

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, 13th December

Bidding Opens Monday, 11th December

cliveemson.co.uk



December 2023

Our Accreditations

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



Our Marketing

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



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



COUNTRY LIFE



PROPERTY INVESTOR NEWS



Guide Prices & Reserves

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

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

Our Next Auctions - Entries Invited

Entries are invited for our Auctions on Wednesday, 7 February 2023

Closing date for entries Monday, 15 January

Auction Advice



Buyers' Auction Fees

Any reputable auctioneer will ensure buyers and sellers have full oversight of the fees and commissions linked with an auction sale.

We have detailed below a breakdown of the fees you will pay as a buyer, however, if you require further assistance you can always call us on 0845 8500333.

• AUCTION FEES FOR BUYERS

The first step is to assess the guide price and administrative fees, and any other cost considerations, all of which are outlined in the legal pack and is a key aspect of buying at auction. The legal pack details the Terms & Conditions of sale, specifics such as copies of the Title Deeds and any covenants or restrictions on the way the property can be used or modified. Below we work through each cost element.

Administrative - Administration fees cover the cost of managing the auction sale. We have a fixed, tiered administrative fee structure designed to be simple and includes VAT for the avoidance of doubt. Our current administration fees are detailed on Page 128.

Additional Expenses - Some sellers include clauses in the legal pack that require a buyer to contribute to their selling costs – this isn't always the case, but we recommend every buyer read the legal pack thoroughly before bidding as a due diligence exercise.

VAT on Property Purchases - While VAT or sales tax does not apply to residential properties, it may apply to commercial premises and is normally calculated against the total payable by the buyer, including additional charges. Generally, VAT is only a consideration where the property is being sold at auction on behalf of a VAT-

registered entity, such as an incorporated company or a developer who is registered as a VAT-paying business and will also depend on whether the property has been elected for VAT

As always, you can check these details in the legal pack. Many investors and developers are themselves VAT registered, in which case VAT paid against the purchase of the property may be used to offset VAT collected through other activities.

We recommend commercial buyers or those purchasing from a commercial vendor seek independent advice for further information about their tax position or VAT liability.

"Listed within the following pages there's a fabulous mix of properties and land. Throughout the catalogue you will also see useful information regarding the auction process (see Index to Auction Information below) and if you are unsure about any aspect of buying or indeed selling, then please do call us to speak to a member of our 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, 13TH DECEMBER
BIDDING FROM MONDAY, 11TH DECEMBER
LOTS 1-149 - ONLINE AUCTION

- Lot 1 2 Tudor Farm Cottage, Stoke Road, Upper Stoke, Rochester, Kent
- Lot 2 Glencoe, Grigg Lane, Headcorn, Ashford, Kent
- Lot 7 12 Wren Close, Larkfield, Aylesford, Kent
- Lot 8 Flat 4, Naldera, Cliff Promenade, Broadstairs, Kent
- Lot 11 1 Little East Street, Lewes, East Sussex
- Lot 12 104 & 104A Valkyrie Road, Westcliff-on-Sea, Essex
- Lot 15 53 Beaumont Road, Maidstone, Kent
- Lot 18 2 Little Boys Hall, Boys Hall Road, Willesborough, Ashford, Kent
- Lot 22 19 Beaufort Walk, Maidstone, Kent
- Lot 23 Flat D, Percy House, Percy Road, Cliftonville, Kent
- Lot 28 72 Williamson Road, Lydd-on-Sea, Kent
- Lot 31 Cromwell House, Willows Green, Gt. Leighs, Essex
- Lot 36 31 Coombe Road, Maidstone, Kent
- Lot 40 59 Beaver Lane, Ashford, Kent
- Lot 41 Flat 3, Stone House, North Foreland Road, Broadstairs, Kent
- Lot 44 59 Staplers Road, Newport, Isle Of Wight
- Lot 45 Oakdene, St. Marys Road, Wickford, Essex
- Lot 46 29 St. Andrews Street, Cowes, Isle Of Wight
- Lot 47 49 Mayfield Avenue, Dover, Kent
- Lot 54 223 Berecroft, Harlow, Essex
- Lot 57 Flat 3, 62 High Street, Queenborough, Kent
- Lot 62 The Cottage, King S, Brenzett, Romney Marsh, Kent
- Lot 67 90 Salisbury Avenue, Broadstairs, Kent
- Lot 68 Hollyhock Cottage, The Street, Bredhurst, Gillingham, Kent
- Lot 73 100 Albert Road, Romford, Essex
- Lot 77 31 Coronation Avenue, Bournemouth
- Lot 78 Sudbury Tower, 6 Pound Lane, Canterbury, Kent
- Lot 85 2 Mote Bungalows, Mote Park, Maidstone, Kent
- Lot 87 Flat 2, St. Andrews, The Durlocks, Folkestone, Kent
- Lot 88 11 Florence Avenue, Whitstable, Kent
- Lot 89 Bos-an-pryskel, Shorts Hill, Treslothan, Camborne, Cornwall
- Lot 90 31 Fisher Street, Sandwich, Kent
- Lot 92 15C High Street, Herne Bay, Kent
- Lot 95 1 Stapleford Gardens, Collier Row, Romford, Essex
- Lot 96 34 Westmorland Road, Maidstone, Kent
- Lot 101 22 The Glen, Minster-on-Sea, Sheerness, Kent
- Lot 103 2 Teynham Road, Whitstable, Kent
- Lot 106 31 Cleavesland, Laddingford, Maidstone, Kent
- Lot 107 Flat 14, The Maltings, Clifton Road, Gravesend, Kent
- Lot 108 158 Queenborough Road, Minster-on-Sea, Kent
- Lot 109 35 Brightland Road, Eastbourne, East Sussex
- Lot 112 22 Margaret Street, Pontygwaith, Ferndale, Mid Glamorgan
- Lot 114 25 Marne Road, Southampton
- Lot 116 4 Pauls Place, Dover, Kent
- Lot 118 18 Muir Road, Maidstone, Kent
- Lot 121 248 Red Hill, Wateringbury, Maidstone, Kent
- Lot 125 29 Connaught Road, Folkestone, Kent
- Lot 126 Sedum Cottage, Buckbury Lane, Newport, Isle Of Wight
- Lot 128 Orchard Rise, North Street, Drayton, Langport, Somerset
- Lot 131 6 Willow Court, Enbrook Road, Sandgate, Folkestone, Kent
- Lot 132 21 Lower Fant Road, Maidstone, Kent
- Lot 134 35 Queens Gardens, Herne Bay, Kent
- Lot 135 76 Sydney Road, Walmer, Deal, Kent
- Lot 137 14 St. Faiths Street, Maidstone, Kent
- Lot 138 16 The Leaway, Portchester, Fareham, Hampshire
- Lot 139 60 Cambridge Crescent, Maidstone, Kent
- Lot 145 Rose Cottage, Lower Road, West Farleigh, Maidstone, Kent
- Lot 146 76 Kings Road, Gosport, Hampshire
- Lot 147 45 Brewer Street, Maidstone, Kent
-
- Lot 5 Garages Rear Of Durham Court, Rockhurst Drive, Eastbourne, East Sussex
- Lot 9 1105 Westbeach Resort Holiday Park Resort, Westward Ho!, Bideford, Devon
- Lot 16 1320 Westbeach Resort Holiday Park Resort, Westward Ho!, Bideford, Devon
- Lot 17 30 Queens Hill, Newport, Gwent
- Lot 19 Ground Rents, Elm Dale, Elm Grove South, Barnham, Bognor Regis, West Sussex
- Lot 20 24 Canterbury Road, Margate, Kent
- Lot 24 Garages, Wadhurst Close, Eastbourne, East Sussex
- Lot 26 36 St Margaret's Street, Canterbury & 3A Hawks Lane, Canterbury, Kent
- Lot 32 34 Atherley Road, Shanklin, Isle Of Wight
- Lot 33 153 Babbacombe Road, Torquay, Devon
- Lot 34 Ground Rents, 5 Mortimer Street, Herne Bay, Kent
- Lot 38 87 High Street, Ramsgate, Kent
- Lot 48 Garages Just Off Rockhurst Drive, Eastbourne
- Lot 50 Ground Rents 42/46 Main Road, Longfield, Kent
- Lot 56 48A Middle Street, Yeovil, Somerset
- Lot 59 57, 97, 101, 115, 118, 152 & 166 Saddlebrook Park, Warden Bay Road, Leysdown-on-Sea, Kent
- Lot 60 48 Dundonald Road, Ramsgate, Kent

Lot 66 Garages In Maxfield Close, Eastbourne, East Sussex
 Lot 69 38 & 38A High Street, Ventnor, Isle Of Wight
 Lot 70 39 Edred Road, Dover, Kent
 Lot 75 5 Beech Road, Newport, Isle Of Wight
 Lot 80 Flats 1-4, Berry Hill, 83 Carisbrooke High Street & 79A Carisbrooke High Street, Carisbrooke, Newport, Isle Of Wight
 Lot 81 Flat 7, 4 Terrace Road, St. Leonards-on-Sea, East Sussex
 Lot 83 34 High Street, Ramsgate, Kent
 Lot 91 14 Cavern Road, Torquay, Devon
 Lot 94 292 Chatham Hill, Chatham, Kent
 Lot 98 Garages, Hawkhurst Close, Eastbourne, East Sussex
 Lot 102 24-25 Grand Parade, St. Leonards-on-Sea, East Sussex
 Lot 113 Flat 4, The Willows, 255 Twyford Avenue, Portsmouth
 Lot 123 Garages Off Ashington Road, Eastbourne, East Sussex
 Lot 124 Ground Rents, 72 Farley Road, Catford, London
 Lot 130 Westwood Villa, 111 Abbey Road, Torquay, Devon
 Lot 136 288 Swanwick Lane, Lower Swanwick, Southampton
 Lot 141 29A Northam Road, Southampton
 Lot 142 46 High Street, Rochester, Kent
 Lot 144 59 Shrewsbury Avenue, Torquay, Devon
 Lot 148 Garages Mill Lane, Eastry, Sandwich, Kent

Lot 4 Carbis Salt Store, Roche, St. Austell, Cornwall
 Lot 6 Burnt House Chambers, Buxton Drive, Bexhill-on-Sea, East Sussex
 Lot 29 The Hogarth Inn, High Street, Isle Of Grain, Kent
 Lot 30 31 Bath Road, Cowes, Isle Of Wight
 Lot 43 Garages Rear Of Hamsey Close, Eastbourne
 Lot 51 Toilet Block & Land, Beach Parade, Beach Road, Newquay, Cornwall
 Lot 52 Garages Adj. 19 Kennington Cl., Maidstone, Kent
 Lot 53 82 Queens Road, Hastings, East Sussex
 Lot 55 6-8 Saffrons Road, Eastbourne, East Sussex
 Lot 58 Cherry Tree Works, Chalkwell Rd, Sittingbourne, Kent
 Lot 61 2-4 Saffrons Road, Eastbourne, East Sussex
 Lot 64 Garages Off Yalding Hill, Yalding, Maidstone, Kent
 Lot 72 16 Commercial Street, Camborne, Cornwall
 Lot 74 Garages Wykeham Grove, Leeds, Maidstone, Kent
 Lot 99 20 Ethelbert Road, Dover, Kent
 Lot 100 82B Manor Street, Braintree, Essex
 Lot 105 1 High Street, Launceston, Cornwall
 Lot 111 Unit 8, Quay Lane, Hardway, Gosport, Hampshire
 Lot 115 147A Dover Road, Northfleet, Gravesend, Kent
 Lot 119 Land & Garages West Side Of Pyms Road, Galleywood, Chelmsford, Essex
 Lot 120 3 Custom House Hill, Fowey, Cornwall
 Lot 127 The Pilot, 25 Upper Stone Street, Maidstone, Kent
 Lot 129 3 Commercial Street, Camborne, Cornwall

Lot 133 Chale Barn, Chale Street, Chale, Ventnor, Isle Of Wight
 Lot 140 Land North Side, Moss Lane, Romford, Essex
 Lot 149 Land & Buildings Rear Of 16a Chamberlain Road, Eastbourne, East Sussex

Lot 3 Sopers Yard, King Street, Margate, Kent
 Lot 21 Land Adj. Burntwick, The Street, Upchurch, Kent
 Lot 25 Land Rear 162 Sandgate Road, Folkestone, Kent
 Lot 27 1 Paradise Place, Pump Street, Brixham, Devon
 Lot 39 40 Alderford Street, Sible Hedingham, Essex
 Lot 63 Hillhead Barn, Chittlehampton, Umberleigh, Devon
 Lot 71 The Old House At Home, 158-162 High Street, Sheerness, Kent
 Lot 76 24 Cross Street, Camborne, Cornwall
 Lot 79 Land Church Street, Hastings, East Sussex
 Lot 82 Kings Head, Market Street, Alton, Hampshire
 Lot 84 Land & Garages Rear Of 1-5 Dr Hopes Road, Cranbrook, Kent
 Lot 86 1A Adelaide Road, Chichester, West Sussex
 Lot 117 7 Bournemouth Road, Folkestone, Kent
 Lot 122 8 South Street, Emsworth, Hampshire

Lot 10 Land Adjacent 34 Teesdale Road, Dartford, Kent
 Lot 13 Land Opposite Elm Yard, Roud Road, Roud, Ventnor, Isle Of Wight
 Lot 14 Land Off Moncktons Lane, Maidstone, Kent
 Lot 35 Land Adj. The Glen, Headcorn Road, Grafty Green, Maidstone, Kent
 Lot 37 Land & Roadway, Coppington Gardens, Lambourn, Hungerford, Berkshire
 Lot 42 Land South West Side Of Cliff End Lane, Pett Level, Hastings, East Sussex
 Lot 49 Plots Hoads Wood, Off Bethersden Road, Hothfield, Ashford, Kent
 Lot 65 Land Rear Of 21-34 Tay Close, Chatham, Kent
 Lot 93 Land The Forstall, Leigh, Tonbridge, Kent
 Lot 97 Land Foxen Road, Newnham, Sittingbourne, Kent
 Lot 104 Land Moncktons Lane, Maidstone, Kent
 Lot 110 Freehold Roadway & Land Across Berkshire Wokingham, Berkshire
 Lot 143 Former Garage Block, Lanchard Rise, Liskeard, Cornwall



1

Guide: £180-190,000
* Plus Fees

SEMI-DETACHED HOUSE FOR MODERNISATION WITH POTENTIAL FOR EXTENSION ON LARGE PLOT

*2 Tudor Farm Cottage, Stoke Road, Upper Stoke,
Rochester, Kent, ME3 9SF*

■ A semi-detached house situated in a rural location standing on a large plot and now in need of refurbishment and modernisation. It is considered there may be potential for extending the existing property subject to all necessary planning consents being obtainable.

■ Ground Floor

Living room, dining room, kitchen, rear hall and bathroom with separate W.C.

■ First Floor

Two bedrooms.

■ Outside

Gardens to front, side and rear.

■ Council Tax Band B

■ Local Planning Authority

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

■ Directions

The property can be located via the What3Words app:-
///port.knowledge.defend

■ Site Measurements

Approximately 0.06 hectares
(0.15 acres).



View from Front of Cottage



Driveway Approach to Cottage



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■ Freehold with Vacant Possession

Joint Auctioneers



215-217 High Street, Guildford
01483 400773

Viewing By Arrangement With



01622 608400

Property Contact
John Stockey/Chris Milne

2

Guide: £250-260,000
* Plus Fees

DETACHED FOUR BEDROOM CHALET BUNGALOW IN POPULAR VILLAGE

Glencoe, Grigg Lane, Headcorn, Ashford, Kent, TN27 9TD

■ Glencoe is a detached four bedroom chalet bungalow in Grigg Lane, a short distance from Headcorn with its many amenities including Sainsbury's Local, and mainline railway station. The property is in need of improvement and some repair allowing the successful purchaser the opportunity to re-decorate in their own taste and style. There may even be the opportunity to reconfigure the internal layout or, perhaps, extend, subject to all necessary consents being obtainable.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



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■ Ground Floor

Entrance hall with Parquet flooring, dining room area (also with Parquet flooring), living room with staircase to first floor, garden room, two bedrooms and shower room with W.C.

■ First Floor

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

■ Outside

Front garden with driveway to side leading to tarmac area for several cars. There may be potential to erect garaging in this area, subject to all necessary consents being obtainable. Rear garden with outbuilding.

■ Local Planning Authority

Maidstone Borough Council. Tel: 01622 602736.

Website: maidstone.gov.uk

■ Freehold with Vacant Possession

3

Guide: £600,000 Plus
* Plus Fees

PLANNING FOR 25 ARTISTS APARTMENTS, STUDIO SPACE, GALLERY, CAFÉ AND COMMUNITY SPACE/FACILITIES

Sopers Yard, King Street, Margate, Kent, CT9 1QE

■ A freehold site located in Margate's town centre adjacent to the desirable Old Town and a short distance from the seafront and Turner Contemporary Gallery.

The site has been granted Outline Planning Permission for a mixed use development of living/work space including 25 artists apartments, artist's studio space with gallery, café and community/meeting facilities.

■ Planning

Outline Planning Permission has been granted by Thanet District Council under reference OL/TH/13/0370, dated 3rd September 2013, for the erection of part single, three and four storey buildings for a mixed use development of live-work space, comprising 27 artists apartments; ground floor artist's studio space (B1); gallery (D1); ancillary display and sales spaces (A1); café (A3); community and meeting facilities (D1); and associated welfare (W.C.) facilities, subject to conditions.

An Application for reserved matters of outline application, under reference OL/TH/13/0370, has amended the number of artists apartments from 27 to 25.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority, Thanet District Council. Website: Thanet.gov.uk.
Tel: 01843 577000.

■ Site Measurements

The site extends to 0.09 hectares (0.22 acres).



Architect's Impression of Proposed Development - Aerial View



Architect's Impression of Proposed Development - Street View

■ Proposed Accommodation

■ Ground Floor

Gallery/artist studios, workshops/artist studios, café, ladies, gents and disabled W.Cs., two bin stores and store.

■ Basement

Plant room/store.

■ First Floor

Eight apartments each with a kitchen and shower room with W.C. Three further apartments each with own kitchen and shower room with W.C., together with mezzanine level accommodation.

■ Outside

Roof garden.

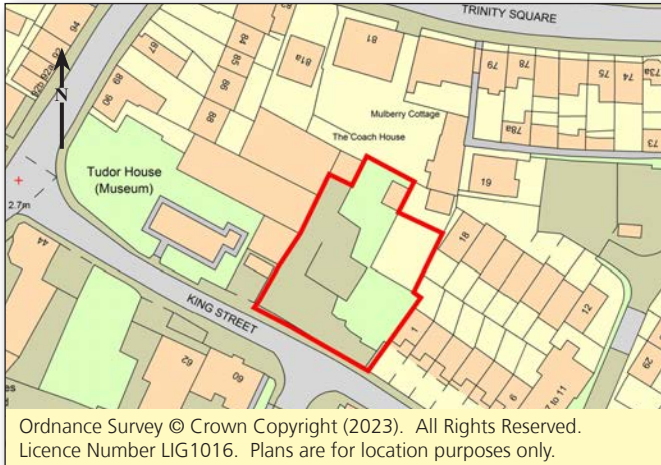
■ Second Floor

Six apartments each with a kitchen and shower room with W.C. Two further apartments each with a kitchen, shower room and W.C. together with mezzanine level accommodation.

■ Third Floor

Six apartments each with a kitchen and shower room with W.C.

LOT 3 CONTINUED



■ Auctioneer's Note 1

A Certificate of Lawful Use for Development was issued by Thanet District Council, under reference CU/TH/20/0733, to confirm that works have been implemented.

■ Auctioneer's Note 2

We have been informed by the Seller a water pipe runs through the front of the site adjacent to King Street and alternate proposed plans altering the number of apartments to 21 will be included in the legal

documentation available to download from the Clive Emson website. Prospective purchasers will be deemed to have carried out their own investigations in this regard.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

4

Guide: £50-70,000
* Plus Fees

FREEHOLD SITE WITH STORE BUILDING AND CHIMNEY STACK

Carbis Salt Store, Roche, St. Austell, Cornwall, PL26 8LD

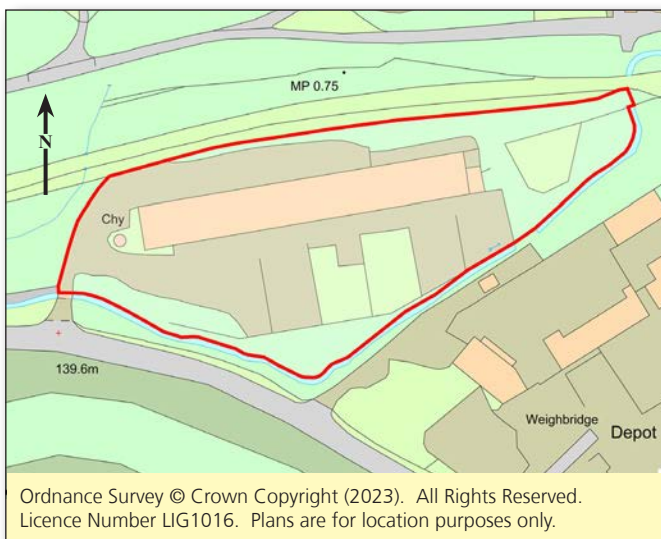
■ A substantial site situated in mid Cornwall, close to the town of Bugle. Previously utilised by the Local Authority as a storage yard, the site is occupied by a chimney stack and large store building which is in a poor state of repair. Any alternative use of the Lot would be subject to all necessary consents being obtainable.

■ Auctioneer's Note 1

The Lot will be subject to an overage clause. Further information will be included within the legal documentation, available to download from the Clive Emson website.

■ Auctioneer's Note 2

The Sellers have advised there is a sinkhole on site, the store building has an asbestos roof and the boundary wall is in a poor state of repair.



■ Site Measurements

0.89 hectares (2.19 acres).

■ Local Planning Authority

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

■ Directions

The Lot can be located via the What3Words app using ref [///pixel.piled.gathers](https://www.what3words.com/)

Instructions Received From



■ Viewing

Due to safety concerns there will be no viewings. Interested applicants should not under any circumstances attempt to access the site. A video and selection of photographs will be available to view via the Clive Emson website.

■ Freehold with Vacant Possession

Further information from
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Katie Semmens

5

SIX ADJOINING LOCK-UP GARAGES

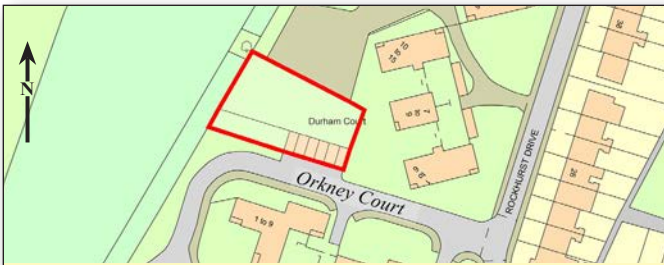
Guide: £75-80,000
* Plus Fees

*Garages Rear Of Durham Court,
Rockhurst Drive, Eastbourne, BN20 8UP*

Currently let at £731.64 per annum

■ A block of six adjoining lock-up garages situated in a compound to the rear of Durham Court. The garages are of brick construction with flat roofs and up-and-over doors. They can be used for owner/occupation or as an investment. Garage 3 is let at £14.07 per week with the remaining five garages vacant and with the potential to significantly increase the annual income.

