italian restaurant.

The traditional pub area to the front has been added to with a pizza oven and seating area to the rear. On the first floor a two-bedroom manager's flat is in reasonable order.

Located in a predominantly residential area, the property sits within a substantial plot and it is considered there may be scope for future development of the land to the rear, subject to all necessary consents being obtainable.



■ Ground Floor

Main bar seating area and restaurant seating to side, bar, commercial kitchen, cellar, pizza oven with additional covered seating area.

■ First Floor

Living room, kitchen, two bedrooms and bathroom.

■ Outside

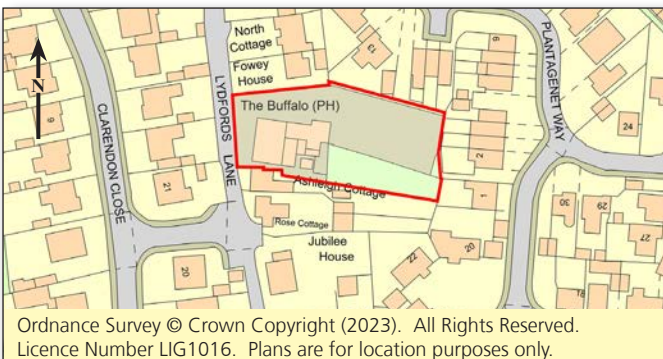
Customer car park and pub garden.

■ Local Planning Authority

Dorset Council. Tel: 01305 838336.

Website: dorsetcouncil.gov.uk.

■ Freehold with Vacant Possession



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Joint Auctioneers

1 Grosvenor Sq,
Southampton

023 8071

3900

savills

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

136

Guide: £450-460,000
* Plus Fees

DETACHED HOUSE WITH PLANNING PERMISSION FOR CONVERSION

121 Station Road, Lydd, Romney Marsh, Kent, TN29 9LL

On Instructions of the Receivers

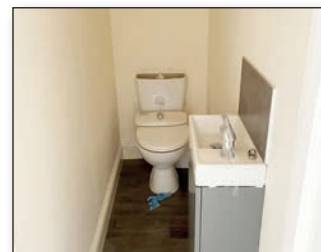
■ A detached house located a short distance from the centre of Lydd, offering easy access into the large towns of Rye and New Romney with their various local and national retailers, supermarkets, schools and further amenities.

The property has been granted Planning Permission has been granted for conversion of the existing dwelling into two dwellings. A significant amount of works have already been done to the property relating to this Planning Permission however, these works are still to be completed.

■ Planning

Planning Permission has been granted by Folkestone & Hythe District Council under ref: 20/1923/FH dated 16th March 2021 for alternations to rear wall of dwelling (retrospective), and conversion of existing dwelling into two dwellings with associated parking and amenity space, subject to conditions.

A copy of the Planning Consent and accompanying documentation is available to download from the Local Planning Authority website: folkstone-hythe.gov.uk. Tel: 01303 853538.



■ **Freehold with Vacant Possession**

■ Proposed Accommodation

■ Plot 1 - Ground Floor

Entrance lobby, living room, study/bedroom four, open plan kitchen/dining room/living room, shower with W.C. and utility room.

■ First Floor

Bathroom with W.C., bedroom, bedroom with en-suite shower and W.C.

■ Second Floor

Bedroom with wardrobe and en-suite shower and W.C.

■ Plot 2 - Ground Floor

Entrance lobby, open plan kitchen/dining room/living room, utility room, W.C.

■ Lower Ground Floor

Living room.

■ First Floor

Bathroom with W.C., bedroom, bedroom with en-suite shower and W.C.

■ Second Floor

Two bedrooms and W.C.



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

137

Guide: £90,000 Plus
* 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/Chris Milne

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.

BUYERS' ADDITIONAL FEE INFORMATION

ADMINISTRATION FEE

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

Up to £29,999 = £750

£30,000 to £99,999 = £1,250

£100,000 to £249,999 = £1,750

£250,000 to £499,999 = £2,250

£500,000 to £749,999 = £3,500

£750,000 Plus = £5,000

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

A VAT receipt will be issued in the name of the buyer.

ADDITIONAL FEES

Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of Search and other fees and/or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what you may be liable for if you are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If you are in doubt you should seek advice from your own professional advisers.

Tel: 0345 8500333
cliveemson.co.uk

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LAND AND PROPERTY AUCTIONEERS

Online Registration & Proof of Identity Applicable to ALL Potential Buyers and Bidders

Under the Money Laundering Regulations ALL potential Buyers and Bidders are required to register and provide identification.

Registration Procedure

At Registration you will need to provide:-

- **The Full Name/s and Address of the Buyers for the Auction Contract.** You will **not** be able to amend this if successful, so please ensure the correct information is given.
- **The Bidders Details** (if different from the Buyer).
- **The Solicitors/Legal Representative** who will be acting on your behalf.
- ***Photographic Identification and Proof of Residency FOR ALL NAMED BUYERS AND BIDDERS**, as follows:-

> **Photographic Identity Document** - current Passport or valid UK Driving Licence.

> **Valid Proof of Residency** - an original utility bill, building society or bank statement, council tax bill, or any other form of identity document (excluding credit card statements and mobile phone bills) that has been issued within the last three months and provides evidence of residency at the correspondence address stated on the Registration Form. If the bidder is acting on behalf of another party, they will be required to provide the documents detailed above for both themselves and for the named buyer/s for whom they act.

If the bidder is acting on behalf of a company, the above documents will still be required, together with a copy of the Certificate of Incorporation and identification for anyone with a 25% or more share in the company. In both cases we will require a letter of authority from the buyer/s authorising them to bid on their behalf.

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

The pre-authorised holding deposit of £5,000 will be deducted immediately from the registered card if you are the highest bidder above the reserve, on the fall of the electronic gavel. You will then be contacted by a member of the Clive Emson team for the balance of the full deposit, which is 10% of the purchase price (or £3,000 whichever is the greater) together with the appropriate administration fee per lot.

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

Regional Offices

KENT & SOUTH EAST LONDON

Rostrum House, Rocky Hill,
2-8 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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