

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, 7th February

Bidding Opens Monday, 5th February

cliveemson.co.uk



February 2024

Our Accreditations

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



Our Marketing

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



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



Guide Prices & Reserves

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

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

Our Next Auctions - Entries Invited

Entries are invited for our Auctions on Wednesday, 20 March 2024

Closing date for entries Monday, 26 February 2024

Auction Advice



• THE 'FIVE GOLDEN RULES'

RULE 1

Browse the catalogue or lots online to identify any properties which are of interest. The lot information will provide you with viewing details allowing you to book an appointment and in most cases there is a walk through video. The catalogue will also provide photos, elevations, location plans and, more importantly, a guide price.

RULE 2

Obtain a copy of the legal documentation. This is the information the seller's solicitor provides and can include Special Conditions of Sale, (which may contain extra fees and costs in addition to the bid price), local authority searches and, in the majority of cases, all the documentation required for making an informed decision on whether to bid. It is important to remember that if you are not fully au fait with property law you should seek independent legal advice from a solicitor or licensed conveyancer.

RULE 3

If required, make arrangements to carry out a survey. This can be conducted before you commit yourself to a legally binding contract.

RULE 4

Arrange Finance. If you are the successful buyer you will be required to pay a 10% deposit in cleared funds (or £3,000, whichever

HAPPY NEWYEAR!

Welcome to our first auction of 2024. There's a fabulous mix of residential, commercial, development and investment properties in this auction at prices to suit all budgets.

Buying by auction is a simple business, but there are various matters that you should arrange prior to bidding and if you follow the '5 Golden Rules' listed below, you shouldn't encounter too many problems and, if you do, we are always on hand to assist - so if you need any particular point clarified or further help please contact us.

Call us if you have any queries on 0845 8500333.

is the greater) to the Auctioneers at the point of exchange, together with the auction administration fee. If you require finance, again, arrange this before committing to the contract.

RULE 5

Be prepared. You will need to register online in order to bid.

The process will usually only take 10 minutes and requires you to provide personal contact information, buyers information, passport or driving licence number, solicitors details and a debit or credit card in order to pay your holding deposit if you are successful. It is also important to read the 'Addendum' as this forms part of the Contract and is a list of amendments to the marketing information and/or documentation and, finally...relax! We are here to help!

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

"A Guide to Buying is also available on our website, however if you have any questions or would like to discuss auctions please do not hesitate to call us, as we always welcome talking through the process to make sure that all your queries are answered."

"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, 7TH FEBRUARY

BIDDING FROM MONDAY 5TH FEBRUARY

LOTS 1-132 - ONLINE AUCTION

- Lot 1 64 Constitution Road, Chatham, Kent
- Lot 2 22 Wood Street, Dover, Kent
- Lot 3 1 Catherine Villas, White Post Hill, Farningham, Dartford, Kent
- Lot 6 Hollyhock Cottage, The Street, Bredhurst, Gillingham, Kent
- Lot 8 Garden Flat, 27 Millfield, Folkestone, Kent
- Lot 9 9 Porthia Close, St. Ives, Cornwall
- Lot 11 21 Institute Road, Chatham, Kent
- Lot 13 51A Sea Road, Bexhill-on-Sea, East Sussex
- Lot 15 19 Port Avenue, Greenhithe, Kent
- Lot 17 Flat 4, 71 Monkton Street, Ryde, Isle Of Wight
- Lot 19 45A Essex Road, Bognor Regis, West Sussex
- Lot 23 38 Petworth Gardens, Southampton
- Lot 25 12 Frythe Way, Cranbrook, Kent
- Lot 30 Flat 8, Tantons Court, New Road, Bideford, Devon
- Lot 31 Flat 2, Widworthy, Sylvan Way, Bognor Regis, West Sussex
- Lot 33 Flat 28, Brian Roberts House, Beach Street, Herne Bay, Kent
- Lot 35 251 Bicknor Road, Maidstone, Kent
- Lot 37 Oakdene, St. Marys Road, Wickford, Essex
- Lot 39 4 Coombe Road, Maidstone, Kent
- Lot 43 26 Cottage Grove, Clacton-on-Sea, Essex
- Lot 45 38 Roman Court, High Street, Edenbridge, Kent
- Lot 46 Flat 2 The Firs, 13 Cecil Road, Bournemouth
- Lot 47 21 Porthia Road, St. Ives, Cornwall
- Lot 48 51 Surrey Road, Maidstone, Kent
- Lot 50 104 & 104a Valkyrie Road, Westcliff-on-Sea, Essex
- Lot 51 3 Mote Bungalows, Mote Park, Maidstone, Kent
- Lot 52 Flat 6, William Court, 24 Approach Road, Margate, Kent
- Lot 53 29A Northam Road, Southampton
- Lot 55 11 Orchard Close, Horsmonden, Tonbridge, Kent
- Lot 58 The Cottage, King Street, Brenzett, Romney Marsh, Kent
- Lot 59 18 Factory Road, Northfleet, Gravesend, Kent
- Lot 62 79 Station Road, Herne Bay, Kent
- Lot 63 23 Albion Road, Eastry, Sandwich, Kent
- Lot 64 15 Kings Road, Headcorn, Ashford, Kent
- Lot 66 14 Wellington Road, Deal, Kent
- Lot 67 Flat 69, Laurel Court, 24 Stanley Road, Cheriton, Folkestone, Kent

- Lot 70 101 The Terrace, Penryn, Cornwall
 - Lot 71 14 Gorst Street, Gillingham, Kent
 - Lot 72 6 Leith Park Road, Gravesend, Kent
 - Lot 73 4 Barnsley Close, Sheerness, Kent
 - Lot 75 Flat 3, 62 High Street, Queenborough, Kent
 - Lot 79 The Old Butchers, 100 Station Road, Liss, Hampshire
 - Lot 81 2 Signpost Field, Three Elm Lane, Golden Green, Tonbridge, Kent
 - Lot 84 2 Wall End Farm Cottage, Island Road, Upstreet, Canterbury, Kent
 - Lot 85 65E High Street, Battle, East Sussex
 - Lot 86 37A Knoll Road, Bexley, Kent
 - Lot 87 6 The Harbour, Sutton Valence, Maidstone, Kent
 - Lot 92 67 Gweal Pawl, Redruth, Cornwall
 - Lot 93 1 Larkhill, Bexhill-on-Sea, East Sussex
 - Lot 95 Flat 19, Consulate House, Canute Road, Southampton
 - Lot 98 2 Bridge House, The Tanyard, Cranbrook, Kent
 - Lot 100 Flat 5, 5 St. Margarets Road, St. Leonards-on-Sea, East Sussex
 - Lot 102 19 Gordon Road, Whitfield, Dover, Kent
 - Lot 104 14 Little Meadow, Wallace Road, Bodmin, Cornwall
 - Lot 106 Flat 7, 33 George Street, Chelmsford, Essex
 - Lot 107 28 Bay View Terrace, Hayle, Cornwall
 - Lot 110 2 Mattison Place, Wormshill, Sittingbourne, Kent
 - Lot 112 Tresla House, Park Crescent Road, Margate, Kent
 - Lot 113 Lavender Cottage, 76 Burys Bank Road, Crookham Common, Thatcham, Berkshire
 - Lot 114 16 Nettlecombe Avenue, Southsea, Hampshire
 - Lot 116 1 Bank Cottages, Pilgrims Way, Hollingbourne, Maidstone, Kent
 - Lot 117 192 Gillingham Road, Gillingham, Kent
 - Lot 118 26B Tower Avenue, Chelmsford, Essex
 - Lot 119 1 Little East Street, Lewes, East Sussex
 - Lot 122 30 Purley Way, Clacton-on-Sea, Essex
 - Lot 123 4C Rose Cottage, Gillsmans Hill, St. Leonards-on-Sea, East Sussex
 - Lot 126 38 Nightingale Road, Southsea, Hampshire
 - Lot 127 17 Carvossa Estate, Crowlas, Penzance, Cornwall
 - Lot 129 11 Dongola Road, Strood, Rochester, Kent
 - Lot 132 11 Kelvedon Road, Tolleshunt D'arcy, Maldon, Essex
-
- Lot 5 Ground Rents, 65 Wear Bay Crescent, Folkestone, Kent
 - Lot 12 18 Grange Road, Ramsgate, Kent
 - Lot 16 Stevens House, Crowborough Hill, Jarvis Brook, Crowborough, East Sussex

Lot 24 205 Brockhurst Road, Gosport, Hampshire
 Lot 26 Ground Rents, Milton Manor, 43 Manor Road, New Milton, Hampshire
 Lot 54 Westwood Villa, 111 Abbey Road, Torquay, Devon
 Lot 56 115 Upper Luton Road, Chatham, Kent
 Lot 60 Ground Rents, Kinsey Court, 7 Amherst Road, Tunbridge Wells, Kent
 Lot 74 Ground Rents, 9 Oakbank, Whitehaven, Cumbria
 Lot 77 10 Victoria Road, Chatham, Kent
 Lot 83 Garages Rear Of 31 Whitepit Lane, Newport, Isle Of Wight
 Lot 91 2 Cavendish Avenue, Eastbourne, East Sussex
 Lot 94 Chapel Meadow, Forest Row, East Sussex
 Lot 101 Ground Rents, Flats 1-5 Tungate House, 109 Marlow Road, Penge, London
 Lot 120 30 Westbourne Gardens, Folkestone, Kent
 Lot 121 17/17A Fleming Way, Folkestone, Kent

Lot 4 Garage Block R & Land, Pilgrims Way, Andover, Hampshire
 Lot 10 Land & Garages Rear Of 1-5 Dr Hopes Road, Cranbrook, Kent
 Lot 14 3 Custom House Hill, Fowey, Cornwall
 Lot 18 301 Forton Road, Gosport, Hampshire
 Lot 20 Garage 18, Byfield Court, Station Road, West Horndon, Brentwood, Essex
 Lot 21 St Faiths Chambers, 14 St. Faiths Street, Maidstone, Kent
 Lot 27 40-42 Causewayhead, Penzance, Cornwall
 Lot 32 Garages 3ST, Stonewall Terrace, Feltham Drive, Frome, Somerset
 Lot 38 ACF Hall, High Street, Westerham, Kent
 Lot 40 Garages The Cockpit (off Maynards), Marden, Tonbridge, Kent
 Lot 42 1 High Street, Launceston, Cornwall
 Lot 57 Garages Southfields, Feltham Drive, Frome, Somerset
 Lot 61 Land & Garages On The West Side Of Pyms Road, Galleywood, Chelmsford, Essex
 Lot 65 Garages Off Lyngs Close, Yalding, Maidstone, Kent
 Lot 68 Garages, Block 2Q Pilgrims Way, Andover, Hampshire
 Lot 69 Chale Barn, Chale Street, Chale, Ventnor, Isle Of Wight
 Lot 78 Garages 1st, Stonewall Terrace, Feltham Drive, Frome, Somerset
 Lot 80 33 Cheriton Road, Folkestone, Kent
 Lot 88 Garages Off Wallis Avenue, Maidstone, Kent
 Lot 90 Garages Block C & Land, Pilgrims Way, Andover, Hampshire
 Lot 96 20 Castle Street, Dover, Kent
 Lot 97 Garage 17, Byfield Court, Station Road, West Horndon, Brentwood, Essex
 Lot 103 Garage Rear Of Hunters Court, Showfields Road, Tunbridge Wells, Kent
 Lot 108 Garages Block G & Land, Pilgrims Way, Andover, Hampshire

Lot 109 Garages Troys Mead, Hollingbourne, Maidstone, Kent
 Lot 115 Garages, Block 1Q, Pilgrims Way, Andover, Hampshire
 Lot 124 Fairfield House, New Street, Honiton, Devon
 Lot 128 55 New Road, Minster-on-Sea, Sheerness, Kent
 Lot 131 Former Public Conveniences & Adjoining Land, Long Rock, Penzance, Cornwall

Lot 7 Land Adj. 4 Woodnesborough Road, Sandwich, Kent
 Lot 28 Former Harrietsham School, Ashford Road, Harrietsham, Maidstone, Kent
 Lot 34 Land Adjoining 15 Greens Farm Lane, Billericay, Essex
 Lot 36 Land South Of Tredar, Trewint, Launceston, Cornwall
 Lot 41 Hillhead Barn, Chittlehampton, Umberleigh, Devon
 Lot 49 Land & Garages Adj. 16 Gurnays Mead, West Wellow, Romsey, Hampshire
 Lot 89 35 Chapel Place, Ramsgate, Kent
 Lot 111 1 Paradise Place, Pump Street, Brixham, Devon
 Lot 125 6A Sedlescombe Road South, St. Leonards-on-Sea, East Sussex
 Lot 130 Land Adj. White Cliffs Medical Centre, Mill Lane, Shepherdswell, Dover, Kent

Lot 22 Land Adj 36 Eliot Road, St. Austell, Cornwall
 Lot 29 Land Adj, 4 Hinwood Close, Broughton, Stockbridge, Hampshire
 Lot 44 Land Adj 48 Eliot Road, St. Austell, Cornwall
 Lot 76 Plots H4, H5, G11, V1, V2, V3, V9 & V10 Hoads Wood, Off Bethersden Road, Hothfield, Ashford, Kent
 Lot 82 Land Lying South Of Manston Road, Manston, Ramsgate, Kent
 Lot 99 Land Adjacent 34 Teesdale Road, Dartford, Kent
 Lot 105 Land West Of Camellia Road, Minster-on-Sea, Sheerness, Kent

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

PRELIMINARY ANNOUNCEMENT

TO BE OFFERED FOR SALE BY AUCTION

Bidding commences Monday, 18th March

Ending on Wednesday, 20th March

**FIFTEEN LETTING UNITS FOR INVESTMENT PRODUCING
AN INCOME OF £144,000 PER ANNUM**

Guide: £1.1-1.2 Million

* Plus Fees

194 Parrock Street, Gravesend, Kent, DA12 1EW

■ A substantial freehold detached building a short walk from the centre of Gravesend with its various local and national retailers, schools, mainline railway station and further amenities. Close by transport links include Gravesend railway station, the M20, M25 and A2 and Ebbsfleet International. The property is arranged as 15 letting units, each let on an Assured Shorthold Tenancy Agreement at £800 per calendar month. There is a car park and detached workshop to the rear which may offer potential for alternative uses, subject to all necessary consents being obtainable.



Joint Auctioneers

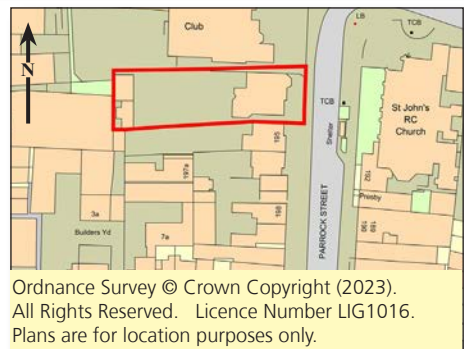


184 Parrock St, Gravesend
01474 369368

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



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1

Guide: £145-155,000
* Plus Fees

TWO-BEDROOM MID-TERRACE HOUSE

64 Constitution Road,
Chatham, Kent, ME5 7DW

■ This three storey mid-terrace house, now in need of some refurbishment, is situated in a predominantly residential area close to shops, schools and local amenities.



■ Ground Floor

Living room and bathroom with W.C.

■ Lower Ground Floor

Dining room and kitchen.

■ First Floor

Two bedrooms.

■ Outside

Garden to rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

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01622 608400

Property Contact
Chris Milne



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2

Guide: £150-155,000
* Plus Fees

END-TERRACE HOUSE FOR IMPROVEMENT

22 Wood Street,
Dover, Kent, CT16 1DZ

■ Situated on 'The Level' section of Dover within walking distance of the main shopping facilities, is this end-terrace house for improvement and refurbishment, although it does have some double-glazed windows and a gas heating system via radiators.



■ Ground Floor

Entrance hall, living room, kitchen/dining room, rear hallway/lobby with door to garden. Bathroom/W.C.

■ First Floor

Landing and two bedrooms.

■ Second Floor

Landing and two bedrooms.

■ Outside

Front garden and small courtyard garden to rear.



■ Council Tax Band C

■ Freehold with Vacant Possession

Joint Auctioneers



27-29 Castle
Street, Dover

01304
246111

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LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert/Jon Rimmer

3

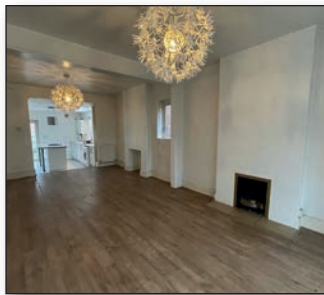
**Guide: £400,000 Plus
* Plus Fees**

THREE-BEDROOM HOUSE IN POPULAR VILLAGE LOCATION

*1 Catherine Villas, White Post Hill, Farningham,
Dartford, Kent, DA4 0LE*

■ An established semi-detached house situated in the Kent village of Farningham just off the A20 approximately two miles north of Brands Hatch circuit with local pubs, shops, day nursery and cricket ground. The village of Eynsford is approximately one mile to the south, where there is a railway station offering a link to London (Blackfriars) on the Thameslink service. There is also vehicular access to the M20 and M25.

The property is arranged over two levels with a gas heating system via radiators, double glazed windows and is in need of some improvement.



■ Ground Floor

Entrance hall, living room / dining room, kitchen/breakfast room with French doors opening to garden.

■ First Floor

Landing, three bedrooms and bathroom.

■ Outside

There is a small area of front garden with side access opening to rear garden.

■ Council Tax Band E

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman

Auction Deposits

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

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

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

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

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

Up to £29,999 = £750

£30,000 to £99,999 = £1,250

£100,000 to £249,999 = £1,750

£250,000 to £499,999 = £2,250

£500,000 to £749,999 = £3,500

£750,000 Plus = £5,000

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

4

**Guide: £35,000 Plus
* Plus Fees**

SIX VACANT FREEHOLD GARAGES WITH LAND

**Garages Block R & Land, Pilgrims Way,
Andover, Hampshire, SP10 5HY**

■ Located to the rear of 230, 231, 232 and 233 Pilgrims Way are six brick-built garages having up and over doors, situated in a larger block with an area of land to the rear, with potential for investment or for private use.

■ Auctioneer's Note

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



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

■ **Freehold
with Vacant
Possession**

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

5

**Guide: £8-9,000
* Plus Fees**

FREEHOLD GROUND RENTS

65 Wear Bay Crescent, Folkestone, Kent, CT19 6BA

Currently let at £595 per annum

■ An attractive mid-terrace property arranged as three flats, all sold on long leases.

Flat A has been sold on a 125-year lease from 1st August 2014 at a current ground rental of £275 per annum, increasing by £75 every 21 years (the next increase to £350 per annum is due August 2035).

Flat B has been sold on a 125-year lease from 24th May 2023 at a current ground rental of £75 per annum, reducing to a peppercorn on and from 29th September 2076.