The garages are approached via a driveway at Orkney Court just off Rockhurst Drive. They are situated in Eastbourne old town close to Willingdon Golf Club with easy access to local shopping facilities and amenities.



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■ Auctioneer's Note

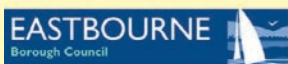
At the time of publication we have not internally inspected the garages. Interested applicants are advised to rely on their own investigations to verify the information provided.

■ Viewing

On site during daylight hours.

■ Freehold with Part Vacant Possession

Instructions Received From



Further Information From



01273 504232

Property Contact
Richard Payne

6

VACANT OFFICE BUILDING

Guide: £170,000 Plus
* Plus Fees

*Burnt House Chambers, Buxton Drive,
Bexhill-on-Sea, East Sussex, TN39 4BD*

■ A freehold former office building located a short distance from Sidley's various local amenities, as well as Bexhill town centre with further amenities and local and national retailers, the seafront and railway station.



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■ Lower Ground Floor
Garage.

■ Ground Floor
Six rooms, a lobby area, kitchen and two W.C.s.

■ Outside
Forecourt.

■ Local Planning Authority

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

■ Freehold with Vacant Possession

Joint Auctioneers



51 Devonshire Road, Bexhill-on-Sea

01424 732233

Viewing By Arrangement With



01273 504232

Property Contact
Chris Milne

7

Guide: £270-280,000
* Plus Fees

SEMI-DETACHED HOUSE FOR REFURBISHMENT

12 Wren Close, Larkfield, Aylesford, Kent, ME20 6JS

On the instructions of the Power of Attorney

■ A semi-detached house situated in a residential cul-de-sac within easy reach of various local amenities as well as West Malling with its various local shops, further amenities and railway station.

The property is in need of some refurbishment, however once enhanced would be ideal for owner/occupation or investment.

■ Ground Floor

Entrance porch leading to living room, open-plan kitchen/dining room and conservatory.

■ First Floor

Shower room with W.C and three bedrooms.

■ Outside

Driveway leading to garage. Front and rear gardens.

■ Council Tax Band D

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



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NACFB
Helping Fund UK Business

8

Guide: £170-180,000
* Plus Fees

SEAFRONT FLAT ON EXCLUSIVE DEVELOPMENT

Flat 4, Naldera, Cliff Promenade, Broadstairs, Kent, CT10 3QY

■ A first floor flat located on the seafront of this private North Foreland development, close to the popular Joss Bay and North Foreland Golf Club. The flat has sea views from the majority of rooms which are nice and bright, but the accommodation could now do with some improving. In addition to the desirable location, the flat has a garage to the rear and a gated tunnel down to the beach, which can only be used by residents of the development.



■ Ground Floor

Communal entrance

■ First Floor

■ Flat 4

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

■ Outside

Garage en bloc.

■ Tenure

Remainder of a 100-year lease from 25th December 1985.

■ Council Tax Band B

■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

View from end of driveway

■ Auctioneer's Note

We have been informed that the owner has been quoted £20,000 to extend the lease for a further 40 years. Interested parties should rely on their own investigations.

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

9

**Guide: £65,000 plus
* Plus Fees**

HOLIDAY APARTMENT FOR INVESTMENT

**1105 Westbeach Resort Holiday Park Resort, Bath Hotel Road,
Westward Ho!, Bideford, Devon, EX39 1LE**

■ A two-bedroom holiday apartment, with partial sea views, within close proximity to Westward Ho! beach. This modern development is located on Bath Hotel Road and is easily accessible for local shopping and amenities on Nelson Road. Bideford town centre is approximately three miles south along the B3236 and A386 road links.

■ Accommodation

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

■ Outside

Allocated parking space.

■ Auctioneer's Note

We have been advised by the Managing Agents that the holiday letting income is generated from a collective rental pool of all the holiday apartments in the development and is split between each unit, which is a service offered by the managing agent. Further details can be found within

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

■ Tenure

Remainder of a 125-year lease from 15th February 2012 at a current ground rental of £800 per annum.

■ Leasehold with Vacant Possession



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Tom Lowe/Dave Henwood

■ Holiday Lettings

We are advised by the seller that between July 2021 and July 2022 the income generated from the holiday lettings was approximately £20,000 per annum and from September 2022 to September 2023 the income generated from holiday lettings was approximately £29,000. The vendor will provide statements in the legal pack.

10

**Guide: £50,000 Plus
* Plus Fees**

FREEHOLD PARCEL OF LAND WITH POTENTIAL

Land Adjacent 34 Teesdale Road, Dartford, Kent, DA2 6LD

■ This freehold parcel of land situated in a residential area of Dartford close to Junction 2 of the M25/A282 may offer potential for alternative uses subject to all necessary consents being obtainable.

■ Local Planning Authority

Dartford Borough Council. Website: dartford.gov.uk.
Tel: 01322 343434.



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■ Viewing

On site during daylight hours.

■ Site Measurements

The site extends to 0.01 hectares (0.02 acres).

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman

11

Guide: £200-215,000
* Plus Fees

CHARACTER COTTAGE IN NEED OF IMPROVEMENT

1 Little East Street, Lewes, East Sussex, BN7 2NU

■ This mid-terrace period cottage is arranged over three floors and is in need of improvement throughout. It retains some character features including sash windows and exposed beams and has a double bedroom and attic/study room. There is a south facing walled patio garden and brick shed to the rear.

The property is situated in the heart of Lewes, close to comprehensive local shopping facilities and amenities including mainline railway station and many pubs and restaurants. There are excellent road links to Brighton, Eastbourne and surrounding areas via the nearby A27.

■ Ground Floor

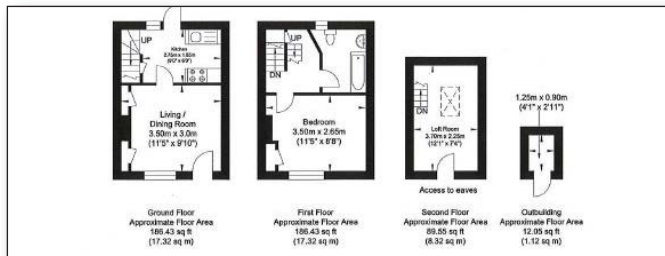
Living room, kitchen and stairs to:

■ First Floor

Bedroom and bathroom/W.C.. Landing with ladder stairs to:

■ Second Floor

Attic room/study.



Joint Auctioneers



14a High St,
Lewes

01273
487444

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

■ Outside

Walled rear garden with rose flower borders and paved patio. Brick storage shed with power.

■ Council Tax Band B

■ Freehold with Vacant Possession

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.

12

Guide: £165,000 Plus
* Plus Fees

VACANT FIRST FLOOR GARDEN FLAT AND GROUND FLOOR GROUND RENT INVESTMENT

104 & 104A Valkyrie Road, Westcliff-on-Sea, Essex, SS0 8AP

■ Situated at the northern end of Valkyrie Road, the property is well positioned for local shopping and public transport in London Road, and is approximately half a mile from Westcliff Railway Station (C2C) providing regular services to London (Fenchurch Street).

This semi-detached building is arranged as two self-contained flats at first and ground floor levels. The ground floor flat has been sold on a long lease, while the vacant first floor flat is in need of modernisation although has double glazed windows and a gas heating system via radiators. Once the first floor flat has been improved it may be suitable for investment, owner occupation or resale.



■ 104 Valkyrie Road ■ Ground Floor Flat ■ Tenure

Sold on a 125-year lease from 1st January 1994 at a current ground rental of £100 per annum.

■ 104A Valkyrie Road ■ Ground Floor

Separate front entrance via communal door

■ First Floor

Landing, two bedrooms, bathroom, separate W.C., kitchen, living room to front and smaller third bedroom. Staircase down to rear garden.

■ Outside

Front and rear gardens, with side access.

■ Council Tax Band B

■ Freehold with Part Vacant Possession



Viewing By Arrangement With

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact

Russell Hawkes/Kevin Gilbert



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13

Guide: £115-125,000
* Plus Fees

CLOSE TO FOUR ACRES WITH LOOSE BOX AND OPEN SHELTER

Land Opposite Elm Yard, Roud Road, Roud,
Ventnor, Isle Of Wight, PO38 3LH

The settlement of Roud is situated towards the southern coastline of the Isle of Wight with the larger settlements of Godshell and Ventnor a short drive away. The site extends to 1.55 hectares (3.84 acres) with stabling and the majority of the site turned over to grazing. We are advised that the site, which has recently been re-fenced, has the benefit of a mains water connection.



Auctioneer's Note

Prospective purchasers wishing to walk the site are requested to make a formal appointment with the Joint Auctioneers.

Freehold with Vacant Possession

Joint Auctioneers

Merstone Lane,
Newport

BCM

01983
828805

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



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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.

14

Guide: £80-85,000
* Plus Fees

OVER 18 ACRES OF LAND RUNNING ALONG THE RIVER MEDWAY TOWPATH

Land Off Moncktons Lane (Fronting Footpath Of River Medway),
Maidstone, Kent, ME14 2PY

■ A large parcel of land extending to 7.35 hectares (18.17 acres) which runs approximately 790 metres behind the tow path along the river Medway (there is no river frontage).

■ Auctioneer's Note

We are advised that Southern Water are considering this land as a possible route of an underground pipeline between their Aylesford waste water treatment works and the River Medway. Further information including a proposed plan is in the legal pack, available to download from the Clive Emson website.



View across River from southern part of site



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■ Local Planning Authority

Maidstone Borough Council.
Tel: 01622 602736.
Website: Maidstone.gov.uk.

■ Viewing

The land is extremely overgrown and it is advised that viewing must take place from outside the boundaries only.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Jon Rimmer

15

Guide: £220,000 Plus
* Plus Fees

THREE-BEDROOM END-TERRACE HOUSE FOR IMPROVEMENT

53 Beaumont Road, Maidstone, Kent, ME16 8NG

■ Situated on the western side of Maidstone, between the county town of Kent and East Barming, is this end-terrace house which is in need of improvement and re-decoration. It has double glazed windows, off-road parking to the front and side and rear gardens.

Once enhanced, the property may be suitable for investment, owner occupation or re-sale.

■ Ground Floor

Entrance porch, living room, kitchen, lobby with door to garden and bathroom/W.C.

■ First Floor

Landing and three bedrooms.

■ Outside

Front garden incorporating off-road parking, side garden and 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



16

Guide: £75,000 plus
* Plus Fees

TOP FLOOR HOLIDAY APARTMENT WITH SEA VIEWS FOR INVESTMENT

1320 Westbeach Resort Holiday Park Resort, Bath Hotel Road,
Westward Ho!, Bideford, Devon, EX39 1LE

■ A two-bedroom holiday apartment within close proximity of Westward Ho! beach. This modern development is located on Bath Hotel Road and is easily accessible for local shopping and amenities on Nelson Road. Bideford town centre is approximately three miles south along the B3236 and A386 road links.

■ Accommodation

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

■ Outside

Allocated parking space.

■ Auctioneer's Note

We have been advised by the Managing Agent that the holiday letting income is generated from a collective rental pool of all the holiday apartments in the development and is split between each unit, which is a service offered by the managing agent. Further details can be found within

the legal pack which will be available to download from the Clive Emson website.

■ Tenure

Remainder of a 125-year lease from 15th February 2012 at a current ground rental of £800 per annum.

■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Tom Lowe/Dave Henwood



■ Holiday Lettings

We are advised by the seller that between July 2021 and July 2022 the income generated from the holiday lettings was approximately £20,000 per annum and from September 2022 to September 2023 the income generated from holiday lettings was approximately £29,000. The vendor will provide statements in the legal pack.

17

**Guide: £160,000 Plus
* Plus Fees**

FREEHOLD INVESTMENT

30 Queens Hill, Newport, Gwent, NP20 5HJ

■ A mid-terrace property within close proximity of Newport city centre which provides many useful amenities including Friars Walk shopping centre. The property is also conveniently located for Newport railway station.

This property does require improvement throughout and is let to a company that sublets the property as a House in Multiple Occupation (HMO). Interested parties may wish to continue with the more 'hands-off' investment currently in place, or others may see the potential in serving notice to the company that is currently subletting so they can let the property as an HMO themselves and, therefore, increase their rental income. Alternatively, interested parties may see the potential of either converting the property back into a single dwelling or even conversion into two flats and carry out the associated work to sell the property for post-works profit, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance hall, two bedrooms, living/dining room, kitchen and small utility room.

■ First Floor

Split-level landing, four bedrooms and bathroom/W.C.

■ Outside

Small hardstanding to front and decked rear garden.

■ Tenancy

Let on a rolling Assured Shorthold Tenancy at a current rental of £880 per

calendar month. Further information will be available to download from the Clive Emson Website.

■ Council Tax Band D

■ Auctioneer's Note 1

At the time of publication, we have only been able to partially inspect the building and interested parties should rely on their own investigations to verify the information provided.

Currently let at £10,560 per annum



■ Auctioneer's Note 2

The company that sublets the property from the current owner rents the building out as a fully licensed HMO providing the company with a rental income of circa. £20,000 per annum.

■ Local Planning Authority

Newport City Council.

Website: newport.gov.uk.
Tel: 01633 656656.

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LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Tom Lowe/Audrey Smith

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18

Guide: £340-360,000
* 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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19

**Guide: £200,000 Plus
* Plus Fees**

■ This detached contemporary style block is arranged over three floors with 30 flats, 15 garages, 28 car parking spaces, of which 15 are allocated to lessees and 13 visitors spaces. Eighteen of the flats have had lease extensions with 12 flats having 56 years remaining (see Tables below). Barnham is situated between Arundel and Chichester with Elm Dale located just off Barnham Road close to the local shopping facilities and amenities. There are excellent road links to all the surrounding areas via the A27 and the nearby A259.

FREEHOLD GROUND RENTS

**Elm Dale, Elm Grove South,
Barnham, Bognor Regis, West Sussex, PO22 0EA**

Currently let at £4,215 per annum



Flat Number	Lease Expiry Date	Remaining Lease Term	Current Annual Rental
Flat 1	24/12/2079	56 years	£250
Flat 2	24/12/2079	56 years	£240
Flat 3	24/12/2079	56 years	£240
Flat 11	24/12/2079	56 years	£240
Flat 18	24/12/2079	56 years	£250
Flat 19	24/12/2079	56 years	£240
Flat 20	24/12/2079	56 years	£250
Flat 21	24/12/2079	56 years	£240
Flat 24	24/12/2079	56 years	£250
Flat 27	24/12/2079	56 years	£250
Flat 29	24/12/2079	56 years	£250
Flat 31	24/12/2079	56 years	£250

Flat Number	Lease Expiry Date	Remaining Lease Term	Current Annual Rental
Flat 4	24/12/2169	146 years	Peppercorn
Flat 5	24/12/2169	146 years	Peppercorn
Flat 6	24/12/2169	146 years	Peppercorn
Flat 7	24/12/2141	118 years	£250
Flat 8	24/12/2169	146 years	Peppercorn
Flat 9	24/12/2169	146 years	Peppercorn
Flat 10	24/12/1969	146 years	£250
Flat 12	24/12/2169	146 years	Peppercorn
Flat 14	24/12/2169	146 years	Peppercorn
Flat 15	24/12/2169	146 years	Peppercorn
Flat 16	24/12/2169	146 years	Peppercorn
Flat 17	24/12/2169	146 years	Peppercorn
Flat 22	24/12/2079 (24/12/2169 - expiry date to be confirmed)	56 years (extended lease 90 years - to be confirmed)	Peppercorn
Flat 23	24/12/2169	146 years	Peppercorn
Flat 25	24/12/2169	146 years	£240
Flat 26	24/12/2169	146 years	£250
Flat 28	24/12/2169	146 years	Peppercorn
Flat 30	24/12/2138	115 years	£275



■ 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

01273 504232

Property Contact
Richard Payne

20

Guide: £210,000 Plus
* Plus Fees

FREEHOLD BLOCK OF THREE FLATS FOR INVESTMENT

24 Canterbury Road, Margate, Kent, CT9 5BW

Currently let at £17,160 per annum

■ An attractive three storey block arranged as three large flats with some sea views from the top floor.

The property is located close to Margate's mainline railway station with high speed links to London as well as the popular seafront and Old Town, meaning it may lend itself to holiday lets.

There is potential for the apartments to be sold individually on long leases or continued investment with potential for rent increases.

Each flat has its own meter, double glazed windows and a gas heating system via radiators; there may be potential to increase the current rents.

■ Flat 1

■ Ground Floor

Entrance hall, living room (4.4m x 3.9m), bedroom (4.2m x 3.9m), kitchen (3.8m x 2.7m), bathroom with W.C. (2.7m x 2.7m). Cellar.

■ Outside

Garden to rear with lawn and patio.

■ Council Tax Band A

■ EPC - D

■ Tenancy

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

■ Flat 2

■ First Floor

Entrance hall, living room (4.4m x 3.9m), kitchen (2.7m x 1.9m), bedroom one (3.1m x 4.2m), bedroom two (2.1m x 2.8m) and bathroom with W.C. (1.9m x 1.8m).

■ Council Tax Band A

■ EPC - E



■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £465 per calendar month.

■ Flat 3

■ Second Floor

Entrance hall, living room (4.4m x 3.9m), kitchen/diner (5.3 x 2.7m), bedroom one (4.2m x 3.9m), bedroom two (2.1m x 2.8m) and bathroom with W.C. (1.9m x 2.7m).

■ Council Tax Band A

■ EPC - C

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £470 per calendar month.

■ Local Planning Authority

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



■ Auctioneer's Note

The measurements have been provided by the Seller and interested parties should rely on their own investigations.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

21

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

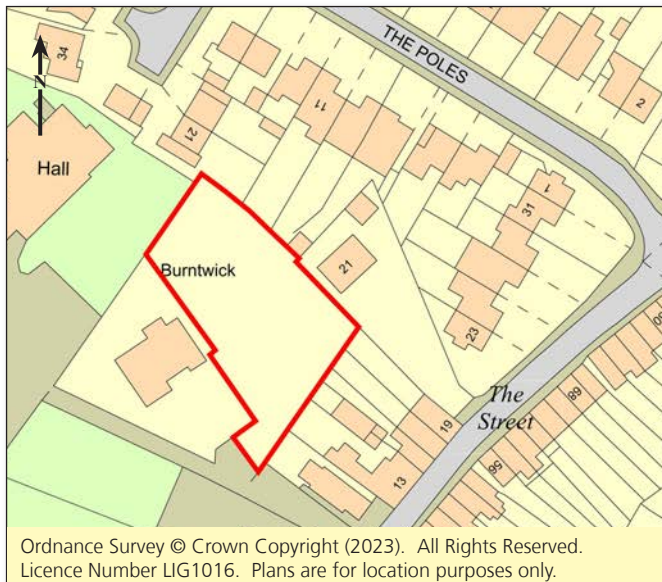
Landing, four bedrooms, main bedroom with en-suite shower room and W.C. and family bathroom with W.C.

■ 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.



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■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

22

Guide: £125-130,000
* Plus Fees

HOUSE IN NEED OF IMPROVEMENT

19 Beaufort Walk, Maidstone, Kent, ME15 9PJ

■ An end-terrace house of non-traditional construction. It is situated in an established residential area and is in need of improvement and refurbishment.

■ Ground Floor

Entrance hall, kitchen to front and living room/dining room.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Outside

Garden to front and rear.



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

■ Council Tax Band A

■ Freehold with Vacant Possession

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HUBL-CS-RP-046-1023-9



23

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 at 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.



Living Room with Arch to Kitchen

■ Flat B ■ Tenure

Sold on a 99-year lease, from 19th December 1986, at a current ground rental of £50 per annum.

■ Flat C ■ Tenure

Sold on a 99-year lease, from 19th December 1986, at a current ground rental of £50 per annum.

■ Flat D (Vacant)

Ground floor and first floor entrance.

■ First Floor

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

■ Council Tax Band A

■ Flat E - Tenure

Sold on a 99-year lease, from 19th December 1986, at a current ground rental of £50 per annum.

■ Basement

Five rooms.

■ Outside

Garden to rear.



Basement

■ 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 £50 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

24

Guide: £185-195,000
* Plus Fees

NINETEEN LOCK-UP GARAGES PLUS ADJOINING LAND

Garages, Wadhurst Close, Eastbourne, East Sussex, BN22 9PG

■ There are 19 lock-up garages of brick construction with a flat roof and up-and-over doors, with an adjoining strip of land as hardstanding and grass verge. Garages 3, 8, 10, 12 and 16 are vacant, with the remaining garages producing £215.56 per week. They can be used for owner occupation or as an investment, and have the potential to significantly increase the annual income.

The garages are on the east side of Wadhurst Close, located in the Langney area of Eastbourne, close to local shopping facilities and amenities. There are excellent road links to Brighton and Hastings and all surrounding areas via the nearby A22 and A27.

■ Auctioneer's Note

At the time of publication the Auctioneers were unable to internally inspect any of the garages and interested applicants are advised to rely on their own investigations.

■ Viewing

On site during daylight hours.



Currently let at £11,209.12 per annum



Instructions Received From

EASTBOURNE
Borough Council

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

Offers

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

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

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

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

25

Guide: £150,000 Plus
* Plus Fees

FREEHOLD SITE WITH PLANNING

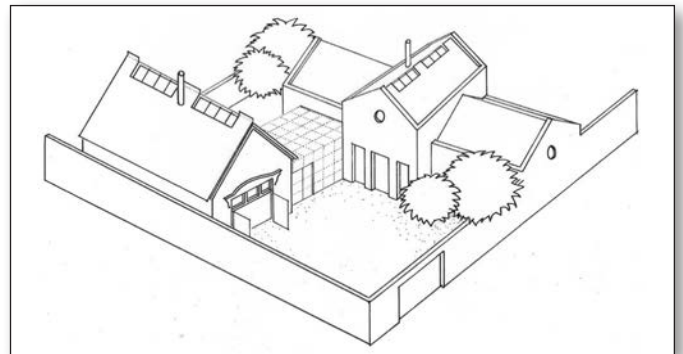
*Land Rear Of 162 Sandgate Road (Fronting Plain Road),
Folkestone, Kent, CT20 2LH*

■ Located in a no-through road in the west end of Folkestone is this freehold former coach house and three single lock-up garages with forecourt area, which has Planning Permission for a residential dwelling. The scheme would offer a modern contemporary building with conversion of the existing coach house and the erection of a new annexe, following demolition of the three lock-up garages.

