

AUCTION COVERING

ESSEX AND NORTH & EAST LONDON

KENT & SOUTH EAST LONDON

HAMPSHIRE, DORSET, WILTSHIRE & ISLE OF WIGHT

WEST COUNTRY

SUSSEX & SURREY

Wednesday, 20th March

Bidding Opens Monday, 18th March

cliveemson.co.uk



March 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.

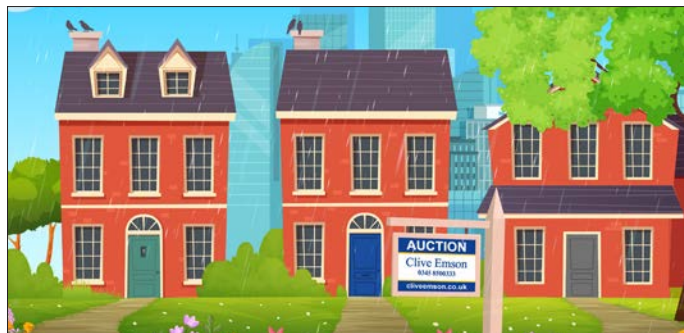
Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

Our Next Auctions - Entries Invited

Entries are invited for our Auctions on Wednesday, 1st May 2024

Closing date for entries Monday, 8th April 2024

Auction Advice



• TYPES OF TENANCY

ASSURED SHORTHOLD TENANCIES

This type of Agreement normally has a contracted period of between six months and one year. Buyers can opt to extend the Agreement at that point or change tenants (providing the minimum statutory notice period to the existing tenant) and then having the option to renovate or modernise the property before advertising the refurbished home.

ASSURED TENANCY AGREEMENTS

An Assured Tenancy will incur different protections for the tenant/s, and will apply to some rental contracts initiated up until 1997. In this scenario, the property can be sold with the tenant in situ, and the tenant has the right to stay in residence. However, a buyer may have recourse to increase the rent charged.

REGULATED, STATUTORY & PROTECTED TENANCIES

This type of home is more specialist to sell. The tenant has the right to live in the property for life and in some cases pass it to a spouse or child without any change in the rent. In some situations, the rent remains static for between 40 and 60 years, having a significant impact on the return.

DUE DILIGENCE & RESEARCH

When purchasing all bidders are deemed to have carried out their due diligence/research prior to placing a bid, therefore, it is recommended the following is carried out prior:-

BUYING A RESIDENTIAL INVESTMENT

Landlords and property investors will commonly consider selling a property with existing tenants. Whether selling or buying there are aspects of this type of sale which may need to be assessed.

As a bidder you may be interested in acquiring a residence without any need to market the home to prospective new tenants and with a stable, ongoing revenue stream already in place.

Below we have detailed the types of tenancy which may be mentioned within the following pages together with some aspects to consider when bidding at auction.

- **View the property/carry out survey.** Viewings are at specific times by prior confirmed appointment. It should be noted that access to tenanted properties is by courtesy of the tenant/s, therefore, it is not always possible to view.
- **Download the legal documentation.** Provided by the seller's solicitor and will include the Special Conditions of Sale, which may contain extra fees and in the case of tenanted properties will, in most cases, include a Tenancy Schedule. If you are not familiar with property law you should seek independent legal advice from a solicitor or licensed conveyancer.
- **Arrange Finance.** If successful you will pay a 10% deposit in cleared funds (or £3,000, whichever is the greater) at point of exchange, together with the auction administration fee. If you require finance, arrange this before committing to the contract.
- **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, ID and debit or credit card information. It is important to read the 'Addendum' as this forms part of the Contract and is a list of amendments to the marketing information.

"We are here to help, so if you have any questions about the auction process please call us on Tel: 0345 8500333 or email: auctions@cliveemson.co.uk"

James Emson
FNAVA, MNAEA

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

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ORDER OF SALE & LOT CLASSIFICATION

Lots will be offered for sale in numerical order

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

WEDNESDAY, 20TH MARCH BIDDING FROM MONDAY, 18TH MARCH LOTS 1-147 - ONLINE AUCTION

Lot 1 13 The Close, Penzance, Cornwall
Lot 3 19 Gladstone Road, Broadstairs, Kent
Lot 6 12 Footways, Wootton Bridge, Ryde, Isle Of Wight
Lot 7 Flat 2, Guildhall Court, 88-94 Guildhall Street, Folkestone, Kent
Lot 8 7 Matthews Court, Beresford Rd, Gillingham, Kent
Lot 11 Pickety Witch, North Country, Redruth, Cornwall
Lot 13 220 Pinhoe Road, Exeter, Devon
Lot 14 36 Fourth Avenue, Gillingham, Kent
Lot 16 Apartment 4, Seabrook Heights, 69 Seabrook Road, Hythe, Kent
Lot 20 10 Cross Road, St Mary Cray, Orpington, Kent
Lot 22 Flat 5, 11-13 Albert Road, Southsea, Hampshire
Lot 27 1 Bank Cottages, Pilgrims Way, Hollingbourne, Maidstone, Kent
Lot 28 73 Plains Of Waterloo, Ramsgate, Kent
Lot 29 303 High Street, Rainham, Gillingham, Kent
Lot 30 15 Hardwicke Road, Dover, Kent
Lot 31 10 Invicta Road, Sheerness, Kent
Lot 33 1 Little East Street, Lewes, East Sussex
Lot 34 116 Heathfield Avenue, Dover, Kent
Lot 35 79 Hunter Avenue, Willesborough, Ashford, Kent
Lot 37 The Rectory, Church Road, Harrietsham, Maidstone, Kent
Lot 38 Flat 4, Victoria Lodge, 71 Monkton Street, Ryde, Isle Of Wight
Lot 40 52 Richmond Street, Barnstaple, Devon
Lot 44 Kensington Suite, The Grand, The Leas, Folkestone, Kent
Lot 49 2 Signpost Field, Three Elm Lane, Golden Green, Tonbridge, Kent
Lot 51 Homewood, Homestall Road, Doddington, Sittingbourne, Kent
Lot 54 Vigo House, Gravesend Road, Wrotham, Kent
Lot 56 2 Loggans Close, Loggans, Hayle, Cornwall
Lot 59 40 Colley End Park, Paignton, Devon
Lot 60 5 Halt Road, St. Newlyn East, Newquay, Cornwall
Lot 61 57 Adelaide Grove, East Cowes, Isle Of Wight
Lot 63 85A Gladstone Road, Broadstairs, Kent
Lot 64 23A & 23B Cross Street, Sandown, Isle Of Wight
Lot 71 34 Oswald Road, Bournemouth
Lot 78 38 Barfield, Sutton At Hone, Dartford, Kent
Lot 79 Utopia, Surf Crescent, Eastchurch, Sheerness, Kent

Lot 84 Flat 6, Alexander Court, 106 Richmond Park Road, Bournemouth
Lot 87 Flat 2, Coniston House, 9 Coniston Drive, Ryde, Isle Of Wight
Lot 89 98 Portland Road, Bournemouth
Lot 91 Flat 11, Monarch House, Royal Parade, Eastbourne, East Sussex
Lot 94 2 Bell Street, Ludgershall, Andover, Hampshire
Lot 96 10 Quantock Grove, Williton, Taunton, Somerset
Lot 102 60 Pendennis Road, Penzance, Cornwall
Lot 106 110 Hamilton Road, Deal, Kent
Lot 107 31 New Park Street, Colchester, Essex
Lot 109 2 Kent Road, Ventnor, Isle Of Wight
Lot 111 29 Grainger Walk, Tonbridge, Kent
Lot 124 202 Brockhurst Road, Gosport, Hampshire
Lot 131 Rose Cottage, Dray Road, Higher Odcombe, Yeovil, Somerset
Lot 133 Flat 2, Old Well Court, Church Road, Tovil, Maidstone, Kent
Lot 134 21 Central Road, Ramsgate, Kent
Lot 136 193B Lower Church Road, Burgess Hill, West Sussex
Lot 139 24 Ferndale, Waterlooville, Hampshire
Lot 141 1 Fox Lane, Winchester, Hampshire
Lot 142 Dale Brow, Thorpe Road, Weeley, Clacton-on-Sea, Essex
Lot 143 Orchard Rise, North Street, Drayton, Langport, Somerset
Lot 146 43 St. Andrews Road, Southsea, Hampshire
Lot 147 Camp View, Rew Street, Gurnard, Isle Of Wight

Lot 2 69-71 Regent Street, Shanklin, Isle Of Wight
Lot 4 3 Sarre Place, Sandwich, Kent
Lot 5 Seven Garages Rear, 22 Manor Rd, Folkestone, Kent
Lot 19 Ground Rents, 102 North End Avenue, Portsmouth
Lot 23 7 St. Pauls Road, Cliftonville, Margate, Kent
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Lot 36 Flat 3, 39 High Street, Maidstone, Kent
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Lot 45 Freehold Ground Rents, Nightingale Place, 106 Station Road, Netley Abbey, Southampton
Lot 50 121-127A Rowlands Road / 76-80 Heene Road, Worthing, West Sussex
Lot 52 12 Frelton Mews, School Road, Great Yarmouth, Norfolk
Lot 62 28 High Street, Snodland, Kent
Lot 65 28 Roderick Avenue, Peacehaven, East Sussex
Lot 68 Upper Flat, 113 Eastney Road, Southsea, Hampshire
Lot 74 97-99 Winner Street, Paignton, Devon

Lot 83 7 Cardinal Mews, Vestry Close, Andover, Hampshire
 Lot 85 36 South Coast Road, Peacehaven, East Sussex
 Lot 86 Flat 1, 7-11 Clock Walk, High Street, Bognor Regis, West Sussex
 Lot 88 97 London Road, Bexhill-on-Sea, East Sussex
 Lot 93 Flat 23, 23 Victoria Place, Stoke, Plymouth, Devon
 Lot 97 1-30 Bridge Court, Bridge Road, Grays, Essex
 Lot 100 31 Marlborough Place, Brighton
 Lot 104 18 Grange Road, Ramsgate, Kent
 Lot 105 202 Seaside, Eastbourne, East Sussex
 Lot 108 Mill House, Salters Lane, Faversham, Kent
 Lot 110 53C London Road, Sawbridgeworth, Hertfordshire
 Lot 112 194 Parrock Street, Gravesend, Kent
 Lot 116 11 Mount Sion, Tunbridge Wells, Kent
 Lot 117 The Seaview Hotel, 94-96 Station Road, Birchington, Kent
 Lot 118 36 Meads Street, Eastbourne, East Sussex
 Lot 120 6 Stopford Road, Gillingham, Kent
 Lot 126 3 The Courtyard, White Hart Mews, Milton Regis, Sittingbourne, Kent
 Lot 127 Ground Rents, 1-11 The Havens, Main Road, Havenstreet, Ryde, Isle Of Wight
 Lot 130 Ground Rents, Queens Court, 41 Queenstown Road, Southampton
 Lot 135 Tintos, 24 Pier Street, Ventnor, Isle Of Wight
 Lot 138 120 High Street, Ryde, Isle Of Wight
 Lot 140 Flats 1-12, Wolsey Ct, Court Rd, Eltham, London

Lot 12 The Lighthouse Inn, 111 Old Dover Road, Capel-le-Ferne, Folkestone, Kent
 Lot 18 Car Park Rear of 8 Queen Street, Ashford, Kent
 Lot 25 Former Konnect Communities, 14 Treweath Road, Penzance, Cornwall
 Lot 32 Garages Block 3C, Pilgrims Way, Andover, Hampshire
 Lot 41 Adult Education Centre, St. Faiths Street, Maidstone, Kent
 Lot 47 The Prince Consort, St. Thomas Street, Ryde, Isle Of Wight
 Lot 48 Garages 1-9 Cryol Road, Ashford, Kent
 Lot 67 29 The Oakwood Centre, Downley Road, Havant, Hampshire
 Lot 72 3 Custom House Hill, Fowey, Cornwall
 Lot 75 7 Cross & Pillory Lane, Alton, Hampshire
 Lot 76 Former Public Conveniences & Adjoining Land, Long Rock, Penzance, Cornwall
 Lot 80 37 North Hill, Colchester, Essex
 Lot 90 St Faiths Chambers, 14 St. Faiths Street, Maidstone, Kent
 Lot 99 153-155 High Street, Chatham, Kent
 Lot 103 Garages Block 2c, Pilgrims Way, Andover, Hampshire
 Lot 113 2 Blatchington Road, Seaford
 Lot 115 146 High Street, Selsey, Chichester, West Sussex
 Lot 119 Garages Block 2G, Pilgrims Way, Andover, Hampshire
 Lot 122 173 Silverdale Road, Tunbridge Wells, Kent

Lot 125 45 Queen Street, Ramsgate, Kent
 Lot 128 20-20A Fore Street, Westbury, Wiltshire
 Lot 129 Builder's Store, Rear Of 2-4 Southgate Street, Redruth, Cornwall
 Lot 132 The Wouldham Gospel Mission Hall, 71 High Street, Wouldham, Rochester, Kent
 Lot 144 2 Clarence Buildings, Avenue Road, Freshwater, Isle Of Wight
 Lot 145 10-14 High Street, Sittingbourne, Kent

Lot 15 Land Adj. 25 St. Georges Street, Winchester, Hampshire
 Lot 17 Land Adj, 14 Neptune Drive, Cheriton, Folkestone, Kent
 Lot 24 Land Adj., Turner Court, Romney Avenue, Folkestone, Kent
 Lot 37 The Rectory, Church Road, Harrietsham, Maidstone, Kent
 Lot 46 Land Rear Of Broad Street House, Broad Street, Lyminge, Folkestone, Kent
 Lot 53 Land Adj. 110 Hillside Road, Dover, Kent
 Lot 55 245 Newgate Lane, Fareham, Hampshire
 Lot 57 Land Adj. 5 Spring Terrace, Folkestone, Kent
 Lot 58 29 Dovecote Road, Upwell, Wisbech, Cambridgeshire
 Lot 81 86 Lake Road, Portsmouth
 Lot 82 Land Adj. 48 Mote Road, Maidstone, Kent
 Lot 95 Former Rides House, Warden Road, Eastchurch, Sheerness, Kent
 Lot 98 Nashenden Barn, Nashenden Farm Lane, Rochester, Kent
 Lot 99 153-155 High Street, Chatham, Kent
 Lot 101 35 Chapel Place, Ramsgate, Kent
 Lot 114 The Railway Yard, Station Road, Faversham, Kent
 Lot 137 Parking Spaces Associated With 15 Madeira Place, Torquay, Devon
 Lot 141 1 Fox Lane, Winchester, Hampshire

Lot 9 Land Adj Chalkpit Cottages, Canterbury Road, Sarre, Birchington, Kent
 Lot 21 Land South Side & Adj 23 Chart Rd, Ashford, Kent
 Lot 39 Land Adj. The Glen, Headcorn Road, Grafty Green, Maidstone, Kent
 Lot 43 Land West Side, 22 Browndedge Road, Lostock Hall, Preston, Lancashire
 Lot 66 Land Adj, Hurst Lodge, Hurst Lane, Capel-le-Ferne, Folkestone, Kent
 Lot 69 Land, Fairhill, Charterhouse Road, Godalming, Surrey
 Lot 70 Land East & West Of Westerham Road, Keston, Westerham, Kent
 Lot 73 Land Lower Market Street, Hove, East Sussex
 Lot 77 Land Adjacent, Grey Gables, Manor Road, Wroxall, Isle Of Wight
 Lot 92 Little Sunnyside, Crowborough, East Sussex
 Lot 121 Land Fern Wood, Poppinghole Lane, Robertsbridge, East Sussex
 Lot 123 Land North Side Of Sandling Lane, Maidstone, Kent

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**Guide: £123,000 Plus
* Plus Fees**

**TERRACED
HOUSE FOR
UPDATING
WITH GARDENS
AND PARKING**

**13 The Close, Penzance,
Cornwall, TR18 3NT**

■ Situated on the outskirts of Penzance town is this two-bedroom house requiring updating throughout and has good sized gardens and a private drive. The property is conveniently located for many local amenities and, post works, would make a great rental addition or home.



■ Ground Floor

Entrance, kitchen, living room, rear hallway and bathroom.

■ First Floor

Two double bedrooms.

■ Outside

Driveway to front with ample parking and garden area, while to the rear is an enclosed good sized garden partially laid to lawn, all of which requires formalisation.

■ Council Tax Band A

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens/Dave Henwood

2

**Guide: £80,000 Plus
* Plus Fees**

**TOWN CENTRE
COMMERCIAL
INVESTMENT**

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

Currently let at £11,000 per annum

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

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



■ Ground Floor

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

■ Outside

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

■ Tenancy

Occupied under the terms of an initial four-year lease from October 2021 at a rental of £11,000 per annum.