Flat C has been sold on a 125-year lease from 23rd June 2023 at a current ground rental of £245 per annum, reducing to a peppercorn on and from 23rd March 2110.

We understand the leases provide for the freeholder to insure, maintain and manage the block, recovering the costs from the leaseholders by way of a service charge.

Additionally, there is included in the sale a parcel of land at the rear of the building which is currently undemised.



■ **Auctioneer's Note**
Section 5B Notices under the Landlord & Tenant Act 1987 (as amended) have been served and the leaseholders have reserved their rights under the legislation.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

6

Guide: £200-210,000
* Plus Fees

DETACHED COTTAGE IN NEED OF 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

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.

7

PLANNING FOR A PAIR OF DETACHED HOUSES WITH PARKING

Guide: £190-210,000
* Plus Fees

Land Adj. 4 Woodnesborough Road, Sandwich, Kent, CT13 0AA

■ A freehold parcel of land located in the popular town of Sandwich adjacent to the railway line. The site has been granted Planning for two detached dwellings with gardens and off-road parking.

■ Planning

Planning Permission has been granted by Dover District Council, under ref: 21/01783, dated 22nd September 2022 for the erection of two detached dwellings, formation of vehicle access, associated parking and associated works and landscaping, subject to conditions.

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

■ Site Measurements

The site extends to 0.10 hectares (0.24 acres).



Proposed street view



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■ Plot 1 ■ Ground Floor

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

■ First Floor

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

■ Outside

Garden to rear and off-road parking.

■ Plot 2

■ Ground Floor

Entrance hall, open plan

kitchen/dining/living room, utility room and W.C.

■ First Floor

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

■ Outside

Garden to side and off-road parking.

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Joint Auctioneers



19 Market Street, Sandwich
01304 612197

Further Information From



01622 608400

Property Contact
Jon Rimmer

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8

ONE-BEDROOM GARDEN FLAT

Guide: £85-90,000
* Plus Fees

*Garden Flat, 27 Millfield,
Folkestone, Kent, CT20 1EU*

■ Conveniently located close to Folkestone town centre and within walking distance of the mainline railway station at Folkestone Central is this one-bedroom lower ground floor garden apartment. The flat requires further improvement and refurbishment and has a gas heating system via radiators.



Library Photo



■ Lower Ground Floor

Private entrance to the side of this semi-detached property. Entrance hall, kitchen, living room, bedroom with bay window, study and bathroom with W.C.

■ Outside

Rear garden.

■ Council Tax Band A

■ Tenure

To be sold on a new lease for a term of 99 years from 1st January 2024 at a peppercorn ground rental. Further lease information will be available to download from the Clive Emson website.

■ Leasehold with Vacant Possession

Joint Auctioneers



85 Sandgate Road, Folkestone
01303 850200

Viewing By Arrangement With



01622 608400

Property Contact
Kevin Gilbert

9

HOUSE FOR IMPROVEMENT IN POPULAR LOCATION

Guide: £200,000 Plus
* Plus Fees

*9 Porthia Close, St. Ives,
Cornwall, TR26 2JD*

■ A deceptively spacious end-terrace two bedroom house with good size gardens and is located in a popular residential location in the sought after coastal town of St Ives. The property requires a course of updating internally and externally and would make a great home or rental investment post-works.



■ Ground Floor

Entrance, living room, kitchen/dining room, rear entrance and office area.

■ First Floor

Two bedrooms, one of which has two partitioned walls creating a further two small rooms and bathroom/W.C.

■ Freehold with Vacant Possession

■ Outside

Garden to three sides consisting of lawned, decked and gravelled together with garden shed.

■ Council Tax Band A

■ Directions

The property can be located using the What3Words app under reference:
///races.verb.destined

Viewing By Arrangement With



MAP estate agents
Wilson Way, Redruth
01209 243333

Further Information From



01392 366555

Property Contact
Katie Semmens/Tom Lowe

10

Guide: £135-140,000
* Plus Fees

LAND AND SIXTEEN 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).



Above: View of eastern block of eight garages and forecourt



Artist's impression of the proposed semi-detached bungalows



Above: View of western block of eight garages

■ 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.



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■ 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 will be available to download from the Local Planning Authority website: tunbridgewells.gov.uk.

■ Viewing

On site during daylight hours.

■ Proposed Accommodation

The lapsed Consent proposes a pair of semi-detached bungalows comprising:-

■ Ground Floor

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

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

11

Guide: £155-165,000
* Plus Fees

WELL PRESENTED THREE-BEDROOM HOUSE

21 Institute Road, Chatham, Kent, ME4 4PF

■ A three-bedroom mid-terrace property, well located for the Medway Maritime Hospital and Chatham town centre with its amenities and mainline railway station. The property, which has a bay window to the front, is offered in good order and may have potential for investment or owner occupation.



■ Ground Floor

Entrance porch, living room, dining room and kitchen.

■ First Floor

Three bedrooms and bathroom with W.C.

■ Outside

Garden to rear with W.C and store.

■ Council Tax Band B

■ Freehold
with Vacant
Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

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12

Guide: £190-210,000
* Plus Fees

FREEHOLD MIXED-USE INVESTMENT

18 Grange Road,
Ramsgate, Kent, CT11 9LR

Currently let at £15,600 per annum

■ A four-storey mixed-use premises situated at the end of The Parade close to Ramsgate's town centre with all of its amenities. The property comprises a ground floor commercial unit, (trading as a barber's shop), with a well-proportioned maisonette occupying the upper three floors. Both units are let and it is considered there may be scope to bring the rents up to market value.



■ 18 Grange Road ■ Ground Floor

Separate entrance to front, barbers, kitchenette, utility area and W.C.

■ Basement ■ Tenancy

Let on a flexible rolling lease at a current rental of £550 per calendar month.

■ 18A Grange Road ■ First Floor

Landing, bedroom, bathroom and separate W.C.

■ Second Floor

Landing, living room and kitchen.

■ Third Floor

Bedroom and adjoining room.

■ Tenancy

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

■ Council Tax Band A

■ Outside

Shared courtyard to rear.

■ Viewing

External only.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

13

Guide: £190,000 Plus
* Plus Fees

FOUR-BEDROOM MAISONETTE WITH SEA VIEWS

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

■ A substantial two-storey maisonette with sea views from the first floor bay windows, situated in Bexhill town centre. This maisonette is a short distance from the seafront, mainline railway station and De La Warr Pavilion. It is in need of some improvement and, once enhanced, would be ideal for owner occupation, investment or alternative configurations, subject to all necessary consents being obtainable.



■ Ground Floor

Private entrance.

■ First Floor

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

■ Second Floor

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

■ Freehold with Vacant Possession

■ Council Tax Band B

■ Local Planning Authority

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

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Jade Flood

14

Guide: £235-250,000
* Plus Fees

MIXED USE PROPERTY IN HIGHLY DESIRABLE LOCATION

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

■ 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.

On the instructions of the Executors



■ 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

15

**Guide: £175,000 Plus
* Plus Fees**

SEMI-DETACHED HOUSE FOR IMPROVEMENT AND REFURBISHMENT

19 Port Avenue, Greenhithe, Kent, DA9 9NA

■ A semi-detached non-traditional construction house situated in a cul-de-sac location in Port Avenue which lies off Mounts Road and in close proximity to Bluewater Shopping Centre. The A2, which links to the Port of Dover (east) and the M25 (west), is within a short drive at Bean while the Dartford Crossing is approximately 3.7 miles away and Ebbsfleet International railway station approximately three miles distance.

The house, which has double glazed windows, is in need of refurbishment and improvement throughout but will offer the successful purchaser the opportunity to re-decorate in their own taste and style.



■ Ground Floor

Entrance hall, kitchen/dining room, utility/boot room, living room.

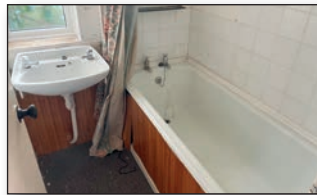
■ First Floor

Landing, three bedrooms, bathroom with wash hand basin and separate W.C.

■ Outside

Front and side gardens incorporating off-road parking. Rear garden with outbuilding.

■ Council Tax Band A



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.

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Guide: £200-210,000
* Plus Fees

MIXED USE INVESTMENT

*Stevens House, Crowborough Hill, Jarvis Brook,
Crowborough, East Sussex, TN6 2EG*

Currently Let at £18,420 per annum

■ A mixed-use investment comprising a commercial unit on the ground floor and self-contained two-bedroom flat on the first floor. Located in the Jarvis Brook area of Crowborough within easy reach of Tunbridge Wells and Uckfield and various amenities and transport links including the Crowborough railway station, the A26 and A22.

The property is fully let, however, there may be potential for extension to the rear, subject to all necessary consents being obtainable.

■ Ground Floor

Shop area, W.C, kitchen, store, three store rooms.

■ Tenancy

Annual renewable lease at £9,240 per annum plus VAT.

■ First Floor Flat

Ground floor entrance, kitchen, W.C, bathroom, two bedrooms and living room.

■ Council Tax Band B

■ Tenancy

Let on a periodic monthly rolling agreement at £765 per calendar month.

■ Outside

Parking to rear.

■ Local Planning Authority

Wealden District Council.

Tel: 01323 443322.

Website: Wealden.gov.uk.



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Joint Auctioneers



WOOD & PILCHER

Beacon Road, Crowborough
01892 665666

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne

17

Guide: £55-60,000
* Plus Fees

FLAT FOR REFURBISHMENT

Flat 4, 71 Monkton Street, Ryde, Isle Of Wight, PO33 2BB

■ This one-bedroom self-contained flat is situated on the second floor of a detached building on Monkton Street which runs from close to the seafront to the north and Ryde St Johns Road railway station to the south, a short distance from Ryde town centre. The flat requires a significant level of upgrading and refurbishment but is considered worthy of the improvements required beyond which it could be ideal for owner occupation or for addition to an income-producing letting portfolio.

■ Accommodation

Entrance lobby, kitchen/living room, bedroom with en-suite shower room with W.C.

■ Tenure

Remainder of a 125-year lease from 25th March 1987.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



■ Council Tax Band A

■ Leasehold with Vacant Possession

18

**Guide: £145,000 Plus
* Plus Fees**

FREEHOLD MIXED USE PROPERTY WITH PLANNING FOR CONVERSION

301 Forton Road, Gosport, Hampshire, PO12 3HD

■ A mid-terrace property arranged as a ground floor shop and self-contained first floor flat, situated on the main A32 thoroughfare between Fareham and Gosport, opposite Forton Recreation Ground and close to Gosport town centre.

The property has Planning Permission to convert the ground floor shop and for Change of Use to provide a second residential dwelling. Alternatively, the unit may continue use as a commercial property with residential flat above.



■ Existing Accommodation

■ Ground Floor

Open plan commercial unit with W.C.

■ First Floor

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

■ Outside

Shared communal courtyard with cycle storage and rear pedestrian access.

■ Planning

Planning Permission has been granted by Gosport Borough Council under ref: 22/001577/FULL, dated 15th June 2022, for the removal of existing shopfront and replacement

with windows and door on front and rear elevations and erection of cycle store, subject to conditions.

Planning Permission has also been granted under ref: 22/00166/MAGDO, dated 13th June 2022, for the GPDO Part 3 Notification - Change of Use of ground floor shop from commercial (Class E) to 1 no 1 bed dwelling (Class C3), subject to conditions.

A copy of the Planning Consents and accompanying documents may be downloaded from the Local Planning Authority website: gosport.gov.uk
Tel: 023 9258 4242.



■ Proposed Accommodation

■ Ground Floor

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

■ First Floor

Open plan kitchen/living room, bathroom with W.C., bedroom

■ Outside

Shared communal courtyard with cycle storage and rear pedestrian access.

■ Council Tax Band A

■ Freehold with Vacant Possession

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Clive Emson
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01489 564606

Property Contact
Joe Rocks/Rob Marchant

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19

Guide: £46-50,000
* Plus Fees

FREEHOLD PROPERTY WITH VACANT FLAT FOR REFURBISHMENT, PLUS GROUND RENTAL

45 Essex Road, Bognor Regis, West Sussex, PO21 2BU

■ This well-proportioned one-bedroom flat forms the whole of the first floor of this two-storey end-terrace property. It is in need of refurbishment throughout, but once completed would provide ideal accommodation for owner occupation or investment.

The property is situated on the north side of the road in this popular residential area between Hawthorn Road and Town Cross Avenue, being just off the B2259 Chichester Road. There are comprehensive local shopping facilities and amenities in the immediate vicinity, with more comprehensive facilities available nearby, including mainline station in Bognor Regis town centre lying half-a-mile to the south. There are excellent road links to Worthing and Chichester via the nearby A259 and A27.



■ 45A Essex Road ■ Ground Floor

Communal hallway with stairs to:

■ First Floor

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

■ Council Tax Band A

■ Ground Floor Flat

■ Tenure

Sold on a 99-year lease from 18th November 1981 at a current ground rental of £30 per annum. Further lease details will be available to download from the Clive Emson website.

■ Freehold with Part Vacant Possession

Joint Auctioneers

CHARLES PECK

17 Southgate, Chichester
01243 816666

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

20

Guide: £13,000 Plus
* Plus Fees

LOCK-UP GARAGE

Garage 18, Byfield Court, Station Road,
West Horndon, Brentwood, Essex, CM13 3TZ

■ A leasehold lock-up garage with up-and-over door located in a predominantly residential area, a short distance from West Horndon railway station.

■ Tenure

Remainder of a 99-year lease from 25th March 2000.

■ Directions

The garage can be located using the What3Words app: [///soup.rival.reveal](https://www.what3words.com/soup.rival.reveal)

■ Viewing

External only.

■ Leasehold with Vacant Possession

■ Auctioneer's Note

Garage 17 is also offered as Lot 97.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Paul Bridgeman



21

Guide: £160,000 Plus
* Plus Fees

MIXED-USE TOWN CENTRE PROPERTY

*St Faiths Chambers, 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.

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

■ **Council Tax Band B**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Jon Rimmer

Joint Auctioneers



184 Parrock Street, Gravesend
01474 369368

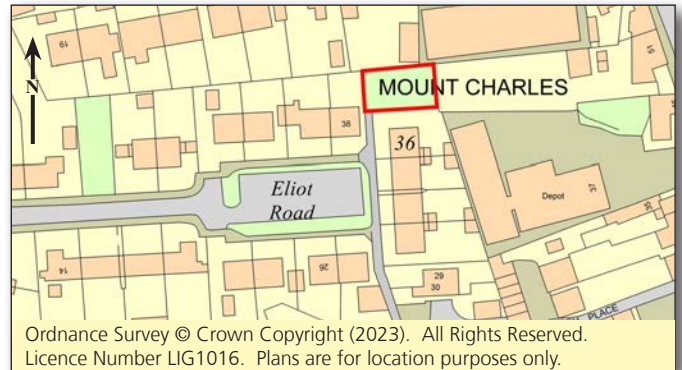
22

Guide: £500 Plus
* Plus Fees

FREEHOLD LAND

*Land Adj 36 Eliot Road,
St. Austell, Cornwall, PL25 4NN*

■ Situated in the Cornish town of St Austell and located in a predominantly residential area is this parcel of land. Any future use would be subject to all necessary consents being obtainable.



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■ **Local Planning Authority**

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

■ **Auctioneer's Note**

The Lot will be subject to an Overage Clause. Further information will be included in the legal documentation, available to download from the Clive Emson website.

■ **Directions**

The land can be located via

the What3Words app using
ref:///maple.column.adapt

■ **Viewing**

Interested applicants may view from the footpath during reasonable daylight hours, ensuring they do not cause disturbance to neighbouring residents or trespass.

■ **Site Measurements**

Approximately 0.02 hectares (0.04 acres).

Instructions Received From



Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Katie Semmens

23

THREE-BEDROOM HOUSE FOR IMPROVEMENT

Guide: £175-185,000
* Plus Fees

38 Petworth Gardens, Southampton, SO16 8EE

■ Located in the popular residential suburb of Lordshill this three-bedroom house is in need of some refurbishment.

The property benefits from off-road parking to the rear and is situated along a footpath to the front. Once completed the property would be ideal for re-sale into the local market or retention as an income-producing investment.



■ Ground Floor

Entrance porch, living room/dining room and kitchen.

■ First Floor

Three bedrooms and bathroom with W.C.

■ Outside

Rear garden with parking.

■ Freehold with Vacant Possession

Joint Auctioneers

enfields

3 West End Rd, Southampton
023 8042 5925

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

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HUBL-CS-RP-046-1023-9



24

Guide: £170-180,000
* Plus Fees

■ This freehold three-bedroom semi-detached house is situated a short distance from Fort Brockhurst. The house requires a programme of upgrading and refurbishment, including the repair of some suspected structural movement but the house is considered very worthy of the works and improvements required.

The house is let under the terms of an Assured Shorthold Tenancy Agreement.

Joint Auctioneers



6 Stokesway, Gosport
023 9258 7521

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

THREE-BEDROOM HOUSE FOR REPAIR AND REFURBISHMENT

205 Brockhurst Road, Gosport, Hampshire, PO12 3AZ

Currently let at £11,400 per annum



■ Ground Floor

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

■ First Floor

Landing, three bedrooms and bathroom/W.C.

■ Outside

Small courtyard garden to the front and larger garden to the rear.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy, from 17th June 2023 at a current rental of £950 per calendar month.

■ Council Tax Band B

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.

25

Guide: £202-205,000
* Plus Fees

SEMI-DETACHED HOUSE IN NEED OF REFURBISHMENT

12 Frythe Way, Cranbrook, Kent, TN17 3AR

■ This semi-detached house, now requiring improvement and modernisation, is situated in a residential area in the popular Wealden town of Cranbrook.

The property 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 bathroom with W.C.



■ Outside

Front garden and hardstanding for car parking, brick built store with outside W.C. and garden at rear.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

26

Guide: £30,000 Plus
* Plus Fees

FREEHOLD GROUND RENTS

Milton Manor, 43 Manor Road, New Milton, Hampshire, BH25 5WT

■ Located close to the centre of the attractive Hampshire village of New Milton, this substantial freehold block comprises eight flats, sold on a mixture of 125-year and 130-year leases, at a current ground rent of £250 per flat per annum.

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

■ Auctioneer's Note

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

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant

Currently let at £2,000 per annum



27

COMMERCIAL PROPERTY WITH POTENTIAL

Guide: £120-150,000
* Plus Fees

40-42 Causewayhead, Penzance, Cornwall, TR18 2SS

■ A substantial freehold property situated within the centre of Penzance along the pedestrianised Causewayhead which includes a range of retail amenities and residential provision.

Previously utilised as a bakery, the property requires a comprehensive programme of improvement works and has suffered some fire damage which has been confined to part of the property. Alternatively, individuals may wish to consider a range of development schemes including sub-division or part conversion, subject to all necessary consents being obtainable.

■ Accommodation

Substantial ground floor accommodation which includes retail space and bakery production rooms with ancillary office, storage and former staff facilities located on the first floor.