The site is convenient for The Leas promenade, Folkestone West mainline railway station and the historic coastal town of Sandgate which is a short distance away.



Proposed Ground Floor Plan



Concept Sketch



Proposed First Floor Plan

■ Planning

Planning Permission has been granted by Folkestone & Hythe District Council under ref: 21/1672/FH, dated the 2nd November 2021, for demolition of three garages, retention and conversion of an existing coach house, erection of a new annexe to the coach house with surrounding boundary wall, to form a single self-contained courtyard dwelling house, subject to conditions.

A copy of the Planning Consent, existing and proposed plans, preliminary ecological appraisal and bat survey together with other information are available to download from Folkestone and Hythe District Council website, folkestone-hythe.gov.uk. Tel: 01303 853538.

■ Freehold with Vacant Possession

■ Proposed Accommodation ■ Ground Floor

Entrance lobby, living room with staircase one to first floor, sauna/W.C., kitchen, dining room, with staircase two to first floor. There is a shower room/W.C. and bedroom one with en-suite shower room.

■ First Floor (Staircase 1)

Study.

■ First Floor (Staircase 2)

Library/second bedroom.

■ Outside

Entrance courtyard to front, garden courtyard.

■ Auctioneer's Note

Revised layout drawings have been prepared for a three-bedroom house (not part of the above Planning Permission) and are available to download from the Auctioneer's website.

Joint Auctioneers



85 Sandgate Road, Folkestone
01303 850 200

Further Information From



01622 608400

Property Contact
Kevin Gilbert

26

Guide: £330-340,000
* Plus Fees

PRIME CITY FREEHOLD COMMERCIAL AND RESIDENTIAL INVESTMENT

36 St Margaret's Street, Canterbury CT1 2TG &
3A Hawks Lane, Canterbury, Kent, CT1 2NU

On instructions of the Trustees

*Currently let at £25,700 per annum
rising to £38,200 per annum in March 2024*

■ Situated in a prime city centre location, on the corner of Hawks Lane and St Margaret's Street, on one of the main thoroughfares from the Castle Street car parks to the High Street. The building is situated close to numerous multiple retailers, restaurants, estate agents, the Canterbury Tales visitor centre and almost opposite the Marlowe Shopping Arcade, and within a short walk of the cathedral.

The accommodation comprises a ground floor and basement commercial unit, let on a 10-year lease and a residential unit on the upper two floors.



View from Hawks Lane

- Commercial
- Ground Floor/Basement
- Tenancy

Let under the terms of a 10-year lease, from 1st August 2023, at an initial rental of £12,500 per annum, rising to £25,000 per annum on the 24th March 2024 and, again, rising to £27,000 per annum on the 1st August 2025. A copy of the lease will be included in the legal pack which will be available to download from the Clive Emson website.

■ EPC Information

EPC Band C (68). Total usable floor area 112 sq.m.

- Residential
- 3A Hawks Lane

With separate access from Hawks Lane.

■ Ground Floor

Entrance hall with stairs to first floor.

■ First Floor

Hallway, living room and kitchen/dining room.

■ Second Floor

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

■ Tenancy

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

■ Council Tax Band B

■ EPC Information

EPC Band E. Total floor area 93 sq.m.



View Towards Canterbury Cathedral

Joint Auctioneers

HARRISONS
CHARTERED SURVEYORS

Mill Lane, Maidstone
01622 692144

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

TOWN CENTRE DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION

Guide: £140,000 Plus
* Plus Fees

1 Paradise Place, Pump Street, Brixham, Devon, TQ5 8ED

■ A rare opportunity to acquire this superb former shell store requiring complete refurbishment, located close to the harbour in the centre of Brixham and with easy access to the centre car park. This semi-detached property offers development potential and has Planning Permission for conversion into a ground floor drinks establishment and large three-bedroom maisonette, arranged over three floors. Individuals may consider alternative uses for the property, subject to all necessary consents being obtainable.



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■ Existing Accommodation

A two-storey building with mezzanine area with two access points into several store rooms.

■ Proposed Accommodation

■ Drinks Establishment

■ Ground Floor

Separate access to open bar area, cloakroom W.C. and outside store room.

■ Maisonette

■ Ground Floor

Private access to entrance hall.

■ First Floor

Open-plan living/dining/kitchen room, bedroom with en-suite and further bedroom.

■ Second Floor

Bedroom with en-suite bathroom.

■ Planning

Planning Permission has been granted by Torbay Council under ref: P/2022/1317, dated 2nd August 2023, for change of use from B8

Storage & Distribution to Suis Generis (Drinking Establishment) to ground floor and C3 residential at partial ground floor, first floor and mezzanine level, subject to conditions. A Grant of Conditional Listed Building Consent has also been granted under ref: P/2022/1318 to carry out the following: essential repairs, refurbishment and works to change of use of building from B8 Storage & Distribution to Suis Generis (Drinking Establishment) and C3 residential, subject to conditions.

Copies of the Planning Permissions and accompanying documents may be downloaded from the Local Planning Authority website, torbay.gov.uk. Tel: 01803 207801.

■ Auctioneer's Note

The interior is in a poor condition and therefore we stress all parties take care when viewing the property.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Eric Lloyd
& Co.

42 Fore Street, Brixham
01803 852773

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

28

LINK-DETACHED THREE-BEDROOM HOUSE FOR REDECORATION

Guide: £260-270,000
* Plus Fees

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, this link-detached house is located a short walk from the coastline, Dungeness shingle beach 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.

The property 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.

■ Council Tax Band C

■ Outside

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

garden area, decked area and summer house.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

29

Guide: £320-340,000
* Plus Fees

PERIOD PUBLIC HOUSE FOR REFURBISHMENT ON THIRD OF AN ACRE WITH DEVELOPMENT POTENTIAL

*The Hogarth Inn, 41-43 High Street,
Isle Of Grain, Rochester, Kent, ME3 0BJ*

■ An attractive detached period house, being an existing public house situated in the village of Grain and providing extensive accommodation together with residential accommodation on the first floor.

Standing on a plot extending to 0.15 hectares (0.36 acres) it is considered there may be potential for further development, subject to all necessary consents being obtainable.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



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■ Ground Floor

Front entrance to main bar area with servery and fireplace, games/pool bar with inglenook fireplace, dining bar/restaurant, ladies and gents W.C.s, beer store, large function room at rear, kitchen and separate W.C.

■ Private Accommodation

■ First Floor

Landing, living room/bedroom, bedroom two, two further bedrooms and shower room with W.C.

■ Outside

Large beer garden to rear and further private owner's garden with yard. Extensive yard to the side with detached garage/store building.

■ Council Tax Band A

■ Rateable Value £11,400

■ Local Planning Authority

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

■ Freehold with Vacant Possession

30

Guide: £200,000 Plus
* Plus Fees

TOWN CENTRE FORMER CAFÉ WITH LETTING ROOMS OVER AND PLANNING FOR RESIDENTIAL DWELLING TO REAR

31 Bath Road, Cowes, Isle of Wight, PO31 7RH

■ This landmark former café enjoys a commanding position at the junction of Bath Road, High Street and Watch House Lane and traded for many years as the Watch House Barn café with residential accommodation on the first and second floors.

The building is now vacant and requires a programme of upgrading and refurbishment to the existing accommodation, part of which has suffered from some fire damage, but is sold with the significant advantage of consent for an additional two-bedroom residential unit by way of conversion of part of the side and rear of the existing building.

There is an attractive sea view along Watch House Lane from the bay windows on the first and second floors. A more panoramic sea view over the Solent is available from the rear windows.



■ Ground Floor

Two distinct commercial spaces to include the former café and ancillary space to the side, former kitchens, store rooms and ancillary space to the rear.

■ First Floor

Landing, former letting room and bathroom with W.C.

■ Second Floor

Landing, two further letting rooms and shower room/W.C.



■ Planning

Planning Permission has been granted by Isle of Wight Council under reference 21/01132/FUL, dated 22nd February 2022, for proposed alterations and conversion to form a dwelling. (Revised description) (Revised plans), subject to conditions.

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

Joint Auctioneers

SCOTCHER & CO
COMMERCIAL

Carisbrooke Road, Newport
01983 822288

31

Guide: £390-410,000
* Plus Fees

A DETACHED THATCHED COTTAGE FOR IMPROVEMENT AND REPAIR

*Cromwell House, Willows Green,
Gt. Leighs, Chelmsford, Essex, CM3 1QB*

■ This charming, characterful thatched cottage is set in its own grounds in excess of two-thirds of an acre. It is located in the desirable village of Willows Green and is approximately 10 miles from Chelmsford city centre. Local amenities are also available in Great Leighs and there is a supermarket in Notley Garden Village.

Willows Green is set back from the A131 leading to Chelmsford, Braintree and the A120 with railway stations available in Chelmsford and Braintree, both of which connect to London (Liverpool Street).

The cottage is set back from the main road, has a driveway leading to a double garage and boasts many characterful features, exposed beams and versatile accommodation over two levels. The property is in need of modernisation and repair.



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■ Ground Floor

Main entrance porch, reception room, boiler room, kitchen, lean-to conservatory and fuel store, sitting room, further reception room, inner hallway, second entrance porch, cloakroom/W.C. and utility room.

■ First Floor

The first floor can be accessed via two staircases and leads to:- four bedrooms (one with en-suite bathroom) walk-through wardrobe/storage area and separate shower room.

■ Outside

The cottage sits almost centrally on the plot with a driveway to the side leading to a double garage with loft room above. There are gardens to front, side and rear and a former stable building which is in need of repair.

■ Site Measurements

The site extends to 0.286 hectares (0.707 acres).

■ Council Tax Band G

■ Freehold with Vacant Possession

Joint Auctioneers



20 Duke Street, Chelmsford
01245 292102

Viewing By Arrangement With



01245 205778

Property Contact
Paul Bridgeman

32

Guide: £320-340,000
* Plus Fees

Like so many similar properties in the seaside resort town of Shanklin, this property is believed to have been a small hotel/guesthouse before transformation to its current use as an income-producing letting investment. The building is arranged as seven flats as a mixture of one and two-bedroom units.

Each flat is at present let under the terms of an Assured Shorthold Tenancy and the building is considered ideal for addition to an income-producing letting portfolio.

Lower Ground Floor Flat 8

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

Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £320 per calendar month.

Ground Floor Flat 3

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

Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £495 per calendar month.

Flat 4

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

Tenancy

Let under the terms of an

TOWN CENTRE SEVEN FLAT FREEHOLD RESIDENTIAL INVESTMENT

34 Atherley Road, Shanklin, Isle Of Wight, PO37 7AU

Currently let at £29,220 per annum, plus one vacant flat



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

Flat 5

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

Tenancy

Currently vacant.

Flat 6

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

Tenancy

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

First Floor

Flat 1

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

Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £320 per calendar month.

Flat 2

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

Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £350 per calendar month.

Outside

Communal space to rear.

Council Tax Band

All flats are Band A.

Joint Auctioneers



Dudley Road, Ventnor
01983 301434

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

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: £110,000 Plus
* Plus Fees

FREEHOLD INVESTMENT ARRANGED AS TWO FLATS

153 Babbacombe Road, Torquay, Devon, TQ1 3SU

Currently part let at £6,600 per annum

■ This mid-terrace building is arranged as two flats. The lower flat, which is in good decorative order, is let on an Assured Shorthold Tenancy and the upper flat, which has recently been refurbished, is vacant. The property has a rear garden with parking area and is located close to Babbacombe Downs, Oddicombe Beach and local amenities. The property is likely to be of interest to investment buyers.



■ Flat M ■ Ground Floor

Private entrance to living room, kitchen/breakfast room and hallway.

■ Lower Ground Floor
Hallway with door to rear access, bedroom, bathroom and store room.

■ Outside

Rear patio, garden and off-road parking.

■ Tenancy

Let on an Assured Shorthold

Tenancy at a current rental of £550 per calendar month.

■ Flat P (Vacant) ■ First Floor

Private access to stairs, landing, open-plan living room/kitchen and bedroom with en-suite shower room.

■ Council Tax Band

Both flats Band A.

■ Freehold with Part Vacant Possession



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Joint Auctioneers

Winkworth

3a Market Street, Dartmouth
01803 832288

Viewing By Arrangement With

Clive Emson

LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

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34

Guide: £3,000 Plus
* 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 lease from 1st January 2005 at a current ground rental of £150 per annum. 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

Interested parties may view externally 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

35

Guide: £28-32,000
* Plus Fees

**FREEHOLD
SITE WITH
DILAPIDATED
TIMBER
BUILDING**

*Land Adj., The Glen, Headcorn Road,
Grafty Green, Maidstone, Kent, ME17 2AT*

■ A parcel of land situated on the corner of Headcorn Road and Boughton Park, extending to 0.13 hectares (0.31 acres) with a dilapidated timber building in situ. The site lies adjacent to The Glen and is currently overgrown.



■ Directions

The land can be located using the What3Words app using ///quantity.overhear.jams



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■ Viewing

On site during daylight hours.

**Freehold
with Vacant
Possession**

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400
Property Contact
Kevin Gilbert

36

Guide: £190-195,000
* 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.

The property has a gas heating system via radiators and brand new 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

37

Guide: Nil Reserve
* Plus Fees

FREEHOLD LAND & ROADWAY

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

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

■ Viewing

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

■ Freehold

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



38

Guide: £300-325,000
* Plus Fees

PUB AND THREE FLATS FOR INVESTMENT

87 High Street, Ramsgate, Kent, CT11 9RJ

Currently let at £26,340 per annum

■ A mid-terrace four-storey property well located for Ramsgate town centre a short distance from its Royal Marina. The building is arranged as a ground floor commercial unit run as a Micro pub and three self-contained flats above with the whole property being let, but is now in need of some improvement.

The residential parts are accessed via the rear and each flat has double-glazed windows and gas heating.

■ Ground Floor

Micro pub seating area with bar, rear hall and two W.C.s.

■ Cellar

Three rooms.

■ Tenancy

Let on a lease from 1st December 2021 and ending on 30th November 2024 at £750 per calendar month.

■ Auctioneer's Note

We understand the commercial tenant owns the furniture and equipment in the pub. Further information will be available to download from the Clive Emson website.

■ Residential Parts

■ First Floor

■ Flat 1

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £475 per calendar month.

■ Council Tax Band A

■ Second Floor

■ Flat 2

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £475 per calendar month.

■ Council Tax Band A

■ Third Floor

■ Flat 3

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

■ Tenancy

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

■ Council Tax Band A

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



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39

**Guide: £240,000 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

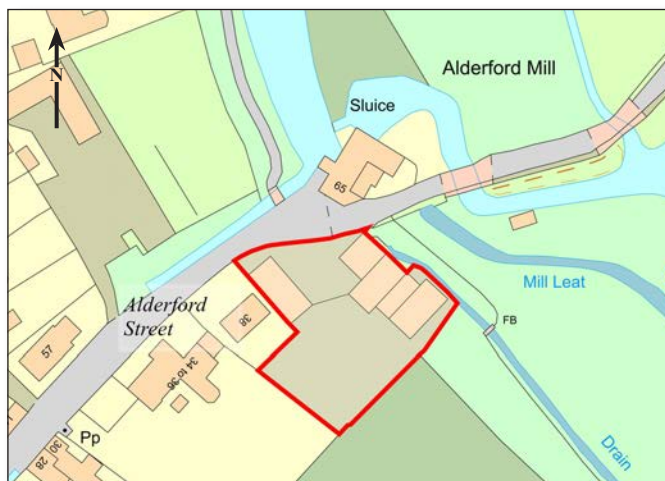
Landing, eaves storage, bedroom four with en-suite shower room.

■ Site Measurements

0.14 hectares (0.36 acres).



Proposed Side Elevation



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■ 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.

■ Auctioneer's Note 2

Sold in accordance to the TP1 Plan attached to the Special Conditions and not as stated. This can be downloaded with the rest of the legal pack from the Clive Emson website.

■ Freehold with Vacant Possession

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

40

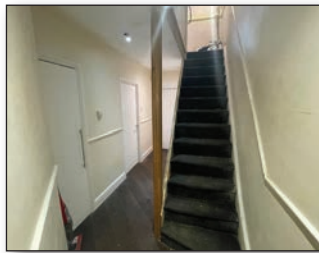
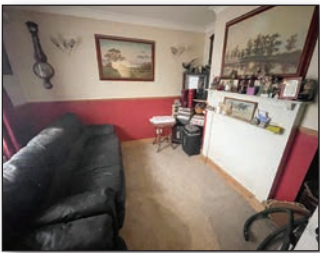
Guide: £180-200,000
* Plus Fees

THREE-BEDROOM DETACHED HOUSE FOR IMPROVEMENT AND REFURBISHMENT

59 Beaver Lane, Ashford, Kent, TN23 5NU

■ A detached three-bedroom house with some double-glazed windows and a gas heating system via radiators. It is now in need of improvement and refurbishment, offering the opportunity for reconfiguration, subject to all necessary consents being obtainable.

The house is situated on the southern side of Ashford with its comprehensive facilities, including Ashford International railway station, the Designer Outlet Centre, Ashford College and the town centre. Ashford also has three motorway junctions, Junction 9, 10 and 10A.



■ Ground Floor

Entrance hall, living room, dining room, kitchen, rear room and bathroom/W.C. and shower cubicle.

■ First Floor

Landing and three bedrooms.

■ Outside

Front garden, rear garden with brick outbuilding.

■ Local Planning Authority

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

■ Council Tax Band C

■ Freehold with Vacant Possession



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Joint Auctioneers

Bradley Bishop

Estate Agents

Station Road, Smeeth
01233 627161

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

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.

41

Guide: £150,000 Plus
* Plus Fees

TWO-BEDROOM FLAT IN DESIRABLE LOCATION

*Flat 3, Stone House, North Foreland Road,
Broadstairs, Kent, CT10 3NT*

■ A large two-bedroom flat for improvement, located on the second floor of this period building. The property is located in a desirable area a short distance from Broadstairs town centre, popular beaches and North Foreland Golf Club. There are sea views from the majority of rooms which are nice and bright and the property has a gas heating system.



■ **Outside**
Communal gardens and parking. Garage en-bloc.

■ **Tenure**
Remainder of a 99-year lease, from 1st November 1971 at a current ground rental of £28 per annum.

■ **Council Tax Band B**
■ **Leasehold with Vacant Possession**



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

■ **Ground Floor**

Communal entrance.

■ **Second Floor**

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

42

Guide: £25,000 Plus
* Plus Fees

FREEHOLD LAND

*Land Southwest Side Of Cliff End Lane,
Pett Level, Hastings, TN35 4EF*

■ A parcel of land located on a private lane in the village of Pett Level, a short distance from the larger town of Hastings with its various local amenities and transport links.

■ **Local Planning Authority**

Hastings Borough Council. Website: hastings.gov.uk.
Tel: 01424 451090.

■ **Viewings**

On site during daylight hours.

■ **Site Measurements**

The land extends to approximately 0.07 hectares (0.17 acres)

■ **Freehold with Vacant Possession**



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Licence Number LIG1016. Plans are for location purposes only.

■ **Directions**

The site can be located using the What3Words app ref:
///elaborate.sprayer.exotic

Joint Auctioneers



1 George Street,
Hastings

01424
444100

Further Information From



01273 504232

Property Contact
Chris Milne

43

Guide: £110-120,000
* Plus Fees

TEN VACANT LOCK-UP GARAGES

*Garages Rear of Hamsey Close,
Eastbourne, East Sussex, BN20 8UH*

■ These 10 vacant garages are of brick construction with flat roofs and up-and-over doors. They are arranged as two blocks of five garages, opposite each other, and located to the rear of Lanark Court. The garages would suit an owner/occupier or investor and could be let as storage to produce an income.

Eastbourne Old Town is within easy access to local shopping facilities and amenities with excellent road links to the town centre, seafront and all surrounding areas.



■ Auctioneer's Note

At the time of publication we were unable to internally inspect the garages. Interested applicants are advised to rely on their own investigations.

■ Freehold with Vacant Possession



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Licence Number LIG1016. Plans are for location purposes only.

Instructions Received From

EASTBOURNE
Borough Council

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

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.

44

**Guide: £150,000 Plus
* Plus Fees**

SUBSTANTIAL HOUSE FOR IMPROVEMENT

59 Staplers Road, Newport, Isle Of Wight, PO30 2DE

■ Situated on the outskirts of Newport, the Island's county town, this imposing five-bedroom detached house requires a significant programme of upgrading and refurbishment. The property is however considered worthy of the improvements required, beyond which it is considered ideal for owner occupation or, perhaps, addition to an income-producing letting portfolio.

The house has the advantage of off-road parking with space for several vehicles to the front elevation in addition to a garage.



■ Ground Floor

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

■ First Floor

Landing, five bedrooms and bathroom with W.C.

■ Outside

Gardens to front and rear, in need of cultivation. Garage and off-road car parking.

■ Auctioneer's Note

Areas of flooring are in a distressed state, particularly at first floor level. Prospective purchasers view at their own risk and are advised to take great care when viewing.

■ Council Tax Band E

■ Freehold with Vacant Possession

Joint Auctioneers



Megan Baker
Estate Agents

128 High Street, Cowes
01983 280555

Viewing By Arrangement With

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

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0345 8500333 / cliveemson.co.uk / auctions@cliveemson.co.uk

45

Guide: £500,000 Plus
* Plus Fees

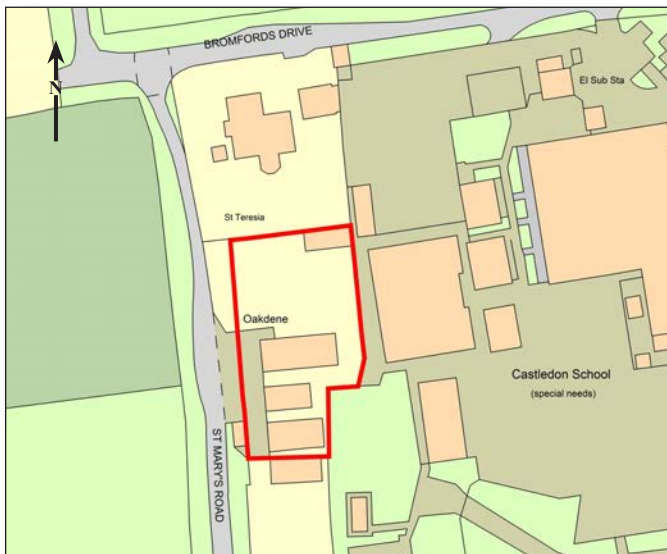
DETACHED PROPERTY WITH DETACHED DOUBLE GARAGE AND DETACHED ANNEXE

Oakdene, St. Marys Road, Wickford, Essex, SS12 0PP

On the instructions of the Power of Attorney

■ Offering a number of varied uses, this vacant detached property with double garage and annexe is located south of Wickford town centre in an established residential area. Nearby there are a number of local schools; the town centre and station are just under 1.5 miles, where there is a variety of shopping facilities and amenities. For commuting by road, the A127 Nevendon Junction is approximately one mile to the south, naturally linking access to London, Southend-on-Sea and other parts of Essex.