■ Tenure

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

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Mike Marchant

3

**Guide: £290,000 Plus
* Plus Fees**

THREE-BEDROOM HOUSE FOR IMPROVEMENT

19 Gladstone Road, Broadstairs, Kent, CT10 2HY

■ An attractive mid-terrace house situated in a popular and sought after road, which is located on the western side of Broadstairs town centre with its various shopping facilities. Broadstairs mainline railway station, seafront and Viking Bay are also within close proximity.

The house is in need of improvement and once enhanced may be suitable for investment, owner occupation or re-sale.

■ Ground Floor

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

■ First Floor

Landing, three bedrooms and bathroom.

■ Outside

Gardens to front and rear. Outside W.C.

■ Local Planning Authority

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



■ Auctioneer's Note

It may be possible to create off-road parking to the front, similar to other properties in the same street, subject to all necessary consents being obtainable.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

Auction Deposits

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

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

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

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

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

Up to £29,999 = £750

£30,000 to £99,999 = £1,250

£100,000 to £249,999 = £1,750

£250,000 to £499,999 = £2,250

£500,000 to £749,999 = £3,500

£750,000 Plus = £5,000

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

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THREE-BEDROOM SEMI-DETACHED HOUSE FOR INVESTMENT

**Guide: £220,000 Plus
* Plus Fees**

3 Sarre Place, Sandwich, Kent, CT13 0RF

Currently let at £12,600 per annum

■ A semi-detached house located on a residential development on the outskirts of Sandwich town centre and close to its mainline railway station. The dwelling, which is currently let, is in a fair order and has double-glazed windows and gas heating via radiators.

There is off-road parking to the front via a driveway and the garage has been split to provide an office/play room to the rear, which is accessible through the house, with garage/storage to the front.



■ Ground Floor

Entrance hall, living room with bay window, conservatory, kitchen, office/play room and W.C.

■ First Floor

Landing, three bedrooms and bathroom with shower/W.C.

■ Outside

Gardens to front and rear, driveway and garage.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £1,050 per calendar month.

■ Auctioneer's Note

The title includes a small parcel of amenity land adjacent to the railway. Further information will be available to download from the Clive Emson website.

■ Viewing

External only.

■ Council Tax Band D

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

5

SEVEN FREEHOLD LOCK-UP GARAGES

**Guide: £30-35,000
* Plus Fees**

Seven Garages Rear Of 22 Manor Road, Folkestone, Kent, CT20 2SA

**Currently let at £2,784 per annum
Plus two vacant garages**

■ Seven lock-up garages within a block eight, located to the rear of 22 Manor Road. We understand two garages are vacant; two are let at £60 per calendar month; one is let at £40 per calendar month and the remaining two are let at £36 per calendar month.



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■ Site Measurements

The site extends to 0.02 hectares (0.05 acres).

■ Viewing

Interested applicants may view on site during daylight hours.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

6

**Guide: £185,000 Plus
* Plus Fees**

DETACHED BUNGALOW FOR IMPROVEMENT AND GARAGE

12 Footways, Wootton Bridge, Ryde, Isle Of Wight, PO33 4NQ

■ This detached bungalow is situated among a development of similar properties in the popular residential district of Wootton Bridge which is a short drive from the larger settlement of Ryde with all its shopping and other amenities including ferry and hovercraft connections to the mainland.

The bungalow requires some upgrading and refurbishment but is considered very worthy of the improvements required.

Outside there are gardens to the front and rear and a driveway to the side giving access to a garage.



■ Ground Floor

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

■ Outside

Gardens to front and rear, driveway to the side and garage.

■ Council Tax Band D

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Kevin Gilbert

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ONE-BEDROOM FLAT WITH GARAGE FOR INVESTMENT

Guide: £80-85,000
* Plus Fees

**Flat 2, Guildhall Court,
88-94 Guildhall Street, Folkestone, Kent, CT20 1EQ**

■ Situated on the ground floor of a purpose-built apartment block in Guildhall Street, within walking distance of Folkestone Central mainline railway station and the town centre with harbour beyond. The flat has a gas heating system via radiators and double glazed windows.



Currently let at £6,960 per annum



■ Accommodation

Entrance hall with walk-in cupboard, living room, kitchen, bedroom and bathroom with W.C.

■ Outside

Garage.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £580 per calendar month.

■ Tenure

Remainder of a 999-year lease, from 24th June 1972, at a current ground rental of £100 per annum.

■ Viewing

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

■ Council Tax Band B

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

8

MID-TERRACE BUNGALOW

Guide: £60,000 Plus
* Plus Fees

7 Matthews Court, Beresford Road, Gillingham, Kent, ME7 4EF

■ A one-bedroom bungalow situated in a small purpose-built development. The property is conveniently located close to the town centre and mainline commuter railway station.

■ Accommodation

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

■ Tenure

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

■ Council Tax Band A

Joint Auctioneers



64 Watling Street, Gillingham
01634 578484

Viewing By Arrangement With



01622 608400

Property Contact
Chris Milne



■ Leasehold with Vacant Possession

9

Guide: £50-60,000
* Plus Fees

APPROXIMATELY FOUR ACRES OF LAND WITH FUTURE POTENTIAL

**Land Adj. Chalkpit Cottages, Canterbury Road,
Sarre, Birchington, Kent, CT7 0JU**

■ A freehold parcel of land extending to 3.98 acres (1.61 hectares), located to the rear of Chalkpit Cottages, Sarre. The land lies to the north of the Canterbury Road (A28) and is accessible thorough a timber gate set back from the public highway.

Whilst overgrown in places, there are a number of Nissen Hut structures in the centre of the land, which may offer potential for future development, subject to all necessary consents being obtainable.



**Gate fronting
Canterbury Road**



Nissen Hut

On instructions of the Trustees



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■ Local Planning Authority

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

■ Auctioneer's Note

The land does not have its own postcode, however the postcode used is for Chalkpit Cottages. It is believed that there may be some encroachment to the rear of Chalkpit Cottages and interested parties should refer to the legal pack, available to download from the Clive Emson website.

■ Viewing

Directly on site during daylight hours.

■ Freehold with Vacant Possession

Joint Auctioneers



2 St Margarets St, Canterbury
01227 473711

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert/Jon Rimmer

Locating Land & Rural Properties - what3words



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

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

Download the App on IOS or Android by visiting what3words.com or by following the link to the Apple Store or Google Play from our home page.

10

Guide: £400-425,000
* Plus Fees

FREEHOLD TENANTED COMMERCIAL UNIT AND DEVELOPMENT OPPORTUNITY

144/144A, 144B & Cottages To Rear Of High Street,
Maldon, Essex, CM9 5BX

On behalf of the Executor

Currently let at £8,000 per annum

■ This commercial investment and development opportunity is situated on Maldon High Street within close proximity to other shops, bars, cafes and restaurants, as well as recreational facilities available at Maldon's Hythe Quay and Promenade Park.

Situated on the Blackwater Estuary, Maldon has supermarkets and retail parks with further High Street shopping, amenities and recreational facilities in the City of Chelmsford approximately 10 miles to the west by vehicular access on the A414.

The subject property is made up of a ground floor commercial investment with flat above, in need of modernisation and improvement, a former coach house with potential, and two three storey cottages in need of finishing off.

■ 144 High Street (The Waffle Bar)

■ Ground Floor

Main sales area plus additional seating area (24 covers in total), kitchen, inner hallway and cloakroom/W.C.

■ Tenancy

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

■ 144A High Street ■ First Floor Flat

A residential flat in need of modernisation and improvement, above The Waffle Bar. At present access

has not been possible but is expected during the marketing period.

■ Council Tax Band - Deleted

■ 144B High Street (Coach House)

■ Ground Floor

Open space with staircase up to upper level.

■ Cottages to Rear of 144 High Street

Each cottage is a mirror image of the other and both have accommodation comprising:-



■ Ground Floor

Entrance into kitchen/dining room area, rear lobby with stairs to first floor.

■ First Floor

Landing, one room and bathroom.

■ Second Floor

Landing, room with partial restricted head room and skylight window.

■ Outside

There is a hardstanding area to the side of each cottage and a courtyard garden to the rear.

■ Site Measurements

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

■ Planning

Planning Permission was granted by Maldon District Council under reference 13/00288/FUL, dated 4th September 2013, for the construction of two reclaimed cottages to the rear of 144B High Street, Maldon, subject to conditions.

In addition, Planning Permission was granted under reference 13/00562/LBC, dated 4th September 2013, for the conversion of the existing coach house into a live/work unit and two storey side extension including new carriageway arch for access to rear, subject to conditions.

Whilst some work has started on the coach house, the validity of this Planning Permission would need to be confirmed with Maldon District Council.

Copies of the Planning Consents and accompanying documents may be downloaded from the Local Planning Authority website, maldon.gov.uk. Tel: 01621 854477.

■ Auctioneer's Note

We have been advised by the seller that elements of the cottages do not meet the Building Regulations required and require alteration. Further information will be available within the legal pack which can be downloaded from the Clive Emson website.

■ Freehold with Part Vacant Possession



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Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

11

**Guide: £175,000 Plus
* Plus Fees**

LARGE DETACHED BUNGALOW FOR UPDATING WITH POTENTIAL

Pickety Witch, North Country, Redruth, Cornwall, TR16 4AJ

■ A great opportunity to acquire this deceptively spacious detached bungalow providing four bedrooms and three reception rooms backing onto open fields and sitting on a decent sized plot with off-road parking and a detached garage/store.

The property now requires improvement works throughout and offers potential for subdivision to create annexe accommodation, while others may also envisage further development potential within, subject to all necessary consents being obtainable.

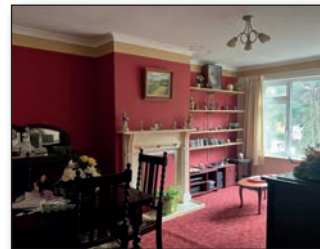
■ Accommodation

Entrance hall, dining room, kitchen with archway through to sun lounge, inner hall, bedroom with en-suite shower room, living room, inner hall, three bedrooms and bathroom with separate shower.



■ Outside

The property has a drive to the front with the majority of the garden to all sides currently being overgrown, along with a detached garage/store being located to the side.



■ Local Planning Authority

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

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With



66 West End, Redruth
01209 210333

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens/David Henwood

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.

12

**Guide: £600,000 Plus
* Plus Fees**

SUBSTANTIAL FREEHOLD PROPERTY ON 0.8 ACRES - RE-DEVELOPMENT POTENTIAL WITH SEA VIEWS

*The Lighthouse Inn, 111 Old Dover Road,
Capel-le-Ferne, Folkestone, Kent, CT18 7HT*

■ With uninterrupted sea views, The Lighthouse Inn on the Old Dover Road, Capel-le-Ferne occupies a plot extending to approximately 0.33 ha (0.81 acres).

The building is in need of improvement and may be suitable for conversion into flats, subject to all necessary consents being obtainable. Equally, the entire site may be suitable for re-development, with houses or blocks of flats taking advantage of the uninterrupted sea views, again subject to all necessary consents being obtainable.

■ Local Planning Authority

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

■ Basement

Kitchen cellar and bar beer cellar (not inspected).

■ Ground Floor

Main entrance hall with staircase to first floor, main bar area with various function and ancillary rooms, several toilets, kitchen and second staircase (spiral staircase to first floor).

■ First Floor

Landing, various rooms, several bedrooms with en-suite facilities.



■ Outside

Hardstanding and area of grassed garden.

■ EPC Information

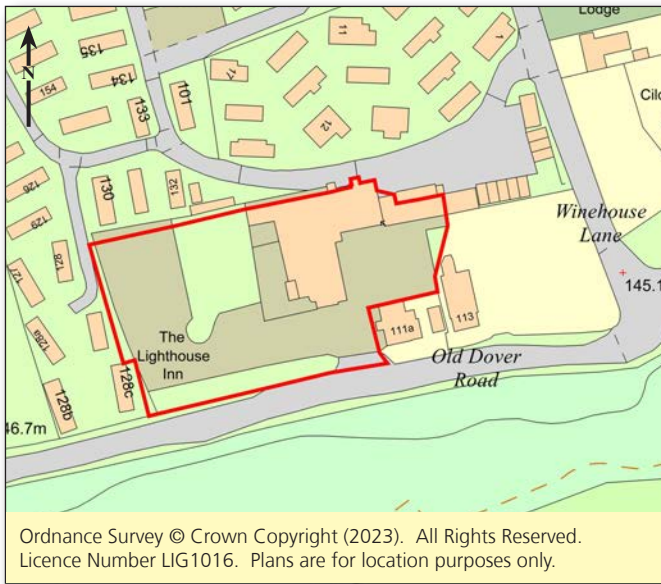
Energy Performance rating 70 (C), total useful floor area 930 sq.m.



View from Site



LOT 12 CONTINUED



■ Auctioneer's Note 1
Basement and ground floor plans are available to download from the Clive Emson website.

■ Auctioneer's Note 2
The scaffolding is not included in the sale and will be removed prior to completion.

■ Freehold with Vacant Possession

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

13

**Guide: £170,000 Plus
* Plus Fees**

TWO-BEDROOM TERRACE HOUSE WITH GARDEN

220 Pinhoe Road, Exeter, Devon, EX4 7HH

■ Located within easy access of the city centre, Exeter University and the M5, this spacious bay fronted terrace property offers open through-room living space, a separate kitchen, two bedrooms and a rear garden. Some may see potential for extending the property to the rear or making use of the roof space, subject to all necessary consents being obtainable.



■ Ground Floor

Entrance hall, through living/ dining room and kitchen.

■ First Floor

Two bedrooms and family bathroom.

■ Outside

Enclosed rear garden with patio, lawn and decked area with gated rear access.

■ Council Tax Band C

■ Local Planning Authority

Exeter City Council.
Tel: 01392 277888.
Website: exeter.gov.uk.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Cooksleys
RESIDENTIAL SALES & LETTINGS
www.cooksleys.co.uk

South Street, Exeter
01392 292220

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555
Property Contact
Audrey Smith

14

**Guide: £160,000 Plus
* Plus Fees**

TERRACE HOUSE FOR IMPROVEMENT

36 Fourth Avenue, Gillingham, Kent, ME7 2LS

■ A mid-terrace house located in an established residential area close to various amenities and the A2. The property is in need of complete improvement throughout.

■ Ground Floor

Living room, kitchen and bathroom with W.C.

■ First Floor

Three bedrooms.

■ Second Floor

Bathroom with W.C. and two further bedrooms.

■ Outside

Garden to the 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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HUBL-CS-RP-045-1023-9



15

Guide: £125-£135,000
* Plus Fees

WINCHESTER CITY CENTRE LAND WITH EXTANT PLANNING CONSENT

Land Adj. 25 St. Georges Street, Winchester, Hampshire, SO23 8AJ

■ It is rare to be able to acquire a freehold development site in central Winchester. However this infill plot fronting St Georges Street which runs to the rear of Winchester High Street is sold with Planning Consent for the construction of a ground floor retail unit with a two-bedroom self-contained apartment on the first and second floors. Once completed both the commercial and residential units are considered ideal for re-sale into the local marketplace or retention for their ongoing income producing potential.

■ Proposed Accommodation

■ Commercial

■ Ground Floor

Lock-up retail unit with lobby/kitchen area to the rear and staff cloakroom W.C.

■ Residential

■ First and Second Floors

Self-contained two bedroom apartment accessed via the side and rear of the retail unit. Living/dining room, kitchen, cloakroom W.C., two bedrooms one with en-suite shower room and W.C., bathroom with W.C. and a small terrace at both first and second floor levels.

■ Planning

Planning Permission has been granted by Winchester City Council under reference: 16/01790/FUL dated 22nd December 2017 for erection of retail unit (lock-up type) on the ground floor with a two-bedroom self-contained apartment on the first and second floor.

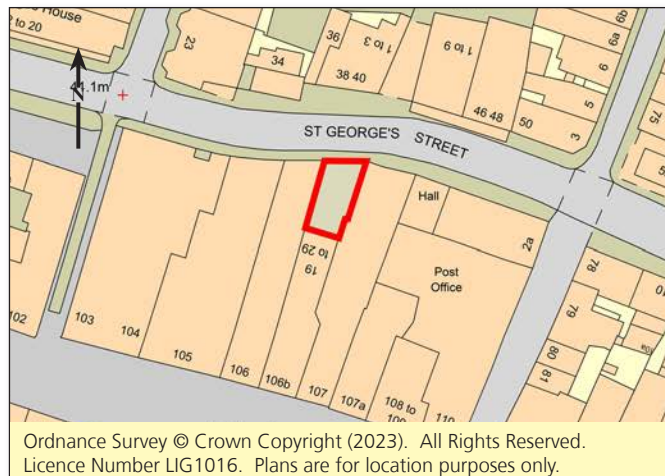
A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website.