■ Local Planning Authority

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

■ EPC Information

The EPC for the property states the total floor area to be 331 sq.m and the energy rating to be D (91).

■ Site Measurements

The site extends to approximately 0.02 hectares (0.06 acres).

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact

Dave Henwood/Katie Semmens

On the instructions of the Receivers



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Viewings

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

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

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

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Guide: £480-490,000
* Plus Fees

FORMER SCHOOL ON HALF ACRE PLOT WITH PLANNING PERMISSION FOR THREE DWELLINGS

*Former Harrietsham School, Ashford Road,
Harrietsham, Maidstone, Kent, ME17 1AJ*

■ The site, which extends to approximately 0.2 hectares (0.49 acres), comprises the former Harrietsham Village primary school, situated on the eastern edge of the village at the junction of Ashford Road and Church Road. It lies within walking distance of the village centre with its range of amenities, including railway station.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



■ Planning

Planning Permission has been granted on Appeal under ref: APP/U2235/W/22/3303912, dated 11th August 2023, for a single storey extension with additional rooflights and addition of a west facing dormer with obscure window, change of use of the existing school house to provide two three-bedroom dwellings and a new four-bedroom detached double storey residential dwelling with double garage, widened opening to existing vehicle entrance in Church Road and new landscape access roads, gardens and perimeter walls at Harrietsham Primary School and School House, Ashford Road, Harrietsham, in accordance with the terms of the application ref: 22/501407/FULL, dated 15th March 2022, subject to conditions.

A copy of the Planning Consent and accompanying documents will be available to download from the Local Planning Authority website, www.maidstone.gov.uk. Tel: 01622 602736.

LOT 28 CONTINUED

■ Proposed Accommodation

■ Plots 1 & 2

A pair of semi-detached houses, each to comprise:

■ Ground Floor

Entrance hall, cloakroom, kitchen/dining room, living room and bedroom with en-suite.

■ First Floor

Landing, two bedrooms and bathroom.

■ Outside

Parking and garden.

■ Plot 3

Detached house to comprise:

■ Ground Floor

Entrance hall, cloakroom, kitchen/dining room, utility, living room and study.



Plot 3 - Proposed Elevation Facing Church Road

■ First Floor

Landing, bedroom with en-suite, three further bedrooms and bathroom.

■ Outside

Double garage, parking and gardens.

■ Freehold with Vacant Possession



Plots 1 & 2 - Proposed Elevation Facing Church Road



Plots 1 & 2 - Proposed Elevation Facing Ashford Road

29

*Guide: £10,000 Plus
* Plus Fees*

FREEHOLD LAND

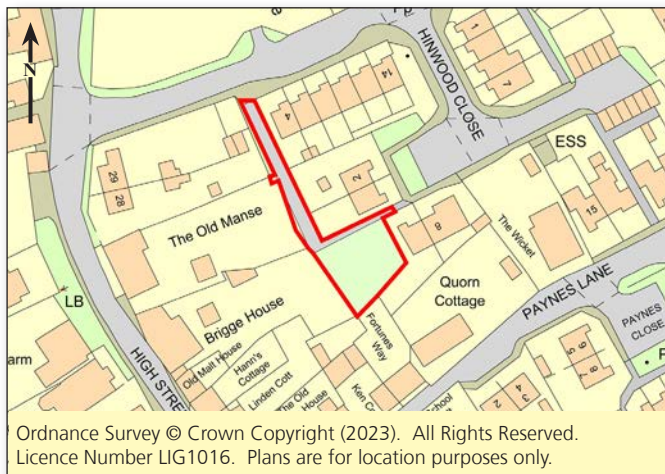
*Land Adj, 4 Hinwood Close, Broughton,
Stockbridge, Hampshire, SO20 8AU*

■ This unusual parcel of land extends to 0.05 hectares (0.12 acres) and benefits from pedestrian access via paths from both Dixons Lane and Hinwood Close. This speculative site may have potential for future alternative uses, subject to all necessary consents being obtainable.

■ Local Planning Authority

Test Valley Council.

Tel: 01264 368000. Website: testvalley.gov.uk.



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Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

30

Guide: £150,000 Plus
* Plus Fees

**WELL
PRESENTED
APARTMENT
WITH RIVER
VIEWS**

*Flat 8, Tantons Court, New Road,
Bideford, Devon, EX39 2HR*

■ This two-bedroom 89 sq.m. upper floor apartment benefits from lovely views over the River Torridge to the front and St Mary's church to the rear. The property forms part of an imposing building (formerly known as Tanton's Hotel) and was used as a hotel and an inn since around the 18th century until the conversion and substantial refurbishment of the building was carried out in 2017.

The apartment's location is within close proximity to Bideford town centre which provides a vast array of amenities.

The property will most likely be of interest to investors to privately let or use as a holiday let.



■ Accommodation

Entrance hall, open plan living/kitchen area, two bedrooms each with en-suite shower room.

■ Council Tax Band B

■ Auctioneer's Note

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

■ EPC Rating

EPC rating E(44), 89 sq.m.



■ Tenure

Remainder of a 125-year lease, from 29th September 2021.

■ Leasehold with Vacant Possession

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

01392 366555

Property Contact
Tom Lowe/Dave Henwood

31

Guide: £75,000 Plus
* Plus Fees

**GROUND FLOOR
ONE-BEDROOM
FLAT FOR
INVESTMENT
OR OCCUPATION**

*Flat 2, Widworthy, Sylvan Way,
Bognor Regis, West Sussex, PO21 2RS*

Potential rental £8,400 per annum

■ This ground floor flat is located close to Bognor Regis seafront and the town centre, offering many shops and local amenities. The flat offers one-bedroom accommodation and benefits from its own private entrance. It is considered ideal for owner-occupation or addition to an income-producing letting portfolio.



■ Accommodation

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

■ Council Tax Band A

■ Tenure]

Remainder of a 189-year lease, from 14th January 1987. Further lease and service charge information will be included in the legal documentation available to

download from the Clive Emson website.

■ Leasehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Mike Marchant

32

**Guide: £24,000 Plus
* Plus Fees**

BLOCK OF FIVE VACANT FREEHOLD GARAGES REQUIRING REPAIR

**Garages 3ST, Stonewall Terrace, Feltham Drive,
Frome, Somerset, BA11 5AH**

■ A block of five garages requiring repair, in a popular residential area on the outskirts of Frome and accessed from a lane adjacent to 37 Feltham Drive, where they are located to the rear of 25 and 27 Feltham Drive. The garages are likely to be of interest to investors to rent to local residents or for private use, although others may see other potential uses, subject to all necessary planning consents being obtainable.



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■ Auctioneer's Note

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

■ Local Planning Authority

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

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

33

**Guide: £40,000 Plus
* Plus Fees**

ONE-BEDROOM FLAT FOR IMPROVEMENT

Flat 28, Brian Roberts House, Beach Street, Herne Bay, Kent, CT6 5PW

■ A one-bedroom flat for over 55s located on the second floor of this purpose built block close to Herne Bay's town centre and seafront. The property is in need of refurbishment but does have double glazed windows.

Once improved the flat may be suitable for owner occupation or as an investment let to someone over the age of 55.

■ Ground Floor

Communal entrance.

■ Second Floor no. 28

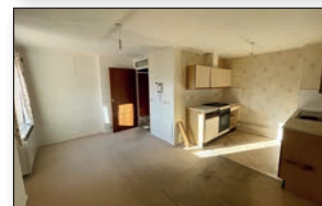
Entrance hall, living room/ kitchen, bedroom and bathroom with W.C.

■ Tenure

Remainder of a 99 year lease from 25th March 1988.

■ Council Tax Band A

■ Leasehold with Vacant Possession



Joint Auctioneers



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

34

Guide: £140-150,000
* Plus Fees

DEVELOPMENT SITE WITH PLANNING

Land Adjoining 15 Greens Farm Lane, Billericay, Essex, CM11 2EZ

■ This building plot has Planning Permission for a four-bedroom detached house situated in a popular residential area of Billericay. There are local shops and schools close by. Billericay High Street and mainline railway station which offers a frequent service to London (Liverpool Street) are under a mile away.

■ Planning

Planning Permission has been granted by Basildon Council, under reference:19/01048/FUL, dated 28th October 2019, for the erection of a detached dwelling in garden adjacent to 15 Greens Farm Lane, subject to conditions. An application to extend the permission for a further three years, under reference 22/00810/IN (additional reference A07154), dated 1st August 2022, for a material start on the development has been confirmed by Basildon Borough Council in writing and a copy will be provided in the legal pack.

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

Planning Authority website: basildon.gov.uk.
Tel: 01268 208026.

■ Proposed Accommodation

■ Ground Floor

Entrance hall, living room, cloakroom, kitchen/diner with family area.

■ First Floor

Landing, master bedroom with en-suite, three further bedrooms and family bathroom with W.C.

■ Outside

Front and rear gardens with off-road parking.

■ Viewing

On site, at any reasonable time, at the sole risk of the viewer. Care should be taken to avoid trespass en-route.

■ Freehold with Vacant Possession



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■ Auctioneer's Note

Interested parties are advised to conduct their own site investigations and enquiries regarding any sub-soil infrastructure that may impact on the existing planning.

Further details can be found in the legal pack available

to download via the Clive Emson website.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

35

Guide: £130-135,000
* Plus Fees

HOUSE IN NEED OF IMPROVEMENT

251 Bicknor Road, Maidstone, Kent, ME15 9PL

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

■ Ground Floor

Entrance hall, kitchen to front, living/dining room at rear.

■ First Floor

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

■ Outside

Gardens to front and rear.

■ Council Tax Band A

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



36

Guide: £40-50,000
* Plus Fees

LAND WITH PLANNING FOR THREE-BEDROOM DETACHED DWELLING

Land South Of Tredar, Trewint, Launceston, Cornwall, PL15 7TG

■ A parcel of land situated on the eastern edge of Bodmin Moor and within the hamlet of Trewint. Planning has been granted for the construction of a detached home with associated outside space and off-road parking provision.

■ Planning

Planning Permission has been granted by Cornwall Council under reference PA23/05409, dated 15th December 2023, for the construction of a three-bedroom dwelling, subject to conditions. A copy of the Planning Consent and proposed plans may be downloaded from the Local Planning Authority website, Cornwall.gov.uk. Tel: 0300 1234 151.

Pre-application advice provided by Cornwall Council under reference PA22/01714/PREAPP, dated 13th January 2023, for the construction of four/five dwellings on the site is also available to download from the Local Planning Authority website.

■ Proposed Accommodation

■ Ground Floor

Entrance porch, entrance hall, living room, bedroom with ensuite shower room, open-plan kitchen and dining room with utility room.

■ First Floor

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

■ Outside

Garden and off-road parking provision.

■ Site Measurements

0.28 hectares (0.68 acres).

■ Viewing

On site during daylight hours, avoiding disturbance to residents of neighbouring properties.



Proposed East Elevation



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■ Directions

The land can be located via the What3Words app using ref ///shaver.shared.deriving

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

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.

37

Guide: £300,000 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.



■ Detached Main House

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

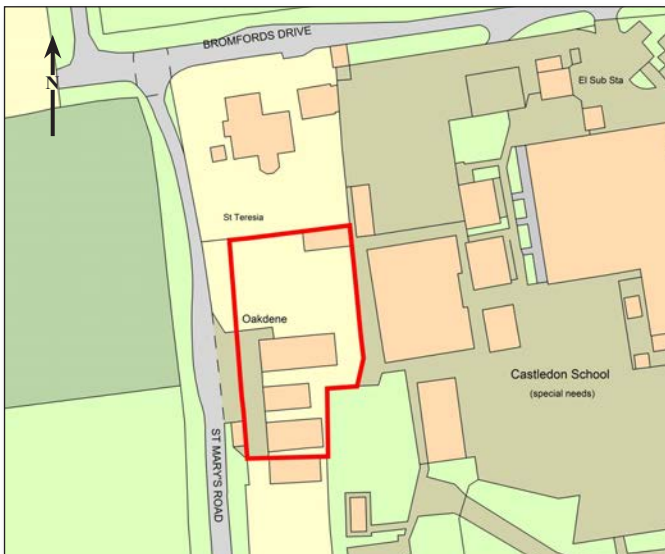
A self-contained single storey building with two bedrooms, bathroom with W.C., kitchen and living room. Double glazing and gas heating via radiators.

■ 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



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Joint Auctioneers



52 Jermainys, Basildon
01268 952964

Viewing By Arrangement With



01245 205778

Property Contact
Russell Hawkes

38

Guide: £300-320,000
* Plus Fees

FORMER CADET HALL WITH POTENTIAL

ACF Hall, High Street, Westerham, Kent, TN16 1RL

■ A substantial former cadet hall located in the heart of Westerham close to various local shops, restaurants, schools and amenities as well as the M25 motorway and also Sevenoaks with its wider variety of national retailers and other amenities. Now vacant the property may have potential for alternative uses subject to all necessary consents being obtainable.

■ Ground Floor

Room, kitchen, utility room, large hall, office and W.C.'s.

■ First Floor

Four rooms and a storage room.

■ Outside

Garden to the rear.



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■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/John Stockey

Our Accreditations

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



39

Guide: £150-155,000
* Plus Fees

SEMI-DETACHED HOUSE IN NEED OF REFURBISHMENT

4 Coombe Road, Maidstone, Kent, ME15 6UE

■ A semi-detached house situated in an established residential area and now in need of refurbishment and modernisation.

■ Ground Floor

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

■ First Floor

Three bedrooms.

■ Outside

Gardens to front and rear.

■ Council Tax Band B

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



■ Freehold with Vacant Possession

40

Guide: £50-55,000
* Plus Fees

NINE GARAGES AND LAND

Garages The Cockpit (Off Maynards),
Marden, Tonbridge, Kent, TN12 9HT

■ Nine lock up garages in two blocks situated in an established residential area within the village of Marden.



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Licence Number LIG1016. Plans are for location purposes only.

■ Viewing

Interested applicants may view directly on site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

41

Guide: £115,000 Plus
* Plus Fees

LAND WITH PLANNING FOR TWO DWELLINGS

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

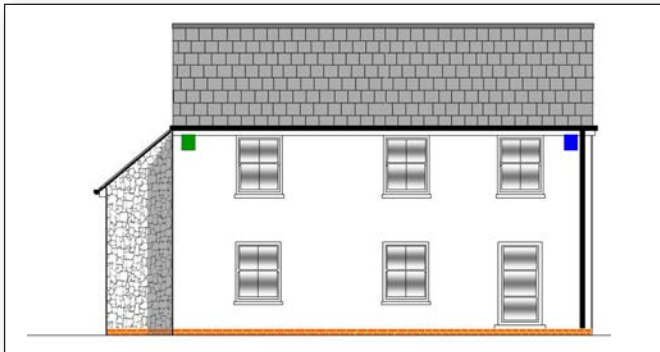
■ A rare opportunity to acquire this parcel of land situated in the North Devon village of Chittlehampton. Currently occupied by an agricultural building, this overgrown site has Planning Permission for the construction of two detached and well-proportioned homes.

■ 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.



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

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

42

Guide: £110-120,000
* 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

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.

43

Guide: £145-155,000
* Plus Fees

TWO-BEDROOM BUNGALOW FOR IMPROVEMENT

26 Cottage Grove, Clacton-on-Sea, Essex, CO16 8DH

On the instructions of the Executors

■ This detached bungalow is situated in a popular residential location on the outskirts of Clacton-on-Sea, with access to supermarkets, retail parks and shopping village all within a short drive.

Clacton town centre offers further High Street shopping and recreational facilities including the seafront, as well as transportation links including railway station giving access to London (Liverpool Street).

The property may offer potential for extension or loft conversion, subject to all necessary consents being obtainable in order to add to the existing accommodation.

■ Ground Floor

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

■ Outside

Garden to front and driveway to the side leading to single garage. Enclosed garden to the rear.

■ Local Planning Authority

Tendring District Council.
Tel: 01255 686868.
Website: tendringdc.gov.uk.



■ Site Measurements

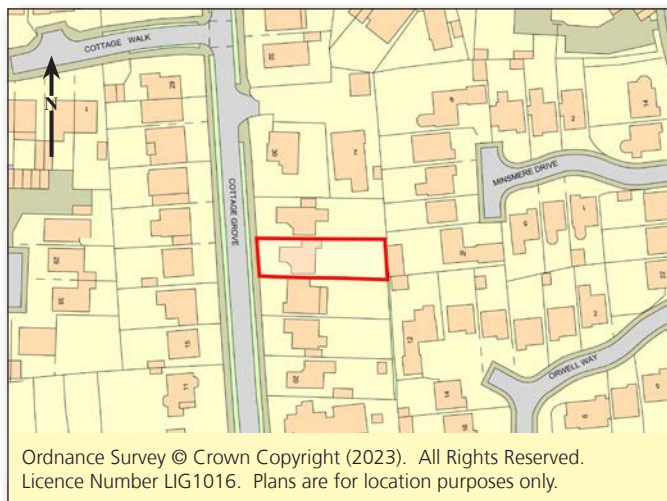
The site extends to 0.05 hectares (0.11 acres).

■ Auctioneer's Note

We have been advised by the Seller's solicitor that the property is currently owned on a Possessory Title and therefore will be offered with Limited Title Guarantee. Further information can be downloaded from the Clive Emson website.

■ Council Tax Band C

■ Freehold with Vacant Possession



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Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

44

**Guide: £500 Plus
* Plus Fees**

FREEHOLD LAND

Land Adj 48 Eliot Road, St. Austell, Cornwall, PL25 4NN

■ Situated between two dwellings and located within a predominantly residential area is this freehold parcel of land. Any future use of the site would be subject to all necessary consents being obtainable.

■ Site Measurements

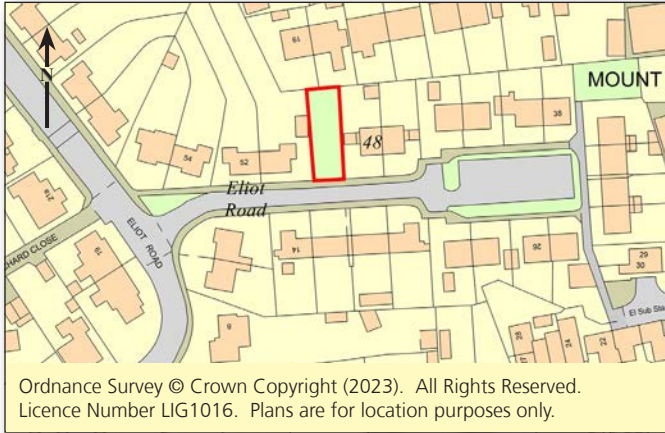
The site extends to approximately 0.02 hectares (0.05 acres).

■ Local Planning Authority

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

■ Auctioneer's Note

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.