Considering the accommodation on offer, this would represent an opportunity for extended families, home-working businesses or even as a residential letting investment.



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■ Detached Main House

■ Ground Floor

Entrance, hallway, bathroom with W.C., study, living room, dining area and kitchen (split into two parts).

■ First Floor

Four Bedrooms and shower room with W.C.

The house has double glazing and gas heating via radiators

■ Council Tax Band G

■ Detached Double Garage

Main garage area with two electrically operated roller-shutter doors, separated additional room to the rear

which could be used for storage or a games room.

■ Detached Annexe

A self-contained single storey building with two bedrooms, bathroom with W.C., kitchen and living room. Double glazing and gas heating via radiators.

■ Council Tax Band B

■ Outside

Fenced garden area with brick built summerhouse/garden shed storage. The frontage is tarmac, providing ample off-road parking for a number of vehicles.

■ Freehold with Vacant Possession

Joint Auctioneers



52 Jermainys, Basildon
01268 952964

Viewing By Arrangement With



01245 205778

Property Contact
Russell Hawkes

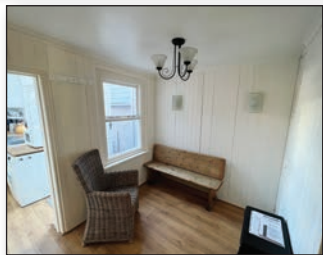
46

Guide: £140-160,000
* Plus Fees

HOUSE IN CENTRAL COWES

29 St. Andrews Street,
Cowes, Isle Of Wight, PO31 7DF

■ Located a short walk/drive from the centre of Cowes with its famous yachting harbour and shopping facilities, this terraced house is considered ideal for use as a holiday let, crew house or perhaps for more permanent occupation by an owner occupier.



■ Ground Floor

Living room, dining room and kitchen.

■ First Floor

Bedroom and bathroom.

■ Second Floor

Loft room which has been in use as a bedroom.

■ Outside

Courtyard garden to rear.

■ Council Tax Band A

■ Freehold with Vacant Possession

Joint Auctioneers



65 High Street,
Cowes

01983
209020

Viewing By Arrangement With



01489 564606

Property Contact
Mike Marchant/Joe Rocks

47

Guide: £125-135,000
* Plus Fees

THREE-BEDROOM END-TERRACE FOR IMPROVEMENT

49 Mayfield Avenue,
Dover, Kent, CT16 2PG

■ An end-terrace house located close to Dover town centre with all its amenities. The accommodation is arranged over three floors and is now in need of some improvement, however there is a gas heating and the majority of the windows are double-glazed.



■ Ground Floor

Entrance porch, living room, bedroom.

■ Lower Ground Floor

Dining Room and kitchen.

■ First Floor

two bedrooms and bathroom with shower and W.C.

■ Outside

Garden to rear.

■ Council Tax Band B

■ Freehold with Vacant Possession



Viewing By Arrangement With



01622 608400

Property Contact
Jon Rimmer

48

Guide: £180-190,000
* Plus Fees

FOURTEEN GARAGES IN A COMPOUND

Garages Just Off Rockhurst Drive, Eastbourne, East Sussex, BN20 8UN

■ An unbroken block of 14 garages in a compound, with numbers 6, 7, 8, 12 and 14 being vacant and the remainder producing £103 per week. There is potential to significantly increase the income.

The garages are situated over three levels and each of the brick-built garages has a flat roof and an up-and-over door. The garages are in Eastbourne Old Town and are accessed via a driveway between numbers 11 & 13 Rockhurst Drive. There are comprehensive local shopping facilities and amenities in the immediate vicinity with excellent road links to all surrounding areas via the nearby A27 and A259.



Currently let at £5,366.40 per annum



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Licence Number LIG1016. Plans are for location purposes only.

■ Auctioneer's Note

At the time of publication we have been unable to internally inspect the garages and interested applicants are advised to rely of their own investigations.

■ Viewing

On site during daylight hours.

■ Freehold with Part Vacant Possession

Instructions Received From



Further Information From



01273 504232

Property Contact
Richard Payne

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.

49

Guide: £24-26,000
* Plus Fees

EIGHT PLOTS WITHIN A LARGER WOODLAND AREA

*Plots H4, H5, G11, V1, V2, V3, V9 & V10 Hoads Wood,
Off Bethersden Road, Hothfield, Ashford, Kent, TN26 1EP*

■ Eight plots of woodland, known as Plots H4, H5, G11, V1, V2, V3, V9 & V10, situated within a much larger ancient woodland known as Hoads Wood. The plots are accessed via an unmade right of way from the main entrance.

■ Directions

From Hothfield turn into The Street and continue into Bethersden Road, past Bears Lane (on the left hand side) then bear left (sign posted Belmont Business Centre), past Betts Lodge/ The Forest on your right hand side, over the railway line (bridge XTD 378) and the main entrance to Hoads Wood will be located on the left hand side.

The main entrance to Hoads Wood can be located using the What3Words app using: ///situates.admiringly.swam



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■ Viewing

On site at any reasonable time and at the sole risk of the viewer.

■ Auctioneer's Note

The postcode used is for Betts Lodge, the closest to the plots. The plots are not marked on the ground and therefore will be offered in accordance with their title documentation.

■ Freehold with Vacant Possession

Joint Auctioneers



5 Kings Parade, Ashford
01233 632383

Further Information From



01622 608400
Property Contact
Kevin Gilbert

50

Guide: Nil Reserve
* Plus Fees

FREEHOLD GROUND RENTS

42/46 Main Road, Longfield, Kent, DA3 7QZ

Currently let at £90 per annum

■ A detached purpose built block of six flats each sold on a 999 year lease from 29th September 1968 at a £15 per annum ground rent.

■ 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



01622 608400
Property Contact
John Stockey/Russell Hawkes



51

Guide: £50,000 Plus
* Plus Fees

FREEHOLD FORMER TOILET BLOCK AND LAND IN TOWN CENTRE

*Toilet Block & Land, Beach Parade, Beach Road,
Newquay, Cornwall, TR7 1ET*

*Joint instructions Received from
Cornwall Council & Newquay Town Council*

■ A former toilet block and land in Newquay town centre and a short distance from Towan Beach. In a poor state of repair and comprising separate ladies, gents and disabled/baby changing facilities, any alternative use of the toilet block would be subject to all necessary consents being obtainable. The land, which forms part of the Lot and is located above the toilet block, is part occupied by two retail units (both sold on 998-year leases) and subject to a number of bin licences. Further information will be available in the legal documentation which will be available to download from the Clive Emson website.



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■ Local Planning Authority

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

■ Directions

The Lot can be located via the What3Words app using [///marathons.inversely.prono](https://www.marathons.inversely.prono)

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Katie Semmens

52

Guide: £25-30,000
* Plus Fees

FIVE GARAGES IN RESIDENTIAL AREA

Garages Adjacent 19 Kennington Close, Maidstone, Kent, ME15 8QG

■ A block of five lock-up garages in need of improvement situated in an established residential area.



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Licence Number LIG1016. Plans are for location purposes only.



■ Viewing

Interested parties may view directly on site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

53

Guide: £80-85,000
* Plus Fees

TOWN CENTRE COMMERCIAL OPPORTUNITY

82 Queens Road,
Hastings, East Sussex, TN34 1RL

■ An excellent opportunity to acquire this two-storey retail premises situated on the busy thoroughfare of Queens Road close to Hastings town centre and mainline railway station.

Now requiring some modernisation and refurbishment the property is considered ideal for investment, once let, or owner occupation. It is also considered that there may be potential for conversion of the first floor into residential accommodation subject to all necessary consents being obtainable.



■ Ground Floor

Entrance into retail area and kitchen to the rear.

■ First Floor

Office/staff room, store room, W.C and shower.

■ Outside

Rear courtyard.

■ Auctioneer's Note

Interested applicants are advised to make their own enquiries as to the property's current usage class.

■ Local Planning Authority

Hastings Borough Council. Tel: 01424 451090.
Website: hastings.gov.uk

■ Freehold with Vacant Possession

Viewing By Arrangement With



43a Havelock Rd,
Hastings

01424
423626

Further Information From



01273 504232

Property Contact
Sam Kinloch/Chris Milne

54

Guide: £135,000 Plus
* Plus Fees

TERRACE HOUSE FOR REFURBISHMENT AND IMPROVEMENT

223 Berecroft,
Harlow, Essex, CM18 7SQ

On the instructions of the Executor

■ Located on an established residential estate on the outskirts of Harlow in the Stewards area, is this three-bedroom terraced house. Although in a shell-like condition and requiring a full programme of refurbishment and renovation, there is a gas heating system and, once the property has been improved, it may be suitable for investment, owner occupation or resale.

Harlow town centre is situated within two miles walking distance to the north and there are public transport services in close proximity. Harlow Town station is slightly further, providing regular services to London (Liverpool Street), Stratford City and London Stansted Airport.



■ Ground Floor

Entrance, hallway, W.C., kitchen/dining area, living area.

■ First Floor

Three bedrooms and bathroom.

■ Outside

Rear garden, front pedestrian street access and grouped parking areas.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With



01245 205778

Property Contact
Russell Hawkes

55

Guide: £950-1,000,000
* Plus Fees

TWO SUBSTANTIAL FORMER OFFICE BUILDINGS WITH CONVERSION POTENTIAL

6-8 Saffrons Road, Eastbourne, East Sussex, BN21 1DG

Two impressive red-brick Edwardian properties arranged as two self-contained semi-detached buildings, over three floors with rear extensions. They occupy a prominent corner location on the junction of Old Orchard Road in the sought-after Meads District of Eastbourne.

The properties are situated in the heart of Eastbourne town centre close to comprehensive local shopping facilities and amenities including the mainline station and the seafront. Eastbourne is situated between Brighton and Hastings and there are excellent road links to all surrounding areas via the nearby A259 and A27.

Each building has been well maintained, has a gas heating system via radiators and retain many original features including period staircase (number 8 Saffrons), feature fireplaces and windows. They are considered suitable for a variety of uses including residential conversion, subject to all necessary consents being obtainable.

■ 6 Saffrons Road ■ Ground Floor

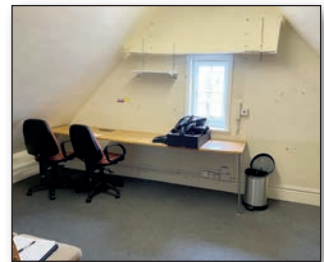
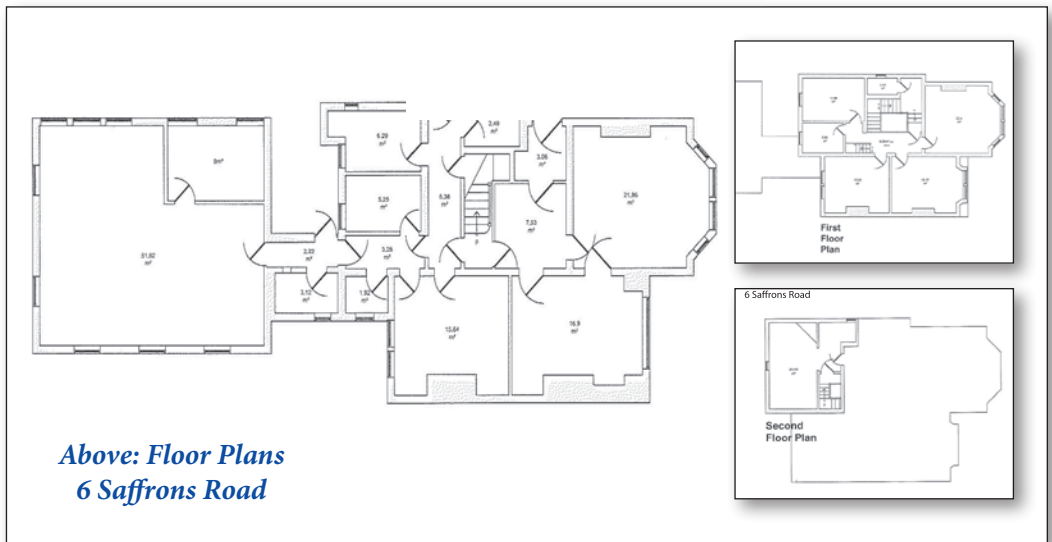
Five offices, three W.C.s and kitchen with rear annexe and office six.

■ First Floor

Four offices, kitchen, W.C.

■ Second Floor

Office.



LOT 55 CONTINUED

■ 8 Saffrons Road

■ Ground Floor

Impressive entrance hallway with original staircase to first floor, seven offices, W.C. Rear annexe with kitchen, store, disabled W.C. and open plan space.

■ First Floor

Three offices, kitchen, storeroom, W.C.

■ Second Floor

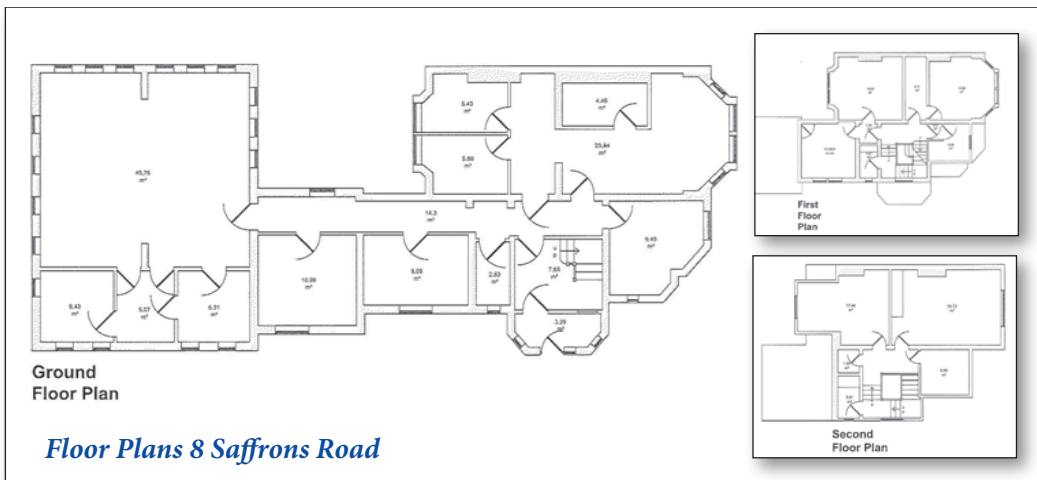
Two offices, two stores, W.C.

■ Outside

Driveway from Saffrons Road and Old Orchard Road with parking for several vehicles. Lawned areas to the front and sides with mature trees and shrub borders.



8 Saffrons Road - Side & Rear



Instructions Received From

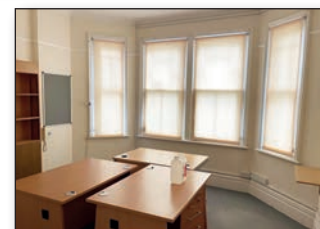


Viewing By Arrangement With



01273 504232

Property Contact
Richard Payne



■ Local Planning Authority

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

■ Freehold with Vacant Possession

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

56

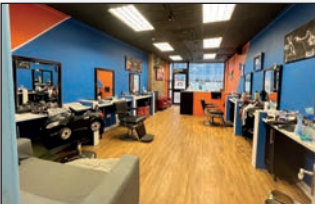
Guide: £135,000 Plus
* Plus Fees

FREEHOLD TOWN CENTRE COMMERCIAL INVESTMENT

48A Middle Street, Yeovil,
Somerset, BA20 1LX

Currently let at £15,000 per annum

■ Situated in Yeovil town centre in proximity to large retailers such as Specsavers, Waterstones and Boots, is this mid-terrace commercial property arranged over two floors. The ground floor is currently used as a barber shop with the first floor having a large ancillary space. The property is likely to be of interest to investment buyers looking to start or add to their property portfolio.



■ Ground Floor

Glazed frontage with door to reception area and salon and inner lobby with ladies and gents cloakroom W.C.s.

■ First Floor

Landing, hallway and open ancillary space with kitchen area.

■ Outside

Rear courtyard.

■ Tenancy

Let on a five-year lease from 1st November 2020 to 31st October 2025 at a current rental of £15,000 per annum.

■ Auctioneer's Note

For information relating to the rateables value and

other available data go to www.gov.uk/correct-your-business-rates and enter the postcode into the appropriate search field.

■ Viewing

No internal inspections are available. Prospective bidders are requested not to contact the tenants direct.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

57

Guide: £65-75,000
* Plus Fees

FLAT FOR REFURBISHMENT/ COMPLETION

Flat 3, 62 High Street,
Queenborough, Kent, ME11 5AG

■ Located on Queenborough High Street, close to local amenities and the mainline railway station. Renovation works have commenced on the flat and now requires completing.

The flat has been completely stripped back and has accommodation over two floors, although a secured staircase will need to be built. There may be potential for sub-division to provide two flats, subject to all necessary consents being obtainable.



■ First Floor

Accessed via external staircase.

■ Flat 3

Former kitchen, living room, former shower room with W.C. and two bedrooms.

■ Second Floor

Kitchen/dining room, further room and shower room with W.C.

■ Outside

Parking space.

■ Council Tax Band A

■ Leasehold with Vacant Possession

■ Tenure

Remainder of a 99-year lease from 5th May 1972 at a current ground rental of £30 per annum.

■ Local Planning Authority

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

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

58

Guide: £250,000 Plus
* Plus Fees

FREEHOLD CAR GARAGE/MOT CENTRE

Cherry Tree Works, Chalkwell Road, Sittingbourne, Kent, ME10 1BJ

■ A car garage/MOT centre situated in the middle of Sittingbourne easily accessible from the A2/London Road.

The premises has a detached office/reception area, workshop and yard to the front with six parking bays.

The workshop has vehicular access via three roller shutter doors with the furthest right hand door giving access to the MOT bay with inspection pit and furthest left roller shutter door giving access to an area with a two post lift and four post lift.

■ Office/Reception

Waiting room, store room and staff/customer toilet.

■ Workshop

Split into two sections, a small staff room and staff toilet.



■ Outside

Yard to front with six parking bays.

■ Site Measurements

0.06 hectares (0.15 acres).



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Viewing By Arrangement With



43 Park Road, Sittingbourne
01795 470 556

Further Information From



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.

59

**Guide: £350,000 Plus
* Plus Fees**

SEVEN DETACHED HOLIDAY BUNGALOWS

**57, 97, 101, 115, 118, 152 & 166 Saddlebrook Park, Warden Bay Road,
Leysdown-on-Sea, Sheerness, Kent, ME12 4LT**

■ Seven newly built brick bungalows situated on a holiday park in Leysdown-on-Sea which can be occupied for ten months of any calendar year.

All the units are well presented and will include all the kitchen appliances, with six of the properties having a parking space. Each bungalow is fully insulated, has under floor heating and gas heating.

■ Tenure

Remainder of 99-year leases from 3rd April 2021 at a current ground rental of £3,026 inclusive of VAT per annum. We understand there is a service charge of £1,719 inclusive of VAT per annum.

*Currently let at £34,500 per annum
Plus three vacant holiday homes*



Bungalows 152 & 166



Bungalow 101



Unit 152 - Open plan kitchen and living space

Bungalow No.	Bedrooms	Rental Per Calendar Month
57	Two	£900
97	Two	£825
101	Two	Vacant
115	Two	£900
118	Two	£825
152	One	Vacant
166	Two	Vacant

■ Auctioneer's Note 1

We have been advised by the Seller that there are no written Tenancy Agreements in place.

We also understand Unit 152 has been let as an 'Airbnb' since May 2023. The income from 26th May-28th November 2023 is £6,965.

■ Leasehold with Part Vacant Possession

■ Auctioneer's Note 2

Copies of the site plan and leases 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

60

Guide: £235-240,000
* Plus Fees

THREE FLATS FOR INVESTMENT

48 Dundonald Road, Ramsgate, Kent, CT11 9PU

■ A freehold semi-detached property arranged as three self-contained flats, each let on an Assured Shorthold Tenancy Agreement. The property is located in a predominantly residential area with easy access to Ramsgate railway station, various schools and supermarkets, the town centre with its range of local and national retailers and the harbour.

■ Flat 1 ■ Lower Ground Floor

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

■ Outside

Garden to rear.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £520 per calendar month.

■ Council Tax Band A

■ Flat 2 ■ Ground Floor

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £430 per calendar month.

■ Council Tax Band A

■ Flat 3 ■ Ground Floor

Entrance

■ First Floor

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £430 per calendar month.

■ Council Tax Band A

Currently let at £16,560 per annum



Joint Auctioneers

Mayes & Johnson Estate

95 High Street, Broadstairs
01843 600801

Further Information From

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



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61

Guide: £950-1 Million
*** Plus Fees**

TWO SUBSTANTIAL FORMER OFFICE BUILDINGS WITH CONVERSION POTENTIAL

2-4 Saffrons Road, Eastbourne, East Sussex, BN21 1DG

■ A rarely available opportunity to acquire two inter-connecting bay-fronted Edwardian properties with gardens to the front and substantial parking area to the rear. They are arranged over three floors with a gas heating system via radiators and retain many original features, including fireplaces, original sash windows and coving throughout. The rooms are well appointed and were formerly used as offices by the Local Authority but would suit a variety of uses, including residential conversion, subject to all necessary consents being obtainable.

The property is situated in the heart of the sought after Meads District, with easy access to Eastbourne town centre with its comprehensive local shopping facilities, seafront and mainline station. Eastbourne is situated between Brighton and Hastings with excellent road links to all surrounding areas via the nearby A259 and A27.



■ Local Planning Authority

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



First Floor, Front



Ground Floor, Front



Second Floor, Front

Instructions Received From

EASTBOURNE
Borough Council

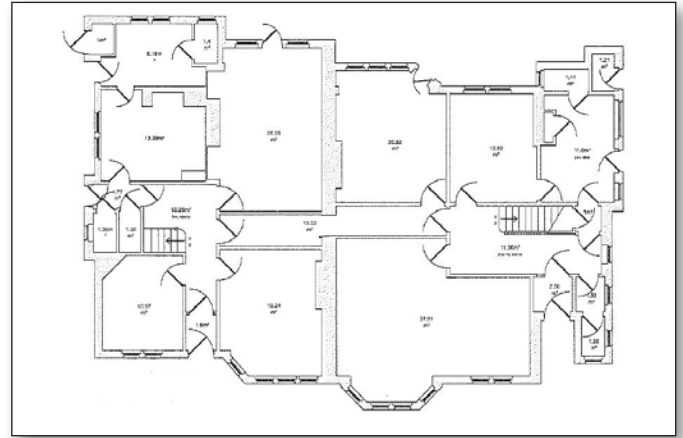
Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

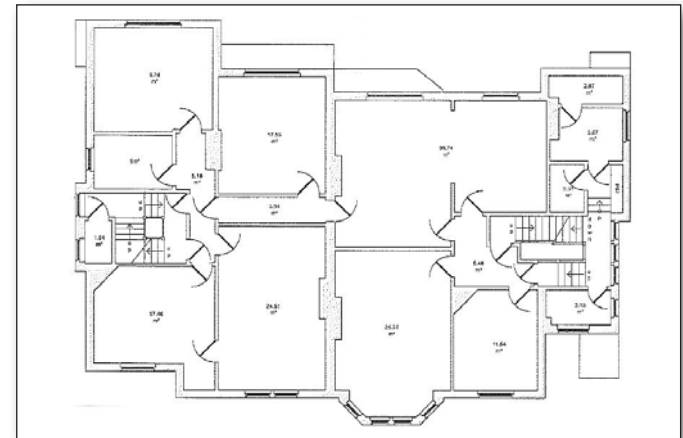
01273 504232

Property Contact
Richard Payne

LOT 61 CONTINUED



Ground Floor Plan



First Floor Plan

■ Ground Floor

The building is accessed from east and west entrances with period staircase, an impressive entrance hallway to the upper floors. There are also stairs either end down to three basement store rooms on either side of the property. Two W.C.s, nine offices and eight small store rooms.