■ Auctioneer's Note

We are advised it is considered that a meaningful start has been made on the development and the Planning Consent is therefore extant. We are further advised by the seller that services including electricity and drainage connections are available on the site. Prospective purchasers should rely on their own enquiries.



Proposed Front Elevation North



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Licence Number LIG1016. Plans are for location purposes only.

■ Viewing

Interested applicants may view directly on site during daylight hours.

■ Site Measurements

The land extends to 0.01 hectares (0.02 acres).

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

16

**Guide: £300,000 Plus
* Plus Fees**

TWO-BEDROOM APARTMENT IN MODERN BLOCK WITH SEA VIEWS

*Apartment 4, Seabrook Heights, 69 Seabrook Road,
Hythe, Kent, CT21 5QW*

On instructions of the LPA Receivers

■ Seaview Heights is a private development of nine apartments and one penthouse, with Apartment 4 being situated on the first floor.

From the open plan kitchen/living room it has sea views over the English Channel. We understand the apartment has a gas-fired under-floor heating system and two allocated parking spaces. The balcony area is in need of some improvement.

■ Ground Floor

Communal entrance with entrance hall and lift and stairs leading to first floor.

■ First Floor

L-shaped entrance hallway, open plan lounge/kitchen with sliding door to balcony and direct sea views, bedroom one with en-suite shower room/W.C. and walk-in dressing room, bedroom two and bathroom/W.C./wash hand basin.



■ Tenure

To be sold on a new 999-year lease from and including 29th September 2018.

■ Auctioneer's Note

We understand that on completion of all apartments, the freehold of the building will be transferred to the leaseholders. Further information will be provided within the legal documentation which will be available to download from the Clive Emson website.

■ Leasehold with Vacant Possession

■ Council Tax Band D

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

17

**Guide: £290,000 Plus
* Plus Fees**

FREEHOLD LAND WITH PLANNING FOR SIX HOUSES

Land Adj. 14 Neptune Drive, Folkestone, Kent, CT20 3UN

■ A freehold site situated adjacent to 14 Neptune Drive in the popular area of Cheriton.

Outline Planning Permission was granted for a larger area of land with reserved matters also being approved. The land on offer has approval for six dwellings being three pairs of semi-detached properties.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



■ Planning

Shepway district council (now Folkestone & Hythe District Council) granted approval of Reserved Matters, under ref: Y17/0248/SH, dated 28th July 2017, for the construction of 40 dwellings along with associated landscaping, infrastructure and earthworks at Phase One D northern training area, being details pursuant the outline application ref: Y14/0300/SH, subject to conditions.

A copy of the Planning Consent ref: Y14/0300/SH

and the approval of the reserved matters under ref: Y17/0248/SH can be downloaded from the Folkestone & Hythe District Council website.

■ Site Measurements

The site extends to 0.16 hectares (0.41 acres).

■ Local Planning Authority

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



■ Proposed Accommodation

■ Plots 29-34 Inclusive ■ Ground Floor

Entrance hall, utility and integral garage with store area.

■ First Floor

Landing, kitchen/dining room, living room with doors to balcony and W.C.

■ Second Floor

Landing, bedroom with en-suite, two further bedrooms, study and bathroom with W.C.

■ Outside

Parking to front and rear garden.

■ Freehold with Vacant Possession



**Proposed Front Elevation
Plots 29-32**



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Guide: £25-30,000
* Plus Fees

TOWN CENTRE CAR PARK

Car Park Rear 8 Queen Street, Ashford, Kent, TN23 1RG

■ A freehold site situated to the rear of 8 Queen Street in a central town centre location. The parking area, which is marked out as five parking bays, is within walking distance of Ashford College, Ashford International railway station and Ashford town centre with its variety of shops, eateries, banks, shopping and other facilities.

The site offers useful private parking for residents and town centre businesses and has been used as a 'Pay & Display'. It is also considered suitable for re-development, subject to all necessary consents being obtainable.

■ Local Planning Authority

Ashford Borough Council. Tel: 01233 331111.
Website: ashford.gov.uk.



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■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

19

Guide: £3,000 Plus
* Plus Fees

FREEHOLD GROUND RENTS

102 North End Avenue, Portsmouth, PO2 8NH

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

■ Auctioneer's Note

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

■ Viewing

External only.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant



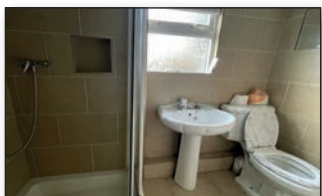
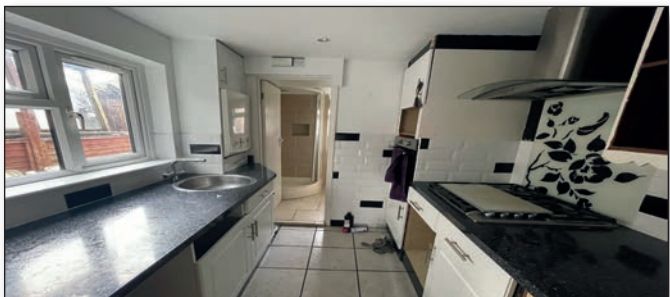
20

MID-TERRACE HOUSE FOR IMPROVEMENT

**Guide: £220,000 Plus
* Plus Fees**

10 Cross Road, St Mary Cray, Orpington, Kent, BR5 2DJ

■ A mid-terrace house situated in Cross Road, an unmade road off Poverest Road which in turn lies off the A224 close to local facilities and a short drive to the A20 (Sidcup bypass). The house has a gas heating system via radiators, double glazed windows and is now in need of refurbishment.



■ Ground Floor

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

■ First Floor

Landing and three bedrooms.

■ Outside

Small front garden and garden to rear.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

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.

21

Guide: £20-25,000
* Plus Fees

FREEHOLD LAND

Land South Side & Adj 23 Chart Road, Ashford, Kent, TN23 3HT

■ An irregular parcel of land situated on the south side of Chart Road. The majority of the land is situated to the rear of numbers 27-37 (Odds). Access to the site is adjacent to a block of garages and number 23 Chart Road.

■ Site Measurements

The site extends to approximately 0.28 hectares (0.69 acres).

■ Local Planning Authority

Ashford Borough Council. Tel: 01233 331111.

Website: ashford.gov.uk

■ Viewing

Viewing directly on site during daylight hours.

Joint Auctioneers



High Street, Ashford
01233 632383

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



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22

Guide: £90,000 Plus
* Plus Fees

ONE-BEDROOM FLAT FOR INVESTMENT OR OCCUPATION

Flat 5, 11-13 Albert Road, Southsea, Hampshire, PO5 2SE

■ This third floor flat is located in the heart of Southsea with a variety of shops, bars, restaurants and other amenities close by. The flat offers one-bedroom accommodation and is accessed via a communal stairwell. It is well presented throughout and is considered ideal for owner occupation or addition to an income-producing letting portfolio.

■ Accommodation

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

■ Council Tax Band Deleted

■ Leasehold with Vacant Possession

■ Tenure

Remainder of a 124-year lease, from 24th June 1990. Lease and service charge information will be included in the legal documentation, available to download from the Clive Emson website.

Potential rental £9,540 per annum

Joint Auctioneers



52 Osborne
Road, Southsea
02392
607008

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Rob Marchant



23

**Guide: £210,000 Plus
* Plus Fees**

FREEHOLD BLOCK OF THREE FLATS FOR INVESTMENT

7 St. Pauls Road, Cliftonville, Margate, Kent, CT9 2DB

Currently let at £16,788 per annum

■ An attractive mid-terrace four-storey property arranged as two, one-bedroom flats and one, three-bedroom maisonette, located in a quiet residential area.

The building is located close to Margate's popular seafront and Old Town, potentially lending itself to holiday lets. Margate's mainline railway station offers high speed links to London.

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

The property has been in the same family ownership for many years, has double glazed windows and a gas heating system via radiators.

■ Lower Ground Floor

■ Flat 1

Private entrance, living room with bay window, bedroom, kitchen, shower room with W.C.

■ Outside

Private garden to rear.

■ Tenancy

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

■ Upper Ground Floor

Communal entrance.

■ Flat 2

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

■ Outside

Private garden to rear.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy at a current rental of £460 per calendar month.

■ Upper Ground Floor

■ Flat 3

Stairs leading to first floor.

■ First Floor

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

■ Second Floor

Bedroom.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy at a current rental of £499 per calendar month.

■ Each Flat

Council Tax Band A

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



Our Accreditations

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



Guide: £600-650,000
* Plus Fees

FREEHOLD SITE WITH PLANNING FOR EIGHT DWELLINGS

Land Adj., Turner Court, Romney Avenue, Folkestone, Kent, CT20 3RG

■ An essentially L-shaped site in Romney Avenue adjacent to Turner Court located in West Folkestone in the popular area of Enbrook Valley (also known as the Golden Valley). The site has Planning Permission for eight dwellings with the approved plans showing a scheme of six, four-bedroom semi-detached houses and two, three-bedroom semi-detached houses. The Pre-commencement Conditions have also been discharged.



Proposed Street Scene



Units 1 & 2 Proposed North Elevation



Units 3 & 4 Proposed North Elevation



Units 5 & 6 Proposed North Elevation

■ Planning

Planning Permission has been granted by Folkestone & Hythe District Council under ref: Y19/0925/FH, dated 9th October 2020, for the erection of eight two-storey dwellings with associated parking, access roads a retaining walls (re-submission of ref: Y18/1013/FH), subject to conditions.

A copy of the Planning Permission and accompanying documents together with approval of Reserved Matters may be downloaded from the Local Planning Authority website Folkestone-hythe.gov.uk. Tel: 01303 853538.

■ Proposed Accommodation

■ Units 1 & 2

■ Ground Floor

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

■ First Floor

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

■ Outside

Off-road parking and garden.

■ Plots 3 & 4

■ Ground Floor

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

■ First Floor

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

■ Outside

Off-road parking and garden.

■ Plots 5 & 6

■ Ground Floor

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

■ First Floor

Landing, bedroom one with en-suite, two further bedrooms and bathroom with W.C. (no en-suite to Unit 5).

■ Outside

Off-road parking and garden.



Units 7 & 8 Proposed North Elevation

■ Plots 7 & 8

■ Ground Floor

Entrance hall, utility and bedroom with en-suite.

■ First Floor

Landing, kitchen/living/dining room, two further bedrooms and bathroom/W.C.

■ Second Floor

Landing, bedroom/living space with en-suite shower room and storage.

■ Outside

Car port, off-road parking and garden.

LOT 24 CONTINUED

■ Auctioneer's Note

There may be the possibility of creating further dwellings between Unit 6 & 7 fronting Romney Avenue, subject to all necessary consents being obtainable.

■ Site Measurements

The site extends to 0.36 hectares (0.89 acres).



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■ Reserved Matters

Folkestone & Hythe District Council have also approved the following Reserved Matters:-

Application No. 23/0733/FH/CON, dated 7th June 2023, the approval of details pursuant to Condition 3 -Part 1 & 2 (Desktop Study/Contamination) of Planning Permission Y19/0925/FH.

Application No.23/1092/FH/CON, dated 13th September 2023, for the approval of details pursuant to Condition 3 (Contamination), Condition 4 (Land Stability), Condition 7 (Surface Water/Sewerage), Condition 10 (Materials), Condition 11 (Water Efficiency), Condition 16 (Boundary Treatment),

of Planning Permission Y19/0925/FH.

Application No.23/1151/FH/CON, dated 11th September 2023, approval of Condition 6 (Drainage) and Condition 8 (Arborial Cultural Impact Assessment and Arborial Cultural Method Statement).

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

25

Guide: £37,000 Plus
* Plus Fees

COMMERCIAL PROPERTY WITH POTENTIAL

*Former Konnect Communities,
14 Treweath Rd, Penzance, Cornwall, TR18 3PZ*

■ Situated on the outskirts of Penzance town centre with easy access to the A30 is this ground floor commercial unit most recently being used for office space. The property offers a multitude of options going forward, with potential for different commercial uses, or some may see potential for conversion into residential, all of which subject to all necessary consents being obtainable.

■ Ground Floor

Entrance lobby, two offices, W.C. and kitchenette with rear access.

■ Lower Ground Floor

Basement accessed via external steps.

■ Auctioneer's Note

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

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

■ Local Planning Authority

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

■ Leasehold with Vacant Possession



Viewing By Arrangement With



6 The Greenmarket, Penzance

01736 360203

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens/Dave Henwood

■ Tenure

To be sold under the terms of a new 125-year lease. Further details will be available within the legal documentation which can be downloaded from the Clive Emson Website.

26

Guide: £2,500 Plus
* 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

27

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.

■ Council Tax Band D

■ Freehold with Vacant Possession

■ 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.

Joint Auctioneers



107 Watling Street, Gillingham
01634 576000

Viewing By Arrangement With



01622 608400

Property Contact
John Stockey/Chris Milne

28

Guide: £230-240,000
* Plus Fees

FOUR STOREY MID-TERRACE HOUSE FOR TOTAL REFURBISHMENT

73 Plains Of Waterloo, Ramsgate, Kent, CT11 8JE

■ Located on the east side of Ramsgate a short distance from the seafront, Ramsgate beach, yacht marina, harbour and town centre, is this four storey period property which is in need of total refurbishment and improvement.



■ Ground Floor

Entrance hall, living room with bay window and rear bedroom.

■ Lower Ground Floor

Kitchen/breakfast room with door to garden and bedroom with door to secondary entrance to front.

■ First Floor

Landing, bedroom, bathroom with W.C. and shower cubicle.

■ Second Floor

Bedroom.

■ Outside

Rear garden.

■ Council Tax Band B

On the instruction of the Executors



■ Freehold with Vacant Possession

Joint Auctioneers

**GOULD
HARRISON**

1 Middle Row, Ashford

01233 646411

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert/Jon Rimmer

29

Guide: £140-150,000
* Plus Fees

MID-TERRACE HOUSE FOR REFURBISHMENT

303 High Street, Rainham, Gillingham, Kent, ME8 8DS

■ A two-bedroom mid-terrace house, located close to local amenities and Rainham's mainline railway station. The property needs refurbishment but does have some double glazing and radiators in place, however we understand that some or all of the utilities have been disconnected.

■ Ground Floor

Living room, dining room and kitchen.

■ First Floor

Two bedrooms and shower room with W.C.

■ Outside

Garden to rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



30

SEMI-DETACHED HOUSE FOR REFURBISHMENT

Guide: £80-90,000
* Plus Fees

15 Hardwicke Road, Dover, Kent, CT17 9QL

■ A semi-detached house situated in an elevated position with far reaching views, from the first floor, over Dover. The house is in need of total refurbishment and, once enhanced, may be suitable for investment, owner occupation or resale.



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■ Ground Floor

Entrance hall, through lounge/dining room with bay window to front and kitchen to rear.

■ First Floor

Landing, two bedroom and bathroom with W.C.

■ Outside

Front garden and overgrown rear garden.

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers



the voice of experience
27-29 Castle Street, Dover
01304 246111

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



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31

Guide: £130-140,000
* Plus Fees

THREE-BEDROOM TERRACED HOUSE

**10 Invicta Road,
Sheerness, Kent, ME12 2AH**

■ A mid-terrace property located on the outskirts of Sheerness town centre with all its amenities and mainline railway station. The property, which has a gas heating system and double glazed windows has, in recent times, been let and the accommodation is in fair order.



■ Ground Floor

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

■ First Floor

Landing and three bedrooms.

■ Outside

Garden to rear with outbuilding.

■ Council Tax Band A

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

32

Guide: £17,000 Plus
* Plus Fees

THREE VACANT FREEHOLD GARAGES

**Garages Block 3C, Pilgrims Way,
Andover, Hampshire, SP10 5HY**

■ Three brick-built garages with up-and-over doors being part of a larger block to the front of 27 and 28 Pilgrims Way.

The garages are likely to be of interest for private use or an investment to generate an income from local residents.



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Licence Number LIG1016. Plans are for location purposes only.

■ Auctioneer's Note

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

■ Local Planning Authority

Test Valley Council.
Tel: 01264 368000.
Website: testvalley.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: £150-160,000
* Plus Fees

CHARACTER COTTAGE FOR 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

34

Guide: £130-140,000
* Plus Fees

THREE-BEDROOM HOUSE FOR IMPROVEMENT

116 Heathfield Avenue, Dover, Kent, CT16 2PA

■ A bay-fronted three storey property located in Dover town centre with all its amenities. This three-bedroom property was most recently let but is now in need of improvement and has a gas heating system and double glazed windows.