■ Directions

The land can be located via the What3Words app using ref:/// focus.derailed.dolls

■ Viewing

Interested applicants may view from the roadside during reasonable daylight hours, ensuring they do not cause disturbance to neighbouring residents or trespass.

Instructions Received From



Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Katie Semmens

45

**Guide: Nil Reserve
* Plus Fees**

OVER 65s AGE-RESTRICTED FLAT

38 Roman Court, High Street, Edenbridge, Kent, TN8 5LW

■ A one-bedroom self-contained assisted living apartment, located on the second floor of this purpose built block. The flat is located along Edenbridge High Street, close to various local shops, supermarkets and the railway station.

■ Second Floor

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

■ Tenure

Remainder of a 125-year lease from the 1st September 2005.

■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



46

Guide: £60-65,000
* Plus Fees

STUDIO FLAT FOR IMPROVEMENT

Flat 2, The Firs, 13 Cecil Road,
Bournemouth, BH5 1DU

■ Cecil Road is a popular residential street in the district of Boscombe, a short drive from the centre of Bournemouth and around half-a-mile from the beach. This ground floor studio flat, which is situated to the rear of the building, requires a programme of upgrading and refurbishment, to include damp treatment, but is considered very worthy of the improvements required, beyond which the flat is considered ideal for owner occupation or for addition to an income producing portfolio.

■ Accommodation

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

■ Tenure

Remainder of a 189-year lease from 24th June 1987.

■ Council Tax Band A

Joint Auctioneers

house & son
Estd. 1939

Christchurch Rd, Bournemouth
01202 242000

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



■ Leasehold with Vacant Possession

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47

**Guide: £205,000 Plus
* Plus Fees**

END-TERRACE HOUSE WITH GARDENS FOR UPDATING

21 Porthia Road, St. Ives, Cornwall, TR26 2JB

■ Situated on the outskirts of the popular coastal town of St Ives is this deceptively spacious end-terrace house providing two bedrooms and good size gardens to the front and rear. The property requires a course of updating throughout and would make a good addition to a rental portfolio or home post-works.



■ Ground Floor

Entrance vestibule, living room, kitchen/dining room, rear porch and W.C.

■ First Floor

Two bedrooms and shower room with W.C.

■ Outside

Good size front garden predominantly laid to lawn whilst the rear provides

gravel and lawned areas with garden shed and side access.

■ Council Tax Band A

■ Directions

The property can be located via the What3Words app using [///warp.squabbles.duck](http://warp.squabbles.duck)

■ Freehold with Vacant Possession

Viewing By Arrangement With



The Greenmarket, Penzance
01736 360203

Further Information From



01392 366555

Property Contact
Katie Semmens/Tom Lowe

48

**Guide: £198-200,000
* Plus Fees**

HOUSE IN NEED OF IMPROVEMENT

51 Surrey Road, Maidstone, Kent, ME15 7HN

■ A semi-detached house situated in an established residential area, having a gas heating system via radiators and replacement uPVC double glazed windows.

■ Ground Floor

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

■ First Floor

Landing and three bedrooms with W.C.

■ Outside

Garden to front with hardstanding for car parking at side. Garden at rear with brick built store.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With



01622 608400

Property Contact
John Stockey/Chris Milne



49

Guide: £140-150,000
* Plus Fees

GARAGE COMPOUND WITH CONSENT FOR CONSTRUCTION OF TWO, THREE-BEDROOM HOUSES

Land & Garages Adj. 16 Gurnays Mead,
West Wellow, Romsey, Hampshire, SO51 6GB

■ This freehold site is situated in the attractive village of West Wellow. The site currently comprises 12 vacant lock-up garages and benefits from consent for demolition of the garages and the construction of two, three-bedroom houses.

■ Planning

Planning Permission was granted by Test Valley Council under ref: 23/01732/FULLS, dated 30th November 2023, for the construction of one pair of semi-detached three-bedroom dwellings and associated works, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website: testvalley.gov.uk.
Tel: 01264 368000.

■ Proposed Accommodation

■ Ground Floor

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

■ First Floor

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



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Licence Number LIG1016. Plans are for location purposes only.

■ Site Measurements

The site extends to 0.05 hectares (0.12 acres).

■ Viewing

Interested applicants may view on site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

Our Marketing

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

essential
information group



proplis
t.com

Zoopa.co.uk

OnTheMarket.com

PrimeLocation.com



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

50

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 long lease of 125-years from 1st January 1994 at a current ground rental of £75 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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51

Guide: £140-145,000
* Plus Fees

LARGE BUNGALOW IN MOTE PARK IN NEED OF IMPROVEMENT

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

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

The bungalow is now in need of refurbishment and modernisation and may also offer potential for division into two units 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

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

■ Outside

Courtyard to front and side with detached garage.

■ Council Tax Band D

■ 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: ///luxury.scarcelly.saves

■ Freehold with Vacant Possession



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52

Guide: £85-95,000
* Plus Fees

TWO-BEDROOM FLAT WITH SHARE OF FREEHOLD

*Flat 6, William Court, 24 Approach Road,
Margate, Kent, CT9 2AN*

■ A two-bedroom flat situated on the top floor of this block of flats located on the corner of Approach Road and St Mildreds Road and close to Margate town centre as well as the popular Dane Park. The flat is in need of improvement and is to be sold with a share of the freehold.



■ Ground Floor

Communal entrance.

■ Second Floor

■ Flat 6

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

■ Tenure

Remainder of a long lease from 2nd June 1978 to 21st December 2075 at a current ground rental of £15 per annum.

■ Council Tax Band A

■ Leasehold with Vacant Possession Plus Share of the Freehold

Joint Auctioneers

FRESH ESTATES

Westfield Road,
Birchington

01843
491425

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

53

Guide: £105-115,000
* Plus Fees

LOWER GROUND FLOOR FLAT

*29A Northam Road,
Southampton, SO14 0NZ*

■ This one-bedroom flat is in the popular suburb of Northam in the city of Southampton. The flat has up until very recently been let but is now vacant. The property is considered ideal for use as an income producing investment or perhaps for use by an owner occupier.



■ Accommodation

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

■ Tenure

Remainder of a 125-year lease from 1st December 2002 at a current ground rental of £5 per annum.

■ Council Tax Band A

■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

54

**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 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

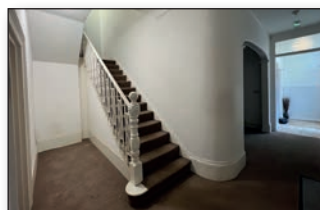
LOT 54 CONTINUED

■ 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

55

Guide: £103-105,000
* Plus Fees

GROUND FLOOR FLAT FOR REFURBISHMENT

11 Orchard Close, Horsmonden, Tonbridge, Kent, TN12 8LU

■ A ground floor flat situated in this purpose-built block located on the outskirts of the Wealden village of Horsmonden and now in need of refurbishment and modernisation.

■ Ground Floor

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

■ Outside

Good sized garden to the side.

■ Tenure

A new ground lease will be granted on completion. Further details will be available to download from the Clive Emson website.

■ Council Tax Band B

■ Leasehold with Vacant Possession



Viewing By Arrangement With

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



56

Guide: £240-250,000
* Plus Fees

SEMI-DETACHED HOUSE FOR INVESTMENT

115 Upper Luton Road, Chatham, Kent, ME5 7BJ

■ A three storey semi-detached house located in an established residential area within easy reach of various local shops, amenities, schools and transport links.

■ Ground Floor

Living/dining room and kitchen.

■ First Floor

Bedroom and bathroom/W.C.

■ Second Floor

Two bedrooms.

■ Outside

Courtyard garden.

■ Tenancy

Let on an Assured Shorthold Tenancy at £1,516 per calendar month.

■ Local Planning Authority

Medway Council.
Tel: 01634 331700.

Website: medway.gov.uk.

■ Council Tax Band C

Currently let at £18,192 per annum



■ Auctioneer's Note

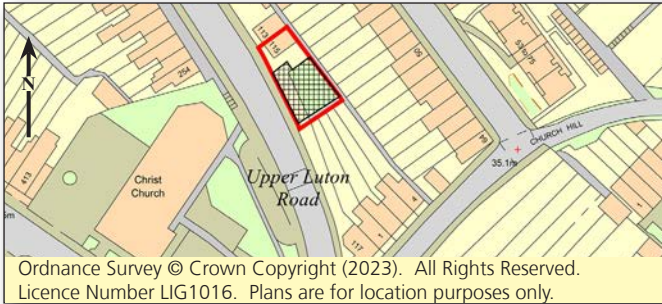
We understand from the Seller that the area hatched black on the location plan below is not included in the Tenancy but is included in the sale.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Isla Wilde



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57

Guide: £42,000 Plus
* Plus Fees

SITE WITH EIGHT VACANT GARAGES - DEVELOPMENT POTENTIAL

Garages, Southfields, Feltham Drive,
Frome, Somerset, BA11 5AH

■ A block of eight garages with parking, requiring repair or replacement, in a popular residential area on the outskirts of Frome and accessed from Feltham Drive where they are located to the rear of 14-18 Southfields. The garages are likely to be of interest to investors to rent to local residents or for private use. Some may see development potential or alternative uses, subject to all necessary consents being obtainable.

■ Local Planning Authority

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



■ Auctioneer's Note

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

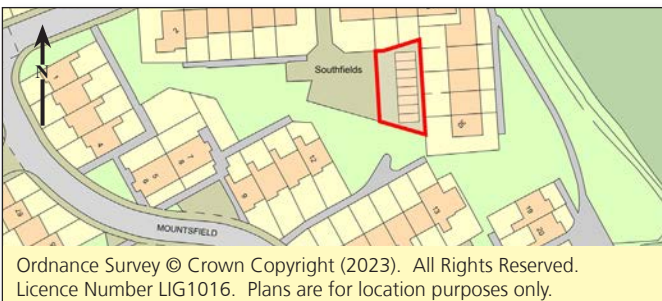
■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith



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■ Viewing

On site during daylight hours.

58

Guide: £160-165,000
* 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.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

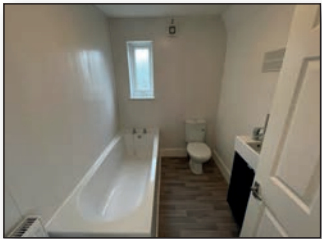
59

Guide: £195-200,000
* Plus Fees

TWO-BEDROOM MID-TERRACE HOUSE

18 Factory Road, Northfleet, Gravesend, Kent, DA11 9HH

■ A mid-terrace house situated in an established residential area within easy reach of Ebbsfleet International railway station and Gravesend town centre with its mainline railway station and shops and amenities. The property is well presented throughout and is considered ideal for owner occupation or investment.



- **Ground Floor**
Living room, kitchen and bathroom with W.C.
- **First Floor**
Two bedrooms.
- **Outside**
Garden to the rear.
- **Council Tax Band B**

- **Freehold with Vacant Possession**

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Isla Wild

60

Guide: £35-40,000
* Plus Fees

FREEHOLD GROUND RENTS

Kinsey Court, 7 Amherst Road, Tunbridge Wells, Kent, TN4 9LG

Currently let at £2,500 per annum

On the instructions of the Administrators

■ An attractive and substantial property situated in the St Johns quarter of Tunbridge Wells, comprising 10 apartments, all sold on 125-year leases, from 1st January 2013, to and including 31st December 2138. Each lease is subject to a Deed of Variation and a current ground rent of £250 per flat until the end of the term.

■ Auctioneer's Note

All 10 flats are owned by one company that is currently in Receivership and therefore Section 5B Notices are not required. We understand the Receivers are in the process of selling the flats individually.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



61

Guide: £55,000 Plus
* Plus Fees

FREEHOLD LAND & SIX LOCK-UP GARAGES

Land & Garages 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.



■ Auctioneer's Note 1

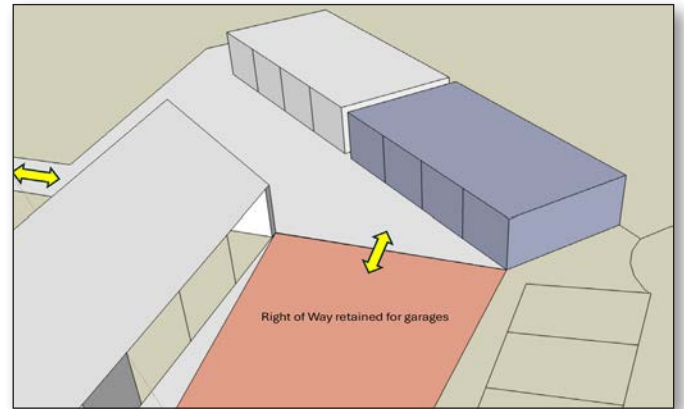
The two garages that are not included in the sale are shaded brown on the Ordnance Survey plan.



Access road



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Development Plan

■ Auctioneer's Note 2

We have been advised by the Seller that the existing garages are unaffected by the proposed development other than the fact that they will benefit from new additional rights of access as indicated.

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

■ Site Measurements

0.05 hectares (0.12 acres).

■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

62

**Guide: £500,000 Plus
* Plus Fees**

SUBSTANTIAL AND ATTRACTIVE DETACHED HOUSE FOR REFURBISHMENT

79 Station Road, Herne Bay, Kent, CT6 5QQ

■ A large detached property located in Herne Bay's town centre, close to its mainline railway station and local amenities. There is accommodation over three floors which is now in need of complete refurbishment, but is well worth the works. There are six bedrooms and three bathrooms, an impressive entrance hall and also separate access to the first floor which may lend itself to subdivision into flats, subject to all necessary consents being obtainable. There is a garden to the front, a detached garage with inspection pit and garden to rear with outbuildings.



■ **Ground Floor**

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

■ **First Floor**

Landing, bedroom, second bedroom with dressing room, third bedroom with en-suite bathroom with W.C., kitchen and family bathroom with W.C.

■ **Second Floor**

Landing and three bedrooms.

■ **Outside**

Garden to front and driveway with off-road parking. Garden to rear. Detached garage to side.

■ **Council Tax Band F**

■ **Local Planning Authority**

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

■ **Freehold with Vacant Possession**



Joint Auctioneers



thomas & partners

01227 360226

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

63

Guide: £240-260,000
* Plus Fees

SEMI-DETACHED HOUSE WITH COUNTRY VIEWS

23 Albion Road, Eastry, Sandwich, Kent, CT13 0LL

■ A semi-detached house located at the end of a cul-de-sac which has uninterrupted countryside views to the rear. The property has recently undergone some improvement and is considered suitable for investment or owner occupation. There is potential to extend to the side, subject to all necessary consents being obtainable. The existing accommodation includes three bedrooms with an office/fourth bedroom on the ground floor.

Eastry is located close to the popular town of Sandwich and this house is found in a semi-rural location.



■ Ground Floor

Entrance hall, living room, kitchen, utility room and office/bedroom four.

■ First Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Gardens to front, back and side.

■ Local Planning Authority

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

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

Professional Assistance

If you intend to bid, you are strongly advised to consult a legal adviser for independent advice on the legal documentation, which will be available to download from our website at cliveemson.co.uk.

Finance must be arranged before the date of the auction and any valuation or survey required by your lender should be completed before the sale. As the successful buyer it will be your responsibility to insure the property on exchange and you should make arrangements immediately after the sale.

Prospective buyers are required to make all their own investigations to satisfy themselves as to the condition of all lots and make any necessary pre-contract enquiries prior to bidding.

If you are the successful buyer then the contract is binding on the fall of the electronic gavel.

64

Guide: £250-260,000
*** Plus Fees**

ATTRACTIVE THREE-BEDROOM HOUSE FOR IMPROVEMENT

15 Kings Road, Headcorn, Ashford, Kent, TN27 9QT

■ An attractive Kentish ragstone house with red brick quoining and ribboning situated within a short distance of Headcorn village, adjacent to the Headcorn Primary School (left hand side) and Headcorn Library (right hand side).

The house has double glazed windows and a gas heating system via radiators although is now in need of further improvement and redecoration. The roof is in need of overhaul, maintenance and some repair works.

■ Ground Floor

Entrance hall, living room to front, dining room, kitchen, rear hallway with door to garden and pantry.

■ First Floor

Landing, three bedrooms and bathroom/W.C.



■ Outside

Front garden with side pedestrian access leading to rear garden.

■ Auctioneer's Note

There may be potential to create off-road parking to the front of the property, subject to all necessary consents being obtainable.

■ Council Tax Band D

■ Freehold with Vacant Possession

■ Local Planning Authority

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

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

65

Guide: £80-85,000
* Plus Fees

COMPOUND OF NINETEEN GARAGES AND LAND

Garages Off Lyngs Close, Yalding, Maidstone, Kent, ME18 6JT

■ A compound of 19 lock-up garages (one block of seven and two blocks of six) in need of refurbishment, together with central courtyard and driveway, situated in a residential area in the village of Yalding.

■ 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



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66

THREE-BEDROOM HOUSE FOR REFURBISHMENT/REPAIR

Guide: £240,000 Plus
* Plus Fees

14 Wellington Road, Deal, Kent, CT14 7AL

■ A three-bedroom end-terrace property with accommodation over three floors. Located in the centre of Deal close to the sea front, local amenities and Deal's mainline railway station.

The property has a gas heating system but is in need of complete refurbishment and there appears to be evidence of previous structural movement.



Living room



Basement room

■ Ground Floor

Entrance porch, living room with bay window, dining room and kitchen and lean to conservatory.

■ Lower Ground Floor

Room to front with natural light and two further rooms/stores.

■ First Floor

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

■ Outside

Good sized garden to rear.

Viewing By Arrangement With

Jenkinson
ESTATES

4 West Street, Deal
01304 373984

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



■ Freehold with Vacant Possession

■ Council Tax Band C

67

Guide: £35-40,000
* Plus Fees

SECOND FLOOR TWO-BEDROOM AGE-RESTRICTED OCCUPANCY APARTMENT

Flat 69, Laurel Court, 24 Stanley Road,
Cheriton, Folkestone, Kent, CT19 4RL

■ Situated close to Cheriton High Street with its range of amenities including shops, cafes and other facilities, Flat 69 is a well-presented age-restricted occupancy two-bedroom flat on the second floor of this block. Laurel Court has a 24-hour on site manager.



■ Ground Floor

Communal entrance with lift and stairs to upper floors.

■ Second Floor

Private entrance leading to entrance hall, living room with Juliet balcony overlooking a communal garden to the front, kitchen, two bedrooms and wet room with shower area, bath and W.C.

■ Communal Facilities

Residents lounge, guest suite, gardens with outside seating area and car parking forecourt.

■ Council Tax Band C

■ Leasehold with Vacant Possession

■ Tenure

Remainder of a 125-year lease from 1st September 2007. Further information will be available in the legal pack which will be available to download from the Clive Emson website.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

68

Guide: £20,000 Plus
* Plus Fees

FOUR VACANT FREEHOLD GARAGES WITHIN LARGER BLOCK

Garages, Block 2Q Pilgrims Way, Andover, Hampshire, SP10 5HY

■ Four brick-built garages with up-and-over doors, situated within a larger block of garages and located to the rear of 288 and 289 Pilgrims Way. The garages have potential for investment or for private use.