■ First Floor

Three W.C.s, nine offices and two store rooms.

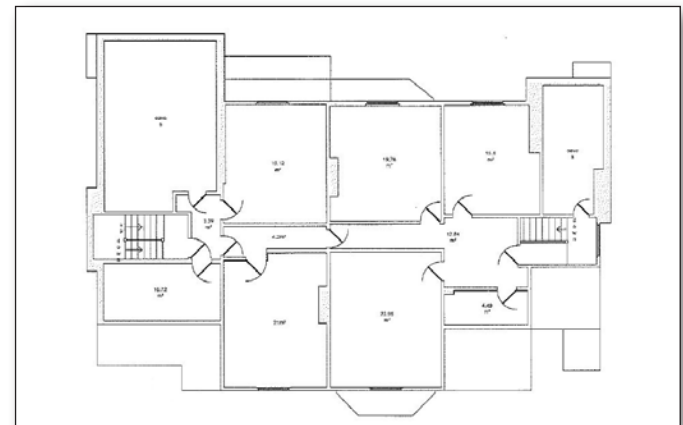
■ Second Floor

Nine offices.

■ Outside

Gardens to the front with mature trees and shrub borders with lawned area and a shared driveway leading to a substantial rear parking area, with further development potential, subject to all necessary consents being obtainable.

■ Freehold with Vacant Possession



Second Floor Plan

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*

62

Guide: £170-180,000
* Plus Fees

SEMI-DETACHED COTTAGE WITH PLANNING TO EXTEND

The Cottage, King Street, Brenzett, Romney Marsh, Kent, TN29 9UD

■ An attractive semi-detached period cottage situated in a popular location and short drive to the Brenzett roundabout with Ashford to the north via the A270. New Romney lies to the south east of the Brenzett roundabout and Rye to the south west via the A259. The cottage has Planning Permission granted for a single storey rear extension together with front canopy. Works had started but now require completion.



Rear of The Cottage

■ Existing Accommodation

■ Ground Floor

Entrance hall with understairs cupboard and stairs to the first floor, living room with fireplace and kitchen to the rear.

■ First Floor

Landing and three rooms.

■ Outside

Front and rear gardens.

■ Planning

Planning Permission has been granted by Folkestone & Hythe District Council under ref: Y/18/1248/FH, dated 6th May 2021, for the erection of a two storey rear extension following demolition of existing single storey rear extension together with

front canopy, subject to conditions.

Listed Building Consent has also been granted under ref: Y/18/1249/FH, dated 6th May 2021, for the erection of a two storey rear extension following demolition of existing single storey rear extension together with front canopy porch and internal alterations, subject to conditions.

A copy of the Planning Permission and Listed Building Consent together with drawings, elevations and other information is available to download from the Local Planning Authority's website folkestone-hythe.gov.uk. Tel: 01303 853538.

■ Proposed Accommodation

■ Ground Floor

Entrance hall with stairs to first floor, cloakroom with W.C., living room, kitchen/diner, utility off the kitchen area, the dining area having bi-fold doors to a patio and garden.

■ First Floor

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

■ Outside

Front and rear gardens.

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

63

Guide: £140-155,000
* Plus Fees

LAND WITH PLANNING FOR TWO DWELLINGS

Hillhead Barn, Chittlehampton, Umberleigh, Devon, EX37 9RG

■ A rare opportunity to acquire this parcel of land situated in the North Devon village of Chittlehampton. Currently occupied by an agricultural building, this overgrown site has Planning Permission for the construction of two detached and well proportioned homes.

■ Site Measurements

The site extends to approximately 0.12 hectares (0.29 acres).

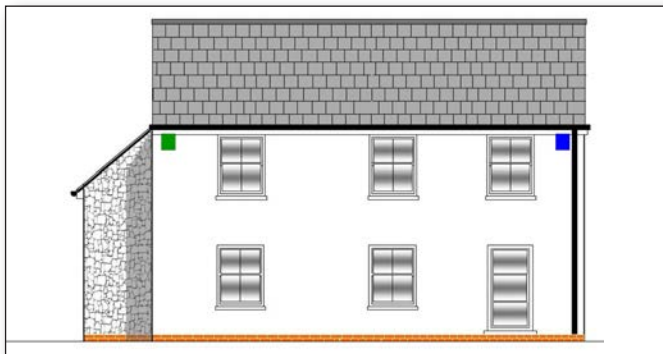
■ Planning

Planning Permission has been granted by North Devon District Council under ref: 73552, dated 2nd August 2021, for the demolition of agricultural building and erection of two dwellings (Use Class C3) with associated parking and garden, subject to conditions.

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



Photograph provided by Seller



Plot 2 - Proposed North Elevation



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■ Proposed Accommodation

Each dwelling will comprise:

■ Ground Floor

Entrance hall, open-plan living room, kitchen and family room, shower room with W.C. and study/bedroom three.

■ First Floor

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

■ Outside

Garden and two allocated parking spaces.

■ Directions

The Lot can be located via the What3Words app using ref: ///freshen.objective.topic

■ Viewing

Interested applicants may view from the roadside and to the rear via the path located to the left of the building during daylight hours, ensuring they do not cause disturbance to neighbouring residents or trespass.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Audrey Smith

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Guide: £80-90,000
* Plus Fees

LAND AND TWELVE GARAGES

Garages Off Yalding Hill, Yalding, Maidstone, Kent, ME18 6JL

■ A compound of 12 lock-up garages (one block of eight and one block of four) for refurbishment, together with central courtyard and situated in a residential area.

■ Clawback/Overage Provisions

The sale will include a clawback/overage provision requiring the 50% of uplift in value due to any future Planning Consents being granted, and will be paid to the Seller for a period of 20 years. Further information will be available to download from Clive Emson website.



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

■ **Freehold with Vacant Possession**

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

65

Guide: £15,000 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, Lordswood Leisure Centre and the M2.

■ Site Measurements

The land extends to 0.18 hectares (0.45 acres).

■ Local Planning Authority

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

■ Auctioneer's Note

Interested parties are advised that completion is seven business days.

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



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Guide: £150-160,000
* Plus Fees

TWELVE LOCK-UP GARAGES

Garages, Maxfield Close, Eastbourne, East Sussex, BN20 8PQ

Currently let at £8,992.36 per annum

■ Twelve lock-up garages of brick construction each with a flat roof and up-and-over door, situated at the end of a cul-de-sac, accessed between numbers 10 and 8. They are arranged as two adjoining blocks opposite each other, comprising one block of five garages and one block of seven. Garage 2 is vacant and the other garages are let at a total of £172.93 per week. There is potential to significantly increase the annual income. They would suit owner occupation or investment.

Maxwell Close is situated in Eastbourne Old Town, just off Victoria Drive between Central Avenue and Beachy Avenue. There are comprehensive local shopping facilities and amenities in the immediate vicinity, with excellent road links to all surrounding areas via the nearby A27 and A259.

■ Auctioneer's Note

We have not been able to internally inspect the garages and interested applicants are advised to rely on their own investigations to verify the information provided.

■ Viewing

On site during daylight hours.



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■ Freehold with Part Vacant Possession

Instructions Received From

EASTBOURNE
Borough Council

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

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. (see Page xx).

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.

67

**Guide: £280,000 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

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.

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Guide: £250-260,000
* Plus Fees

DETACHED COTTAGE FOR REFURBISHMENT

*Hollyhock Cottage, The Street,
Bredhurst, Gillingham, Kent, ME7 3LG*

■ This attractive period detached cottage in need of refurbishment and modernisation is situated in the Village of Bredhurst.

■ Ground Floor

Living room to front and kitchen at the rear.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Good size 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

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.



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69

Guide: £200,000 Plus
* Plus Fees

FREEHOLD TOWN CENTRE MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT WITH PARKING

38 & 38A High Street, Ventnor, Isle Of Wight, PO38 1RZ

Currently let at £25,299.96 per annum

■ This imposing double-fronted four storey Victorian building is situated in Ventnor's popular High Street and is arranged as a ground floor shop with the lower ground floor, first and second floors arranged as residential letting units. The commercial space comprises an antiques and art gallery with a small separate area providing additional window space and storage.

The residential accommodation requires a programme of upgrading and refurbishment (although at the time of publication, each unit is let under the terms of an Assured Shorthold Tenancy Agreement). To the rear there is a small garden accessed from the lower flat. Additionally, there is full width parking, suitable for three vehicles.

■ Commercial ■ Ground Floor

Double-fronted shop unit with twin doorways at present trading as a L-shaped antiques and art gallery with a small staff area and cloakroom with W.C. Separate smaller lock-up shop unit providing additional window space and storage.

■ Tenancy

Let under the terms of a commercial rental agreement at a current rental of £563.33 per calendar month.

■ Residential ■ Lower Ground Floor

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement, from 7th September 2017, at a current rental of £475 per calendar month.

■ Council Tax Band A

■ First Floor

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement, from 1st November 2016, at a current rental of £550 per calendar month.

■ Council Tax Band A

■ Second Floor

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement, from 1st December 2011, at a current rental of £520 per calendar month.

■ Council Tax Band A

■ Outside

Garden to the rear with parking beyond.

■ Viewing

External only.



Joint Auctioneers

Hose
Rhodes
Dickson

1 High Street,
Ventnor

01983

855525

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

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Follow us to find out about current auction news, Lot information, useful links and much more

twitter.com

cliveemson.co.uk

facebook.com

70

Guide: £190-200,000
* 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 rooms have their own hand basin and the house 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

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

71

Guide: £280,000 Plus
* Plus Fees

PUBLIC HOUSE WITH PLANNING FOR REDEVELOPMENT

*The Old House At Home, 158-162 High Street,
Sheerness, Kent, ME12 1UQ*

■ A freehold public house situated on a corner plot which fronts both the High Street and Millennium Way.

The building, which is not currently trading, has been granted Planning Permission for demolition and erection of a micro-pub and eight flats with associated parking.

The site occupies a good location close to the seafront, Sheerness-on-Sea mainline railway station, local amenities and schools.

■ Proposed Accommodation

■ Ground Floor - Micro-Pub

Pub space, stock room/W.C.

■ Flats 1 to 8

Bicycle store, bin store and store.

■ First Floor

■ Flat 1

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

■ Flat 2

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

■ Flat 3

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

■ Flat 4

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



Proposed South Elevation

■ Second Floor

■ Flat 5

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

■ Flat 6

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

■ Flat 7

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

■ Flat 8

■ Second Floor

Entrance hall, living room/kitchen and bedroom.

■ Third Floor

Bedroom and bathroom with W.C.

■ Outside

Community space and parking.

■ Viewing

External only.



■ Planning

Planning has been granted by Swale Borough Council, under ref: 21/500204/FULL, dated 1st September 2022, for demolition of existing public house and erection of a mixed-use building providing a micro-pub and eight flats with associated parking, amenity space and cycle storage, subject to conditions. A copy of the proposed plans and accompanying documents

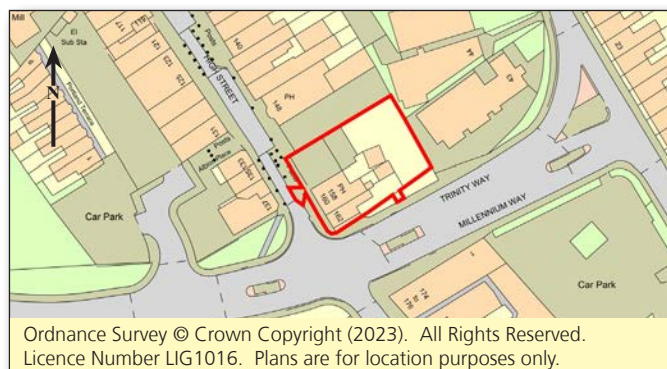
may be downloaded from the Local Planning Authority website, swale.gov.uk.
Tel: 01795 417850.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



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72

Guide: £65,000 Plus
* Plus Fees

COMMERCIAL PROPERTY REQUIRING IMPROVEMENT, WITH DEVELOPMENT POTENTIAL

16 Commercial Street, Camborne, Cornwall, TR14 8JY

■ A substantial four-storey mid-terrace commercial property benefitting from two front entrances and is located within Camborne's town centre.

The property requires a course of improvement works throughout and offers potential for various development schemes, particularly of the upper floors, subject to all necessary consents being obtainable.



■ Ground Floor

Two forms of front access, retail area, office and two store rooms with rear access.

■ First Floor

Landing, four offices and W.C.

■ Second Floor

Landing and three rooms.

■ Third Floor

Attic storage area.

■ Outside

Small outside area with emergency vertical fire escape ladder.

■ Local Planning Authority

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



■ Freehold with Vacant Possession

Viewing By Arrangement With



MAP estate agents

Gateway Business Centre, Barncoose

01209 243 333

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens

Offers

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

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

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

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

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TERRACED PERIOD HOUSE FOR IMPROVEMENT

Guide: £225,000 Plus
* Plus Fees

100 Albert Road, Romford, Essex, RM1 2PP

■ This two-bedroom mid-terrace period property is conveniently positioned for Romford town centre, giving access to numerous shopping facilities, bars, restaurants and leisure facilities. Romford Station (Elizabeth Line, London Overground and Greater Anglia) is just under a mile walking distance, providing a regular rail service to London (Liverpool Street and Paddington), Shenfield, Southend Victoria and Colchester

Although now in need of refurbishment, there is double glazing and offers an opportunity for investors, developers or even owner-occupiers.



On the instructions of the Executor



■ Ground Floor

Entrance porch, living room, kitchen, ground floor shower room with W.C.

■ First Floor

Two bedrooms

■ Outside

Front and rear gardens

■ Council Tax Band C

■ Freehold with Vacant Possession

Further Information From



18 North Street, Hornchurch
01708 457916

Viewing By Arrangement With



01245 205778
Property Contact
Russell Hawkes

74

THREE VACANT LOCK-UP GARAGES

Guide: £22-25,000
* Plus Fees

Garages Wykeham Grove, Leeds, Maidstone, Kent, ME17 1RP

■ Three lock-up garages situated on the outskirts of the popular village of Leeds.



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■ Viewing

Interested parties may view directly on site during daylight hours.

■ Freehold with Vacant Possession

Further Information From



01622 608400
Property Contact
John Stockey/Chris Milne

75

Guide: £95,000 Plus
* Plus Fees

FREEHOLD RESIDENTIAL INVESTMENT

5 Beech Road, Newport, Isle Of Wight, PO30 2AH

Currently let at £4,160 per annum

■ This detached bungalow is situated a short distance from the centre of Newport, the Island's county town. At present occupied under the terms of a Regulated Tenancy the property is considered ideal for addition to an income-producing portfolio.

■ Ground Floor

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

■ Outside

Gardens to front, side and rear.

■ Tenancy

We are advised that the property has been let to the same tenant since the 1960s at a current rental of £80 per week. Further details will be available to download from the Clive Emson website.

■ Viewing

External only. Interested parties are requested not to contact the tenant direct.

■ Auctioneer's Note

We understand the rent re-registration is due on or around 9th December 2023.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



■ Council Tax Band B



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76

Guide: £95-105,000
* Plus Fees

COMMERCIAL PROPERTY WITH PLANNING FOR CONVERSION

24 Cross Street, Camborne, Cornwall, TR14 8EX

■ A substantial property situated in the Cornish town of Camborne, most recently utilised by a firm of solicitors and now requiring a programme of refurbishment. The property has planning to convert the existing building into two well-proportioned residential dwellings.

■ Planning

Planning Permission has been granted by Cornwall Council under ref: PA23/05196, dated 11 October 2023, for the conversion of existing offices (A2) into 2 dwellings, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, cornwall.gov.uk. Tel: 0300 1234 151.

■ Proposed Accommodation

Each dwelling will comprise:

■ Ground Floor

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

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Outside

Yard to front.



■ Existing Accommodation

■ Ground Floor

Reception area, three offices and staff kitchen (each having no internal windows), inner hallway, kitchenette and two cloakrooms with W.C.s

■ First Floor

Landing, three office rooms, store and bathroom with W.C.

■ Second Floor - Attic Space

Storage area.

■ Outside

Patio and yard area with outbuilding.

■ Site Measurements

The site extends to approximately 0.01 hectares (0.03 acres).

■ Freehold with Vacant Possession



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Viewing By Arrangement With



MAP estate agents
Wilson Way, Barncoose
01209 243333

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555
Property Contact
Dave Henwood/Katie Semmens

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.

77

Guide: £250-280,000
* Plus Fees

FREEHOLD DETACHED HOUSE FOR IMPROVEMENT

31 Coronation Avenue, Bournemouth, BH9 1TW

■ Coronation Avenue is situated in a popular sought-after residential district, a short drive from the centre of Bournemouth with its famous beach and town centre amenities.

The house has suffered from some structural movement which requires a programme of remedial works, along with general upgrading and refurbishment of the accommodation. The house is, however, considered very worthy of the improvements required.



■ Ground Floor

Entrance hall, living room, dining room, kitchen, conservatory and cloakroom with W.C (accessed from outside only).

■ First Floor

Three bedrooms, bathroom (no W.C.) and cloakroom/W.C.

■ Outside

Gardens to front and rear.

■ Council Tax Band C

■ Freehold with Vacant Possession

Joint Auctioneers

house & son
Estd. 1939

Wimborne Road, Bournemouth
01202 244844

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

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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W: www.auctionconveyancing.com



78

Guide: £370-380,000
* Plus Fees

THREE-BEDROOM CITY CENTRE RIVERSIDE PROPERTY

Sudbury Tower, 6 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.

■ 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.

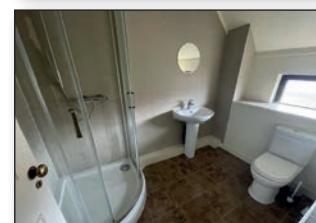
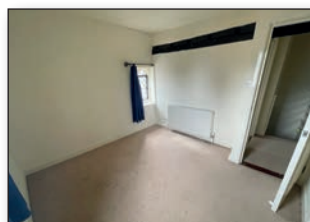
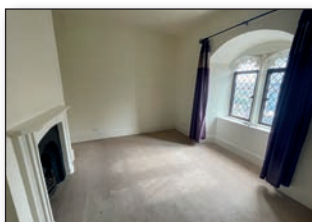
■ Second Floor

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

79

Guide: £400-410,000
* Plus Fees

LAND WITH PLANNING CONSENT FOR FIVE HOUSES

Land Church Street, Hastings, East Sussex, TN35 5AJ

■ The land, which has Planning Permission for five houses, is located in a predominantly residential area on the outskirts of Hastings, within easy access of Hastings town centre with its various local and national retailers, mainline railway station and further amenities as well as the seafront.



Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne



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■ Planning

Planning Permission has been granted by Hastings Borough Council for one two-bedroom detached house with off-street parking, two three-bedroom detached houses, each with a detached garage, and two three-bedroom semi-detached houses, each with off-street parking, subject to conditions.

The site was originally granted Outline Planning Consent under planning application HS/OA/00876. Subsequent application HS/DS/17/00194 dealt with pre-commencement conditions which have since been

discharged and a material start to works are confirmed via an initial Building Control sign off of the foundations. Further information and copies of the Planning Consent will be available for inspection via the Clive Emson website.

■ Local Planning Authority

Hastings Borough Council.
Tel: 01424 451090.
Website: hastings.gov.uk.

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

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.

80

**Guide: £450,000 Plus
* Plus Fees**

■ Situated in the shadow of St Mary's church and a short drive from the centre of Newport, (the Island's county town), this imposing building is arranged as four letting units as part of an income producing investment. To the rear is a detached two-bedroom chalet bungalow providing additional letting income.

The letting units are in need of a programme of upgrading and refurbishment but are considered very worthy of the improvements required.

■ Main Building

■ Ground Floor

■ Flat 4

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

■ Tenancy

Presently unoccupied.

■ Flat 1

Living room, kitchen, inner hall, two bedrooms (one with en-suite bathroom with W.C), conservatory and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy from 13th July 2023 at a current rental of £1,050 per calendar month.

■ First/Second Floor

■ Flat 2

Landing, kitchen, three bedrooms and bathroom/W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy from 11th July 2023 at a current rental of £850 per calendar month.

■ Flat 3

We have been advised that the flat comprises two-bedroom accommodation. At the time of publication the Auctioneers have been unable to internally inspect this part of the property.

The details have been provided by the seller. Interested parties

FOUR FLATS AND A DETACHED CHALET BUNGALOW FOR INVESTMENT

Flats 1-4, Berry Hill, 83 Carisbrooke High Street & 79A Carisbrooke High Street, Carisbrooke, Newport, Isle Of Wight, PO30 1NT

On the instructions of the Receivers

Currently let at £47,040 per annum plus vacant flat



should rely on their own investigations to verify the information provided.

■ Tenancy

Let on an Assured Shorthold Tenancy from 10th July 2023 at a current rental of £850 per calendar month.

■ 79A Carisbrooke High Street

■ Chalet Bungalow

■ Ground Floor

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

■ First Floor

Two bedrooms.

■ Tenancy

Let on an Assured Shorthold Tenancy from 24th February 2023 at a current rental of £1,170 per calendar month.

■ Tenure

Held under the terms of a mix of long leasehold and (flying) freehold titles. Further information will be available to download from the Clive Emson website.



*Detached
Chalet Bungalow*

Instructions Received From



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

81

Guide: £50-60,000
* Plus Fees

STUDIO FLAT FOR INVESTMENT

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

Currently let at £5,040 per annum

■ 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 Freehold

Joint Auctioneers



3 Devonshire Square, Bexhill-on-Sea

01424 222255

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne



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82

Guide: £390-410,000
* Plus Fees

FORMER PUB WITH CONSENT FOR CONVERSION TO SIX DWELLINGS

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

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

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

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



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■ Proposed Accommodation

■ Main Building ■ Units 1 & 2 ■ Ground Floor

Each flat comprising living room/kitchen, bedroom and bathroom.