■ Ground Floor

Living room/kitchen.

■ First Floor

Landing, bedroom and bathroom with W.C.

■ Second Floor

Two bedrooms.

■ Outside

Small courtyard to rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer/Kevin Gilbert



35

Guide: £175-180,000
* Plus Fees

THREE-BEDROOM SEMI-DETACHED HOUSE IN POPULAR LOCATION

79 Hunter Avenue, Willesborough, Ashford, Kent, TN24 0HG

■ Situated in the popular area of Willesborough, close to local shops and within walking distance of local schools, is this three-bedroom semi-detached house for improvement.

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

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



■ Ground Floor

Entrance hall, Living room, kitchen, dining room and conservatory.

■ First Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Front and side gardens incorporating off-road parking and garden to rear.

■ Auctioneer's Note

Part of the garden (to the side) has been treated for Japanese Knotweed but the course was not completed. Further information will be included in the legal pack, available to download from the Clive Emson website.

■ Council Tax Band C

■ Freehold with Vacant Possession

36

Guide: £75-80,000
* Plus Fees

FLAT FOR INVESTMENT

Flat 3, 39 High Street, Maidstone, Kent, ME14 1JH

■ A two-storey flat located in the heart of Maidstone town centre, close to various local and national retailers, supermarkets, transport links including Maidstone West and Maidstone East railway stations and the M20 motorway.

■ Second Floor

Shower room with W.C.

■ Third Floor

A kitchen/living room and bedroom.

■ Tenancy

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

■ Council Tax Band A

■ Tenure

Remainder of a 125-year lease from 18th March 2011 at a ground rental of £200 per annum.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

Currently let at £7,800 per annum



37

**Guide: £1 Million Plus
* Plus Fees**

FOUR-BEDROOM DETACHED HOUSE AND LAND WITH PLANNING FOR FOUR ADDITIONAL DWELLINGS

The Rectory, Church Road, Harrietsham, Maidstone, Kent, ME17 1AP

■ An exciting project comprising a detached four bedroom house occupying a site of 0.31 hectares (0.77 acres).

Planning Permission has been granted for the erection of four dwellings, comprising a pair of semi-detached three-bedroom houses and two four-bedroom detached houses while retaining the existing property, known as The Rectory.

The Rectory does require improvement and redecoration and lies on the outskirts of the village of Harrietsham, a short drive to Junction 8 of the M20 (the Leeds Castle junction).



■ Planning

Maidstone Borough Council have granted the Approval of Reserve Matters appearance, landscaping, layout and scale being sought for the retention of the existing dwelling and erection of four dwellings, with associated refuse and cycle storage, parking, landscaping and bio-diversity enhancements, pursuant to the Outline Application 21/505816/OUT

Allowed on Appeal, dated 5th January 2024, subject to conditions.

A copy of the Planning Permission, Approval of Reserve Matters Consent and accompanying drawings, elevations, plans and other information may be downloaded from the Local Planning Authority, Maidstone Borough Council's website: maidstone.gov.uk. Tel: 01622 602736.



■ Proposed Accommodation ■ Dwellings 1 & 2

Pair of semi-detached properties. Each property to comprise:

■ Ground Floor

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

■ First Floor

Landing, two bedrooms and bathroom.

■ Second Floor

Landing and main bedroom with en-suite shower room/W.C.

■ Dwelling 4

Detached house.

■ Ground Floor

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

■ First Floor

Landing, main bedroom with en-suite shower room/W.C., two further bedrooms (two and four) and bathroom with W.C.

■ Second Floor

Landing and bedroom three.

■ Dwelling 5

Detached house.

■ Ground Floor

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

■ First Floor

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

■ Outside

Each property has parking and gardens.



LOT 37 CONTINUED



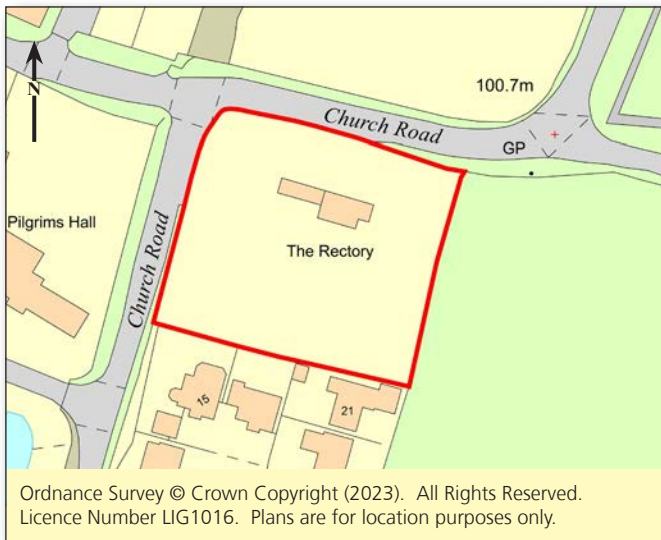
Proposed Rear Elevation Plots 1 & 2



Proposed Front Elevation Plot 4



Proposed Front Elevation Plot 5



■ The Rectory

The house has a gas heating system via radiators, double glazed windows and parquet flooring to some ground floor rooms.

■ Existing Accommodation ■ Ground Floor

Entrance porch, entrance hall, cloakroom with W.C., living room, dining room, study, kitchen with door to covered walkway leading to door to garage.

■ First Floor

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

■ Outside

Entrance and egress and

driveway with parking to front for several vehicles. Front, side and rear gardens and single garage.

■ Council Tax Band G

■ Auctioneer's Note

The video and other marketing material was provided in June 2023.

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

38

Guide: £45-50,000
* Plus Fees

FLAT FOR REFURBISHMENT

*Flat 4, Victoria Lodge, 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

39

Guide: £28-32,000
* Plus Fees

**FREEHOLD
SITE WITH
DILAPIDATED
TIMBER
BUILDING**

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

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



■ Directions

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



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Licence Number LIG1016. Plans are for location purposes only.

■ Viewing

Interested parties are able to view on site during daylight hours.

**■ Freehold
with Vacant
Possession**

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

40

Guide: £70,000 Plus
* Plus Fees

**TERRACED
PROPERTY FOR
IMPROVEMENT**

**52 Richmond Street,
Barnstaple, Devon, EX32 7DP**

■ A terraced house situated in the North Devon town of Barnstaple which has a range of shopping and leisure amenities.

Offering flexible accommodation over three floors, the property now requires a comprehensive programme of improvement works whilst some individuals may wish to consider sub-division of the property to create two flats, subject to all necessary consents being obtainable.



■ Ground Floor

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

■ First Floor

Landing and three rooms.

■ Second Floor

Two attic rooms (one without windows).

■ Outside

Garden to rear.

■ Council Tax Band B

■ Local Planning Authority

North Devon Council.

Tel: 01271 327711.

Website: northdevon.gov.uk.

**■ Freehold
with Vacant
Possession**

Viewing By Arrangement With

Midwinter Koval
THE PROPERTY EXPERTS

Boutport Street, Barnstaple

01271 322971

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

41

**Guide: £400,000 Plus
* Plus Fees**

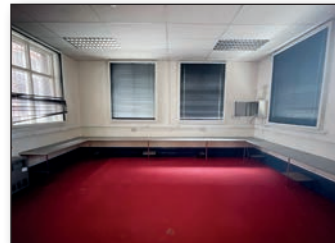
SUBSTANTIAL TOWN CENTRE PREMISES WITH POTENTIAL

*Adult Education Centre,
St. Faiths Street, Maidstone, Kent, ME14 1LH*

■ A substantial two-storey, plus basement, property which is believed to have originally been known as Maidstone Municipal School of Science and Art. More recently used as an Adult Education Centre and is now vacant. There is also a separate pottery studio at the rear.

The building is located in the heart of Maidstone, close to various amenities and opposite St Faiths Street entrance to the Fremlin Walk shopping centre. The mainline railway station is also within close proximity.

The entire property is considered to offer potential for a variety of commercial uses or conversion into apartments, subject to all necessary consents being obtainable.



■ Site Measurements

The site extends to approximately 0.15 hectares (0.37 acres).



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■ Local Planning Authority

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

■ Basement

Approx. 157 sq.m. Two rooms, inner hall, dark room, store room and boiler room.

■ Ground Floor

Approx. 760 sq.m. Main reception area, common room/kitchen, toilets, eight rooms, print room and gents W.C.

■ Mezzanine Floor

Further room.

■ First Floor

Approx. 615 sq.m. Landing, eight rooms and ladies and gents W.C.s.

■ Outside

Courtyard area.

■ Pottery Studio

Approximately 71 sq.m.

■ Auctioneer's Note

Floor plans are available to download from the Clive Emson website.

■ EPC Information

Total floor area 1,520 sq.m. The property has EPC rating of 112 (E).

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

42

**Guide: £510,000 Plus
* Plus Fees**

SUBSTANTIAL FREEHOLD INVESTMENT

16 Victoria Park, Dover, Kent, CT16 1QS

Currently let at £87,152 per annum

■ A substantial mid-terrace property situated in The Ley of Dover Castle and currently arranged as manager's accommodation and twelve further flats.

The floor plans are available to download from the Clive Emson website.

■ Ground Floor

Communal entrance hall with door to lower ground floor level and stairs to upper level.

■ Manager's Flat

Open plan living room/kitchen, bedroom, shower room with W.C. and study with ladder steps to a mezzanine floor.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £150 per week.

■ Lower Ground Floor

Hallway, laundry room and store room.

■ Flat 1

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

■ Tenancy

Let at a current rental of £150 per week.

■ Flat 2

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

■ Tenancy

Let at a current rental of £160 per week.

■ First Floor

■ Mezzanine

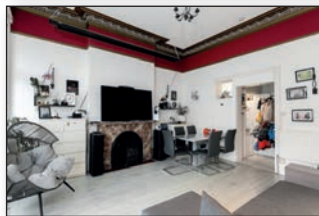
Half landing and shower room with W.C.

■ Flat 4

Open plan living room/kitchen, ladder to mezzanine bedroom and shower room with W.C.

■ Tenancy

Let at a current rental of £120 per week.



■ Flat 3

Open plan living room/bedroom with kitchenette and shower room/W.C.

■ Tenancy

Let at a current rental of £120 per week.

■ Flat 5

Open plan living room/bedroom with kitchenette, shower room and separate W.C.

■ Tenancy

Let at a current rental of £130 per week.

■ Second Floor

■ Mezzanine

Half landing, shower room with W.C. (shared facilities for Flats 6 and 8).

■ Flat 6

Open plan living room/bedroom with kitchenette.

■ Tenancy

Let at a current rental of £130 per week.

■ Flat 8

Open plan living room/bedroom with kitchenette.

■ Tenancy

Let at a current rental of £130 per week.

■ Flat 7

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

■ Tenancy

Let at a current rental of £150 per week.

■ Third Floor

Landing, kitchen, shower room with W.C. and separate W.C. (shared facilities for Flats 9, 10 and 11).

■ Flat 9

Living room/bedroom.

■ Tenancy

Let at a current rental of £115 per week.

■ Flat 10

Living room/bedroom with kitchen.

■ Tenancy

Let at a current rental of £135 per week.

LOT 42 CONTINUED

■ Flat 11

Living room/bedroom.

■ Tenancy

Let at a current rental of £120 per week.

■ Fourth Floor

■ Flat 12

An L-shaped open plan living room/bedroom/kitchen with shower room/W.C.

■ Tenancy

Let at a current rental of £170 per week.

■ Outside

Communal gardens to the rear.

■ Council Tax Bands

Lower Ground Floor - A

Ground Floor - A

Remainder of Building - D

Viewing By Arrangement With



Sandgate Road, Folkestone

01303 850 200

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



43

Guide: £20-25,000
* Plus Fees

FREEHOLD PARCEL OF LAND

*Land West Side, 22 Browndedge Road,
Lostock Hall, Preston, Lancashire, PR5 5AD*

■ This rectangular parcel of land sits adjacent to 22 Browndedge Road (B5257) and has a footpath running along its western boundary. The land may offer potential for alternative uses subject to all necessary consents and access being obtainable.



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■ Site Measurements

The site extends to 0.03 hectares (0.09 acres).

■ Local Planning Authority

Preston City Council.

Tel: 01772 906912.

Website: preston.gov.uk.

■ Viewing

Interested applicants may view directly on site.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

44

Guide: £30-40,000
* Plus Fees

TWO-BEDROOM APARTMENT WITH SEA VIEWS

Kensington Suite, The Grand, The Leas, Folkestone, Kent, CT20 2LR

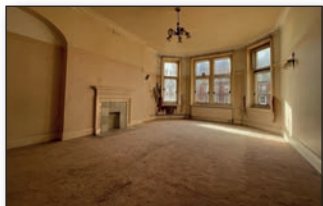
■ This self-contained third floor flat, situated in The Grand, a landmark building adjoining The Leas in the popular west end of Folkestone, enjoys sea views from both living room and bedroom one. The Kensington Suite retains many period features and has a gas heating system via radiators. It now needs restoration and redecoration and lies within a short distance of both the town centre and Folkestone Central line railway station.



The Leas



View from Apartment

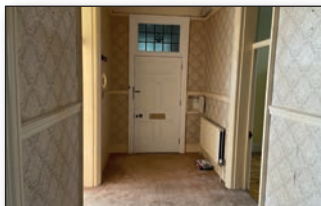


■ Ground Floor

Communal entrance via revolving doors into impressive hallway/vestibule. Further door to inner hall and central bridge area providing access to the lifts to the third floor.

■ Kensington Suite

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



■ Tenure

Remainder of a 99-year lease from the 29th September 1975 at a current ground rent of £50 per annum.

■ Council Tax Band B

■ Leasehold with Vacant Possession

Joint Auctioneers



30 Cheriton High Street
01303 279955

Viewing By Arrangement With



01622 608400

Property Contact
Kevin Gilbert

45

Guide: £15,000 Plus
* Plus Fees

FREEHOLD GROUND RENTS

**Nightingale Place, 106 Station Road,
Netley Abbey, Southampton, SO31 5AN**

■ This freehold block comprises six flats, all sold under the terms of 125 year leases from 1st January 2007. Each flat pays a current ground rental of £150 per annum.

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

■ Auctioneer's Note

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

Further Information From



01489 564606

Property Contact
Mike Marchant/Rob Marchant

Currently let at £900 per annum



46

Guide: £320-350,000
* Plus Fees

SITE WITH PLANNING FOR A FIVE-BEDROOM HOUSE WITH ANNEXE SET IN 0.4 ACRES

Land Rear Of Broad Street House, Broad Street, Lyminge, Folkestone, Kent, CT18 8NS

■ The site, which is located in the village adjacent to Etchinghill Golf Club, has been granted Planning Permission for a five-bedroom detached house with self-contained annexe and garage.

This self-build plot is an ideal opportunity to construct a family home in a good location with access to local amenities.

■ Proposed Accommodation

■ Annexe

■ Ground Floor

Entrance hall, living room/dining room, kitchen, bedroom with en-suite bathroom with W.C, separate W.C and craft room.

■ Main House

■ Ground Floor

Reception hall, study, W.C, utility room/pantry, open plan kitchen/dining room and living room with access to outside patios.

■ First Floor

Landing, guest bedroom with en-suite shower room and W.C, bedroom two, bedroom three, master bedroom with walk-in wardrobe and en-suite bathroom with W.C, family bathroom, playroom/bedroom five.

■ Outside

Landing extending to approximately 0.4 acres.

■ Planning

Planning Permission has been granted by Folkestone & Hythe District Council under reference 22/1189/FH, dated 18th November 2022, for reserved matters (scale appearance, landscaping, layout) relating to hybrid application ref: 20/1397/FH residential development comprising 28 dwellings and the erection of one self-build dwelling to include detached



garage and annexe subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Folkestone & Hythe District Council website, folkestone-hythe.gov.uk. Tel: 01303 853538.

There is an undetermined Planning Application which has been submitted by Pentland Homes under ref: 23/0410/FH dated 14th March 2023 for an increase in housing numbers from 28 dwellings to 44 dwellings, subject to conditions. Further information can be viewed on the Local Planning Authority website, as above.

■ Auctioneer's Note

In regards to the services, Pentland Homes, as well as providing foul and surface water drainage connections to the boundaries of both plots, will also provide and pay the cost of service connections (gas, water, electric and telecommunications) to connection points to be



Proposed Ground Floor Floorplan



Proposed First Floor Floorplan

agreed on both properties. Pentland Homes will endeavour to make all services available for connection as soon as practically possible once their own construction works on site commence. Further details are available within the legal pack.