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■ Auctioneer's Note

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

■ Viewing

On site.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

69

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.



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■ 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.

70

Guide: £128,000 Plus
* Plus Fees

TERRACED COTTAGE FOR UPDATING WITH GARDEN

101 The Terrace, Penryn,
Cornwall, TR10 8EN

■ Situated in the popular town centre of Penryn is this traditional two-bedroom terraced cottage now in need of improvement works throughout and has a detached garden to the rear. A great project for someone looking for a rental property, main residence or second home.



■ Ground Floor

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

■ First Floor

Two bedrooms and bathroom.

■ Council Tax Band A

■ Auctioneer's Note

We understand the property forms a flying freehold. Further information will be within the legal pack, available to download from the Clive Emson Auctioneers website.

■ Freehold with Vacant Possession

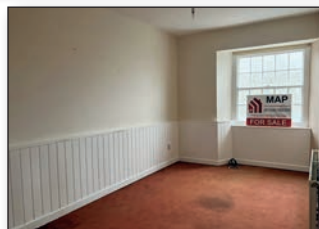
Viewing By Arrangement With



MAP estate agents

Barncoose Industrial Estate, Barncoose

01326 702400



■ Location

The property can be located using the What3Words app ref: ///boomer.finalists.shuttling.

The front entrance to the property is via the blue door with it being the first on the right-hand side along the passageway.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens/Tom Lowe

71

Guide: £170-180,000
* Plus Fees

MID-TERRACE HOUSE FOR IMPROVEMENT

14 Gorst Street,
Gillingham, Kent, ME7 4PR

■ A mid-terrace house located in a predominantly residential area. Having been tenanted for many years the property is now in need of refurbishment and is offered with vacant possession.



■ Ground Floor

Living room, dining room.

■ Lower Ground Floor

Kitchen, utility room and bathroom with W.C.

■ First Floor

Bedroom with W.C., second bedroom.

■ Second Floor

Attic room.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Isla Wild

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72

Guide: £500-520,000
* Plus Fees

SEMI-DETACHED HOUSE FOR REFURBISHMENT

6 Leith Park Road, Gravesend, Kent, DA12 1LN

■ A semi-detached chalet bungalow located in a predominantly residential area on the outskirts of Gravesend with extensive gardens and off-road parking.

The property is located within close distance of Gravesend primary and secondary school and Grammar schools as well as various shops, supermarkets and further amenities.

Nearby transport links include the M2, M20 and M25 as well as Ebbsfleet International railway station and Gravesend mainline railway station.



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■ Ground Floor

Entrance porch leading to entrance hall, living room, kitchen/breakfast room, utility room, three bedrooms, bathroom, separate W.C.

■ First Floor

Family room, bedroom and shower room with W.C.

■ Outside

Garden to rear and driveway.

■ Council Tax Band F

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

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.

73

**Guide: £240,000 Plus
* Plus Fees**

DETACHED HOUSE FOR IMPROVEMENT

4 Barnsley Close, Sheerness, Kent, ME12 2BU

■ A detached house offered with vacant possession located at the end of a private road. The accommodation needs some improvement, although it is in fair order with a modern shower room/W.C. The property has a gas heating system via radiators and double glazed windows.

The property has a long front garden which may offer potential for off-road parking, (similar to the adjacent property) and there is also a small garden to the rear. The seafront is a stone's throw away and Sheerness town centre with its amenities and mainline railway station is located a short distance away.



■ Ground Floor

Entrance porch, entrance hall, kitchen, bedroom three/ dining room, W.C., living room and conservatory.

■ First Floor

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

■ Outside

Garden to front and rear.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

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74

Guide: £3,500-4,000
* Plus Fees

**FREEHOLD
GROUND
RENTS**

**9 Oakbank, Whitehaven,
Cumbria, CA28 6HY**

Currently let at £200 per annum

■ An established mid-terrace property converted into two flats, each sold on a ground lease for a term of 125 years from 29th September 2006 at a current ground of £100 per annum, doubling every 25-year period.

The leases provide for the freeholder to arrange for the maintenance, management and insurance of the building recovering the costs from the leaseholders by way of a service charge.



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

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

75

Guide: £55-65,000
* Plus Fees

**FLAT FOR
IMPROVEMENT/
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 which now require completion.



■ **Accommodation**

Access via external staircase.

■ **First Floor**

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**

■ **Tenure**

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

■ **Leasehold
with Vacant
Possession**

■ **Local Planning
Authority**

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

■ **Auctioneers Note**

The seller has owned the property for over twenty years with the second floor arranged as stated however it is not referred to in the lease, interested parties are encouraged to look at the legal documentation and rely on their own investigations.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

76

Guide: £5,000 Plus
* 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.

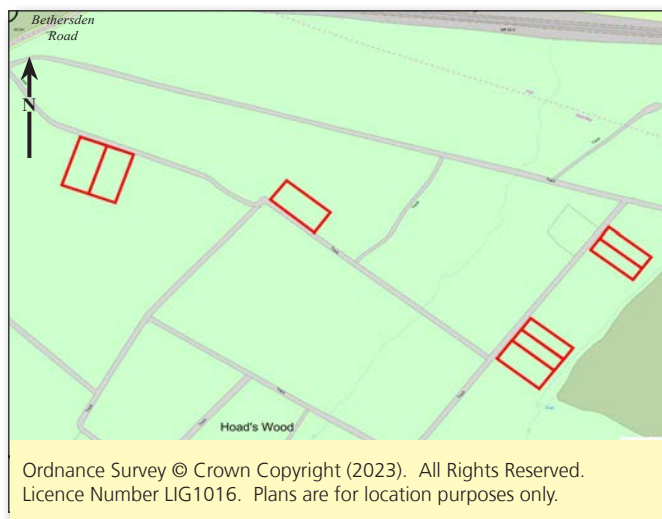
The main entrance to Hoads Wood can be located using the What3Words app using: ///situates.admiringly.swam

■ Auctioneer's Note

The postcode quoted is for Betts Lodge, the closest to the plots. The plots are not marked on the ground and will be offered in accordance with the title documentation. Plot H4, Title No. K449991 extends to about 0.14 hectares (0.34 acres); Plot H5, Title No. K428212 extends to around 0.16 hectares (0.4 acres). The remaining plots under Title No. K561944 extend to approximately 0.8 hectares (1.99 acres). The measurements quoted are approximate and are for guidance only. There is fly tipping in the area.



Historical General View of Hoads Wood



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Joint Auctioneers



High Street, Ashford
01233 632383

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

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.

77

Guide: £140-145,000
* Plus Fees

MID-TERRACE HOUSE FOR INVESTMENT

10 Victoria Road,
Chatham, Kent, ME4 5EY

Currently let at £9,900 per annum

■ A two-bedroom mid-terrace house located in an established residential area close to various local and national retailers, transport links and further amenities.



■ Ground Floor

Living room, dining room and kitchen.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Garden to rear.

■ Tenancy

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

■ Council Tax Band B

■ Auctioneer's Note

At the time of publication the auctioneers have been unable to internally inspect the property and the accommodation details and photos have been provided by the seller.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Isla Wild

78

Guide: £24,000 Plus
* Plus Fees

BLOCK OF FIVE VACANT GARAGES FOR REPAIR

Garages 1ST, Stonewall Terrace,
Feltham Drive, Frome, Somerset, BA11 5AH

■ A block of five garages requiring repair in a popular residential area on the outskirts of Frome, accessed from a lane adjacent to 37 Feltham Drive where they are located to the rear of 11-14 Stonewall Terrace. The garages are likely to be of interest to investors for rental to local residents or for private use, although others may see other potential uses, subject to all necessary planning consents being obtainable.

■ Auctioneer's Note

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



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■ Local Planning Authority

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

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

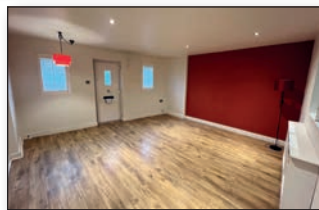
79

Guide: £180-190,000
* Plus Fees

GARDEN FLAT IN POPULAR VILLAGE

*The Old Butchers, 100 Station Road,
Liss, Hampshire, GU33 7AQ*

■ This ground floor flat is in good order throughout and benefits from a sizeable rear garden. Liss is an attractive village which benefits from direct rail links to London and the flat itself is a short walk/drive from the station. The flat is considered ideal for use as an income-producing investment or for use by an owner occupier.



- **Accommodation**
Living/dining room, kitchen, two bedrooms and bathroom.
- **Outside**
Rear garden with outbuilding with power and plumbing.
- **Tenure**
To be sold under the terms of a new 999-year lease, details of which will be included in the legal documents.
- **Council Tax Band C**

■ **Leasehold with
Vacant Possession**

Joint Auctioneers

Chapplins

66 Station Road, Liss
01730 774 200

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

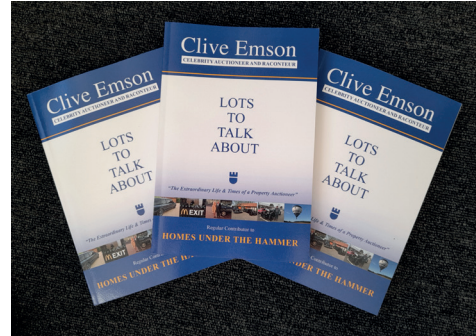
Property Contact
Mike Marchant/Joe Rocks

~ Book Release ~

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Clive recounts humorous and heart jerking scenarios while mentoring young people over the past two decades, including being asked to leave McDonalds and confrontations with social services, which bring laughter and sadness in equal measure.



Clive's book can be purchased via Amazon by scanning the QR Code

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80

Guide: £325,000 Plus
* Plus Fees

COMMERCIAL PREMISES WITH FOUR-BEDROOM MAISONNETTE IN PROMINENT POSITION

33 Cheriton Road, Folkestone, Kent, CT20 1BY

■ Situated in a prominent position on the corner of Cheriton Road and Millfield and within walking distance of the town centre is this property which comprises commercial premises to the ground floor with a four bedroom maisonnette on the upper levels.

The flat has two entrances, one via a staircase from the main commercial entrance hall and a second separate access from Cheriton Road.

It is considered that the entire property may be suitable for re-development/conversion, subject to all necessary consents being obtainable.



■ Commercial ■ Ground Floor

Entrance hall with stairs up to first floor (flat), three commercial rooms (one with sink in the corner), kitchen, W.C. and store room, door to outside giving access to a courtyard area leading to a gate fronting Cheriton Road (flat entrance) and access to a personal door to the garage, further door to cellar/basement.

■ Residential ■ Ground Floor

Access from Cheriton Road, courtyard entrance leading to flat entrance. Entrance hall with spiral staircase to:

■ First Floor

Kitchen, living room, landing,

three bedrooms and bathroom.

■ Second Floor

Attic bedroom (bedroom four)

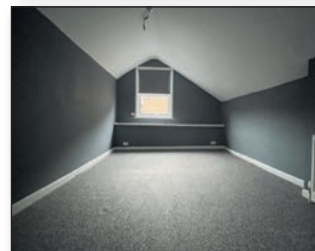
■ Council Tax Band A

■ Outside

Double Garage.

■ Local Planning ■ Authority

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



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Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

81

Guide: £400-410,000
* Plus Fees

SEMI-DETACHED COTTAGE ON 0.4 ACRE PLOT

2 Signpost Field, Three Elm Lane,
Golden Green, Tonbridge, Kent, TN11 0BH

■ A period semi-detached cottage situated in a rural location in the small hamlet of Golden Green on the outskirts of Tonbridge. It occupies a plot extending to 0.4 acres, has double glazed windows and a gas heating system via radiators. The property is now in need of improvement and redecoration and there may be potential to extend the property to the side and or the rear, subject to all necessary consents being obtainable.

■ Local Planning Authority

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

■ Ground Floor

Entrance hall, wet room with shower, wash hand basin, W.C., living room, kitchen and rear hall.

■ First Floor

Landing and three bedrooms.

■ Outside

Grounds and gardens extending to approximately 0.4 acres (0.16 hectares). There is also a shared vehicular access on the north-western side of the site.

■ Council Tax Band D



■ Auctioneer's Note

Please see the legal pack regarding the overage and encroachment.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



■ Freehold with Vacant Possession

82

Guide: £250,000 Plus
* Plus Fees

LAND ADJACENT MANSTON AIRPORT WITH LAPSED PLANNING FOR HOTEL

*Land Lying to the South of Manston Road,
Manston, Ramsgate, Kent, CT12 5BQ*

■ A freehold parcel of land measuring approximately 0.34 hectares (0.83 acres) located adjacent to Manston Airport. The site has lapsed Outline Planning for the erection of a 120-bedroom hotel with conference facilities.

There may be potential to reinstate the lapsed planning or seek an alternative scheme, subject to all necessary consents being obtainable.

■ Planning

Planning Permission was granted by Thanet District Council, under reference OL/TH/050866, dated 13th July 2006 for demolition of garage buildings and erection of 120 bedroom hotel with conference facilities, subject to conditions. This Planning has now lapsed.

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

■ Viewing

Interested applicants may view from the roadside during daylight hours.

■ Auctioneer's Note

An Application for the approval of design, external appearance and landscaping for the erection of 120 bedroom hotel with conference facilities was approved and validated on 13th July 2009, under ref: R/TH/09/0558.

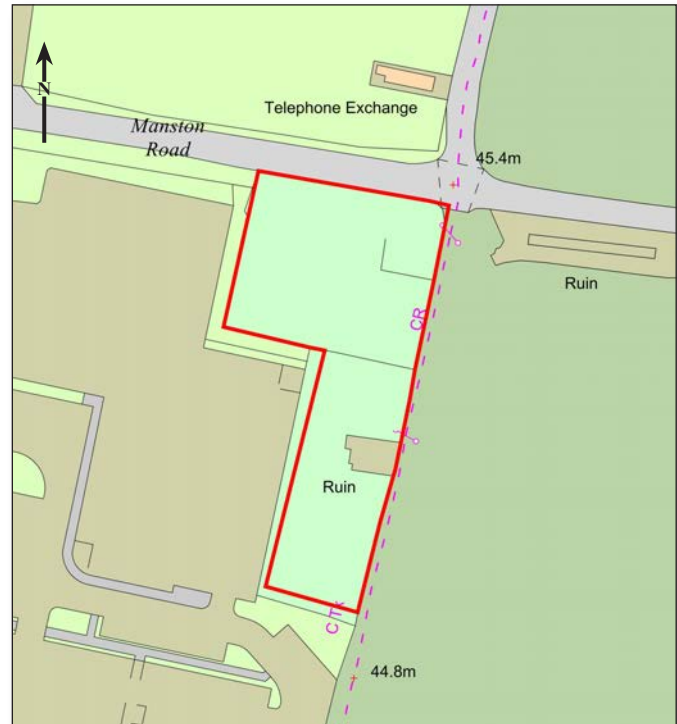
■ Directions

The land can be located on the What3Words app using [///attic.jaws.bagpipes](http://attic.jaws.bagpipes)

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



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■ Site Measurements

The site extends to 0.34 hectares (0.83 acres).

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

83

Guide: £120-130,000
* Plus Fees

FREEHOLD BLOCK OF 19 GARAGES

Garages Rear Of 31 Whitepit Lane, Newport, Isle Of Wight, PO30 1LX

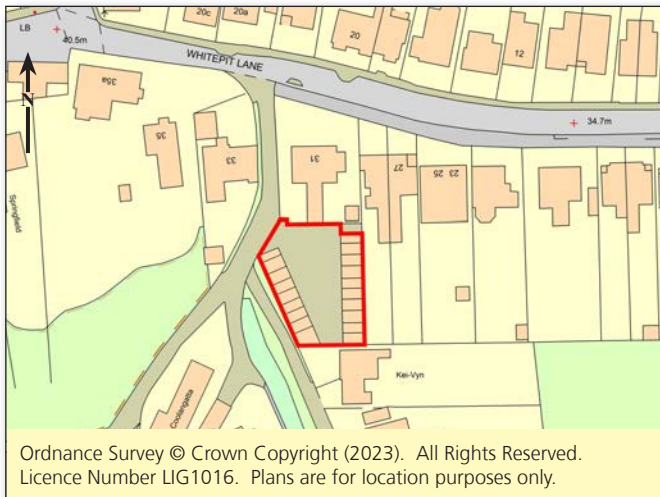
■ This freehold block of 19 lock-up garages is situated a short drive from Newport town centre and is approached via Mount Joy, off Whitepit Lane. The site measures 0.05 hectares (0.13 acres).

The garages are laid out in two rows with a large turning area between. They are of brick construction with corrugated roofs and up-and-over doors and are considered ideal for use by an owner occupier or as an investment opportunity.

There are 19 garages in total though two are sold on long leasehold interests to the adjoining flats. We are informed by the managing agents that garage 16 is currently vacant and it is believed that the remainder may be let. Further information in relation to occupancy will be included in the legal documentation available to download from the Clive Emson website.

■ Viewings

On site during daylight hours.



Currently let at £9,120 per annum



■ Auctioneer's Note

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

■ Freehold with Part Vacant Possession

Joint Auctioneers



Milton Road, Portsmouth
023 9282 6731

Further Information From



01489 564606

Property Contact
Joe Rocks/Rob Marchant

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.

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84

Guide: £205-210,000
* Plus Fees

THREE-BEDROOM HOUSE FOR IMPROVEMENT

2 Wall End Farm Cottage, Island Road, Upstreet,
Canterbury, Kent, CT3 4DF

■ An attractive semi-detached house situated in a semi-rural location on the A28 between Upstreet and Sarre, northeast of Canterbury.

The dwelling has some double glazed windows, a single storey extension to the side and is now in need of improvement and renovation, allowing the successful purchaser the opportunity to redecorate in their own taste and style.



■ Ground Floor

Entrance hall, living room, kitchen with walk-in larder, bathroom with wash hand basin and separate W.C.

■ First Floor

Landing and three bedrooms.

■ Outside

Front, side and rear garden. Outside store.

■ Council Tax Band B

Joint Auctioneers



2 St Margarets St., Canterbury
01227 467323

Viewing By Arrangement With



01622 608400

Property Contact
Kevin Gilbert

■ Freehold with Vacant Possession

Auction Contracts

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

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

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

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

85

Guide: £200-220,000
* Plus Fees

WELL-PRESENTED MAISONETTE

65E High Street, Battle, East Sussex, TN33 0AG

■ A recently refurbished three-bedroom maisonette located in the heart of Battle High Street offering easy access to local and national retailers and Battle Abbey school. The property retains some period features and is considered ideal for owner occupation or investment.



■ First Floor

Entrance.

■ Second Floor

Living room, kitchen, three bedrooms, bathroom with W.C., store area and study.

■ Tenure

Remainder of a 125-year lease from and including 4th November 2020. Further lease information will be available to download from the Clive Emson website.