■ First Floor ■ Units 3 & 4

Each flat comprising living room/kitchen, bedroom and bathroom.

■ Outbuildings ■ The Coach House

Living room/kitchen, bedroom and bathroom.

■ Outside

■ The Barn and Stables

Kitchen/dining room, two bedrooms and shower room.

■ First Floor

■ Outside

Parking and private garden.

■ Planning

Planning Permission was granted by East Hampshire District Council under ref:

27542/004 for change of use and conversion of former Public House into four flats including internal and external alterations. Change of use and conversion of outbuildings to provide two properties, with associated internal and external alterations including demolition of modern structures and erection of replacement extension, Formation of new access to the rear to facilitate the provision of a parking space, subject to conditions.

A copy of the Planning Consent and accompanying documents can be downloaded from the Local Planning Authority website: Full details on www.Easthants.gov.uk. Tel: 01730 266551.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

83

MIXED USE INVESTMENT ON HIGH STREET PROVIDING GOOD INCOME

Guide: £325,000 Plus
* Plus Fees

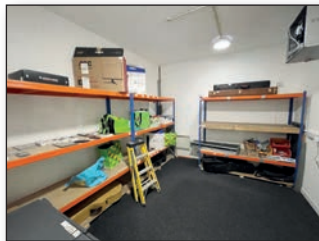
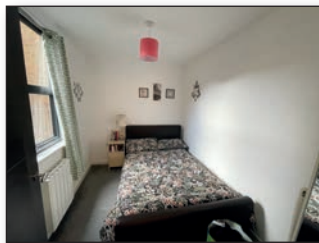
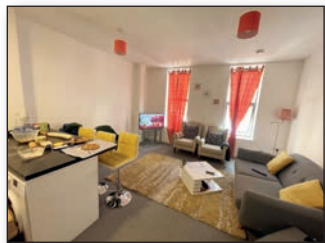
34 High Street, Ramsgate, Kent, CT11 9AG

Currently let at £31,700 per annum

■ A three storey mid-terrace building located in Ramsgate's town centre close to both local and nationwide retailers.

The building is arranged as a ground floor commercial unit let to a pawnbroker who has been trading for eight years and in occupation in this location for three years. This unit is let on a new 10-year fully repairing and insuring lease and above is a recently converted three-bedroom flat which is well presented and has its own access at ground floor level.

The property is considered ideal for continued investment and is within walking distance of Ramsgate's Royal Marina.



■ Residential ■ Ground Floor

Entrance to residential parts.

■ First Floor

Landing and living room/ kitchen.

■ Second Floor

Landing, three bedrooms and bathroom with W.C.

■ Tenancy

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

■ Commercial ■ Ground Floor

Shop floor, storage area and staff W.C.

■ First Floor

Office storage area.

■ Tenancy

Let under the terms of a new 10-year commercial lease at a current rental of £18,500 per annum, set to increase to £19,500 per annum after one year.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

BID BID **Entries Continually Invited** **BID BID** **SOLD**

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LAND AND PROPERTY AUCTIONEERS

Selling with skill, speed & efficiency

84

Guide: £180-185,000
* 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 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).

■ 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.

■ Proposed Accommodation

The lapsed planning proposes a pair of semi-detached bungalow comprising:-

■ Ground Floor

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



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.

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession



Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

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.

85

Guide: £150-155,000
* Plus Fees

BUNGALOW IN MOTE PARK FOR IMPROVEMENT

2 Mote Bungalows, Mote Park, Maidstone, Kent, ME15 8NQ

■ A one-bedroom bungalow for improvement situated in a lovely location within the boundaries of Mote Park (off Willington Street) and adjacent to the recent residential development known as Mote House Retirement Village.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



■ Directions

From Willington Street drive into Mote Park using the entrance leading to the former 'Park & Ride' located using What3Words app ref: ///purple.trains.grades and follow the driveway for about one-third of a mile to the car park using What3Words app ref: ///planet.office.scar you can then walk to the bungalow and the property can be located using the What3Words app ref: ///hogs.crowd.files



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Licence Number LIG1016. Plans are for location purposes only.



■ Ground Floor

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

■ Outside

Courtyard at rear and separate car parking space.

■ Council Tax Band B

■ Freehold with Vacant Possession

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

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

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

86

Guide: £290,000 Plus
* Plus Fees

FREEHOLD BUILDING WITH PLANNING PERMISSION FOR REDEVELOPMENT

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

■ This detached building is situated a short distance from the City Centre and was previously in use as a takeaway restaurant with residential flat over. Although in a poor state of repair at present, the building has Planning Consent for 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.



■ 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.

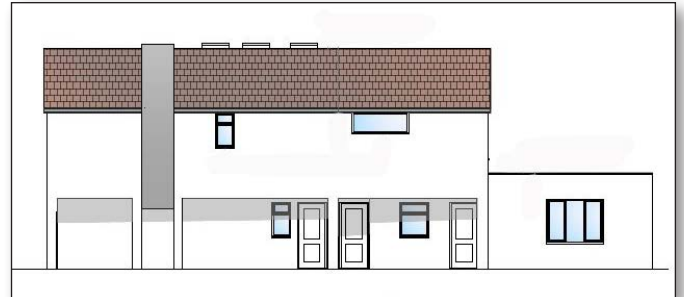
■ Outside

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 shop front, subject to conditions. A copy of the Planning Consent and accompanying documents will be available to download from the Local Authority website: chichester.gov.uk. Tel: 01243 785166.



Above:
South Facing Elevation



West Facing Elevation

■ Auctioneer's Note

There is Japanese Knotweed at the property and we have been advised a management plan is in place. Further details will be included in the legal pack available to download from the Clive Emson website.

■ Freehold with Vacant Possession

Viewing By Arrangement With

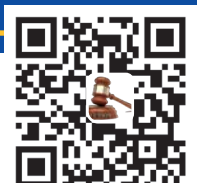
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Rob Marchant

Newsletter

Scan our unique QR code on your mobile device to sign up to our Newsletter, to be kept up-to-date with auction news, details of catalogue publication and auction results.



87

Guide: £65-75,000
* Plus Fees

GROUND FLOOR FLAT WITH OWN ENTRANCE PLUS PARKING SPACE

Flat 2, St. Andrews, The Durlocks, Folkestone, Kent, CT19 6AW

Currently let at £6,840 per annum

■ A one-bedroom apartment situated in this impressive block which lies a short distance from Folkestone Harbour with Tontine street, The Old High Street and the main town centre beyond. The flat has its own entrance to the side and is offered subject to the existing Assured Shorthold Tenancy. We understand the tenant has been in occupation since 2008.

Joint Auctioneers

**CAMERON
LETTINGS**

Cullens Hill, Canterbury
01303 248179

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



■ Ground Floor

Own entrance, entrance hall, living room with square bay window to front, kitchen/dining room, bedroom with en-suite bathroom, shower cubicle and W.C and further separate W.C.

■ Outside

Parking space to the front of the building.

■ Council Tax Band C

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £570 per calendar month.

■ Tenure

Remainder of a 999-year lease from 1st January 1996 as a peppercorn ground rent (if demanded). The successful purchaser will also become a member of the management company.



Selling Blocks of Flats

Always make sure the correct Landlord & Tenant Act Notices are served. Ignorance of the law is no excuse, and if the correct Notices are not served in the correct manner, adhering to the correct time limits, then it is a criminal offence.

The lead-in period for a sale of specified investments is a staggering four months!

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

88

Guide: £300-325,000
* Plus Fees

FIRE-DAMAGED DETACHED BUNGALOW

11 Florence Avenue, Whitstable, Kent, CT5 4EP

■ A three-bedroom detached bungalow located in a desirable area between Whitstable and Seasalter. The property has suffered some fire damage, mainly affecting the entrance hall with some smoke damage affecting the ground floor.

We have been informed that the property is of non-standard construction but sits on a good sized plot and has double glazed windows along with gas heating.



■ Ground Floor

Side entrance, entrance hall, shower room, separate W.C., living room, kitchen, dining room, reception room/office, bedroom and conservatory.

■ First Floor

Two further rooms.

■ Outside

Driveway with detached garage, gardens to front and rear with decking and pond.

■ Council Tax Band D

■ Freehold with Vacant Possession

Viewing By Arrangement With



Tankerton Road, Whitstable
01227 274220

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

Offers

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

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

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

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

89

Guide: £145,000 Plus
* Plus Fees

DETACHED DORMER BUNGALOW WITH GARDENS AND GARAGE FOR IMPROVEMENT

*Bos-An-Pryskel, Shorts Hill, Treslothan,
Camborne, Cornwall, TR14 9LW*

■ This detached five-bedroom bungalow is nestled in a tranquil location, backing onto open fields and adjacent to Treslotha Woods and Pendarves Equestrian Centre. The mainline railway station is less than one mile away. The Property provides deceptively spacious accommodation and sits on great sized grounds.

Bos-An-Pryskel is in need of improvement works both internally and externally whilst some may consider complete re-development of the site, subject to obtaining all necessary consents.

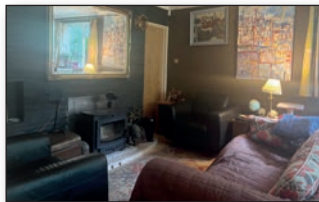


Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens



■ Ground Floor

Entrance porch, kitchen, dining room, inner hall, living room, bathroom with separate shower, separate W.C. and three bedrooms.

■ First Floor

Two further bedrooms.

■ Outside

Ample parking and attached garage to front. Gardens surrounding, predominantly laid to lawn with a high degree of privacy and requiring further formalisation.

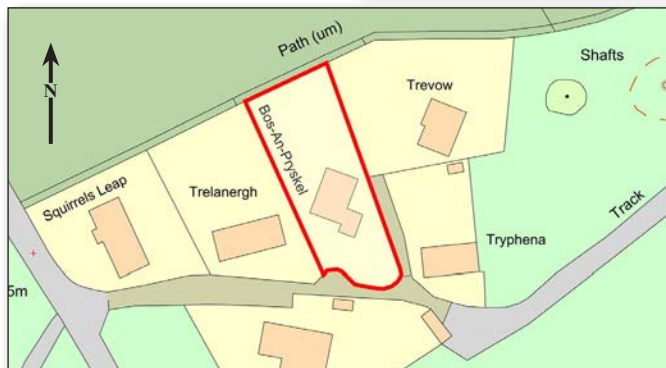
■ Council Tax Band C

■ Auctioneer's Note

A copy of the adverse Mining documentation will be in the legal pack, available to download from the Clive Emson website.



Aerial View



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■ Freehold with Vacant Possession

■ Site Measurements

The site extends to 0.12 hectares (0.29 acres).

■ What3Words

The property can be located using the What3Words app reference ///stepping.aliens.mainly

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.

90

**Guide: £260,000 Plus
* Plus Fees**

PERIOD MID-TERRACE HOUSE FOR IMPROVEMENT AND REPAIR

31 Fisher Street, Sandwich, Kent, CT13 9EJ

■ A mid-terrace house located in the heart of the historic Cinque Ports town of Sandwich, within easy reach of various supermarkets, schools, shops and amenities, and the A299 and M2 Motorway.

The property still retains some period features, including inglenook fireplace, however it is in need of some repair and refurbishment but, once enhanced, would be ideal for owner occupation or investment.



Viewing By Arrangement With



19 Market Street, Sandwich
01304 612197

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

■ Ground Floor

Entrance hall, living room, dining room, kitchen.

■ Lower Ground Floor

Cellar.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Second Floor

Two attic rooms.

■ Outside

Garden with outbuilding.

■ Council Tax Band D

■ 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

91

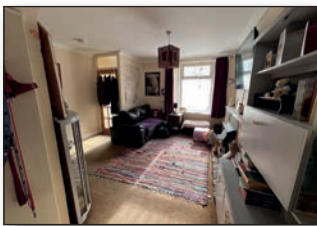
Guide: £115,000 plus
* Plus Fees

**FREEHOLD
THREE-
BEDROOM
HOUSE FOR
INVESTMENT**

**14 Cavern Road,
Torquay, Devon, TQ1 1NS**

Currently let at £8,820 per annum

■ A spacious mid-terrace property situated in a predominantly residential area conveniently located for Torquay town centre. The property is let and is likely to appeal to investment buyers.



■ **Ground Floor**

Inner porch, living room, kitchen/dining room, rear lobby, bedroom and cloakroom W.C.

■ **First Floor**

Landing, two bedrooms and bathroom.

■ **Outside**

Rear courtyard garden.

■ **Tenancy**

Let on an Assured Shorthold Tenancy at a current rental of £735 per calendar month.

■ **Auctioneer's Note**

We are informed that there may be potential to increase

the rental income on this property.

■ **Council Tax Band B**

■ **Viewing**

Strictly by arrangement with Clive Emson Auctioneers. Interested parties are requested not to contact the tenants direct.

Viewing Strictly By Prior Appointment With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

92

Guide: £40-45,000
* Plus Fees

**TOP FLOOR
FLAT FOR
IMPROVEMENT**

**15C High Street,
Herne Bay, Kent, CT6 5LJ**

■ A one-bedroom self-contained flat located on the top floor of this converted block in Herne Bay High Street offering easy access to the seafront, various local and national retailers, supermarkets and other amenities.



■ **Top Floor**

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

■ **Tenure**

Remainder of a 99-year lease from 24th June 1986 at a peppercorn ground rent.

■ **Council Tax Band A**

■ **Leasehold with Vacant Possession**

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Property Contact
Chris Milne

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93

Guide: £90-95,000
*** Plus Fees**

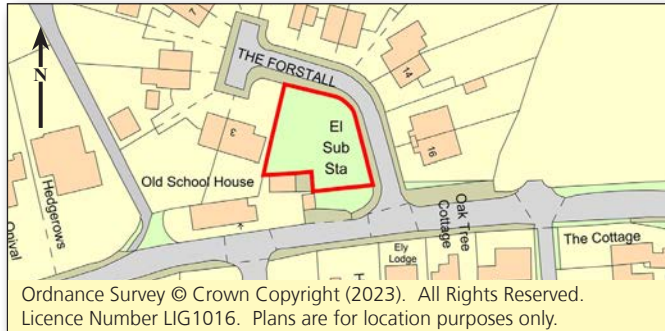
LAND IN POPULAR VILLAGE WITH POTENTIAL

Land The Forstall, Leigh, Tonbridge, Kent, TN11 8QG

■ A parcel of land extending to 0.05 hectares (0.13 acres) in a pleasant residential cul-de-sac in the popular village of Leigh. It is considered there may be potential for development of the site, subject to all necessary consents being obtainable.

■ Local Planning Authority

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



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■ Viewing

Interested applicants may view on site during daylight hours.

■ Freehold with Vacant Possession

Instructions Received From

Sevenoaks
DISTRICT COUNCIL

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

94

Guide: £125,000 Plus
*** Plus Fees**

SEMI-DETACHED HOUSE FOR INVESTMENT

292 Chatham Hill, Chatham, Kent, ME5 7BA

Currently let at £9,620 per annum

■ A semi-detached house located within easy reach of Chatham town centre with its various local and national retailers, railway station and schools.

■ Ground Floor

Living room, kitchen, lean-to conservatory, W.C. and dining room.

■ First Floor

Two bedrooms and shower with W.C.

■ Outside

Rear garden.

■ Council Tax Band B

■ Tenancy

Let on an Assured Tenancy Agreement at a current rental of £185 per week.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



95

**Guide: £300,000 plus
* Plus Fees**

HOUSE IN POPULAR RESIDENTIAL AREA FOR INVESTMENT OR OCCUPATION

1 Stapleford Gardens, Collier Row, Romford, Essex, RM5 2JT

■ Occupying a corner position is this end-terrace house, situated just off Lodge Lane within close proximity to local bus routes, local schools, Collier Row shops and Hainault Forest. It is considered that the property would suit investors or owner-occupiers and may even offer potential to extend the current accommodation, subject to all necessary consents being obtainable. The property has double glazed windows and a gas heating system via radiators.



■ Ground Floor

Entrance hall, kitchen, living room, utility room, reception room and study.

■ First Floor

Three bedrooms and bathroom with W.C.

■ Outside

Garden to the front, side and rear.



■ Local Planning Authority

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

■ Council Tax Band C

■ Freehold with Vacant Possession

Joint Auctioneers



Daiglen
Drive, South
Ockendon
**01708
851999**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

Auction Deposits

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

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

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

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

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

Up to £29,999 = £750

£30,000 to £99,999 = £1,250

£100,000 to £249,999 = £1,750

£250,000 to £499,999 = £2,250

£500,000 to £749,999 = £3,500

£750,000 Plus = £5,000

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

96

Guide: £175-180,000
* Plus Fees

■ A mid-terrace house for improvement situated in an established residential area. The property has a gas heating system via radiators and replacement uPVC double glazed windows.

■ Ground Floor

Entrance hall, living room, kitchen and store room/utility room.

■ First Floor

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

■ Outside

Gardens to front and rear.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

HOUSE FOR IMPROVEMENT

34 Westmorland Road, Maidstone, Kent, ME15 8BQ



■ Council Tax Band C

■ Freehold with Vacant Possession

97

Guide: £5-6,000
* Plus Fees

■ A parcel of land in a rural location close to the villages of Doddington and Newnham. The site is fairly overgrown and we have been informed there is no water or electric on site.

■ Site Measurements

The site measures 0.34 hectares (0.86 acres).

■ What3Words

The land can be found using the What3Words app using the reference ///shipped.backfired.raven



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FREEHOLD PARCEL OF LAND

Land Foxen Road, Newnham, Sittingbourne, Kent, ME13 0DD



■ Viewing

On site during daylight hours.

To access the site from Newnham village, take Seed Road, located opposite the George Inn, then take the second left and follow this road to the site which will be on your left.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

98

Guide: £220-230,000
* Plus Fees

TWENTY-TWO LOCK-UP GARAGES IN A COMPOUND

Garages, Hawkhurst Close, Eastbourne, East Sussex, BN23 7LD

Currently let at £27,809.60 per annum

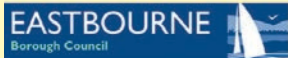
These 22 lock-up garages are of brick construction with flat roofs and up-and-over doors. They are arranged as two adjoining blocks opposite each other. One block comprises 10 garages and the other 12. Seven are vacant and the remainder are producing £534.80 per week with potential to significantly increase the income. They are suitable for owner occupation or investment and are situated in this cul-de-sac with the access adjacent to number 22.

Hawkhurst Close is situated in the Langney area of Eastbourne just off Langney Rise close to the local shopping facilities and amenities with the nearby A22 and A27 giving access to Brighton, Hastings and all surrounding areas.



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Instructions Received From



Further Information From



01273 504232

Property Contact
Richard Payne/Jade Flood

Auctioneer's Note

At the time of inspection we were unable to internally inspect the garages and interested applicants are advised to rely on their own investigations.

Freehold with Part Vacant Possession

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99

Guide: £70,000 Plus
* Plus Fees

WORKSHOP WITH POTENTIAL

20 Ethelbert Road,
Dover, Kent, CT17 0DR

■ A mid-terrace double fronted commercial property which has been used as a workshop/office and held in the same family for around 40 years. The building is adjacent to commercial and residential properties and may offer potential for residential conversion, subject to all necessary consent being obtainable.



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■ Ground Floor

Double doors into open plan workshop, store and former W.C to rear.

■ First Floor

Two rooms, office and two W.C.s.

■ Local Planning Authority

Dover District Council.
Tel: 01304 87286.
Website: dover.go.uk.

■ Freehold with Vacant Possession

Joint Auctioneers

**John Douden
& Son**

55 London Road, Dover
01304 201633

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Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

100

Guide: £55-65,000
* Plus Fees

SELF- CONTAINED LOCK-UP SHOP

82B Manor Street,
Braintree, Essex, CM7 3HR

■ This freehold commercial lock-up unit is situated on Manor Street, to the east of Braintree town centre, in an area of both residential and commercial property. Owing to its location, it is well placed for access to shopping and facilities in the town centre and access to Braintree railway station which is within half a mile to the south and offers a service to London (Liverpool Street) via Witham.

The property may suit a variety of commercial uses, subject to all necessary consents being obtainable. It may represent an ideal addition to a rental portfolio or business owner.



■ Ground Floor

Entrance door opening to main sales area, kitchenette and cloakroom/W.C.

■ Freehold with Vacant Possession

Joint Auctioneers

FennWright.

20 Duke Street, Chelmsford
01245 261226

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Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

101

Guide: £240-260,000
* Plus Fees

DETACHED BUNGALOW FOR IMPROVEMENT

22 The Glen, Minster-On-Sea, Sheerness, Kent, ME12 2SD

■ A detached bungalow with loft conversion close to Minster Leas beach and adjacent The Glen, a popular recreational space. The accommodation is dated and in need of improvement but the property does have double glazed windows and a gas heating system.

■ Ground Floor

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

■ First Floor

Loft room with Velux windows.



■ Outside

Driveway to front with off-road parking, garage and gardens to front and rear.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With



3 Broadway, Sheerness
01795 667777

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

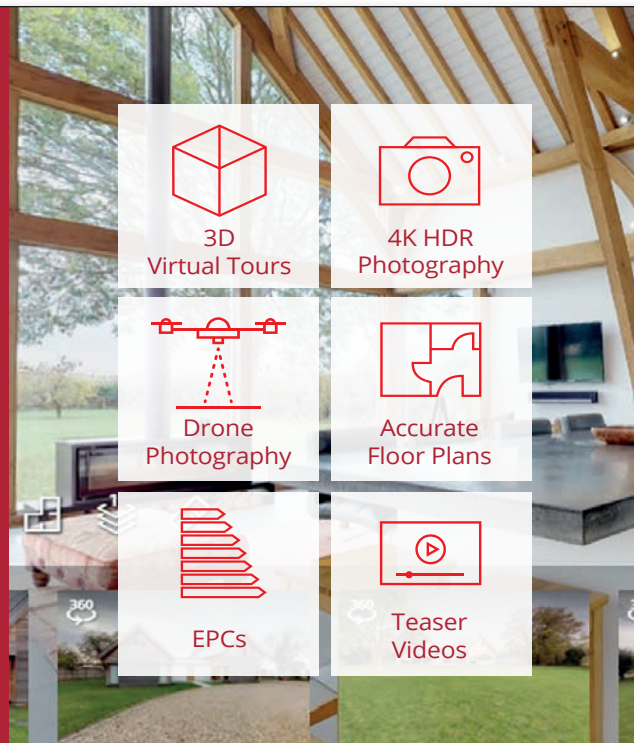


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102

Guide: £90-95,000
* 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 is arranged over two floors and is let to Grand Designs. It 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 a single parking space to the rear.



■ 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 a 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.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Sam Kinloch

103

Guide: £230-240,000
* Plus Fees

MID-TERRACE HOUSE FOR IMPROVEMENT

2 Teynham Road,
Whitstable, Kent, CT5 2EF

■ A mid-terrace house located in a predominantly residential area close to Whitstable mainline railway station as well as the town centre and seafront.