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession



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Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
James Emson/Kevin Gilbert

47

**Guide: £400,000 Plus
* Plus Fees**

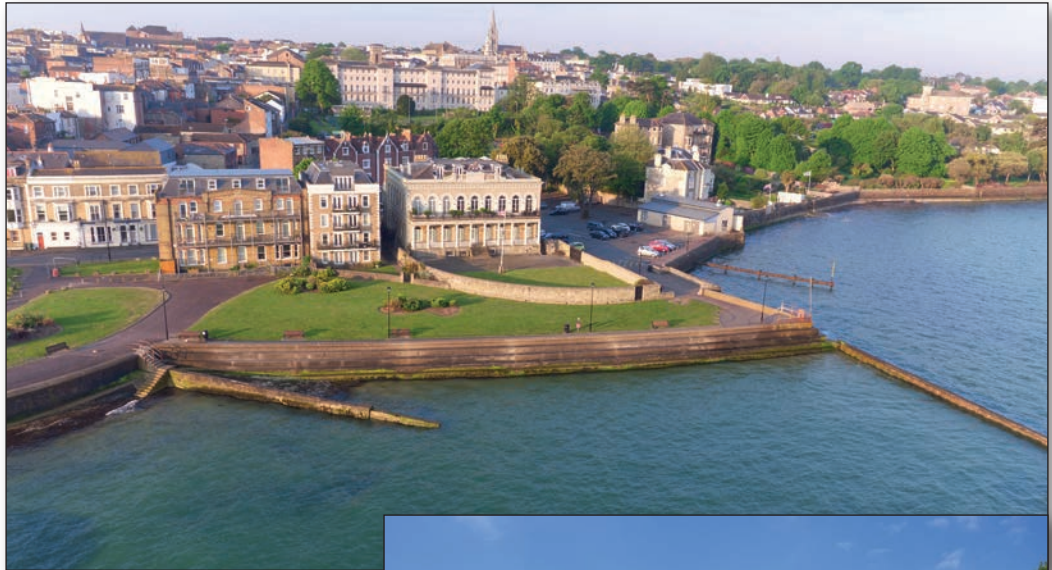
FREEHOLD FOUR STOREY WATERFRONT BUILDING WITH POTENTIAL

The Prince Consort, St. Thomas Street, Ryde, Isle Of Wight, PO33 2DL

■ Enjoying a stunning location on the seafront at Ryde, overlooking the Solent, the Prince Consort building was formerly known as the Royal Victoria Yacht Club and was built at a cost of £4,500 and completed in 1847, with the foundation stone having been laid by Prince Albert in the spring of the previous year. Unable to enter the Royal Yacht Squadron at Cowes, which was a male-only establishment, Queen Victoria effectively set up the Royal Victoria Yacht Club as a rival.

The Yacht Club was based in the building until 1966, after which it has had a varied history, having initially traded as a restaurant. In more recent years, the upper two floors have been converted into stunning apartments enjoying wonderful views and the convenience of a town centre location. The lower two floors were last in use as a call centre but have lain vacant for some years.

The freehold of the building is now offered for sale with scope and potential to bring the lower two floors



Library pictures

back into meaningful use. Previous, though now lapsed, Planning Permissions were achieved in 2016 for conversion of the ground floors with both residential and commercial options and usage.

■ Local Planning Authority

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



■ Lapsed Planning

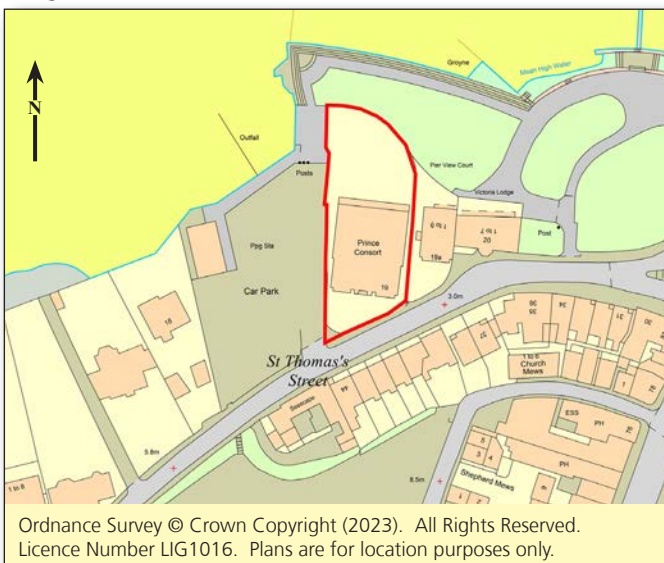
Planning Permission was granted by Isle of Wight Council under ref: P/01130/15, dated 29th April 2016, for proposed internal and external alterations, to include replacement of access gates, to refurbish lower ground floor offices and to convert part of lower ground floor and ground floor to a residential unit (revised scheme) (revised description), subject to conditions.

Planning Permission was granted by Isle of Wight Council under ref: TCPL/24772/P0000705/02 for conversion of the upper ground floor into a single residential unit and refurbishment of ground floor offices, subject to conditions.

These consents were not actioned and have now lapsed.

■ Accommodation

The lower two floors have most recently been in commercial usage as a call centre and supporting offices but include on the ground floor the grand reception, being the triple-aspect reception room overlooking the Solent, formal reception, state room and a range of smaller rooms, including kitchens, ladies' and gents' cloakrooms and ancillary offices. The lower ground floor offers a further range of offices and supporting infrastructure.



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LOT 47 CONTINUED

■ First Floor Apartment

Sold on a 999-year lease from 1st December 2005 at a current ground rental of £100 per annum.

■ Top Floor Penthouse Apartment

Sold on a 999-year lease from 1st December 2001 at a current ground rental of £100 per annum.

■ Outside

Car parking to the front, and walled garden to rear which includes additional car parking accessed via the adjoining car park, subject to a licence arrangement.

■ Auctioneer's Note

Vehicular access to the walled garden/car park is subject to a 125 year lease from 14th November 2002, at a current rental of £2,000 per annum.

■ Tenure

The freehold is to be offered, with the first floor and penthouse level apartments sold on a long leasehold basis, paying a combined ground rental of £200 per annum and contributing to the management and maintenance of the building.



Library pictures



Joint Auctioneers



18 Union Street, Ryde
01983 812266

Viewing By Arrangement With



01489 564606

Property Contact
Rob Marchant/Mike Marchant

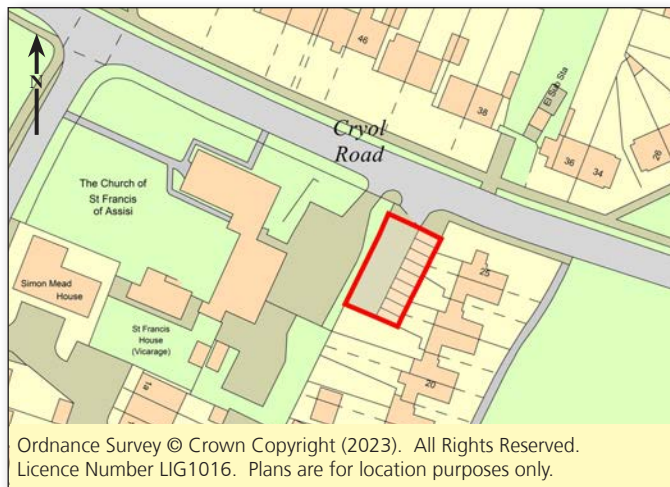
48

Guide: £80-85,000
* Plus Fees

FREEHOLD BLOCK OF NINE LOCK-UP GARAGES

Garages 1-9 Cryol Road, Ashford, Kent, TN23 5AN

■ A freehold compound of nine garages and forecourt situated in an established residential area, opposite 38/40 Cryol Road and adjacent to the Church of St Francis of Assisi.



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■ Site Measurements

The site extends to 0.03 hectare (0.07 acre).

■ Viewing

On site during daylight hours.

Further Information From



01622 608400

Property Contact
Kevin Gilbert/Chris Milne

49

Guide: £360-380,000
* 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.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



■ 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

■ Local Planning Authority

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

■ Auctioneer's Note

Interested parties are advised to inspect the legal pack, available to download from the Clive Emson website, in respect of an overage and encroachment.

■ Freehold with Vacant Possession



50

Guide: £325-350,000
* Plus Fees

FREEHOLD MIXED-USE INVESTMENT

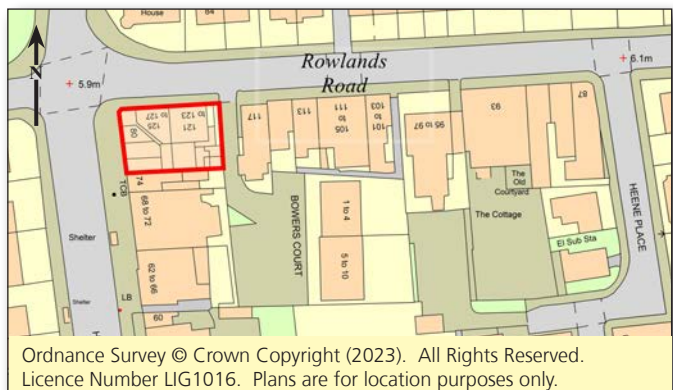
121-127A Rowlands Road/76-80 Heene Road,
Worthing, West Sussex, BN11 3LA

■ A substantial corner property arranged over two floors with the ground floor comprising six commercial units, let at £34,750 per annum and the first floor arranged as three residential units sold on long leases. The commercial units are a mix of independent traders, including a pharmacy, bakery and a barbers shop.

The property is situated in a busy trading location in this secondary commercial throughfare at the junction of Rowlands Road and Heene Road. Worthing town centre and the seafront are within easy access with hotels, restaurants and local shopping facilities within the vicinity. There are excellent road links to Brighton, Chichester and all surrounding areas via the nearby A259 and A27.

We understand from the freeholder that all of the leases are fully repairing and insuring and are let under the terms of the 1954 Landlord & Tenant Act. All of the units in Rowlands Road have their own toilet facilities but the units in Heene Road shared toilet facilities (at present undergoing refurbishment).

Currently let at £34,750 per annum



■ 121-123 Rowlands Rd ■ Tenancy

Trading as a pharmacy, let on a commercial lease from 6th October 2023 to 5th October 2038. at a current rental of £10,000 per annum.

■ 125-127 Rowlands Rd ■ Tenancy

Trading as a record shop, let on a five-year lease from 6th October 2020 at a current rental of £6,000 per annum.

■ 127A Rowlands Rd ■ Tenancy

Trading as a herbal medicine shop, holding over under the terms of a five-year lease dated 5th May 2017, at a current rental of £5,000 per annum.

■ 76 Heene Rd ■ Tenancy

Trading as a herbal medicine shop, holding over under the terms of a five-year lease from 9th May 2017, at a current rental of £5,000 per annum.

■ 78 Heene Rd ■ Tenancy

Trading as a bakery, holding over under the terms of a five-year lease from 1st January 2016, at a current rental of £5,000 per annum.

■ 80 Heene Road ■ Tenancy

Trading as a barber's shop, holding over under the terms of a five-year lease from 1st April 2013, at a current rental of £3,750 per annum.

■ First Floor ■ Three Residential Units (Separate Street Entrances) ■ Tenure

Each sold on a 174-year lease from 24th June 1991. Further lease information will be included in the legal pack available to download from the Clive Emson website.

Joint Auctioneers

Michael
Jones
& Company

22-26 Chapel Rd,
Worthing

01903
212210

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

51

**Guide: £200,000 Plus
* Plus Fees**

DILAPIDATED HOUSE ON GOOD SIZE PLOT

*Homewood, Homestall Road, Doddington,
Sittingbourne, Kent, ME9 0HF*

■ A semi-detached house in need of total refurbishment after suffering water damage and left in a dilapidated state.

The property sits on a good size plot which is now overgrown and benefits from off-road parking to the rear.

The dwelling is located in a rural area between the towns of Sittingbourne and Faversham with access cross country to the popular village of Lenham.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



■ Ground Floor

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

■ First Floor

Not inspected.

■ Outside

Gardens to front, side and rear with off-road parking.



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■ **Council Tax Band C**

■ **Freehold with Vacant Possession**

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.

52

Guide: £140-150,000
* Plus Fees

THREE-STOREY TOWNHOUSE FOR INVESTMENT

12 Frelton Mews, School Road,
Great Yarmouth, Norfolk, NR30 1LP

Currently let at £10,200 per annum

■ This end-terrace house, situated in a cul-de-sac location, is well placed for access to the railway station and town centre as well as retail parks and vehicular access to the A47.



■ Ground Floor

Entrance hallway with stairs to upper levels. Integral garage.

■ First Floor

Landing, living room, kitchen/dining room and bathroom.

■ Second Floor

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

■ Outside

Driveway to front providing parking and leading to integral garage. Rear garden.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £850 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. These details have been provided by the Seller and interested applicants should rely on their own investigations to verify the information provided.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

53

Guide: £220,000 Plus
* Plus Fees

SITE WITH PERMISSION FOR THREE HOUSES

Land Adj. 110 Hillside Road,
Dover, Kent, CT17 0JG

■ A freehold site located in an established residential area of Dover close to the port of Dover and various shops, schools and further amenities.

■ Planning

Planning Permission has been granted by Dover District Council under ref: 22/01707 dated 23rd December 2022 for the erection of three dwellings with associated landscaping and parking (carriages demolished). A copy of the Planning Consent and accompanying documents may be downloaded from the Dover District Council website, dover.gov.uk. Tel: 01304 872486.



Proposed Front Elevation



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■ Proposed Accommodation

Each unit to comprise:

■ Lower Ground Floor

Dining room/sitting room, kitchen and utility room.

■ Ground Floor

Entrance hall, study/bedroom three, living room and W.C.

■ First Floor

Two bedrooms and a bathroom with W.C.

■ Viewing

External only.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Jon Rimmer

54

Guide: £380-390,000
* Plus Fees

SEMI-DETACHED HOUSE FOR IMPROVEMENT

Vigo House, Gravesend Road, Wrotham, Sevenoaks, Kent, TN15 7JL

■ A three-bedroom end-terrace house for completion situated in a rural location with good road links via the M20 and M26 motorways.

■ Ground Floor

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

■ First Floor

Three bedrooms and bathroom.

■ Lower Ground Floor

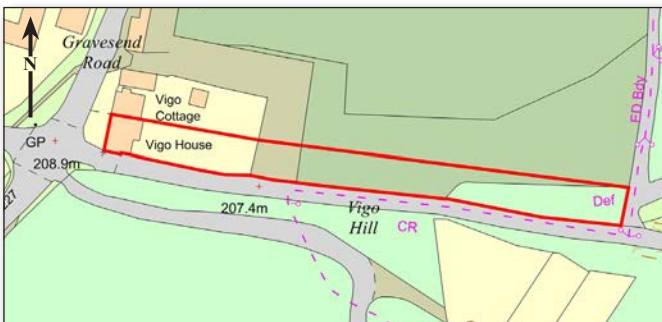
Room.

■ Outside

Driveway with extra parking, garden to rear and field.

■ Directions

The property can be located using the What3words app using [///will/card/order](https://www.what3words.com/)



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■ Planning

Previous Planning was granted under ref: TM/17/0712/FL, dated 3rd January 2018, for a two storey rear extension, front porch and first floor window (now lapsed). Further information is available from the Tonbridge & Malling Borough Council's website: [tmbc.gov.uk](https://www.tmbc.gov.uk).

■ Auctioneer's Note

We have been informed by the Sellers that the roof may

require remedial works and interested parties are advised to rely on their own investigations/enquiries.

■ 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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55

**Guide: £950,000 Plus
* Plus Fees**

HOUSE AND FORMER CAR SALES SITE EXTENDING TO OVER HALF AN ACRE WITH PLANNING CONSENT

245 Newgate Lane, Fareham, Hampshire, PO14 1BL

■ This freehold site extends to 0.23 hectares (0.58 acres) and is situated a short distance to the south of Fareham town centre. The site is occupied by a substantial detached residential dwelling, with the adjoining land having previously been used as an extensive car sales site.

While the site undoubtedly offers scope and potential for continued use in its previous guise, there is scope and potential for full or partial site re-development. Two recent successful planning applications have established the principle of site re-development, in accordance with one of these schemes, or perhaps for a greater number of smaller residential units, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance hall, living room, kitchen/dining room, study, office, separate two utility rooms and cloakroom with W.C.