■ Council Tax Band B

■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Jade Flood



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86

Guide: £500-600,000
* Plus Fees

DETACHED HOUSE FOR INVESTMENT OR OWNER-OCCUPATION

37A Knoll Road, Bexley, Kent, DA5 1AY

■ This detached three-bedroom house is located in the popular area of Old Bexley, just a short distance from Bexley Village High Street and in close proximity to local primary and secondary schools. Although the property does require some improvement, it is considered to offer potential for investors, developers or even owner-occupiers. The property has gas heating via radiators and double glazed windows.



■ Ground Floor

Entrance, living room, kitchen, former photographic dark room/utility room with W.C. and second reception room.

■ First Floor

Three bedrooms, walk-in shower and separate W.C.

■ Outside

Front driveway, front garden and side access to rear garden. The rear garden

extends to more than 100ft (30 metres).

■ Council Tax Band F

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

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.

87

Guide: £190-195,000
* Plus Fees

HOUSE IN NEED OF IMPROVEMENT

6 The Harbour, Sutton Valence, Maidstone, Kent, ME17 3AB

■ A mid-terrace house in need of improvement, situated on the southern fringes of the popular village of Sutton Valence.



■ Ground Floor

Entrance hall, kitchen at front, living room at rear, rear hallway and under stairs storage cupboard.

■ First Floor

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

■ Outside

Gardens to front and rear.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

88

Guide: £45-48,000
* Plus Fees

EIGHT LOCK-UP GARAGES IN RESIDENTIAL AREA

Garages Off Wallis Avenue, Maidstone, Kent, ME15 9LB

■ Eight lock-up garages, in a block of seven with a separate single detached garage, 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

89

**Guide: £600,000 Plus
* Plus Fees**

PERIOD PROPERTY WITH PLANNING FOR SEVEN FLATS

35 Chapel Place, Ramsgate, Kent, CT11 9SB

■ A substantial period property situated in Ramsgate town centre, close to local amenities and a short distance from the popular Royal Marina. The building, believed to have been constructed in the 18th Century, has had several uses including a house, a vicarage and, most recently, commercial use as an Adult Education Centre. Stamp Duty will not be applicable.

The property is now vacant and some period features remain. Some improvements have been carried out including restoration and renovation of external elevations and installation of replacement windows. The interior has been stripped out ready for commencement of conversion works.

Planning Permission has been granted for Change of Use and conversion to seven flats, which will be a mixture of



one and two-bedroom units across four floors, making use of the building's large and open spaces.

■ Proposed Accommodation

■ Basement

■ Flat 1

Private entrance via side gate, entrance hall, kitchen/living room, two bedrooms and bathroom with W.C.

■ Ground Floor

Communal entrance.

■ Flat 2

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

■ Flat 3

Private entrance from side alley, entrance lobby, living room/bedroom, hallway, kitchen and shower room with W.C.

■ First Floor

■ Flat 4

Entrance lobby, kitchen/living room, bedroom with bay window and shower room with W.C.

■ Flat 5

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

■ Second Floor

■ Flat 6

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

■ Flat 7

Kitchen/living room, bedroom with access to roof terrace and shower room with W.C.



Second Floor



Second Floor

LOT 89 CONTINUED

■ Planning

Planning Permission has been granted by Thanet District Council under ref: F/TH/230251, dated 13th September 2023, for change of use and conversion to seven self-contained flats comprising five, one-bedroom flats and two, two-bedroom flats; together with erection of a single storey rear extension and second floor rear extension with formation of external stairs to rear courtyard, and installation of access gates in south-west boundary wall, together with internal alterations to facilitate the change of use and restore and renovate the external elevations including repainting windows and doors and partial restoration and repainting of plaster to front elevations, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Thanet District Council website: thanet.gov.uk. Tel: 01843 577000.

■ Auctioneer's Note

Listed Building Consent has also been granted under ref: L/TH/23/0252, which can also be downloaded from the Thanet District Council planning portal.

■ Freehold with Vacant Possession



Ground Floor



First Floor

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

90

*Guide: £50,000 Plus
 * Plus Fees*

NINE VACANT FREEHOLD GARAGES WITH LAND WITH DEVELOPMENT OPPORTUNITY

*Garages Block C & Land, Pilgrims Way,
 Andover, Hampshire, SP10 5HW*

■ A block of nine brick-built garages with up-and-over doors and with an area of land to the rear, located to the front of 21, 22 & 23 Pilgrims Way.

The garages are likely to be of interest for investment to generate an income from local residents or, perhaps, having development potential or other uses, subject to all necessary consents being obtainable.

■ Auctioneer's Note

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



■ Local Planning Authority

Test Valley Council.
 Tel: 01264 368000.
 Website: testvalley.gov.uk.

■ Site Measurements

0.03 hectares (0.07 acres).

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
 LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
 Audrey Smith

91

Guide: £300,000 Plus
* Plus Fees

SIX-BEDROOM SEMI-DETACHED HOUSE CURRENTLY ARRANGED AS A HMO

2 Cavendish Avenue, Eastbourne, East Sussex, BN22 8EN

Currently let at £41,100 per annum

■ A great investment opportunity to acquire this freehold six-bedroom, two storey semi-detached house arranged as an HMO, situated close to Eastbourne town centre and Eastbourne mainline railway station. The property is fully let producing an income of £41,100 per annum.



■ Ground Floor

Communal lounge/diner and kitchen. Door leading to the rear garden.

■ Room 1

Bedroom, shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £655 per calendar month.

■ Room 2

Bedroom, shower room with W.C. Access to kitchenette and garden.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £655 per calendar month.

■ First Floor

Bathroom with W.C. and shower.

■ Room 3

Bedroom.

■ Tenancy

Let on an Assured Shorthold Tenancy let at a current rental of £400 per calendar month.

■ Room 4

Bedroom.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £490 per calendar month.

■ Room 5

Bedroom.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £545 per calendar month.

■ Room 6

Bedroom, kitchenette and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £680 per calendar month.

■ Outside

Garden areas to the front and rear.

■ Council Tax Band C

■ Viewing

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

Joint Auctioneers

SCOTT ESTATES
MANAGEMENT LTD

17 Havelock Road, Hastings
01424 722586

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Jade Flood / Chris Milne

Guide Prices & Reserves

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

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

92

Guide: £172,000 Plus
* Plus Fees

**WELL
PRESENTED
THREE-
BEDROOM
HOUSE**

**67 Gweal Pawl, Redruth,
Cornwall, TR15 3DW**

■ A chance to acquire a modern three-bedroom house with good sized accommodation throughout, along with an enclosed rear garden. The property is well situated for Redruth's town centre, along with all local amenities and transport links and would make a great addition to a rental portfolio, or some may wish to call it home.



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

■ **First Floor**
Three bedrooms and
bathroom.

■ **Outside**
There is an allocated parking
space to the rear of the
property whilst a good
sized enclosed garden is

also situated to the rear
predominantly laid to lawn
with raised flower beds.

■ **Council Tax Band B**
■ **Directions**

The land can be located via
the What3Words app using
///umbrellas.aware.exit

■ **Freehold with
Vacant Possession**

Viewing By Arrangement With



MAP estate agents
Gateway Bus. Centre, Redruth
01209 243 333

Further Information From



01392 366555
Property Contact
Katie Semmens/Tom Lowe

93

Guide: £300,000 Plus
* Plus Fees

**THREE-
BEDROOM
END-TERRACE
HOUSE
WITH GARAGE**

**1 Larkhill, Bexhill-on-Sea,
East Sussex, TN40 1QZ**

■ A three-bedroom end-terrace house located in a popular residential area on the outskirts of Bexhill within easy reach of the railway station, the town centre with its various local and national retailers, the seafront and De La Warr Pavillion.



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

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

■ **Outside**
Rear garden and garage.

■ **Council Tax Band C**

■ **Freehold
with Vacant
Possession**

Viewing By Arrangement With



01273 504232

Property Contact
Chris Milne/Jade Flood

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.

94

**Guide: £500,000 Plus
* Plus Fees**

■ This is a rare opportunity to acquire a substantial detached property located in the High Weald Area of Outstanding Natural Beauty, on the northern edge of Ashdown Forest.

The property is arranged over three floors of part brick rendered and part tile hung elevations, beneath a tiled roof. The whole property is let to a Statutory Tenant at a Registered Rent of £26,400 per annum, with the original registration commencing from June 1973. We understand from the Seller's agent the property has all main services and a gas heating system via radiators, with the accommodation offered in good order throughout.

The property is located in a sought after residential location on a private road, just off the A22. The village of Forest Row is easily accessible with its comprehensive range of local shopping facilities and amenities, with excellent road links via the nearby A22 and A23 linking Gatwick, London and all surrounding areas.

■ **Lower Ground Floor**
Stairs from ground floor hallway, kitchen/breakfast room, utility room, pantry, separate W.C., staff sitting room and kitchenette. Secondary staircase to lower first floor and staircase to first floor.

■ **Ground Floor**
Stairs to first floor, entrance hall, cloakroom/W.C., study, living room and drawing room.

■ **Lower First Floor**
Half landing, two bedrooms, bathroom, separate W.C. and boiler room.

■ **First Floor**
Landing, four double bedrooms, store room and

SUBSTANTIAL RESIDENTIAL INVESTMENT LET TO A STATUTORY TENANT

Chapel Meadow, Forest Row, East Sussex, RH18 5LH

Currently let at £26,400 per annum



family bathroom with W.C. Stairs to second floor.

■ **Second Floor**
■ **Self-Contained Flat**
Hallway, open plan living room and kitchen, bedroom and bathroom/W.C.

■ **Outside**
The gardens extend to 0.67 hectares (1.65 acres) and are mainly laid out lawn with shrub borders. Driveway with parking for several vehicles leading to a detached double garage with two garden stores.

■ **Tenancy**
Let on a Protected Statutory Tenancy at a registered rent of £6,600 per quarter, which was registered on 29th July 2022. We understand the tenants have been in occupation since the tenancy commenced on 12th June 1973.

We are informed that the tenant is in arrears and is currently only paying £83.33 per calendar month. Further details will be available within the legal pack.

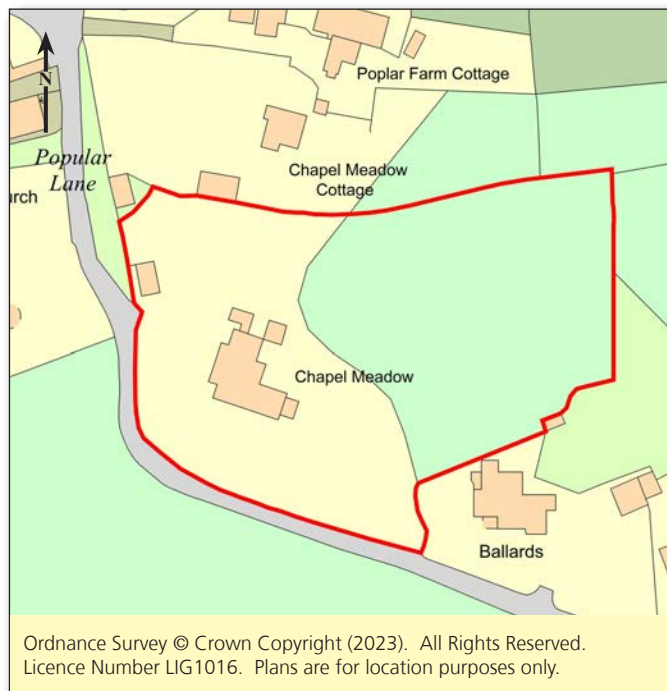


All images shown are library photographs

■ **Auctioneer's Note**

We have been unable to internally inspect the property and interested applicants are advised to rely on their own investigations to verify the information provided.

LOT 94 CONTINUED



■ Viewing

There will be no internal viewings and prospective purchasers are requested not to contact the occupants direct.

■ Council Tax Band E

■ EPC Rating D

Joint Auctioneers



01273 321123

Property Contact
Michael Hudson

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

95

Guide: £70-80,000
* Plus Fees

FLAT FOR INVESTMENT OR OCCUPATION

Flat 19, Consulate House, Canute Road, Southampton, SO14 3FW

■ Located close to Ocean Village in the heart of Southampton city centre is this vacant ground floor one-bedroom flat. After some cosmetic improvement works the flat is considered ideal for use as an income producing investment.

■ Accommodation

Living/dining room, kitchen, bedroom and bathroom.

■ Tenure

Held under the terms of a 99-year lease from 1st February 1984 at an initial ground rent of £50 per annum.



■ Council Tax Band A

■ Leasehold with Vacant Possession

Joint Auctioneers

enfields

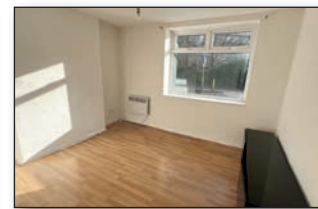
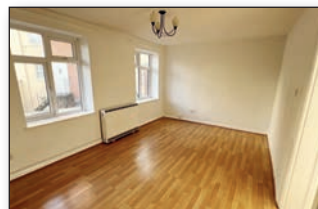
3 West End Road, Bitterne
023 8042 5925

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



96

**Guide: £210,000 Plus
* Plus Fees**

FIVE STOREY PERIOD BUILDING WITH POTENTIAL

20 Castle Street, Dover, Kent, CT16 1PW

■ A five storey mid-terrace period building believed to date from circa 1835 and previously used as solicitors offices. The building has some retained period features and some improvement works have been carried out including replastering of certain areas and the majority of the building has been stripped back.

The property has been extended to the rear and there may be potential to increase the size of the extension and convert the whole property into multiple residential units, subject to all necessary consents being obtainable. Planning Consent was previously granted for the lower ground floor to be converted to a one-bedroom self-contained flat, however this has now lapsed.



■ Local Planning Authority

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

■ Freehold with Vacant Possession

■ Ground Floor

Entrance hall, room to front with bay window, second room to rear and two W.C.s.

■ Lower Ground Floor

Own separate access, two rooms and former bathroom.

■ First Floor

Room and second room with bay window.

■ Second Floor

Two rooms.

■ Third Floor

Two rooms.

■ Outside

Garden to rear.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

97

**Guide: £13,000 Plus
* Plus Fees**

LOCK-UP GARAGE

*Garage 17 Byfield Court, Station Road,
West Horndon, Brentwood, Essex, CM13 3TZ*

■ A leasehold lock-up garage with up-and-over door located in a predominantly residential area, a short distance from West Horndon railway station.

■ Tenure

Remainder of a 99-year lease from 25th March 2000.

■ Directions

The garage can be located using the What3Words app: [///soup.rival.reveal](https://www.what3words.com/soup.rival.reveal)

■ Viewing

External only.

■ Leasehold with Vacant Possession

■ Auctioneer's Note

Garage 18 is also offered as Lot 20.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Paul Bridgeman



98

Guide: £103-105,000
* Plus Fees

FLAT IN NEED OF REFURBISHMENT

2 Bridge House, The Tanyard, Cranbrook, Kent, TN17 3HY

■ A self-contained flat on the first floor of this converted property, close to the centre of the popular town of Cranbrook, and now in need of refurbishment and modernisation.



■ Council Tax Band B
■ Leasehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

■ Ground Floor

Entrance hall.

■ First Floor

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

■ Tenure

A new ground lease will be granted on completion. Further details will be available to download from the Clive Emson website.

99

Guide: £50,000 Plus
* Plus Fees

FREEHOLD PARCEL OF LAND WITH POTENTIAL

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

■ This parcel of land situated in a residential area of Dartford, close to Junction 2 of the M25/A282. It 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

100

SECOND FLOOR STUDIO FLAT

Guide: £50,000 Plus
* Plus Fees

*Flat 5, 5 St. Margarets Road,
St. Leonards-on-Sea, East Sussex, TN37 6EH*

■ A studio flat located on the second floor of this converted block, a short distance from the seafront, St. Leonards Warrior Square railway station and various local and national retailers and schools.



■ Second Floor

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

■ Tenure

Remainder of a 99-year lease from 27th May 1981 at a peppercorn ground rent.

■ Council Tax Band A

■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne

Further Information

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



101

FREEHOLD GROUND RENTS

Guide: £18,750-25,000
* Plus Fees

*Flats 1-5, Tungate House, 109 Marlow Road,
Penge, London, SE20 7XW*

Currently let at £1,250 per annum

■ An attractive freehold block comprising five flats all sold on 125-year leases: one from 10th December 2012 and the remainder under the same terms but from 2013. The current ground rent payable for each flat is £250 per annum, doubling every 25 years.



■ Auctioneer's Note

Section 5B Notices under the Landlord & Tenant Act 1987 (as amended) have been served and the leaseholders have reserved their rights under the legislation.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

102

Guide: £157-160,000
* Plus Fees

TWO-BEDROOM HOUSE FOR REFURBISHMENT

19 Gordon Road, Whitfield, Dover, Kent, CT16 2ET

■ A two-bedroom end-terrace house situated on a no-through road close to Whitfield roundabout providing good access links.

The property is in need of refurbishment and there may be potential to extend to the side, subject to all necessary consents being obtainable.



■ Ground Floor

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

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Outside

Gardens to front, side and rear.

■ Council Tax Band B

■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Jon Rimmer

103

Guide: £16-18,000
* Plus Fees

SINGLE LOCK-UP GARAGE

Garage Rear Of Hunters Court, Showfields Road,
Tunbridge Wells, Kent, TN2 5UN

■ A single lock-up garage situated within a compound at the rear of Hunters Court, with vehicular access from Hunters Way to the north (off Showfields Road).



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■ 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

104

Guide: £92,000 Plus
* Plus Fees

TWO-BEDROOM HOUSE FOR UPDATING

14 Little Meadow, Wallace Road,
Bodmin, Cornwall, PL31 2QS

■ Situated in a cul-de-sac on the outskirts of Bodmin's town centre is this two-bedroom terraced house requiring updating throughout. It has an enclosed garden to the rear and could be an ideal investment opportunity or home, post works.



■ Ground Floor

Living room and kitchen/dining room.

■ First Floor

Two bedrooms and bathroom.

■ Outside

Enclosed rear garden with one level gravelled and the lower level laid to lawn. All of which requires formalisation.

■ Directions

The Lot can be located via the What3Words app using ref ///chained.casino.couch

■ Council Tax Band A

■ Freehold with Vacant Possession

Viewing By Arrangement With



Scarne
Industrial Est.,
Launceston

01566 706706

Further Information From



01392 366555

Property Contact
Katie Semmens/Dave Henwood

105

Guide: £150,000 Plus
* Plus Fees

FREEHOLD LAND WITH POTENTIAL

Land West Of Camellia Road,
Minster-on-Sea, Sheerness, Kent, ME12 3FD

■ A freehold parcel of land situated in a modern residential development in the Thistle Hill area of Minster-on-Sea. We understand the land was previously used for storage, while the development was being built, and now may offer potential for residential development, subject to all necessary consents being obtainable.