The property is in need of improvement and refurbishment and, once enhanced, will be ideal for owner occupation, investment or as a holiday home.



■ Ground Floor

Entrance hall leading to living room, dining room, breakfast room and kitchen.

■ First Floor

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

■ Outside

Garden to rear.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

W&B

112 High Street, Whitstable
01227 538853

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

104

Guide: £50-55,000
* Plus Fees

WOODED PARCEL OF LAND

Land Moncktons Lane, Maidstone, Kent, ME14 2PY

■ A wooded parcel of land, situated in a residential area close to the River Medway, extending to 0.08 hectares (0.21 acres).

■ Auctioneer's Note

The extent of land to be sold will also include a smaller parcel of land within Title K258922 which is on the A229 Royal Engineers Road and is not with vacant possession as it forms part of the recent residential development.



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■ Viewing

The land is extremely overgrown and wooded and it is advised prospective buyers view from outside the external boundaries.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Jon Rimmer

■ Freehold with Vacant Possession

~ Book Release ~ Book Release ~ Book Release ~ Book Release ~ Book Release ~ Book Release ~

LOTS TO TALK ABOUT

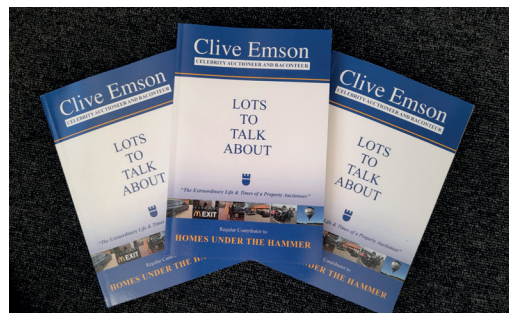
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Within the pages of Clive's recently released book he recounts humourous and heart jerking scenarios while mentoring young people over the past two decades, including being asked to leave McDonalds and confrontations with social services, which bring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



105

Guide: £140-150,000
* Plus Fees

SUBSTANTIAL FREEHOLD MIXED USE PROPERTY

1 High Street, Launceston, Cornwall, PL15 8ER

■ A freehold double-fronted building situated in the historic town centre of Launceston, close to national retailers including Superdrug and Co-operative Food Store.

Most recently utilised as two ground floor commercial units with a substantial maisonette on the upper floors, the property now requires a programme of improvement. Individuals may wish to consider conversion of the property to a single residential dwelling or sub-division of the maisonette to create two flats, subject to all necessary consents being obtainable.

■ Commercial Accommodation

■ The Big Shop ■ Ground Floor

Retail Space.

■ Basement

Storage space and W.C.

■ Unit B

■ Ground Floor

Shared access to front.
Commercial space and W.C.

■ Maisonette

■ Ground Floor

Shared access to front.

■ First Floor

Landing, kitchen, dining room and cloakroom with W.C.

■ Second Floor

Landing, two bedrooms and bathroom with W.C.

■ Third Floor

Attic room.

■ Council Tax Band A



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact

Dave Henwood/Tom Lowe

■ Local Planning Authority

Cornwall Council. Tel: 0300 1234 151.

Website: cornwall.gov.uk.

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106

Guide: £195-200,000
* Plus Fees

■ A semi-detached house situated in a pleasant cul-de-sac in Laddingford village. It is now in need of improvement and has a gas heating system via radiators and replacement UPVC double glazed windows.

■ Ground Floor

Entrance hall, living room/ dining room and kitchen.

■ First Floor

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

■ Outside

Gardens to front and rear.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

SEMI-DETACHED HOUSE FOR IMPROVEMENT VILLAGE LOCATION

31 Cleavesland, Laddingford, Maidstone, Kent, ME18 6BS



■ Council Tax Band C

■ Freehold with Vacant Possession

107

Guide: £95,000 Plus
* Plus Fees

■ A one-bedroom duplex apartment located in this converted block close to Gravesend centre with its various local and national retailers, mainline railway station, schools and further amenities. The flat which is in need of some refurbishment has allocated parking to the rear of the building.

■ Ground Floor

Open plan kitchen and dining room.

■ First Floor

There is a bedroom with en-suite shower and W.C.

■ Council Tax Band B

Joint Auctioneers

Sealeys
Walker & Jarvis

184 Parrock Street, Gravesend

01474 369368

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

DUPLEX FLAT

Flat 14, The Maltings, Clifton Road, Gravesend, Kent, DA11 0AH



■ Tenure

Remainder of a 125-year lease from the 25th March 1989 at a ground rent of £50 every six months.

■ Leasehold with Vacant Possession

108

Guide: £250-275,000
* Plus Fees

DETACHED BUNGALOW FOR REFURBISHMENT

158 Queenborough Road, Minster-on-Sea, Sheerness, Kent, ME12 3DB

■ A deceptively spacious chalet bungalow located on Queenborough Road with good access to local supermarkets and the A249. The property is in need of refurbishment, however it does have double glazed windows and a gas heating system.

There is potential to extend to the rear and create an open plan layout between the kitchen and dining room, subject to all necessary consents being obtainable. There is also an annexe to the side with kitchen and shower room.

■ Local Planning Authority

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

■ Ground Floor

Entrance hall, living room, dining room, kitchen/breakfast room, wet room with W.C. reception room with access to annex: bedroom/living room, kitchen and shower room with W.C.



■ First Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Drive to front with parking for several cars and garden to rear.

■ Council Tax Band D

■ Freehold with Vacant Possession



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Joint Auctioneers



3 Broadway, Sheerness
01795 667777

Further Information From



01622 608400
Property Contact
Jon Rimmer

109

Guide: £165-175,000
* Plus Fees

HOUSE IN NEED OF REFURBISHMENT AND REPAIR

35 Brightland Road, Eastbourne, East Sussex, BN20 8BE

■ This mid-terrace late Victorian property is arranged over two floors and is in need of refurbishment and repair. It has a gas heating system via radiators, double glazed windows and a rear patio garden.

The property is situated in Eastbourne Old Town on the north side of the road, just off the A259. There are comprehensive local shopping facilities and amenities in the immediate vicinity with excellent road links to Brighton, Hastings and all surrounding areas via the nearby main roads.



■ Ground Floor

Entrance hallway, living room, kitchen, rear lobby with access to rear.

■ First Floor

Half landing, separate W.C., landing, two bedrooms, study, bathroom.

■ Outside

Enclosed paved rear patio garden.

■ Council Tax Band C

■ Freehold with Vacant Possession

Instructions Received From

EASTBOURNE
Borough Council

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

110

Guide: Nil Reserve
* Plus Fees

FREEHOLD LAND AND ROADWAYS

Freehold Roadway & Land Across Berkshire
Including The Shires, Wokingham, Berkshire, RG41 4SZ

■ A collection of freehold land and roadways, including the freehold roadway at The Shires, Barkham, shown on the location plan, and several other roadways and parcels of land.

■ Site Measurements

Approximately 0.15 hectares (0.39 acres).

■ Freehold

■ Viewing

On site during daylight hours.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



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111

Guide: £40,000 Plus
* Plus Fees

INDUSTRIAL UNIT

Unit 8, Quay Lane, Hardway, Gosport, Hampshire, PO12 4LJ

■ This freehold industrial unit is located on the busy Quay Lane industrial estate in the Hardway district of Gosport. The unit is in need of a programme of extensive refurbishment and renovation following which it will be ideal for use by an owner occupier or as an income producing investment.

■ Ground Floor

Main factory workshop area, rear workshop, ancillary staff rooms and facilities.

■ First Floor

Office space.

■ Outside

Front apron with parking.

■ Auctioneer's Note

We are advised that the unit contains various hazardous chemicals and items of machinery which will remain in

situ for the purchaser to deal with, prospective purchasers are advised to make their own enquiries with regards to any potential liability.

Viewing By Arrangement With

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LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact

Mike Marchant/Rob Marchant



■ Freehold with Vacant Possession

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112

Guide: £55,000 Plus
* Plus Fees

**END-TERRACE
PROPERTY
REQUIRING
COMPLETION OF
WORKS**

*22 Margaret Street, Pontygwaith, Ferndale,
Mid Glamorgan, CF43 3EH*

■ This double-fronted end-terrace house has undergone a programme of internal refurbishment but still requires further finishing works to complete the project. The property is located in Pontygwaith, a village in the Taff Valley, and is nine kilometres south of Merthyr Tydfil in Wales which has many local amenities.

The property is likely to be of interest to investors and builders for post works onward sale or rental.



■ **Ground Floor**
Living/dining room, kitchen and bathroom.

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

■ **Outside**
Accessed via steps from the front with small terrace and tiered rear garden.

■ **Council Tax Band A**



■ **Freehold with
Vacant Possession**

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

113

Guide: £75,000 Plus
* Plus Fees

**GROUND
FLOOR STUDIO
FLAT FOR
INVESTMENT**

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

Currently let at £9,588 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 let and is producing a worthwhile income.



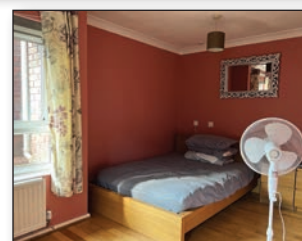
■ **Ground Floor**

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 lease details 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
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks

114

Guide: £170-180,000
* Plus Fees

DETACHED HOUSE FOR REFURBISHMENT

25 Marne Road,
Southampton, SO18 6AH

■ Located in the popular residential suburb of Bitterne, this detached three-bedroom house is in need of a programme of improvement and refurbishment works. Once completed the property would be ideal for resale into the local marketplace or for retention for its income producing potential.



■ **Ground Floor**
Living room, dining room, kitchen, bathroom and cloakroom with W.C.

■ **First Floor**
Three bedrooms, bedrooms two and three are interconnected.

■ **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

115

Guide: £230,000 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

116

Guide: £100,000 Plus
* Plus Fees

VACANT HOUSE FOR REFURBISHMENT

4 Pauls Place,
Dover, Kent, CT16 2LD

■ A two-bedroom mid-terrace property located in the centre of Dover, close to local schools and supermarkets.

The property is in need of refurbishment, but does have a gas heating system and most of the windows are double-glazed.



■ Ground Floor

Living room, dining room, kitchen and rear store room.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Council Tax Band B

■ Auctioneer's Note

There may be potential to provide three bedrooms by relocating the bathroom downstairs to the rear, subject to all necessary consents being obtainable.

■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

117

Guide: £95-105,000
* Plus Fees

FREEHOLD SITE WITH PLANNING FOR FOUR FLATS

7 Bournemouth Road,
Folkestone, Kent, CT19 5BA

■ The site which is located in a predominantly residential area of Folkestone, with good access to the town centre, has Planning Consent for four, one-bedroom flats arranged over the ground and first floor. It is considered that the triangular site once developed would be suitable for either investment or possible re-sale.



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Licence Number LIG1016. Plans are for location purposes only.

■ Site Measurements

0.05 hectares (0.12 acres).

■ Proposed Accommodation

■ Flats 1 & 2

■ Ground Floor

Communal entrance, private entrance, living room/dining room, kitchen, bedroom, store room and bathroom with W.C.

■ Flats 3 & 4

■ Ground Floor

Communal entrance.

■ First Floor

Private entrance, living room/dining room, kitchen, bedroom, store room and bathroom with W.C.

■ Outside

The flats will have access to a communal courtyard, bike store with two spaces per flat and two bin stores per flat.

■ Viewing

Interested parties may view on site during daylight hours.

■ Planning

Planning Permission has been granted by Folkestone & Hythe District Council under ref: 21/2479/FH, dated 25th February 2022, for demolition of redundant workshops and erection of four, one-bedroom flats on ground and first floor, subject to conditions.

A copy of the Planning Consent and accompanying documents will be available to download from the Local Planning Authority. Website: folkestone-hythe.gov.uk. Tel: 01303 853538.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

118

Guide: £195-200,000
* Plus Fees

HOUSE FOR IMPROVEMENT

18 Muir Road, Maidstone, Kent, ME15 6PX

■ An attractive bay fronted mid-terrace house convenient for Maidstone town centre. The property requires improvement and has replacement double glazed windows and a gas heating system via radiators.

■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

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

■ Outside

Forecourt garden and rear garden.



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

■ Council Tax Band C

■ Freehold with Vacant Possession

JAMES

auctioneers

Award Winning Kent Auction Company Specialising in Rare Collectables & Unique Lots



Sign up here: www.jamesauctioneers.co.uk

119

Guide: £60,000 Plus
* Plus Fees

FREEHOLD LAND & SIX LOCK-UP GARAGES

Land & Garages On The West Side Of Pyms Road,
Galleywood, Chelmsford, Essex, CM2 8PX

■ Situated off Pyms Road in the Galleywood area of Chelmsford this parcel of land with access road (off Pyms Road) currently houses eight garages, six of which are included in the sale, the other two garages are owned separately.

The garages and forecourt offer potential for letting to local residents to generate an income from parking, or may offer potential for alternative uses and additional garage space, subject to all necessary consents being obtainable.

■ **Site Measurements**
0.05 hectares (0.12 acres).

■ **Auctioneer's Note**
The two garages that are not included in the sale are shaded brown on the plan.

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

■ **Freehold with Vacant Possession**



■ **Local Planning Authority**

Chelmsford City Council.
Tel: 01245 606606 Website:
chelmsford.gov.uk.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman



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2024 Auction Dates

Wednesday, 7th February
Wednesday, 20th March
Wednesday, 1st May
Wednesday, 12th June
Wednesday, 24th July
Wednesday, 18th September
Wednesday, 30th October
Wednesday, 11th December

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.

120

Guide: £235-250,000
* Plus Fees

MIXED USE PROPERTY IN HIGHLY DESIRABLE LOCATION

3 Custom House Hill, Fowey, Cornwall, PL23 1AB

On the instructions of the Executors

■ A rare opportunity to purchase a freehold terraced property situated in Fowey town centre and currently arranged over three floors as a retail unit with well-proportioned flat on the first floor. Now requiring a programme of improvement works, individuals may also wish to consider alternative uses for the lower ground floor space, which utilises a separate front access point, subject to all necessary consents being obtainable.

One of Cornwall's most sought after coastal towns, Fowey is situated within a designated Area of Outstanding Natural Beauty and boasts an enviable range of local amenities including many independent retailers. Annual events in the town include the famous Fowey Royal Regatta and Carnival.



■ **Commercial Unit**
■ **Ground Floor**

Entrance, principal retail space, ancillary retail area, small landing and further room.

■ **Lower Ground Floor**
Two rooms with kitchenette and store room. Separate access point to front.

■ **Residential Flat**
■ **Ground Floor**

Separate access to front.

■ **First Floor**

Landing, living room, kitchen, bedroom, bathroom (no

W.C.) and cloakroom with W.C.

■ **Outside**
Small fenced hardstanding area to front.

■ **Council Tax Band B**

■ **Local Planning Authority**

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

■ **Freehold with Vacant Possession**

Viewing By Arrangement With



23 Fore Street, Fowey
01726 832299

Further Information From



01392 366555

Property Contact
Dave Henwood



121

Guide: £340-360,000
* 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.



■ Council Tax Band F

■ Freehold with Vacant Possession



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Licence Number LIG1016. Plans are for location purposes only.

Joint Auctioneers



King Street, Maidstone
01622 756703

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

122

**Guide: £450,000 Plus
* Plus Fees**

FREEHOLD BUILDING CLOSE TO THE HARBOUR WITH PLANNING FOR RESIDENTIAL CONVERSION

8 South Street, Emsworth, Hampshire, PO10 7EH

■ Situated in the heart of sought-after Emsworth, a short distance from the harbour, this freehold building was built in 1683 as the Saffron Brewery Public House and traded in that guise until 1904. In more recent years the building was the base of the well-known independent local Estate Agent Hazle & Co.

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

■ Ground Floor

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

■ First Floor

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

■ Second Floor

Attic room.

■ Outside

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

■ Planning

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



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

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact

Rob Marchant/Mike Marchant



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Licence Number LIG1016. Plans are for location purposes only.

123

Guide: £155-165,000
* Plus Fees

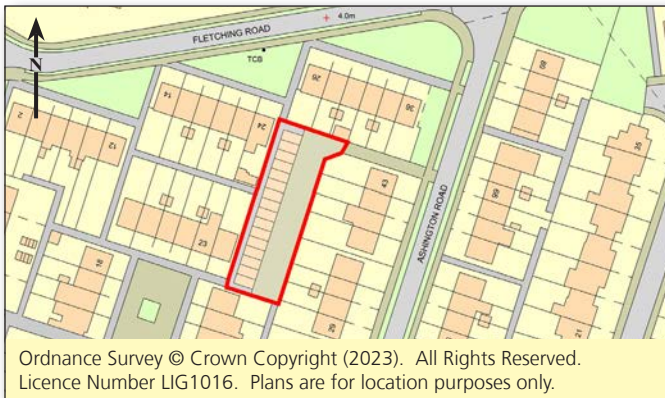
SIXTEEN GARAGES IN A COMPOUND

Garages Just Off Ashington Road, Eastbourne, East Sussex, BN22 9DY

Currently let at £8,881.60 per annum

■ These 16 garages are arranged in an unbroken block, in a compound, just off Ashington Road, close to its junction with Fletching Road. They are accessed via a driveway adjacent to number 43. Each garage is of brick construction with a flat roof and up-and-over doors. Garages 24, 27, 29, 33 and 35 are vacant. The other garages produce £170.80 per week, with the potential to significantly increase the annual income. They would suit owner occupation or investment.

Ashington Road is situated in the Hampden Park area of Eastbourne, close to the A22. There are excellent road links to Brighton, Hastings and all surrounding areas via the nearby A22/A27.



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

■ **Freehold with Part Vacant Possession**

■ **Auctioneer's Note**
We have been unable to internally inspect the garages. Interested applicants are advised to rely on their own investigations.

Instructions Received From

EASTBOURNE
Borough Council

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

124

Guide: £8-10,000
* Plus Fees

FREEHOLD GROUND RENTS

72 Farley Road, Catford, London, SE6 2AB

Currently let at £100 per annum

■ Situated in the Catford area of South East London, the two flats are located in a mid-terrace bay-fronted building. Each flat has been sold under the terms of a long lease, the ground floor flat having been sold on a 99-year lease from 6th November 1992 and the first floor flat sold under the terms of an extended lease for a term of 199-years from the 29th May 2022. Each flat has a current ground rent of £50 per annum.

We understand, the freeholder is responsible for 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.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman



125

Guide: £500,000 Plus
* Plus Fees

RECENTLY EXTENDED PROPERTY ARRANGED AS FIVE WELL PRESENTED FLATS

29 Connaught Road, Folkestone, Kent, CT20 1DA

■ A three-storey end-terrace house located close to Folkestone town centre with all its amenities and Folkestone Central mainline railway station. The property has been extended to the rear and is arranged as five self-contained flats, each with new kitchens and shower rooms and in good decorative orders.



■ Ground Floor

Communal entrance.

■ Flat 1

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

■ Outside

One parking space to rear.

■ First Floor

■ Flat 2

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

■ Flat 3

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

■ Second Floor

■ Flat 4

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

■ Flat 5

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

■ Each Flat Council Tax Band A

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

126

Guide: £200-220,000
* Plus Fees

HOLIDAY BUNGALOW WITH VIEWS

Sedum Cottage, Buckbury Lane, Newport, Isle Of Wight, PO30 2NJ

■ This three-bedroom holiday property enjoys an elevated position to the east of Newport and has stunning views across the nearby Pan Country Park.

In addition to the modern living accommodation the property also benefits from an outdoor swimming pool and hot tub which are integrated into the rear decking. The property is considered ideal for a mix of self-use and holiday rental.



Library Photos

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



Library Photos



Library Photos



Library Photos



Library Photos

■ Accommodation

Living room/dining room/kitchen, additional reception room, three bedrooms one with en-suite shower room and bathroom with W.C.

■ Outside

Parking to the front, rear garden with decking area, swimming pool and hot tub.

■ Freehold

127

Guide: £250-260,000
* Plus Fees

PROMINENT PUBLIC HOUSE WITH POTENTIAL CLOSE TO TOWN CENTRE

The Pilot, 25 Upper Stone Street, Maidstone, Kent, ME15 6EU

■ A period property comprising public house with extensive residential accommodation together with attic rooms, in a prominent position close to the centre of the county town of Maidstone.

It is considered there is potential for alternative uses, subject to all necessary consents being obtainable.

■ Ground Floor

Right-hand living/dining area with inglenook fireplace, rear inner bar with access to courtyard area, front bar servery, ladies and gents W.C.s and preparation room/kitchen at rear. Cellar.

■ First and Second Floors

Living accommodation comprising living room, kitchen, bathroom, bedroom and three inter-connecting second floor rooms.

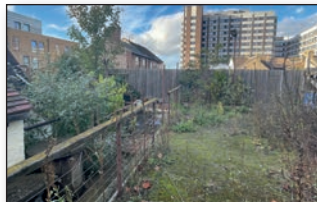
■ Outside

Enclosed beer terrace and overgrown rear garden area.



■ Local Planning Authority

Maidstone Borough Council.
Tel: 01622 602736.
Website: maidstone.gov.uk.



■ Freehold with Vacant Possession

Joint Auctioneers

Fleurets
Leisure Property Specialists

20-22 Bedford Row, London
0207 280 4706

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

128

Guide: £380,000 plus
* Plus Fees

WATER DAMAGED DETACHED PROPERTY FOR REFURBISHMENT

Orchard Rise, North Street, Drayton, Langport, Somerset, TA10 0LE

■ An opportunity to acquire this four-bedroom detached property now in need of internal refurbishment having suffered water damage. Orchard Rise sits on a superb plot with large mature garden which extends to 0.13 hectares (0.33 acres). There is ample parking and a double garage.

The property is located in Drayton, a sought-after village location situated less than three miles west of Langport where there are many local amenities. The A303 and larger towns are close by giving excellent road and rail access to Waterloo and Paddington railway stations. The Dorset coastline is 25 miles away.

There may be potential for extension of the existing property to provide a stunning family home, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance porch, hallway, cloakroom W.C., living room with double doors to dining room, kitchen and utility rooms.



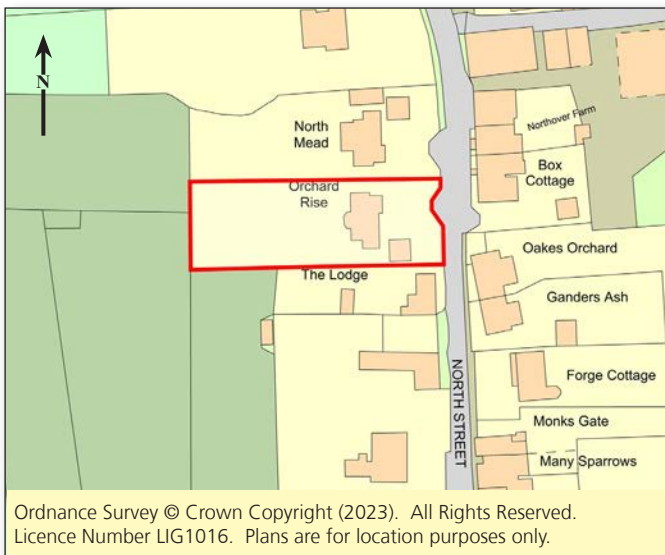
■ First Floor

Landing, four bedrooms (master with en-suite bathroom) and separate family bathroom.