■ First Floor

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

■ Outside

Gardens to the existing dwelling, double garage and further outside space comprising former car sales site.



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS
01489 564606
Property Contact
Rob Marchant/Mike Marchant



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■ Planning

Planning Permission has been granted by Fareham Borough Council under ref: P/21/0178/OA, dated 24th March 2022, for demolition of existing buildings and part demolition of existing house; erection of five detached dwellings and associated access, parking and landscaping, subject to conditions.

A further Planning Permission has been granted by Fareham Borough Council under ref: P/23/1104/FP, dated 18th September 2023, for demolition of outbuildings and erection of three detached dwellings, subject to conditions.

Copies of the Planning Consents and accompanying documents may be downloaded from the Local Planning Authority website, fareham.gov.uk. Tel: 01329 236100.

■ Council Tax Band E

■ Freehold with Vacant Possession

56

**Guide: £120,000 Plus
* Plus Fees**

SEMI-DETACHED BUNGALOW WITH GARDENS

2 Loggans Close, Loggans, Hayle, Cornwall, TR27 5BD

■ A chance to acquire a semi-detached one/two-bedroom bungalow providing fairly well-presented accommodation throughout with great sized gardens to the front and rear. Local amenities are within reasonable proximity, along with a number of beaches all being within a few miles distance.

The property would make a lovely home or a great addition to a rental portfolio.



■ Accommodation

Entrance vestibule, inner hall, living room, kitchen, two bedrooms (alternatively one bedroom and dining room) and wet room with W.C.

■ Council Tax Band B

■ Freehold with Vacant Possession

■ Outside

To the front is a good sized garden laid to lawn whilst to the rear is a further good sized garden predominantly laid to lawn with border and flower beds, garden shed and outside store.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact

Katie Semmens/Dave Henwood



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57

Guide: £80-100,000
* Plus Fees

FREEHOLD SITE WITH PLANNING FOR TWO DWELLINGS

Land Adj. 5 Spring Terrace, Folkestone, Kent, CT20 1JH

■ Situated in an elevated position at the end of Spring Terrace Walkway is this freehold site which has Planning for the construction of two three-storey dwellings. The site lies within walking distance of the town centre and Tontine Street, the Creative Quarter, which leads to Folkestone harbour.

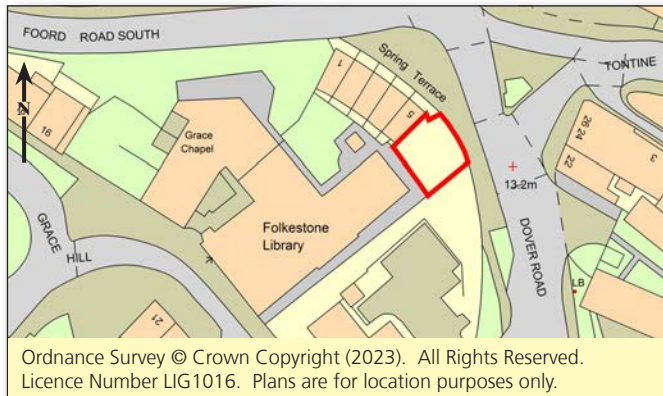
■ Planning

Planning Permission has been granted by Folkestone & Hythe District Council under ref: 23/1753/FH, dated 10th January 2024, for the construction of two three-storey dwellings to include bin storage and amenity space, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, Folkestone & Hythe District Council, Tel: 01303 853538. Website: folkestone-hythe.gov.uk.



Proposed Front Elevation



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Licence Number LIG1016. Plans are for location purposes only.

■ Proposed Accommodation

Each unit to comprise:

■ Ground Floor

Entrance hall with stairs to first floor, room with window to front, which may be suitable as a third bedroom/study.

■ First Floor

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

■ Second Floor

Landing and two bedrooms.

■ Outside

Bin store, bike and storage area.

■ Site Measurements

0.01 hectares (0.03 acres).

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

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58

Guide: £135-145,000
* Plus Fees

COTTAGE RENOVATION PROJECT WITH PLANNING IN VILLAGE LOCATION

29 Dovecote Road, Upwell, Wisbech, Cambridgeshire, PE14 9HB

■ This renovation project situated in the Cambridgeshire Fenland village of Upwell is approximately six and a half miles to the south of Wisbech. There is good surrounding road networks, including the A47 and A10.

We understand from the seller that the building used to house three dwellings but planning permission has been obtained for proposed refurbishment and part re-build of the existing cottage. Renovation work has commenced and the project is in need of completing.

■ Planning

Planning Permission has been granted by Borough Council of King's Lynn & West Norfolk under reference 22/01875/F, dated 22nd February 2023, has been permitted for the proposed refurbishment and part re-build of existing cottage at The Cottages, 29 Dovecote Road, Upwell, Wisbech, Norfolk, subject to conditions. There is a further Discharge of Conditions 4 & 5 of Planning Permission, under reference 22/01875/DISC_A, dated 19th July 2023.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning website: west-norfolk.gov.uk. Tel: 01553 616200.

■ Proposed Accommodation

■ Ground Floor

Rear entrance porchway with cloakroom/W.C., open-plan living and dining room with an entrance door to the front of the property. There is also the addition of a kitchen at the rear.

■ First Floor

Landing, three bedrooms and bathroom.

■ Outside

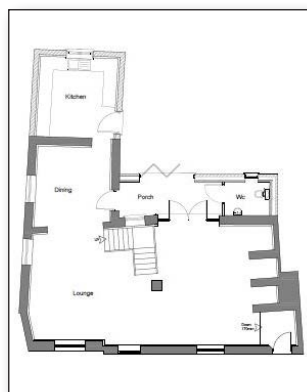
To the side of the property there is a shared access driveway leading to parking/turning area with garden ground to the rear.

■ Site Measurements

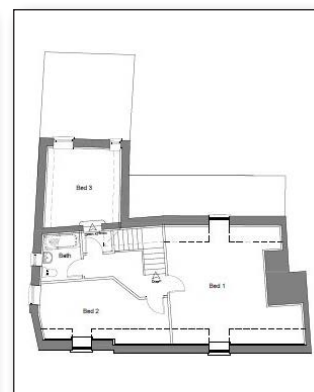
0.08 hectares (0.22 acres).



Proposed front elevation



Ground floor plan



First floor plan



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■ Viewing

External viewing at any time, taking care to avoid trespass en-route.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

59

**Guide: £155,000 Plus
* Plus Fees**

SEMI-DETACHED HOUSE FOR REFURBISHMENT

40 Colley End Park, Paignton, Devon, TQ3 3BY

■ A semi-detached three-bedroom house with outstanding views towards the sea. The property, which requires modernisation throughout and has front, side and rear gardens, is situated in a popular cul-de-sac location close to the town centre. It is considered that the property would be suitable for a side extension and garage, subject to all necessary consents being obtainable, to create a pleasant family home, although interest may also come from the building fraternity for post-works sale.



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Licence Number LIG1016. Plans are for location purposes only.

■ Ground Floor

Entrance hallway, living room and kitchen/dining room.

■ First Floor

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

■ Outside

Garden to the front with double gates for off-road parking and garden to the rear requiring formalisation.

■ Council Tax Band C

■ Local Planning Authority

Torbay Council.

Tel: 01803 207801.

Website: torbay.gov.uk.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

Online Bidding

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

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

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Solicitors Details

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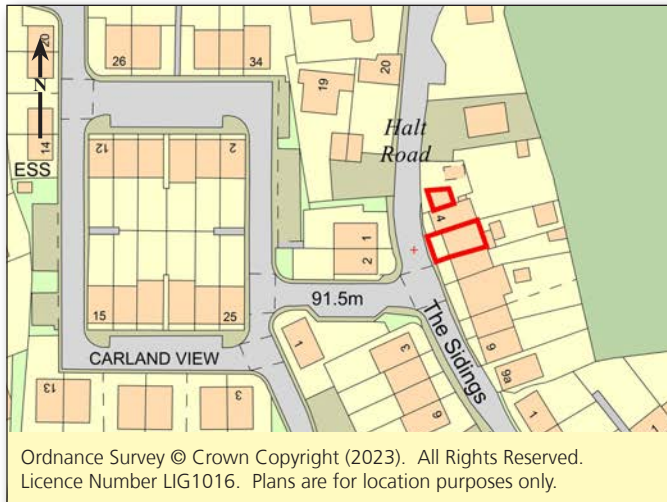
**Guide: £75,000 Plus
* Plus Fees**

TERRACED COTTAGE FOR IMPROVEMENT WITH GARDEN AND GARAGE

5 Halt Road, St. Newlyn East, Newquay, Cornwall, TR8 5LL

■ A mid-terrace one-bedroom cottage requiring a course of improvement works throughout, offering the potential to create a further bedroom to the first floor, and externally provides a token front garden along with a garage situated a short distance away.

The property is situated in a pleasant village location approximately three miles distant from the sought after coastal town of Newquay and would make a great addition to a rental portfolio or home post works.



■ Ground Floor

Entrance vestibule, living room and kitchen.

■ First Floor

Bedroom and large shower room.

■ Outside

To the front is an enclosed token garden with a garage located a short distance away.

■ Council Tax Band A

■ Freehold with Vacant Possession

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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.

**Guide: £150,000 Plus
* Plus Fees**

57 Adelaide Grove, East Cowes, Isle Of Wight, PO32 6DD

■ This end-terrace house is situated in a popular residential road a short walk from the centre of East Cowes with its shopping and other amenities and connections to West Cowes via the floating bridge. The house has most recently been in use as an income-producing letting investment. It is considered that the house is very well suited to similar use or alternatively for owner occupation.



■ Ground Floor

Living room, kitchen/breakfast room, inner hall, bathroom with W.C. and conservatory.

■ First Floor

Landing and two bedrooms.

■ Outside

Gardens to front and rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

ADDITIONAL FEES

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

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what you may be liable for if you are successful in purchasing.

This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty.

If you are in doubt you should seek advice from your own professional advisors.

ADMINISTRATION FEE

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

Up to £29,999 = £750

£30,000 to £99,999 = £1,250

£100,000 to £249,999 = £1,750

£250,000 to £499,999 = £2,250

£500,000 to £749,999 = £3,500

£750,000 Plus = £5,000

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

62

Guide: £380-390,000
* Plus Fees

Currently let at
£36,700 per annum

■ A large three storey building situated at the heart of the busy town centre of Snodland and divided to provide a ground floor betting shop with two self-contained flats above.

■ Auctioneer's Note

At the time of publication the Auctioneers have been unable to internally inspect Flat B, therefore interested applicants should rely on their own investigations to verify the accommodation details.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

■ Ground Floor (Betting Shop)

■ Tenancy

Let on a commercial lease to Coral Racing Limited for a term of six years from 9th May 2014 at a current rental of £17,500 per annum. The tenants are now holding over.

■ First Floor

■ Flat A

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

■ Tenancy

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

■ Council Tax Band B

■ Second Floor

■ Flat B

■ Tenancy

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

■ Council Tax Band A

■ Outside

On site car parking to the rear.

TOWN CENTRE COMMERCIAL AND RESIDENTIAL INVESTMENT

28 High Street, Snodland, Kent, ME6 5DF



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63

**Guide: £450,000 Plus
* Plus Fees**

ATTRACTIVE DETACHED DWELLING FOR FINISHING

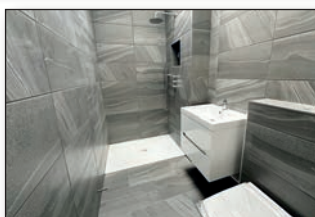
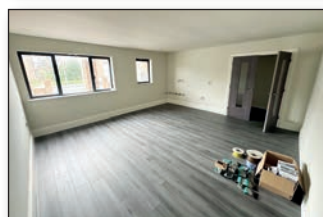
85A Gladstone Road, Broadstairs, Kent, CT10 2JA

On the instructions of the Receivers

■ A detached partly finished property located on a popular residential road close to Broadstairs town centre and it's mainline railway station.

On the ground floor there is a living room to the front and a large kitchen/dining room to the rear, together with a utility room and further dining/reception room. On the first floor there are four double bedrooms with two providing en-suite shower rooms and a family bathroom to be finished.

The property has a modern feel with ample living space, off-road parking to the front and a garden to rear with an outbuilding which could be used as an office or a home gym.



■ Ground Floor

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

■ First Floor

Landing, two double bedrooms, two further double bedrooms both with en-suite shower rooms with W.Cs. and main family bathroom with W.C.

■ Outside

Driveway to front providing off road parking and garden to rear.

■ Auctioneer's Note

We understand second fix electrics and plumbing have been installed in most parts, however interested parties are advised to rely on their own investigations.

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

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/

64

Guide: £200,000 Plus
* Plus Fees

FREEHOLD TOWN CENTRE BUILDING ARRANGED AS TWO FLATS

23A & 23B Cross Street, Sandown, Isle Of Wight, PO36 8BQ

■ This semi-detached building now requiring some improvement, is situated a short distance from the centre of Sandown with all of its shopping and other amenities and attractive sandy beach. The building has for many years served as an income-producing letting investment for the current seller and is considered ideal for continued use in this guise.

The first floor flat offers two-bedroom accommodation with a roof terrace overlooking the rear garden, while the lower flat has one bedroom, although Planning Consent has been obtained for the addition of a window to an existing store at the rear of the ground floor flat providing potential for linkage to the main flat building and an additional bedroom to be added if required.



■ Ground Floor Flat

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

■ First Floor Flat

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

■ Outside

The upper flat has a terrace, while to the rear of the building is an enclosed garden.

■ Planning

Planning Permission has been granted by Isle of Wight Council under reference 23/01565/FUL, dated 26th October 2023, for formation of new window opening on rear elevation of ground floor flat, subject to conditions.

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



■ **Council Tax Band**
Each flat Band A.

■ **Freehold with Vacant Possession**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

Joint Auctioneers

**W. ARTHUR
WHEELER**
ESTATE AGENTS

46 Regent Street, Shanklin
01983 868333

Joint Auctioneers

W | Williams
SALES & LETTINGS

High Street, Wootton Bridge
01983 883333

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.

65

Guide: £225-250,000
* Plus Fees

DETACHED BUNGALOW IN NEED OF UPDATING

28 Roderick Avenue, Peacehaven, East Sussex, BN10 8JT

Currently let at £10,500 per annum
Estimated rental £15,600 per annum

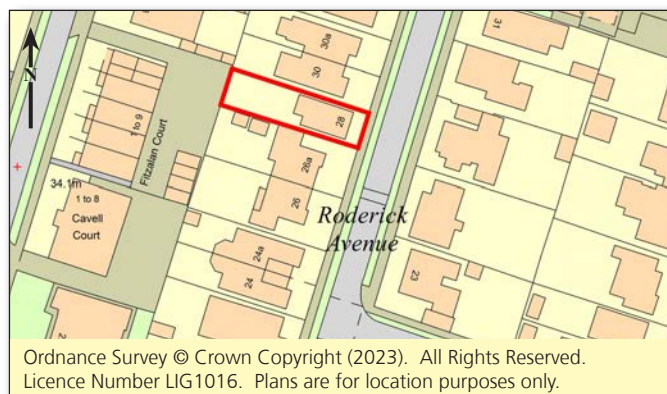
■ A detached bungalow, now requiring updating although has a gas heating system via radiators, double glazing and a good size west facing rear garden and a small front garden. It is currently let, producing an income of £10,500 per annum.

Situated in a popular residential location just off the A259 between Cavell Avenue and Horsham Avenue. There are comprehensive local shopping facilities and amenities in the immediate vicinity, with the seafront located a few hundred metres to the south. Brighton, Eastbourne and all surrounding areas are easily accessible via the nearby coastal link road.



■ Site Measurements

The site extends to 0.02 hectares (0.06 acres).



■ Ground Floor

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

■ Outside

Small front garden, good sized rear garden, mainly laid to lawn, with shrub borders and storage shed.

■ Council Tax Band B

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £875 per calendar month.

■ Viewing

External Only.



Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

66

Guide: £25-30,000
* Plus Fees

**FREEHOLD
LAND**

**Land Adj., Hurst Lodge, Hurst Lane,
Capel-le-Ferne, Folkestone, Kent, CT18 7EZ**

■ A freehold parcel of land extending to 0.28 hectares (0.69 acres) with access off Hurst Lane, adjacent to Hurst Lodge.

The site may be suitable for future development, subject to all necessary consents being obtainable.



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■ **Local Planning**
Dover District Council.
Tel: 01304 872486.
Website: dover.gov.uk.