Adjacent the site are two and three storey residential blocks and a Co-op retail store and community centre. The site was previously earmarked for a healthcare facility, however this planning restriction has now been lifted.



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Licence Number LIG1016. Plans are for location purposes only.

■ Local Planning Authority

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

■ Site Measurements

The site extends to 0.07
hectares (0.17 acres).

■ Freehold with Vacant Possession

Further Information From



01622 608400

Property Contact
Jon Rimmer

106

Guide: £150-160,000
* Plus Fees

TWO-BEDROOM FLAT IN CITY CENTRE LOCATION

Flat 7, 33 George Street, Chelmsford, Essex, CM2 0JU

■ A well-presented ground floor flat situated in a modern block just outside the City centre and just a short walk from Moulsham Street. There are bus routes available nearby and Chelmsford offers a frequent rail service to Stratford and London (Liverpool Street). There are also various recreational facilities and parks within close proximity, including Oaklands House as well as bars, restaurants and shopping.

The apartment has residents' parking, electric convector heaters and is presented in good order.



On the instructions of the Executors



■ Tenure

Remainder of a 99-year lease from 1st January 1984, (expiring 31st December 2082), at a current ground rent of £70 per annum.

■ Ground Floor

Communal entrance way, private entrance door to reception hallway, living room, kitchen, two bedrooms and bathroom.

■ Outside

Residents' parking area.

■ Council Tax Band B

■ Leasehold with Vacant Possession

Joint Auctioneers

11 Duke Street,
Chelmsford
HOME 01245
250222

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

JAMES

auctioneers

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Sign up here: www.jamesauctioneers.co.uk

107

Guide: £150,000 Plus
* Plus Fees

THREE-BEDROOM HOUSE FOR UPDATING

28 Bay View Terrace,
Hayle, Cornwall, TR27 4JX

■ Situated in a pleasant residential location overlooking the communal green is this three-bedroom terrace house providing good size accommodation throughout and enclosed gardens to both front and rear.

The property now requires updating throughout and would make a lovely home or great addition to a rental portfolio.



Living Room

■ Ground Floor

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

■ First Floor

Three bedrooms and wet room with W.C.

■ Outside

Enclosed garden to the front with central pathway predominantly laid to lawn with an array of planting. To the rear is an enclosed low maintenance garden.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens/Tom Lowe

108

Guide: £50,000 Plus
* Plus Fees

NINE VACANT FREEHOLD GARAGES WITH LAND

Garages, Block G & Land, Pilgrims Way,
Andover, Hampshire, SP10 5HR

■ Nine brick-built garages with up-and-over doors, in a block of 11 garages (two garages are privately owned) located to the front of 85, 86, 87 & 88 Pilgrims Way.

The block has an area of land to the rear and offers potential for letting to local residents to generate an income, or perhaps other uses, subject to all necessary consents being obtainable.



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■ Auctioneer's Note

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

■ Local Planning Authority

Test Valley Council.
Tel: 01264 368000.
Website: testvalley.gov.uk.

■ Site Measurements

0.02 hectares (0.06 acres).

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

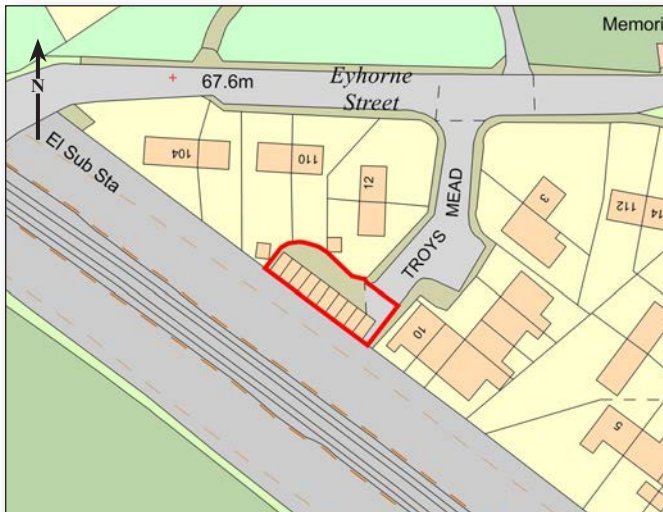
109

Guide: £63-66,000
* Plus Fees

**TEN GARAGES AND
FORECOURT
IN VILLAGE
LOCATION**

*Garages Troys Mead, Hollingbourne,
Maidstone, Kent, ME17 1UB*

■ A block of 10 lock-up garages situated in the village of Hollingbourne.



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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

110

Guide: £240-245,000
* Plus Fees

**RURAL SEMI
IN NEED OF
IMPROVEMENT**

*2 Mattison Place, Wormshill,
Sittingbourne, Kent, ME9 0TX*

■ An attractive semi-detached house with tile hung upper elevations situated in a small cul-de-sac in a rural location. The property is in need of improvement and has replacement uPVC double glazed windows and heating via radiators from an air and water heat pump system.



■ **Ground Floor**

Entrance hall, living room/dining room, kitchen, dining room/study, rear hallway, separate W.C.

■ **First Floor**

Landing, three bedrooms, bathroom.

■ **Outside**

Gardens to front, side and rear.

■ **Council Tax Band C**

■ **Freehold with Vacant Possession**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

111

Guide: £130,000 Plus
* Plus Fees

TOWN CENTRE DEVELOPMENT OPPORTUNITY WITH APPROVED PLANNING PERMISSION

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.

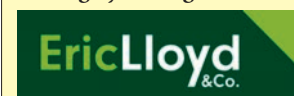
Copies of the Planning Permissions and accompanying documents may be downloaded from the Local Planning Authority website, torbay.gov.uk.
Tel: 01803 207801.

■ 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



42 Fore Street, Brixham
01803 852773

Further Information From



01392 366555

Property Contact
Audrey Smith

112

Guide: £280,000 Plus
* Plus Fees

SUBSTANTIAL PROPERTY AND DOUBLE GARAGE WITH POTENTIAL

Tresla House, Park Crescent Road, Margate, Kent, CT9 1UF

■ Tresla House is an attractive two storey property situated close to Dane Park and yet within a short drive of Margate beach and the Old Town. The property is in need of improvement and refurbishment and offers potential for a variety of uses, subject to all necessary consents being obtainable.



■ Ground Floor

Entrance hall, room with bay window to front and open arch to kitchen/dining room with side bay window, rear room, wet room/W.C. and separate W.C.

■ First Floor

Landing, five rooms, shower room, bathroom and separate W.C.



■ Outside

Front garden incorporating a driveway leading to a double garage and rear garden.

■ Local Planning Authority

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

■ Freehold with Vacant Possession



Joint Auctioneers
PROSPECTS UK
LETTING & PROPERTY MANAGEMENT
Northdown Road, Cliftonville
01843 229393

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS
01622 608400
Property Contact
Chris Milne/Kevin Gilbert

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.

113

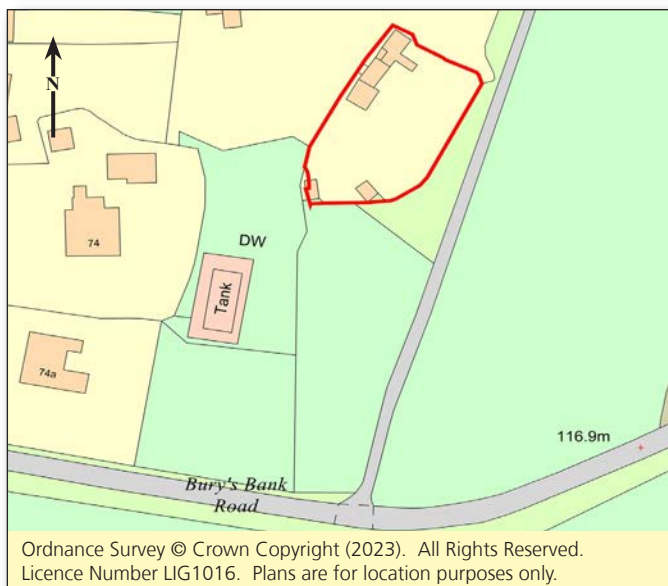
Guide: £550-600,000
* Plus Fees

DETACHED COTTAGE FOR IMPROVEMENT ON 0.3 ACRE PLOT

*Lavender Cottage, 76 Burys Bank Road,
Crookham Common, Thatcham, Berkshire, RG19 8DD*

■ This detached cottage is located close to Greenham Common, a short drive south east of the larger town of Newbury. The property benefits from a semi-rural location, with Greenham Common Nature Reserve close by, and less than four miles from the well connected Newbury railway station.

The accommodation is in reasonable order and a fair size with the original cottage having been extended. However it is considered any new owner may wish to extend and remodel the accommodation to something more befitting of the generous plot and location.



■ Ground Floor

Living room, dining room, kitchen, study, utility room, bedroom, shower room/W.C.

■ First Floor

Two bedrooms and shower room with W.C.

■ Outside

Gardens to front and side with garage.

■ Council Tax Band D

■ Site Measurements

The site extends to 0.13 hectares (0.31 acres).

■ Freehold with Vacant Possession

Joint Auctioneers

CASILES
estate agents

Ludgershall, Andover
01264 792793

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

114

Guide: £650,000 Plus
* Plus Fees

SUBSTANTIAL SEMI-DETACHED HOUSE FOR IMPROVEMENT

16 Nettlecombe Avenue, Southsea, Hampshire, PO4 0QN

■ Nettlecombe Avenue is a sought after residential area, close to Canoe Lake and Southsea seafront and a short drive from central Southsea with all of its shopping and other amenities with the Common and Gunwharf Quays beyond.

This semi-detached house is an impressive Victorian family dwelling offering five-bedroom accommodation and the significant advantage of off-road parking which is not commonly available in the area. There is potential for the cellar, which has unusually high head clearance, to provide additional accommodation.

The house is in need of a programme of upgrading and refurbishment and is considered worthy of the improvements required.

■ Cellar

■ Ground Floor

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

■ First Floor

Three bedrooms, bathroom with additional shower and separate W.C.

■ Second Floor

Two bedrooms and bathroom.



■ Outside

Off-road parking to front and front garden. Fully enclosed garden to the rear with decking and side pedestrian access.

■ Council Tax Band E

■ Freehold with Vacant Possession

Joint Auctioneers
Waterfields
Palmerston Road, Southsea
02392 733000

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS
01489 564606
Property Contact
Joe Rocks/Robert Marchant

115

Guide: £15,000 Plus
* Plus Fees

THREE VACANT FREEHOLD GARAGES

*Garages, Block 1Q, Pilgrims Way,
Andover, Hampshire, SP10 5HY*

■ Three brick-built garages with up-and-over doors, situated at the end of a larger block of garages to the rear of 286 & 287 Pilgrims Way, offering potential for investment or for private use.



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■ Auctioneer's Note

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

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

116

Guide: £190-195,000
* Plus Fees

PERIOD END-TERRACE COTTAGE FOR MODERNISATION

*1 Bank Cottages, Pilgrims Way,
Hollingbourne, Maidstone, Kent, ME17 1UP*

■ An attractive tile hung period end-terrace cottage situated in the village of Hollingbourne. The property is now in need of improvement and modernisation.



■ Ground Floor

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

■ First Floor

Two bedrooms.

■ Second Floor

Attic room.

■ Outside

Garden to front with potential for on-site car parking space,

subject to all necessary consents being obtainable. Long garden to rear.

■ Local Planning Authority

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

■ Council Tax Band D

■ Freehold with Vacant Possession

Joint Auctioneers



107 Watling Street, Gillingham
01634 576000

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

117

Guide: £195-200,000
* Plus Fees

MID-TERRACE HOUSE FOR REFURBISHMENT

192 Gillingham Road, Gillingham, Kent, ME7 4EY

■ A mid-terrace bay-fronted house in need of refurbishment in an established residential area.

■ Ground Floor

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

■ First Floor

Three bedrooms.

■ Cellar

■ Outside

Garden to rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers

WRIGHT
& Co

64 Watling Street, Gillingham
01634 578484

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Isla Wild



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118

Guide: £350,000 Plus
* Plus Fees

THREE-BEDROOM HOUSE FOR IMPROVEMENT

26B Tower Avenue, Chelmsford, Essex, CM1 2PW

On instructions of the Executor

■ This three-bedroom house is situated just outside Chelmsford city centre making it well placed for access to Admirals Park, Tower Gardens and river walk into Chelmsford. Within a one mile walk to the east along Rainsford Road (A1060) there is access to Chelmsford mainline railway station to London (Liverpool Street), bus station, city centre, theatre and many recreational facilities including bars, restaurants and high street shopping.

The property is in need of some improvement and modernisation but does have off-road parking and garage, a gas heating system via radiators, double glazed windows, air conditioning units and solar panels on the roof.



■ Ground Floor

Entrance porch way opening into reception hallway, living room with patio doors opening to a lean to conservatory, second reception room, shower room with W.C and kitchen/dining room.

■ First Floor

Landing, three bedrooms and bathroom.

■ Outside

To the front of the property there is a driveway leading to garage and a small area of garden with an enclosed rear garden including a greenhouse and sheds.

■ Auctioneer's Note

We have been advised by the Seller that, historically, insulation spray foam had been applied in the roof space and further information will be provided in the legal pack, available to download from the Clive Emson website.

■ Council Tax Band D

■ Freehold with Vacant Possession

Joint Auctioneers



78 New
London Road,
Chelmsford

01245 500599

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

119

Guide: £190-200,000
* 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.



■ Outside

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

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers



14a High St,
Lewes

01273
487444

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

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twitter.com

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facebook.com

120

Guide: £450-500,000
* Plus Fees

ONE-BEDROOM GARDEN FLAT AND NINE LETTING ROOMS

30 Westbourne Gardens, Folkestone, Kent, CT20 2HY

Currently let at £20,280 per annum
Plus five vacant letting rooms

■ A substantial property situated on the corner of Westbourne Gardens and Grimston Avenue in the popular West End of Folkestone and within close proximity of the Leas Promenade.

The building comprises a basement one-bedroom garden flat with its own entrance and a gas heating system via radiators with the upper three floors which have a separate communal entrance comprising nine letting rooms.

All letting rooms are open plan bedroom/living room with kitchen area and communal shower/W.C. facilities with the exception of Flat 2 which has its own shower room/W.C. The garden flat and four rooms are currently let with five rooms currently vacant.



■ Garden Flat

Own entrance comprising entrance hall, living room, kitchen, bathroom with W.C., inner hallway and bedroom.

■ Outside Garden.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £530 per calendar month.

■ Nine Letting Rooms

■ Ground Floor

Communal entrance and store room.

■ Flat 1

Open plan bedroom/living room with kitchen area.

■ Tenancy

Vacant.

■ Flat 2

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

■ Tenancy

Vacant.

■ Flat 3

Open plan bedroom/living room with kitchen area.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy at a current rental of £325 per calendar month.

■ Half Landing

Shower room with W.C.

■ First Floor

Landing, shower room/W.C.

■ Flat 4

Open plan bedroom/living room with kitchen area.

■ Tenancy

Vacant.

■ Flat 5

Open plan bedroom/living room with kitchen area.

■ Tenancy

Vacant.

■ Flat 6

Open plan bedroom/living room with kitchen area.



■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £325 per calendar month.

■ Half Landing

Bathroom with W.C.

■ Second Floor

Landing and store cupboard.

■ Flat 7

Open plan bedroom/living room with kitchen area (not inspected).

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy

Agreement at a current rental of £250 per calendar month.

■ Flat 8

Open plan bedroom/living room with kitchen area.

■ Tenancy

Vacant.

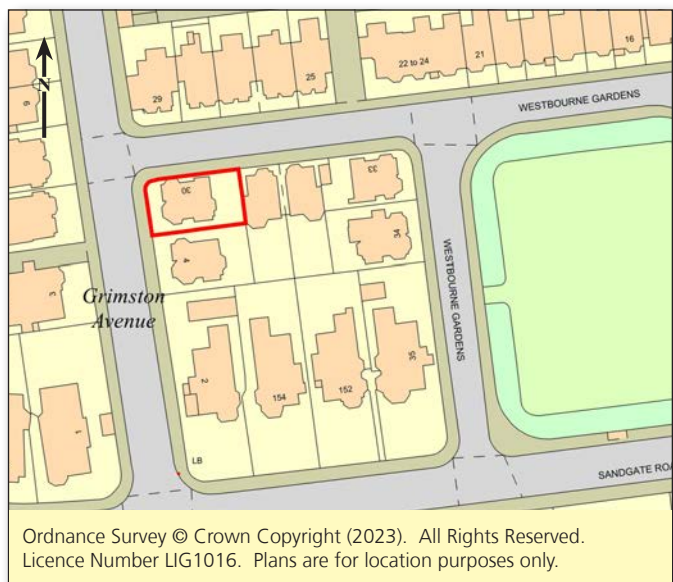
■ Flat 9

Open plan bedroom/living room with kitchen area.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £260 per calendar month.

LOT 120 CONTINUED



■ Council Tax Bands

Garden Flat - Band A.
Remaining Flats - Band F.

■ Auctioneer's Note

It is considered the ground, first and second floor of the main building (those currently arranged as nine letting rooms) may be suitable for conversion into three self-contained flats (one per floor) or six smaller ones (two per floor), subject to all necessary consents being obtainable.

Floor plans have been prepared for such conversion but not submitted to the Local Planning Authority.

■ Local Planning Authority

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

■ Viewing

Viewing of the vacant units is strictly by confirmed appointment with Clive Emson Auctioneers.

■ Freehold with Part Vacant Possession

Viewing Strictly By Prior Appointment With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

121

Guide: £70-75,000
* Plus Fees

FREEHOLD COMMERCIAL INVESTMENT PLUS RESIDENTIAL GROUND RENT

17/17A Fleming Way, Folkestone, Kent, CT19 6JX

■ Situated in a small neighbourhood parade of shops with upper parts in Fleming Way, which lies to the north of Folkestone town centre. The Freehold premises comprise a ground floor commercial property, let and trading as Del Boys fish & chips/takeaway with the upper parts, being a flat which has been sold on a long lease



■ Ground Floor Commercial - No.17

■ Tenancy

Trading as Del Boys fish & chips is let under the terms of a 20-year lease from 1st October 2013 at a current rental of £6,000 per annum.

■ First Floor Flat - No.17A

■ Tenure

Sold on a long lease of 125-years from 1st January 1987 at a peppercorn ground rental.

Currently let at £6,000 per annum



Joint Auctioneers



85 Sandgate Road, Folkestone
01303 850 200

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

122

Guide: £150,000 Plus
* Plus Fees

SEMI-DETACHED HOUSE FOR IMPROVEMENT

30 Purley Way, Clacton-on-Sea, Essex, CO16 8YX

■ This semi-detached house is situated in a popular residential location on the outskirts of Clacton-on-Sea, with access to supermarkets, retail parks and shopping village all within a short drive. Clacton town centre offers a further range of High Street shopping, recreational facilities including the seafront, as well as transportation links such as bus routes and railway station giving access to London (Liverpool Street).