■ Outside

Walled garden to front accessed via double gates to off-road driveway parking and double garage. The large rear garden with rural outlook is laid to lawn with two patio areas.

■ Council Tax Band G



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Licence Number LIG1016. Plans are for location purposes only.

■ Auctioneer's Note

The interior of the property has mould spores and the upper landing floor is in a poor condition. Interested parties view at their own risk and we must stress care should be taken when viewing.

■ Local Planning Authority

Somerset District Council.
Tel: 01934 888 888:
Website: somerset.gov.uk.

■ Freehold with Vacant Possession

Viewing By Arrangement With



9 Parrett Close,
Langport
01458
252530

Further Information From



01392 366555
Property Contact
Audrey Smith

129

Guide: £50,000 Plus
* Plus Fees

LARGE COMMERCIAL BUILDING WITH DEVELOPMENT POTENTIAL

3 Commercial Street, Camborne, Cornwall, TR14 8JZ

■ A substantial attractive commercial building arranged over three floors and now requiring a course of improvement works throughout.

The property is situated in a prominent location within the town centre and offers potential for a variety of schemes including mixed commercial/residential development, subject to all necessary consents being obtainable.



■ Ground Floor

Retail area with good window frontage and further access to side street.

■ First Floor

Open plan large storeroom with kitchenette area and W.C.

■ Second Floor

Open plan room.

■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With



MAP estate agents
Putting your home on the map

Gateway Business Centre, Barncoose

01209 243 333

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens



Legal Documentation

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

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

130

Guide: £400,000 Plus
* Plus Fees

■ Westwood Villas comprises seven residential self-contained flats, (a mixture of two and three bedrooms) with parking area to the front of the building

The property is situated in a central location at the top of Abbey Road next to other residential properties and several hotels. It 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, three let on Assured Shorthold Tenancy Agreements and the other is vacant.

The remaining three flats in the building have been sold on long leaseholds, currently paying ground rents to the freeholder.

■ Ground Floor

Secure entry system into communal hallways and stairways.

■ Flat 1

Entrance lobby, open-plan living room/dining room/kitchen, two bedrooms and family bathroom.

■ Outside

Patio area.

■ Tenancy

Currently vacant.

■ 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.

FREEHOLD INVESTMENT OF SEVEN APARTMENTS

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

On the instructions of the Receivers

Currently part let at £30,800 per annum



■ 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.



Flat 7



Flat 6

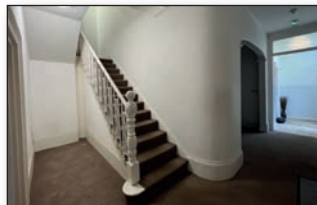
LOT 130 CONTINUED

■ Auctioneer's Note

A Management Company is in place to handle service charges, common parts maintenance and insurance. Further information is included in the legal pack available to download from the Clive Emson website.



Flat 4



Communal Hallway

■ Viewing

External only. Internal videos of Flats 1, 6 and 7 are available on the Clive Emson website.

■ 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.

■ Freehold with Part Vacant Possession

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

131

Guide: £100-120,000
* Plus Fees

TWO-BEDROOM MAISONETTE WITH GARAGE

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

■ A two-bedroom split-level maisonette located on the ground and first floor of this purpose-built block.

The property is located close to Sandgate seafront with its amenities and castle. The accommodation is of a good size but may require some improvement although it does have double glazed windows and a gas heating system. There is a lock up garage located below the flat which is vacant.

■ Ground Floor

Entrance hall, kitchen and living room with balcony.

■ First Floor

Two bedrooms and shower room with W.C.

■ Outside

Lock up garage.

■ Tenancy

Vacant.

■ Tenure

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

■ Council Tax Band B

■ Leasehold with Vacant Possession



Joint Auctioneers

**BURNAP
+ ABEL**

Sandgate Road, Folkestone
01303 258590

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

132

Guide: £260-265,000
* Plus Fees

ATTRACTIVE HOUSE FOR IMPROVEMENT

21 Lower Fant Road, Maidstone, Kent, ME16 8DP

■ An attractive period house situated in an established residential area conveniently located for the centre of the county town of Maidstone. The property is now in need of refurbishment, upgrading and has replacement uPVC double glazed windows and a gas heating system.

■ Basement

Two bedrooms and bathroom with W.C.

■ Ground Floor

Central entrance hall to front, living room, dining room, kitchen and shower room with W.C. Further reception room/bedroom to the rear.

■ First Floor

Landing and two bedrooms.

■ Outside

Garden to front and good sized garden to rear with patio area.



■ Council Tax Band C

■ Freehold with Vacant Possession

Joint Auctioneers



160 High Street, Rochester
01634 730672

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey

133

Guide: £85-95,000
* Plus Fees

AGRICULTURAL BARN WITH POTENTIAL AND SEA VIEWS

Chale Barn, Chale Street, Chale, Ventnor, Isle Of Wight, PO38 2HF

■ Situated on a plot of 0.07 hectares (0.17 acres) this substantial agricultural barn is situated a short distance from the settlement of Chale towards the southern coastline of the Isle of Wight. There is an attractive view from the site over open countryside and the English Channel beyond.

It is considered that the existing building may have potential for conversion and/or site redevelopment, subject to all necessary consents being obtainable.



■ Local Planning Authority

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

■ Viewing

Directly on site at any reasonable time.

■ Freehold with Vacant Possession

Joint Auctioneers



Merstone Lane,
Merstone,
Newport

01983
828805

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

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.

134

Guide: £270-280,000
* Plus Fees

FOUR-BEDROOM PROPERTY WITH PARKING FOR REFURBISHMENT

35 Queens Gardens, Herne Bay, Kent, CT6 5BS

■ A substantial four-bedroom end-terrace house located on the corner of Queens Gardens and Underdown Road.

The property is close to local supermarkets, amenities and is a short distance from the seafront. It is now in need of complete refurbishment but does have double-glazed windows and a gas heating system via radiators.

There is a drop kerb providing parking to the rear - a desirable benefit in this part of town.



■ Ground Floor

Entrance hall, living room with bay window, dining room, kitchen and W.C.

■ First Floor

Landing, four bedrooms and bathroom with W.C.

■ Outside

Garden to front and rear garden providing off-road parking.

■ Council Tax Band D

■ Freehold with Vacant Possession



Viewing By Arrangement With

WILBEE & SON

107 Mortimer St, Herne Bay
01227 374010

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

Viewings

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

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

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

135

Guide: £225,000 Plus
* Plus Fees

THREE-BEDROOM SEMI-DETACHED HOUSE FOR IMPROVEMENT

76 Sydney Road, Walmer, Deal, Kent, CT14 9XD

■ A semi-detached house in a good location close to Walmer's mainline railway station and a short distance from the village centre with all its amenities. The accommodation is dated and is now in need of improvement and there may be potential to extend to the side, above the garage, subject to all necessary consents being obtainable.

■ Ground Floor

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

■ First Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Driveway providing off-road parking, garage and gardens to front and back.

■ Council Tax Band D

■ Freehold with Vacant Possession

■ Local Planning Authority

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

Viewing By Arrangement With

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01622 608400

Property Contact
Jon Rimmer



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136

Guide: £150-160,000
* Plus Fees

Currently let at
£9,600 per annum

■ Tucked away down a private access to the rear of 286 Swanwick Lane, is this building comprising two flats, one of which has been sold on a long lease, with the ground rent being collected by the freeholder, and a ground floor flat which is let.

■ Ground Floor Flat

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

■ Outside

Rear garden and parking space.

■ Tenancy

Let on an Assured Shorthold Tenancy from 13th April 2019, at a current rental of £800 per calendar month.

FREEHOLD FLAT FOR INVESTMENT

288 Swanwick Lane, Lower Swanwick, Southampton, SO31 7GT



■ First Floor Flat

■ Tenure

Sold on a long lease which is awaiting Registration. Further details will be available to download from the Clive Emson website.

Joint Auctioneers



Milton Road, Portsmouth
023 9282 6731

Viewing By Arrangement With



01489 564606
Property Contact
Mike Marchant/Joe Rocks

137

Guide: £160,000 Plus
* Plus Fees

MIXED-USE TOWN CENTRE PROPERTY

14 St. Faiths Street, Maidstone, Kent, ME14 1LL

■ A freehold mid-terrace property located in the heart of Maidstone town centre within easy reach of Maidstone West and Maidstone central railway stations, Fremlin Walk Shopping Centre and various shops, schools and amenities.

The premises is arranged as an office on the ground floor and a one-bedroom maisonette on the upper floors. The building also offers potential for alternative configurations, subject to all necessary consents being obtainable.

■ Ground Floor

■ Commercial

Two offices, kitchen and W.C.

■ Maisonette

■ Ground Floor

Entrance with stairs to:

■ First Floor

Kitchen and living room.

■ Second Floor

Bedroom with en-suite bathroom and W.C.



Joint Auctioneers



184 Parrock Street, Gravesend
01474 369368

Viewing By Arrangement With



01622 608400
Property Contact
Chris Milne/Jon Rimmer

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

■ **Council Tax Band B**

138

**Guide: £150,000 Plus
* Plus Fees**

BUNGALOW FOR IMPROVEMENT

16 The Leaway, Portchester, Fareham, Hampshire, PO16 8PH

■ This two-bedroom bungalow is situated in a quiet residential road, close to Portchester railway station offering excellent commuter links. The property requires complete modernisation and is considered worthy of such a scheme, making it ideal for owner-occupation or an addition to an existing investment portfolio.

Some of the neighbouring properties have been extended to the rear and into the loft space. It is believed this bungalow has similar potential, subject to all necessary consents being obtainable.



■ Ground Floor

Entrance hall, living room, two bedrooms, dining room, kitchen and conservatory/lean-to.

■ Outside

Enclosed front garden and driveway, with garden to rear.

■ Auctioneer's Note

The internal flooring is distressed in places and prospective viewers are viewing at their own risk and advised to take suitable care.

■ Local Planning Authority

Fareham Borough Council.
Tel: 01329 263100.
Website: fareham.gov.uk.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Mike Marchant

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.

139

Guide: £175-180,000
* Plus Fees

SEMI-DETACHED HOUSE FOR IMPROVEMENT

60 Cambridge Crescent, Maidstone, Kent, ME15 7NG

■ A semi-detached house situated in an established residential area. The property is in need of improvement, and has a gas heating system via radiators and replacement uPVC double glazed windows.

■ Ground Floor

Entrance hall, living room, kitchen and dining room.

■ First Floor

Landing, two bedrooms and bathroom with W.C.



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

■ Outside

Garden to front, hardstanding to side with gate leading to rear garden.

■ Council Tax Band C

■ Freehold with Vacant Possession

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140

Guide: £40-50,000
* Plus Fees

STORAGE YARD WITH POTENTIAL

Land North Side, Moss Lane, Romford, Essex, RM1 2PP

■ This yard is located to the rear of residential properties, in a turning which runs between Albert Road and George Street in close proximity to Romford town centre with all its shopping and leisure facilities. It is considered the yard could have potential for a variety of uses, subject to all necessary planning consents being obtainable.



■ Local Authority

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

■ Freehold with Vacant Possession



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Joint Auctioneers



18 North Street, Hornchurch
01708 457916

Further Information From



01245 205778

Property Contact
Russell Hawkes

141

Guide: £105-115,000
* Plus Fees

LOWER GROUND FLOOR FLAT

29A Northam Road, Southampton, SO14 0NZ

Currently let at £7,800 per annum

■ This one-bedroom flat is in the popular suburb of Northam in the city of Southampton. The flat is currently let and is considered ideal for use as an ongoing rental investment.

■ Accommodation

Living room, kitchen/dining room, bedroom and bathroom.

■ Tenancy

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

■ Tenure

Remainder of a 125-year lease from 1st December

2002 at a current ground rental of £50 per annum.

■ Council Tax Band A

Viewing By Arrangement With



01489 564606

Property Contact
Mike Marchant/Joe Rocks



■ Auctioneer's Note

The tenant has given notice to vacate on 7th December. Prospective buyers are advised to check the legal pack.

142

Guide: £100-110,000
* Plus Fees

Currently let at
£12,000 per annum

■ An attractive period property situated in the heart of the historic town of Rochester, close to the cathedral and castle and providing accommodation over three floors. The property is now in need of improvement and repair.

■ Ground Floor

Retail area to front and rear, rear passageway leading to W.C.

■ First Floor

Landing, office and stockroom. Further storeroom and kitchen at rear.

■ Second Floor

Landing and store room.

■ Tenancy

The commercial tenants are holding over under the terms of an original lease for a term of 10 years from 8th May 2012 at a current rental of £12,000 per annum, paid quarterly.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

COMMERCIAL PROPERTY FOR REPAIR/IMPROVEMENT SUBJECT TO TENANCY, IN HISTORIC TOWN CENTRE

46 High Street, Rochester, Kent, ME1 1LD



Our Accreditations

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



143

Guide: £15,000 Plus
* Plus Fees

FREEHOLD LAND

**Former Garage Block, Lanchard Rise,
Liskeard, Cornwall, PL14 4HX**

■ An area of hardstanding with additional amenity land, situated within a residential area of Liskeard. Any alternative future use of the land, which was previously part occupied by a block of nine garages, would be subject to all necessary consents being obtainable.



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■ Auctioneer's Note

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

■ Directions

The land can be located via the What3Words app using ref:///fortnight.danger.smiles

■ Local Planning Authority

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

■ Site Measurements

0.12 hectares (0.29 acres).

■ Viewing

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

Instructions Received From



Further Information From



01392 366555

Property Contact
Dave Henwood

144

Guide: £95,000 Plus
* Plus Fees

FREEHOLD RESIDENTIAL INVESTMENT

**59 Shrewsbury Avenue,
Torquay, Devon, TQ2 8AE**

Currently let at £7,280 per annum

■ This freehold end-terrace property has been let to the same tenant over the last 27 years and would benefit from a programme of updating.

The property is located in the Barton area of Torquay in a mainly residential area and close to local shops and amenities.



■ Ground Floor

Hallway, utility, shower room, living room and kitchen breakfast room.

■ First Floor

Landing, three bedrooms and bathroom.

■ Outside

Front and rear gardens.

■ Council Tax Band B

■ Tenancy

Let on an Assured Shorthold Tenancy from 8th July 1996 at a current rental of £140 per week.

■ Viewing

External only. An internal video is available on the Clive Emson website. Interested parties are advised not to contact the tenants direct.

Joint Auctioneers

Winkworth

3a Market Street, Dartmouth
01803 832288

Further Information From



01392 366555

Property Contact
Audrey Smith

145

Guide: £220-230,000
* Plus Fees

DETACHED COTTAGE FOR RESTORATION

*Rose Cottage, Lower Road, West Farleigh,
Maidstone, Kent, ME15 0NB*

On the instructions of the Power of Attorney

■ A detached cottage, for complete refurbishment and modernisation situated midway between West Farleigh and East Farleigh, with good access to Maidstone town centre.

■ Ground Floor

Living room with kitchen (in need of refitting), dining room, second room and lean-to at rear.

■ First Floor

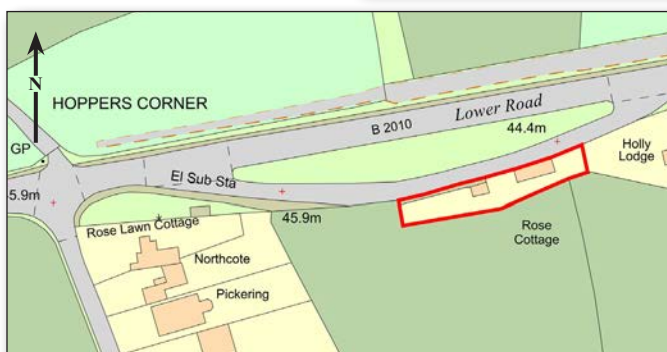
Two bedrooms and former bathroom (requiring a refit).

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



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■ Outside

Gardens to both sides and rear.

■ Council Tax Band E

■ Freehold with Vacant Possession

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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.

146

Guide: £190,000 Plus
* Plus Fees

THREE-BEDROOM HOUSE FOR IMPROVEMENT

76 Kings Road, Gosport, Hampshire, PO12 1PY

■ Situated a short walk/drive from Gosport town centre with the ferry and connections to Portsmouth beyond, this three-bedroom mid-terrace house requires a significant programme of upgrading and refurbishment.

The house is, however, considered very worthy of the improvements required, beyond which it is considered ideal for use by an owner occupier or perhaps for addition to an income-producing letting portfolio.

To the rear of the house there is an enclosed garden with the benefit of rear vehicular access.



■ Ground Floor

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

■ First Floor

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

■ Outside

Small forecourt garden to the front, larger garden to the rear with the benefit of rear vehicular access.



■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers
DIMON
Estate Agents

Stoke Road, Gosport
023 9258 7521

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

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.

147

Guide: £140-145,000
* Plus Fees

■ A mid-terrace house for improvement close to the centre of the county town of Maidstone and mainline commuter railway station. The property has a gas heating system via radiators and replacement uPVC double glazed windows.



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

HOUSE FOR IMPROVEMENT IN TOWN CENTRE

45 Brewer Street, Maidstone, Kent, ME14 1RY



■ Ground Floor

Living room, inner hallway and kitchen.

■ First Floor

Bedroom and bathroom with W.C.

■ Outside

Yard at rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

148

Guide: £60-70,000
* Plus Fees

EIGHT LOCK-UP GARAGES

Garages Mill Lane, Eastry, Sandwich, Kent, CT13 0LD

Currently let at £1,650 per annum

■ A row of eight garages situated to the south of Mill Lane in the village of Eastry which is located approximately four miles south west of Sandwich and 10 miles north of Dover. To the front of the garages is a large hardstanding area which could be used for parking. We understand five of the garages are currently let and three are to be offered vacant. There may be potential for rental increases to improve the income.

■ Tenancies

Each garage, (with the exception of numbers 2, 4 and 8) is let at a current rental of £330 per annum.

■ Viewing

On site.

■ Freehold with Part Vacant Possession



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Joint Auctioneers



Market Street,
Sandwich

01303

612147

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

149

Guide: £300-350,000
* Plus Fees

AUTO CENTRE WITH POTENTIAL FOR REDEVELOPMENT

Land & Buildings Rear Of 16A Chamberlain Road,
Eastbourne, East Sussex, BN21 1RU

On the instructions of Receivers

■ A fantastic opportunity to acquire this commercial premises set back from Chamberlain Road and located within Eastbourne's popular Old Town ward. Arranged as auto workshops and stores surrounding an open courtyard the property is considered ideal for continued use or could be let to provided a good income. Along with its current use, it is also considered that the site offers potential for residential development subject to all necessary consents being obtainable.

Chamberlain Road is conveniently located close to local shops and amenities found on Green Street and offers easy access to public transport services in and out of Eastbourne Town centre. The property uses 6 phase mains electricity and is connected to mains water and drainage.



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■ Accommodation

Reception/Office leading to store rooms 1 and 2, staff room, workshop, tyre bay/workshop, two W.C.'s, oven workshop, workshop with inspection pit, office room, store room 3 and a further 8 workshop/stores.

■ Outside

Driveway leading to courtyard/parking area.

■ Local Planning Authority

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

■ Freehold

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Sam Kinloch/Chris Milne

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.

150

Guide: Nil Reserve
* Plus Fees

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

■ Viewing

Interested parties may view directly on site during daylight hours.

■ Freehold

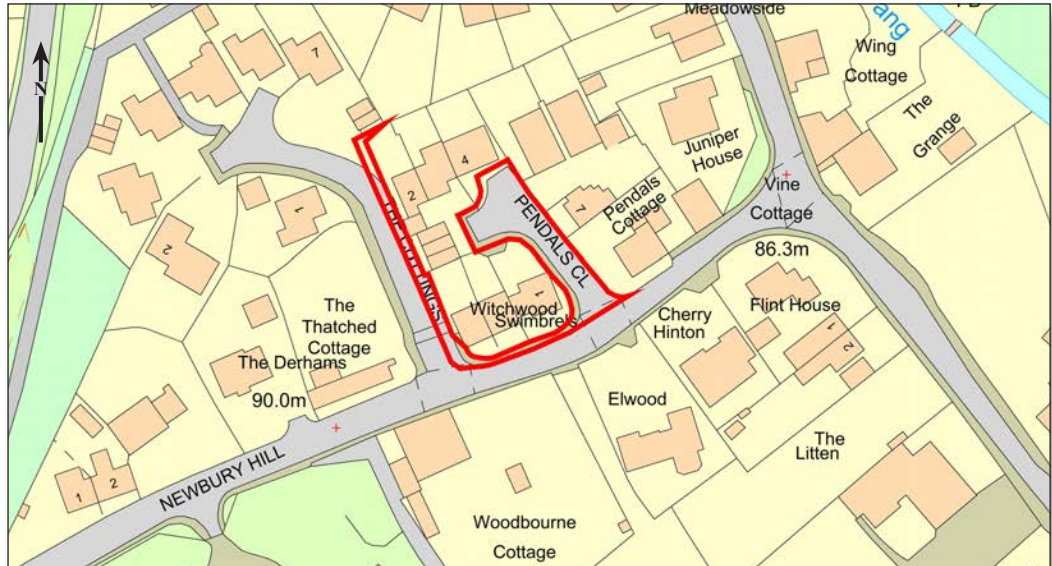
Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

FREEHOLD LAND AND ROADWAY

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



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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 £19,999 = £400

£20,000 to £49,999 = £600

£50,000 to £99,999 = £900

£100,000 to £299,999 = £1,200

£300,000 and above = £1,500

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 advisors.

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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.

In order to save time on the day of the auction we recommend pre-registering. Visit cliveemson.co.uk

Regional Offices

KENT & SOUTH EAST LONDON

Rostrum House, Rocky Hill,
London Road, Maidstone,
Kent, ME16 8PY
Tel: 01622 608400
Email: kent@cliveemson.co.uk

ESSEX, NORTH & EAST LONDON

First Floor, 129 New London Road,
Chelmsford, Essex, CM2 0QT
Tel: 01245 205778
Email: essex@cliveemson.co.uk

SUSSEX & SURREY

83 Bates Road,
Brighton, East Sussex, BN1 6PF
Tel: 01273 504232
Email: sussex@cliveemson.co.uk

HAMPSHIRE, DORSET, WILTSHIRE & ISLE OF WIGHT

Unit 14, Fulcrum 2, Solent Way, Whiteley,
Fareham, Hampshire, PO15 7FN
Tel: 01489 564606
Email: hampshire@cliveemson.co.uk

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Email: westcountry@cliveemson.co.uk

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