■ **Viewing**
On site.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS
01622 608400
Property Contact
Kevin Gilbert

67

Guide: £65-75,000
* Plus Fees

**LEASEHOLD
COMMERCIAL
UNIT WITH
PARKING**

**29 The Oakwood Centre, Downley Road,
Havant, Hampshire, PO9 2NP**

■ The Oakwood Centre is a busy industrial unit located in the North Havant Industrial Estate, close to the B1249 Petersfield Road with easy access to the main road networks of the A27, A3 and M27. This unit benefits from two parking spaces and would be an ideal addition to an income producing investment portfolio.



■ **Accommodation**
Office area measuring 603 sq.ft. (56 sq.m.), currently divided into two spaces, kitchen and cloakroom/W.C.

■ **Outside**
Two allocated parking spaces.

■ **Tenure**
Remainder of 999-year lease from 25th December 1988 at a current Ground Rent of £1 per annum, if demanded. Further lease and service

charge information will be available to download from the Clive Emson website.

■ **EPC Rating - D**
■ **Leasehold with Vacant Possession**

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

68

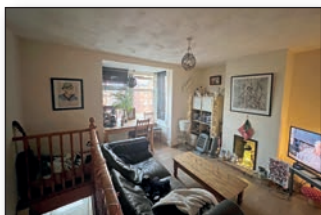
Guide: £75-85,000
* Plus Fees

FLAT FOR INVESTMENT

**Upper Flat, 113 Eastney Road,
Southsea, Hampshire, PO4 9JB**

Currently let at £7,200 per annum

■ Located towards the southern end of Eastney Road, a short walk/drive from Milton Park to the north and Eastney Esplanade to the south, this one-bedroom leasehold flat is let under the terms of an Assured Shorthold Tenancy Agreement.



■ **Accommodation**
Living room, kitchen, bedroom, shower room.

■ **Tenancy**
Currently let on an Assured Shorthold Tenancy Agreement at £600 per calendar month.

■ **Tenure**
Remainder of a 125 year lease from 25th December 1986.



■ **Council Tax Band A**

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

69

Guide: £110,000 Plus
* Plus Fees

FREEHOLD LAND

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

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

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



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■ Planning

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

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

■ Site Measurements

The land extends to 0.23 hectares (0.58 acres).

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Sam Kinloch

70

Guide: £20,000 Plus
* Plus Fees

WOODLAND EXTENDING TO OVER THREE ACRES

*Land Lying East & West Of Westerham Road,
Keston, Westerham, Kent, TN16 3ES*

■ A mostly rectangular shaped parcel of woodland located behind residential houses in a fairly central position between Biggin Hill and the village of Leaves Green, with Biggin Hill airport to the east. The land is covered by mature trees but may lend itself to a variety of uses, subject to all necessary consents being obtainable.



■ **Site Measurements**
1.4 hectares (3.47 acres).

■ **Location**
The land can be located on the What3Words app using: ///blues.part.deaf



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■ Local Planning Authority

London Borough of Bromley.
Tel: 020 8303 7777.
Website: bromley.gov.uk

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

71

Guide: £180-200,000
* Plus Fees

HOUSE FOR IMPROVEMENT

*34 Oswald Road,
Bournemouth, BH9 2TQ*

■ Situated in a popular and sought after residential area, this detached house requires a programme of upgrading and refurbishment, but is considered very worthy of the works required. The property has been extended to the rear to provide additional accommodation.



■ Ground Floor

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

■ First Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Gardens to front and rear.

■ Council Tax Band - Deleted

■ Freehold with Vacant Possession

Joint Auctioneers

house & son
Estd. 1939

348 Wimborne Rd, Bournemouth
01202 244844

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

Guide: £200-220,000
* Plus Fees

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.



■ 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

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

On the instructions of the Executors



Guide: £140-150,000
* Plus Fees

Land Lower Market Street, Hove, East Sussex, BN3 1AT

■ A rare opportunity to acquire this rectangular parcel of land in the heart of the City Centre between Western Road and Hove seafront. The land extends to approximately 0.1 hectare (0.02 acre) and has the potential for residential development, subject to all necessary consents being obtainable.

The site is situated in a central and convenient location close to the comprehensive shopping facilities and amenities and within easy reach of the seafront and mainline railway station.



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■ Site Measurements

Approximately 0.1 hectares (0.02 acres).

■ Local Planning Authority

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

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

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.

74

Guide: £60,000 Plus
* Plus Fees

MIXED USE PROPERTY/RESIDENTIAL INVESTMENT FOR IMPROVEMENT

97-99 Winner Street, Paignton, Devon, TQ3 3BP

Currently part let at £6,240 per annum

■ A substantial mixed use two-storey end-terrace property in the busy Winner Street area of Paignton, which includes a range of retail amenities and residential provision. The ground floor is a double-fronted vacant retail unit, previously two shops, and the upper floor offers a spacious flat, which is currently let.

The building requires complete refurbishment and individuals may wish to consider a range of development schemes including sub-division or part conversion, subject to all necessary consents being obtainable.

■ Commercial ■ Ground Floor

Substantial accommodation including retail space, ancillary office, storage and staff facilities.

■ Residential ■ First Floor

Accessed via steps to the side of the building and across a roof top terrace. Doorway to hallway with walk-in store, living room, bedroom, box room, kitchen and bathroom.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £120 per week, payable fortnightly in advance.

■ Council Tax Band A

■ Outside

From the side entrance there is a shared bin area and small storage for the shop. Large roof top area.

■ Auctioneer's Note 1

For information relating to the commercial element's rateable value and other available data, please visit www.gov.uk/correct-your-business-rates and enter the postcode for the property into the appropriate search fields.

■ Auctioneer's Note 2

We have been informed by the vendor that the retail area is 142.72 sq.m. (1,536 sq.ft.) and the first floor flat is 61.58 sq.m. (663 sq.ft.). Further information will be within the legal documentation, available to download from the Clive Emson website.

■ Local Planning Authority

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



■ Freehold with Part Vacant Possession

Viewing By Arrangement With

Bettesworths

29-30 Fleet Street, Torquay
01803 212021

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

ONE OF BBC ONE'S BEST-LOVED DAYTIME PROPERTY SHOWS IS LOOKING FOR SUCCESSFUL AUCTION PURCHASERS TO APPEAR ON THE PROGRAMME.

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You can email us at homesunderthehammer@liontv.co.uk

Alternatively, if you're happy to provide contact details to the auction house to be passed onto our production team, we can get in touch with you.

75

**Guide: £450,000 Plus
* Plus Fees**

FREEHOLD TOWN CENTRE OFFICE BUILDING WITH POTENTIAL AND PARKING

7 Cross & Pillory Lane, Alton, Hampshire, GU34 1HL

■ This attractive freehold building is situated in the heart of Alton town centre, having previously served as office accommodation for the local authority including partial use as a tourist information centre.

The building has the further major advantage for any town centre building of car parking.

It is considered that the building could serve a number of future uses including, of course, continued utilisation as offices. Alternatively, residential conversion is also considered a possibility subject to all required consents being obtainable.



■ Basement

Cellar/basement at present utilised as a comms cupboard and providing additional storage.

■ Ground Floor

Range of offices of varying sizes and former tourist information centre and two cloakrooms (one disabled) with W.C.s.

■ First Floor

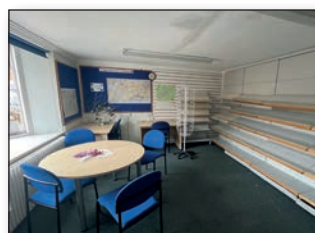
Further range of offices and meeting rooms of varying sizes.

■ Outside

Car parking accessed via the Lady Place car park.



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■ Planning

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Mike Marchant

76

**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*

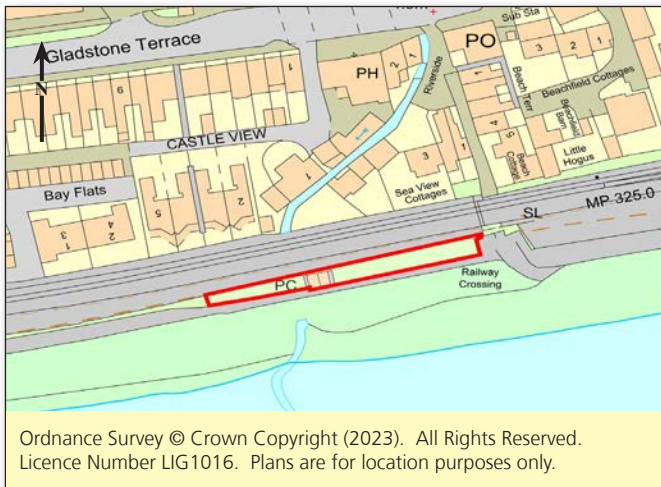
■ A rare and exciting opportunity to acquire this freehold detached former block of public conveniences with land to either side, located in a truly spectacular position on the seafront, boasting picturesque views towards St Michael's Mount and Mount's Bay. Any future use of the property will be subject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

■ **Local Planning Authority**
Cornwall Council.
Tel: 0300 1234 151.
Website: cornwall.gov.uk.

■ **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

Auction Deposits

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

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

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

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

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

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

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

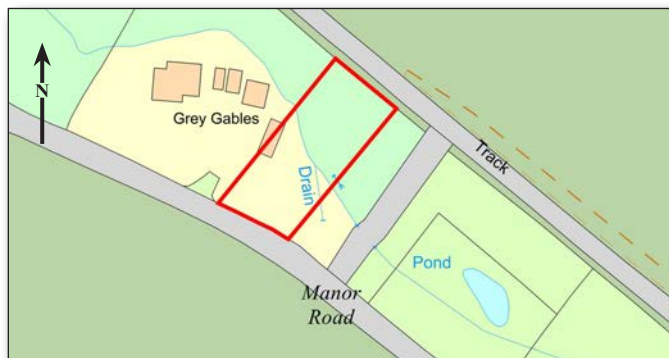
77

**Guide: £60,000 Plus
* Plus Fees**

LAND WITH POTENTIAL

**Land Adjacent, Grey Gables, Manor Road,
Wroxall, Isle Of Wight, PO38 3DE**

■ Situated in the popular Isle of Wight village of Wroxall. This freehold parcel of land extends to 0.08 hectares (0.19 acres), adjacent to a house known as Grey Gables. The site is occupied by two sheds/outbuildings and has in recent times been in use as storage for caravans and a boat. The site is considered to have scope and potential for other uses, subject to consents being obtainable.



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■ Local Planning Authority

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

■ Auctioneer's Note

The land is referred to as on the land registry website as land on the northeast side of Manor Road, Wroxall, Ventnor.

■ Freehold with Vacant Possession

Joint Auctioneers

Cheeks Farm
Merstone
Lane, Newport

BCM

**01983
828805**

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

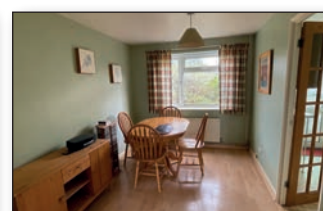
78

**Guide: £290,000 Plus
* Plus Fees**

SEMI-DETACHED HOUSE IN POPULAR VILLAGE

**38 Barfield, Sutton At Hone,
Dartford, Kent, DA4 9EL**

■ This semi-detached house is situated in a popular residential location between the villages of Darenth and Horton Kirby. Located just off Ship Lane, the property is within easy reach of local shopping in Main Road, Sutton at Hone COE Primary School and open farmland. Farningham Station (Southeastern Services) is just over half-a-mile to the south. Now requiring a program of refurbishment, this represents an opportunity for both investors and owner-occupiers.



■ Ground Floor

Entrance, living area, dining area and kitchen.

■ First Floor

Three bedrooms and bathroom with W.C.

■ Outside

Off-road parking and rear garden with side access to garage.

re-connection. Further details will be available in the legal pack which can be downloaded from the Clive Emson website.

■ Council Tax Band D

■ Freehold with Vacant Possession

■ Auctioneer's Note

The house has double glazing and gas heating from fixed wall mounted radiators, however we are advised by the seller that the gas supply from street requires

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

79

Guide: £85-95,000
* Plus Fees

DILAPIDATED DETACHED BUNGALOW

Utopia, Surf Crescent, Eastchurch, Sheerness, Kent, ME12 4JU

■ A three-bedroom detached bungalow situated on an unmade road on the outskirts of Eastchurch. The bungalow has been extended but is now in need of complete refurbishment or may benefit from being replaced, subject to all necessary consents being obtainable.



■ Accommodation

Entrance porch, living room/dining room, kitchen, three bedrooms, bathroom, separate W.C and a lean-to to the rear.

■ Outside

Driveway with off road parking and gardens to front and back.

■ Council Tax Band A



■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

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NACFB
Helping Fund UK Business

80

Guide: £190-200,000
*** Plus Fees**

VACANT CITY CENTRE COMMERCIAL PREMISES

37 North Hill, Colchester, Essex, CO1 1QR

■ This established and characterful commercial premises is situated in Colchester city centre. Colchester was granted city status in 2022 and has a thriving centre with shopping, bars and restaurants, recreational facilities and transportation links including railway stations connecting to London (Liverpool Street).

The property (parts of which are believed to date back to 1510), comprises a ground floor sales area, basement and upper parts which were formerly held on a leasehold basis as residential accommodation. There may be potential to reinstate the residential status of the upper parts, subject to all necessary consents being obtainable.



■ Ground Floor

Main shop/sales area, cloakroom/W.C. and rear entrance hall with stairs.

■ First Floor

Landing, office, kitchen and bathroom.

■ Second Floor

Office/store.

■ Basement

■ Local Planning Authority

Colchester City Council.
Tel: 01206 282222.
Website: colchester.gov.uk.

■ Freehold with Vacant Possession



Joint Auctioneers



2 De Grey Square, Colchester
01206 699980

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

SAVE THE DATE!

The Clive Emson team will be hosting a stand at The South Essex Business Expo at The Brentwood Centre on Thursday 14th March - 10am till 3pm. This is a FREE event.

For further information visit the website: southeastbusiness.org.uk

We are on hand to offer advice regarding all aspects of buying and selling at auction.



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**Guide: £500,000 Plus
* Plus Fees**

FORMER MEMBERS SOCIAL CLUB WITH PLANNING PERMISSION FOR EIGHT DWELLINGS

86 Lake Road, Portsmouth, PO1 4HF

■ The former Royal Naval Comrades Club is situated a short drive from the centre of Portsmouth and has traded for many years as a members' social club. Planning Consent has been obtained for conversion of the building to form eight residential dwellings.

Once completed, it is considered the finished units will be ideal for resale into the local market place or retention for income producing potential.

■ Proposed Accommodation

■ Ground Floor

■ **Apartments 1 and 2**
Living room/kitchen, bedroom and bathroom with W.C.

■ Outside

Courtyard garden.

■ First Floor

■ Apartment 3

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

■ Apartment 4

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

■ Second Floor

■ Apartment 5

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



■ Apartment 6

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

■ House 1 and 2

■ Ground Floor

Living room/kitchen and W.C.

■ First Floor

Two bedrooms and bathroom with W.C.

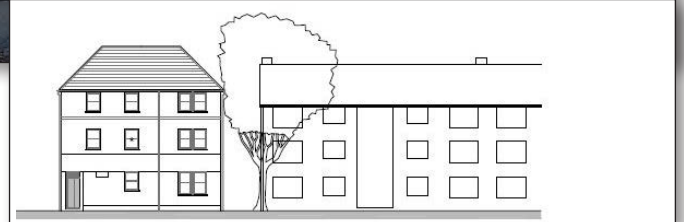
■ Second Floor

Bedroom.

■ Outside

Garden, bin and cycle storage.

■ Freehold with Vacant Possession



Proposed North Elevation from Church Street



Proposed East Elevation from Church Street

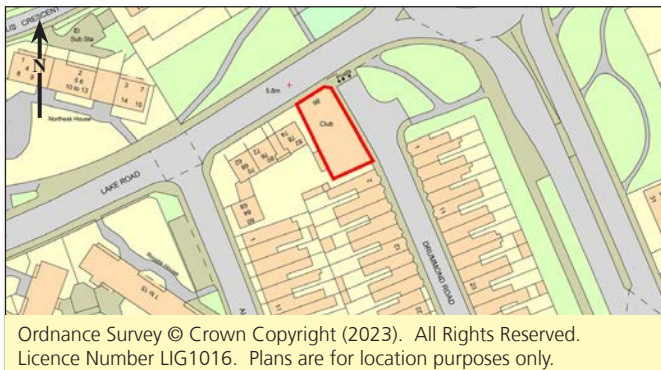


refuse and cycle storage; to include construction of second floor extension and demolition of existing single storey structure, subject to conditions.