The property does have a gas heating system via radiators, double glazed windows and garage to the side but is in need of modernisation and improvement throughout.



■ Ground Floor

Entrance porch opening to living room/dining room and kitchen.

■ First Floor

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

■ Outside

Hardstanding to front and driveway leading to garage, with side gate to access the rear garden.

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

On instructions of the Executors



■ Council Tax Band B



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.

123

Guide: £260,000 Plus
* Plus Fees

WELL-PRESENTED HOUSE

4C Rose Cottage, Gillsmans Hill,
St. Leonards-on-Sea, East Sussex, TN38 0SP

■ A well-presented newly built house located in a predominantly residential area on the outskirts of St. Leonards, a short distance to various supermarkets, schools, mainline railway station and further amenities.



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■ Ground Floor

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

■ First Floor

Bedroom, bathroom with W.C. and a further bedroom.

■ Outside

Garden to rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne

124

Guide: £165,000 Plus
* Plus Fees

SPACIOUS VACANT COMMERCIAL OFFICE BUILDING

Fairfield House, New Street, Honiton, Devon, EX14 1BS

■ Fairfield House is a large end-terrace property which is a well presented office building arranged over three floors. It is situated a short distance from the town centre of Honiton, (a popular market town), and is positioned adjacent a public car park and bus stop with the railway station on the London Waterloo line a short distance away.

The property is likely to be of interest in its current guise or there could be potential for development, subject to all necessary consents being obtainable.

■ Ground Floor

Primarily accessed from the front door off New Street but with additional access from a side and rear entrance. Hallway, five office rooms, kitchen, W.C.s, inner hallway, store room and W.C. with three toilets.

■ First Floor

Large landing, three office rooms and W.C.

■ Second Floor

Landing, two office rooms and two store rooms.

■ Outside

Garden area to rear.

■ Auctioneer's Note

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



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■ Local Planning Authority

East Devon District Council. Tel: 01395 516551.
Website: eastdevon.gov.uk.

■ Freehold with Vacant Possession

Viewing By Arrangement With



20 Southernhay
West, Exeter

01392
202203

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555
Property Contact
Audrey Smith



Homes

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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.

125

Guide: £120,000 Plus
* Plus Fees

DEVELOPMENT FOR DETACHED PROPERTY COMPRISING GROUND FLOOR FLAT AND FIRST FLOOR OFFICE

6A Sedlescombe Road South,
St. Leonards-on-Sea, East Sussex, TN38 0TA

■ A detached property located off Sedlescombe Road South in a predominantly residential area within easy reach of Asda supermarket, further various shops and amenities and transport links.

■ Planning

Planning Permission has been granted by Hastings Borough Council under ref: HS/FA/22/00326, dated 1st July 2022, for the proposed conversion of the redundant building to form self-contained flats at ground floor and roof extension with dormers to create first floor office suite over (alternative to Planning Permission HS/FA/21/00172).

A copy of the Planning Permission and accompanying documents may be downloaded from the Local Planning Authority website: hastings.gov.uk Tel: 01424 451090.



■ Ground Floor ■ Flat

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

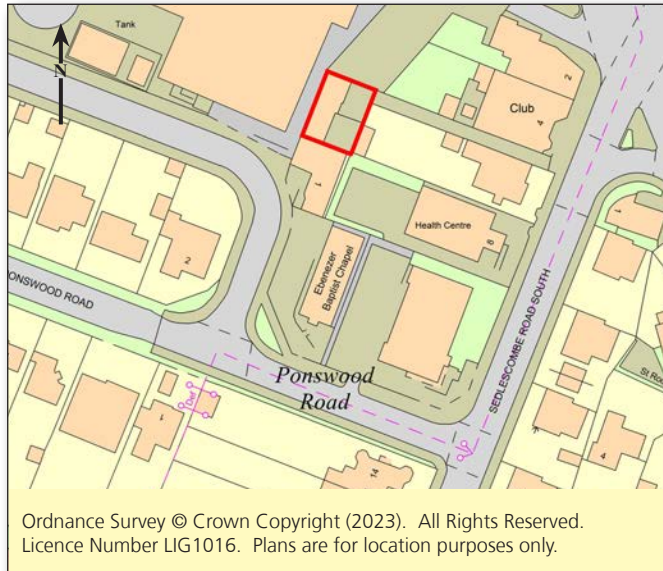
■ Office

Entrance.

■ First Floor

Two office rooms and W.C.

■ Freehold with Vacant Possession



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Joint Auctioneers



Churchfields, St Leonards-on-Sea
01424 217337

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01273 504232

Property Contact
Chris Milne/Jade Flood



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Guide: £400-450,000
* Plus Fees

FIVE STOREY FREEHOLD BUILDING WITH POTENTIAL

38 Nightingale Road, Southsea, Hampshire, PO5 3JN

■ The mouth of Nightingale Road fronts the Queens Hotel, the famous Southsea landmark which, in turn, fronts the common with the beach and seafront beyond. This five-storey building is offered as something of a rarity in this day and age, being the freehold of the whole building with most of the other similar buildings in the street having been converted into multiple dwellings in recent years.

It is considered that the building may offer scope and potential for a number of future uses, subject to all necessary consents being obtainable, including for conversion into apartments or perhaps for use as a splendid single family dwelling. The lower ground floor is at present arranged as a two-bedroom flat.



■ Lower Ground Floor (38A)

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

■ Upper Ground Floor

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

■ First Floor (Mezzanine)

Bedroom and bathroom with W.C.

■ Second Floor

Landing, two bedrooms and kitchen.

■ Third Floor (Mezzanine)

Kitchen and shower room with W.C.

■ Fourth Floor

Two bedrooms and store room.

■ Fifth Floor

Two bedrooms.

■ Outside

The property has a small courtyard to the front and garden to the rear.

■ Local Planning Authority

Portsmouth City Council.

Tel: 02392 834334.

Website: portsmouth.gov.uk.

■ Council Tax Band A

Joint Auctioneers



7-9 Stanley St,
Southsea

023 9281

5221

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

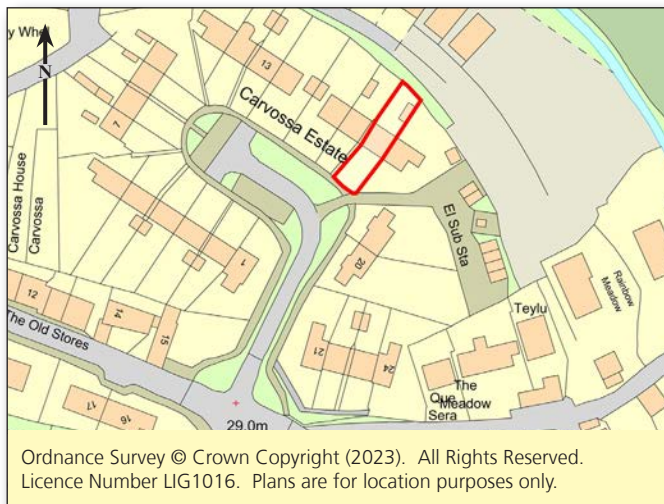
127

Guide: £145,000 Plus
* Plus Fees

THREE-BEDROOM HOUSE FOR UPDATING

17 Carvossa Estate, Crowlas, Penzance, Cornwall, TR20 8EE

■ Situated within a pleasant cul-de-sac is this terraced house providing good size accommodation with three bedrooms, two reception rooms and gardens to the front and rear. The property now requires updating and would make a great home or rental addition, post works.



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Licence Number LIG1016. Plans are for location purposes only.

■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Three bedrooms and bathroom.

■ Outside

To the front of the property is a good sized enclosed garden predominantly laid to lawn with some planting whilst to the rear is a further enclosed garden with gravelled patio and laid-to-lawn areas, plus an outside store.

■ Council Tax Band B

■ Directions

The land can be located via the What3Words app using [///bulldozer.rejoin.wound](https://www.what3words.com/)

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens/Tom Lowe

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.

128

Guide: £130-140,000
* Plus Fees

FORMER COMMUNITY CENTRE WITH POTENTIAL

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

On the instructions of Swale Borough Council

■ A single storey prefabricated building under a flat roof, with forecourt, providing off-street parking and an enclosed area to the rear. The former New Road Community Centre is situated within a residential housing estate south of Minster Road and the village centre. The property is in need of some modernisation and repair, and may offer alternative uses, subject to all necessary consents being obtainable.

■ Accommodation

Main hall area, three rooms, store, kitchen and W.C.s.

■ Local Planning Authority

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

■ Auctioneer's Note

At the time of publication the Auctioneers have been unable to internally inspect the property.



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

■ Viewing

External only.



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■ Site Measurements

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

■ Freehold with Vacant Possession

Instructions Received From



Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman



Entries Continually Invited



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LAND AND PROPERTY AUCTIONEERS

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129

Guide: £160-165,000
* Plus Fees

HOUSE FOR REFURBISHMENT

11 Dongola Road, Strood, Rochester, Kent, ME2 3AX

On the instructions of the Executors

■ A mid-terrace house situated in an established residential area, now in need of refurbishment and modernisation.



■ Ground Floor

Open-plan living room/dining room, kitchen, rear hall and bathroom with W.C.

■ First Floor

Two bedrooms.

■ Outside

Rear garden with pedestrian access.

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers

Rogers

Stevens & Chance
CHARTERED SURVEYORS

Main Gate Road, Chatham
01634 841433

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



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PROPERTY INVESTOR NEWS™

130

Guide: £160,000 Plus
* Plus Fees

LAND WITH PLANNING FOR A PAIR OF SEMI-DETACHED HOUSES

Land Adj. White Cliffs Medical Centre, Mill Lane,
Shepherdswell, Dover, Kent, CT15 7QQ

■ A freehold parcel of land located in the village of Shepherdswell around ten miles south-west of Sandwich and seven miles north-west of Dover. Planning Permission has been granted for a pair of three-bedroom semi-detached houses with garage, off-road parking and gardens to rear.

■ Proposed Accommodation

■ Plots 1 and 2

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

■ First Floor

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

■ Outside

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



Front Elevation

■ Planning

Planning Permission has been granted by Dover District Council, under ref: 20/01565, dated 14th May 2021, for the erection of two no. dwellings with associated landscaping and parking, subject to conditions.

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

■ Freehold with Vacant Possession

Joint Auctioneers

**BURNAP
+
ABEL**

Charlton Centre, High Street, Dover

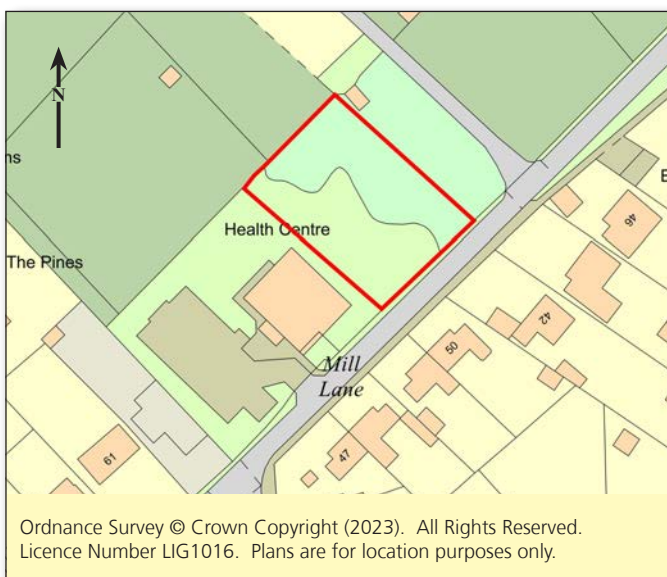
01304 279107

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



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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.

131

Guide: £20,000 Plus
* Plus Fees

FORMER PUBLIC CONVENIENCES WITH LAND ENJOYING STUNNING VIEWS

Former Public Conveniences & Adjoining Land,
Long Rock, Penzance, Cornwall, TR20 8JJ

■ A rare and exciting opportunity to acquire this freehold detached former block of public conveniences with land to either side. Located in a truly spectacular position on the seafront, boasting picturesque views towards St Michael's Mount and Mount's Bay. Any future use of the property will be subject to all necessary consents being obtainable.

■ Accommodation

Ladies and gents W.C. facilities.

■ Site Measurements

The site extends to 0.05 hectares (0.12 acres).

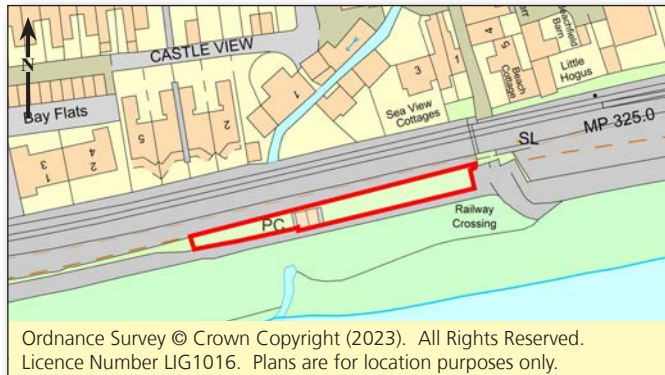
■ Auctioneer's Note

At the time of publication the Auctioneer's have been unable to internally inspect the property and interested parties should rely on their own investigations to verify the information provided.



■ Local Planning Authority

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



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Licence Number LIG1016. Plans are for location purposes only.

■ Freehold with Vacant Possession

Instructions Received From



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens/Dave Henwood

Measurements & Location Plans

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

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

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

132

Guide: £240-250,000
* Plus Fees

CHARACTER COTTAGE IN ESSEX VILLAGE LOCATION

11 Kelvedon Road, Tolleshunt D'Arcy, Maldon, Essex, CM9 8TE

■ This characterful weather-board cottage is situated at the heart of the picturesque Essex village of Tolleshunt D'Arcy. The village has a local public house, primary and pre-school, shop and is well placed for access to the surrounding Essex countryside, Five Lakes golf resort and the surrounding waterside towns of Tollesbury, Maldon and Mersea Island. For commuting there is a mainline railway station to London (Liverpool Street) and vehicular access to the A12 approximately eight miles away at Kelvedon.

The cottage is in need of some modernisation and improvement but has an off-road parking space, courtyard garden, oil-fired heating system via radiators and many characterful features.



■ Ground Floor

Entrance door opening to living room with feature fireplace, kitchen and utility room/W.C.

■ First Floor

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

On the instructions of the Executors



■ Outside

There is a courtyard garden that wraps round the property (giving access to the oil tank to the rear) as well as sheds and off-road parking space to the front.

■ Council Tax Band C

■ Freehold with Vacant Possession

Joint Auctioneers



15 High Street,
Maldon

01621
841011

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

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/

133

Guide: £215,000 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

■ Auctioneer's Note 1

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



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Joint Auctioneers

NP NICHOLAS
PERCIVAL

London Road, Stanway
01206 563222

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

134

Guide: £700-750,000
* Plus Fees

FORMER VILLAGE HALL WITH CONSENT FOR CONVERSION INTO SIX RESIDENTIAL DWELLINGS

Village Hall, Turners Hill Road, Crawley Down, Crawley, West Sussex, RH10 4HE

■ This detached former village hall has consent for conversion into six residential units. The accommodation is arranged over part two-storey and part single-storey with each unit having an outside area and there are two parking spaces.

The property is situated in a sought after residential location, just off Turners Hill Road, in the village of Crawley Down. There are comprehensive local shopping facilities and amenities in the immediate vicinity with excellent road links to the A22/ M23 linking Gatwick, London and all surrounding areas.



■ Proposed Accommodation

■ Two-Storey Units (Units 1, 2 & 3)

■ Ground Floor

Two bedrooms and family bathroom with W.C. (Units 1 and 2 have two bedrooms, unit 3 has one bedroom)

■ First Floor

Entrance hall, stairs to first floor and living room with open-plan kitchen.

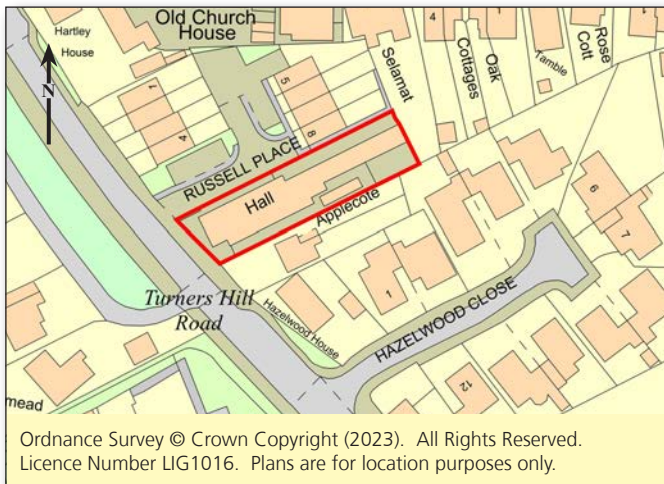
■ Single-Storey Unit (Units 4, 5 & 6)

■ Ground Floor

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

■ Outside

All units have small outside areas and there are two parking spaces in total.



Proposed South West Elevation

LOT 134 CONTINUED



Proposed Site Plan



Proposed South East Elevation



Proposed North West Elevation

■ Planning

Planning Permission has been granted by Mid Sussex District Council under reference DM/23/2544 dated 27th November 2023 for conversion and extension of the existing village hall into six new residential dwellings with associated landscaping and bin and bike stores, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, www.midsussex.gov.uk.
Tel: 01444 458166.

■ Site Measurements

The site extends to 0.07 hectares (0.18 acres).

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

Online Bidding

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

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

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

135

Guide: £165-175,000
* Plus Fees

THREE-BEDROOM SEMI-DETACHED HOUSE FOR IMPROVEMENT

56 Stanhope Road, Dover, Kent, CT16 2PR

■ An attractive bay fronted semi-detached house situated in Stanhope Road which lies off Barton Road on the northern side of the town.

The property has double glazed windows and a gas heating system via radiators and is now in need of further improvement and redecoration, allowing the successful purchaser to redecorate in their own taste and style.



■ Ground Floor

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

■ First Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Front and rear garden with side pedestrian access.

■ Council Tax
Band C

■ Freehold
with Vacant
Possession

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01622 608400

Property Contact
Kevin Gilbert



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BUYERS' ADDITIONAL FEE INFORMATION

ADMINISTRATION FEE

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

Up to £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.

Tel: 0345 8500333
cliveemson.co.uk

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LAND AND PROPERTY AUCTIONEERS

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

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

Registration Procedure

At Registration you will need to provide:-

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

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

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

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

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

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

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

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

Regional Offices

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London Road, Maidstone,
Kent, ME16 8PY
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ESSEX, NORTH & EAST LONDON

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

SUSSEX & SURREY

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

HAMPSHIRE, DORSET, WILTSHIRE & ISLE OF WIGHT

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

DEVON, CORNWALL, SOMERSET BRISTOL & BATH

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