A copy of the Planning Consent and accompanying documents can be downloaded from the Local Planning Authority website: portsmouth.gov.uk. Tel: 023 9283 4334.

■ Planning

Planning Permission was granted by Portsmouth City Council under ref: 20/00109/FUL, dated 22nd December 2021 for alteration and conversion of RNOC club to form two, three-bedroom houses, four, one-bedroom flats and two, two-bedroom flats, with associated amenity space,



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■ Auctioneer's Note

We are advised by the seller that the CIL and Nitrates contributions have been paid in respect of the scheme and that building control approval has been granted. Prospective purchasers should rely on their own enquiries.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Rob Marchant

82

Guide: £90-95,000
* Plus Fees

LAND WITH PLANNING FOR TWO FLATS

*Land Adj. 48 Mote Road,
Maidstone, Kent, ME15 6ET*

■ A freehold parcel of land located close to the town centre of Maidstone, within easy reach of various local amenities, railway stations and schools.



Proposed Side Elevation



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■ Planning

Planning Consent has been granted by Maidstone Borough Council under ref: 22/503492/FULL, dated 22 October 2022, for the erection of a two storey building containing two, two-bedroom flats, subject to conditions.

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

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

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

83

Guide: £95,000 Plus
* Plus Fees

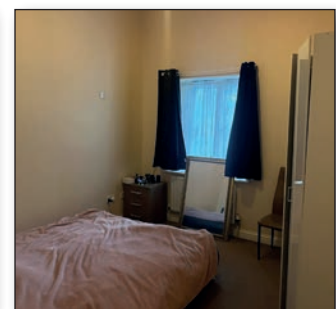
TOWN CENTRE FLAT WITH PARKING

*7 Cardinal Mews, Vestry Close,
Andover, Hampshire, SP10 3FY*

Currently let at £8,442 per annum

■ This one-bedroom flat is situated in the heart of Andover town centre and is currently let under the terms of an Assured Shorthold Tenancy and producing a healthy income.

The flat is considered ideal for continued use as an income-producing investment.



■ Accommodation

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

■ Outside

Allocated Parking space.

■ Tenure

Held under the terms of a 125-year lease from 1st January 1999, further details of the lease will be available

to download within the legal documents.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

84

Guide: £140-150,000
* Plus Fees

TWO-BEDROOM FLAT WITH GARAGE

Flat 6, Alexander Court, 106 Richmond Park Road, Bournemouth, BH8 8TH

■ This two-bedroom second floor flat is situated in a popular residential district with the major advantage of a garage situated in a block to the rear.

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



■ Accommodation

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

■ Outside

Communal gardens to the rear and garage in a block.

■ Council Tax Band B

■ Tenure

Remainder of a 189-year lease from 25th June 1975.

■ Leasehold with Vacant Possession

Joint Auctioneers

house & son
Estd. 1939

348 Wimborne Rd, Bournemouth
01202 244844

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

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LOTS TO TALK ABOUT

~ Book Release ~



"The Extraordinary Life & Times of a Property Auctioneer"

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

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

85

Guide: £475-500,000
* Plus Fees

TWO FREEHOLD SHOPS PLUS WORKSHOP AND TWO FLATS ABOVE

36 South Coast Road, Peacehaven, East Sussex, BN10 8SU

Currently let at £17,100 per annum
Estimated rental £50,000 per annum

■ This substantial detached two-storey property occupies a prominent location on the main A259 (South Coast Road). The property is arranged as two vacant retail units on the ground floor with rear workshops, offices and garage with a driveway providing parking for several vehicles.

There are two self-contained one and two-bedroom flats on the first floor which are currently let at £17,100 per annum. The building has potential for redevelopment and would suit a variety of uses, subject to all necessary consents being obtainable.

The property is conveniently located on a busy commercial thoroughfare close to the centre of Peacehaven with its comprehensive local shopping facilities, amenities and excellent road links to Brighton, Eastbourne and all surrounding areas via the A259 coastal link road.



Flat 36B



Retail Unit (36A)



■ **Ground Floor**
■ **36 South Coast Road**
Shop premises.

■ **36A South Coast Rd**
Retail unit with rear office/store formerly let as a café and ladies and gents W.Cs.

■ **36B South Coast Rd**
Retail area with rear showroom, formerly let as a fireplace shop, rear access, workshop premises with roller shutter doors, kitchen and rear office space.

■ **36C South Coast Rd**
Separate W.C., garage/store with vehicular access from Searle Avenue, two store rooms.

■ **Outside**
Driveway with vehicular access from South Coast Road providing parking for several vehicles.

■ **First Floor**
Access from ground floor to communal hallway with shared utility room. Both flats have a gas heating system via radiators and fully double glazed.

■ **36A South Coast Rd**
Front flat, entrance hall, access to loft space, living

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

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

■ **36B South Coast Rd**
Rear flat, entrance hall, kitchen/breakfast room, living room, double bedroom and bathroom with W.C.

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

■ **Local Planning Authority**
Lewes District Council.
Tel: 01273 471600.
Website: lewes.gov.uk.

■ **Site Measurements**
The site extends to 0.04 hectares (0.11 acres).

■ **Freehold with Part Vacant Possession**

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

86

Guide: £65-70,000
* Plus Fees

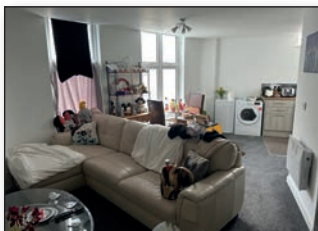
STUDIO FLAT IN CENTRE OF BOGNOR REGIS FOR INVESTMENT

*Flat 1, 7-11 Clock Walk, High Street,
Bognor Regis, West Sussex, PO21 1SG*

Currently let at £9,000 per annum

■ This ground floor studio flat is located within a purpose-built block of flats and is offered for sale in good decorative order throughout with modern fixtures and fittings.

The property is situated in this popular residential area set back from The Esplanade of Bognor Regis Promenade in the heart of the local shopping facilities and amenities, with more comprehensive facilities available nearby, including the Bognor Regis mainline railway station. There are excellent road links to Worthing and Chichester via the nearby A259 and A27.



■ Ground Floor

Door entry phone, living room/bedroom area, kitchen and bathroom with shower and W.C.

■ Tenancy

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

■ Council Tax Band A

■ Tenure

Remainder of a 125-year lease from 1st January 2022 with a peppercorn ground rent.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Jade Flood

87

Guide: £70,000 Plus
* Plus Fees

FLAT FOR INVESTMENT OR OCCUPATION

*Flat 2, Coniston House, 9 Coniston Drive,
Ryde, Isle Of Wight, PO33 3AE*

■ Forming part of the conversion of a splendid looking Victorian 'gentleman's residence', this one-bedroom flat is situated in a popular residential district of Ryde, a short walk/drive from the town centre with its shopping and other amenities.

The flat is considered ideal for addition to an income-producing letting portfolio or perhaps for owner-occupation or for use as a weekend retreat or holiday home. The flat is offered with the advantage of a parking space in the gravelled parking area.



■ Accommodation

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

■ Outside

A shared courtyard between Flats 1 and 2 is immediately outside of the flat. Further communal gardens and an allocated parking space in the adjoining gravelled car park.

■ Leasehold with Vacant Possession

■ Tenure

Remainder of a 999-year lease, from 25th March 1984, at a current ground rental of £15 per annum.

■ Council Tax Band A

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

88

Guide: £80-85,000
* Plus Fees

COMMERCIAL PROPERTY FOR INVESTMENT

97 London Road, Bexhill-on-Sea, East Sussex, TN39 3LB

Currently let at £7,500 per annum

■ A ground floor commercial unit on the west side of London Road which is a busy thoroughfare on the edge of Bexhill town centre, with easy access to the A259, the mainline railway station and seafront. The property has been well-maintained, by the current tenant, over the years and has a gas heating system via radiators.

■ Ground Floor

Main office, further office with storage area, kitchen and separate W.C.

■ Outside

Garden, two storage units and one parking space to the rear.

■ Tenancy

Holding over on the terms of a five-year lease from 1st June 2015 at a current rent of £7,500 per annum.



■ Tenure

Sold on a 999-year lease from 24th June 2007. Further information will be available to download from the Clive Emson website.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne

89

Guide: £185-195,000
* Plus Fees

DETACHED BUNGALOW FOR IMPROVEMENT

98 Portland Road, Bournemouth, BH9 1NF

■ Situated in a popular residential district this detached bungalow is something of a rarity in an area largely occupied by two storey houses. The bungalow is set towards the rear of the plot and has gardens to the front and the useful advantage of off-road parking. The bungalow requires a significant level of upgrading and refurbishment but is considered very worthy of the improvements required.

■ Ground Floor

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

Joint Auctioneers

house & son
Estd. 1939

Wimborne Road, Bournemouth
01202 244844

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



■ Outside

Gardens and parking to front. Small courtyard to the rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

90

MIXED-USE TOWN CENTRE PROPERTY

**Guide: £150,000 Plus
* Plus Fees**

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

■ A 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.

■ Freehold with Vacant Possession

■ Council Tax Band B

Joint Auctioneers



184 Parrock Street, Gravesend

01474 369368

Viewing By Arrangement With



01622 608400

Property Contact
Chris Milne/Jon Rimmer

91

FLAT WITH BALCONY AND UNDERGROUND PARKING

**Guide: £170-180,000
* Plus Fees**

**Flat 11, Monarch House, Royal Parade,
Eastbourne, East Sussex, BN22 7LU**

■ This ground floor two-bedroom purpose-built flat is situated within a gated development on Eastbourne's seafront. The property has an allocated parking space underground with gated access and is a short distance from Eastbourne Sovereign Harbour with its local shopping facilities and amenities with more comprehensive facilities available nearby. There are excellent road links to Brighton and London via the nearby A27.



■ Ground Floor

Hallway, kitchen, living room, two bedrooms bathroom, separate W.C. and balcony.

■ Outside

Allocated parking space in gated area.

■ Council Tax Band D

■ Tenure

Remainder of a 125-year lease from 29th April 1988.

■ Leasehold with Vacant Possession with Share of Freehold



Joint Auctioneers



Station Road, Polegate

01323 481922

Viewing By Arrangement With



01273 504232

Property Contact
Jade Flood/Richard Payne

92

Guide: £1-1,100
* Plus Fees

FREEHOLD ACCESS ROAD

*Access Road, Little Sunnyside,
Crowborough, East Sussex, TN6 2LD*

■ An access road located off Blackness Road between the properties known as Sunnyside and Hills Wood.



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■ Site Measurements

Approximately 0.55 hectares
(0.14 acres).

■ Directions

The site can be located via
the What3Words app using
ref: ///debit.pointed.including

■ Viewing

On site.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne

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93

Guide: £70-80,000
* Plus Fees

LEASEHOLD FLAT WITH PARKING SPACE

*Flat 23, 23 Victoria Place,
Stoke, Plymouth, Devon, PL2 1BY*

On the instructions of the Receivers

Currently let at £9,000 per annum

■ A two-bedroom flat situated on the third floor of this purpose built block and subject to an Assured Shorthold Tenancy Agreement. Located within the city of Plymouth with its range of shopping and leisure amenities, we understand the flat has double glazed windows and a gas heating system via radiators.



General View of Development

■ Ground Floor

Communal access to building.

■ Third Floor

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

■ Outside

Allocated parking space.

■ Tenancy

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

■ Council Tax Band B

■ Tenure

To be sold on a new 125-year
lease from 1st June 2015. A
copy of the draft lease will be

available to download from
the Clive Emson website.

■ Auctioneer's Note

At the time of publication
the Auctioneers have
been unable to internally
inspect the Lot. Interested
applicants should therefore
conduct their own
investigations to verify the
information provided.

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

01392 366555

Property Contact
Dave Henwood

94

Guide: £120-130,000
* Plus Fees

THREE-BEDROOM END-TERRACE HOUSE FOR IMPROVEMENT

2 Bell Street, Ludgershall, Andover, Hampshire, SP11 9NU

■ Located close to the Hampshire/Wiltshire border in the small town of Ludgershall this property requires a programme of upgrading and refurbishment works.

The house is located on Bell Street, an unadopted road off the main Andover Road that runs through the town.

Once refurbished the property would be ideal for resale into the local market or retention for its income-producing potential.



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks



Joint Auctioneers

CASLES
estate agents

1 Andover Road, Ludgershall
01264 792793

■ Ground Floor

Living room, dining room, kitchen and bathroom.

■ First Floor

Three bedrooms. Bedrooms two and three are interconnecting.

■ Council Tax Band B

■ Freehold with
Vacant Possession

Proof of Identity

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

In all cases buyers must present the following documents:-

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

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

95

**Guide: £280,000 Plus
* Plus Fees**

PAIR OF THREE/FOUR-BEDROOM SEMI-DETACHED HOUSES FOR COMPLETION

*Former Rides House, Warden Road,
Eastchurch, Sheerness, Kent, ME12 4HA*

■ A pair of unfinished semi-detached houses located in a rural location with uninterrupted countryside views from the first floors. The approved plans show one property having four bedrooms and the other having three bedrooms with the main bedroom having an en-suite shower room with W.C.

■ Proposed Accommodation

■ Left Side

■ Ground Floor

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

■ First Floor

Landing, four bedrooms and bathroom with W.C.

■ Outside

Gardens to front and rear.

■ Right Side

■ Ground Floor

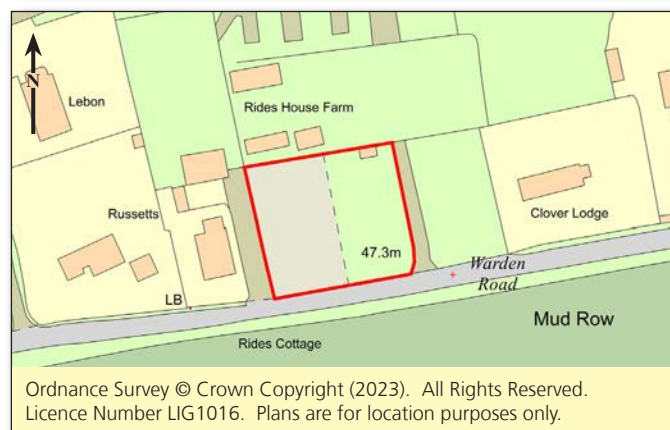
Entrance porch, living/dining room, kitchen and shower room with W.C.

■ First Floor

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

■ Outside

Gardens to front and rear.



■ Planning

Planning Permission has been granted by appeal by Swale Borough Council, under reference APP/V2255/W/20/3262303, dated 17th May 2021 with the original planning reference being 20/503620/FUL dated 7th August 2020, for the erection of two no. semi-detached dwellings with associated access and parking, subject to conditions.

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

■ Auctioneer's Note

Evidence to support the current build will be available as part of the legal pack which can be downloaded from the Clive Emson website.

■ Freehold with Vacant Possession

Joint Auctioneers



37-39 Broadway, Sheerness
01795 662604

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

Withdrawals & Sales Prior

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

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

96

WATER-DAMAGED BUNGALOW FOR REFURBISHMENT

**Guide: £165,000 Plus
* Plus Fees**

10 Quantock Grove, Williton, Taunton, Somerset, TA4 4PD

■ Sitting on an elevated plot with an excellent outlook is this spacious three-bedroom detached bungalow with potential. The internal condition of the property has damage due to water ingress, and is suffering from mould and spore damage which will require a complete programme of repair and refurbishment. The property is located in Williton, a large village in Somerset at the junction of the A39, A358 and B3191 roads, on the coast two miles south of Watchet between Minehead, Bridgwater and Taunton and on the West Somerset Railway line.

The property benefits from a detached garage with ample driveway parking to the front, which may be of interest for development, subject to all necessary consent being obtainable.

■ Local Planning Authority

Somerset Council. Tel: 0300 123 2224.

Website: somerset.gov.uk.



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■ Accommodation

Hallway, living room/
dining room, kitchen,
three bedrooms and family
bathroom.

■ Outside

Gardens to the front with
large rear garden for
formalisation. To the front
of the property is a detached
garage with further garden
area, behind which is also off-
road parking.

■ Council Tax Band D

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

Viewings

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

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

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

97

Guide: £180-185,000
* Plus Fees

FREEHOLD INVESTMENT WITH SIXTEEN GARAGES AND GROUND RENT INVESTMENT

1-30 Bridge Court, Bridge Road, Grays, Essex, RM17 6BW

Currently let at £13,449 per annum

■ A large purpose-built modern block of 30 flats and 16 garages situated to the south of Grays town centre and within three/four miles of Lakeside shopping centre and the M25/A13 Dartford river crossing.

Each flat has been sold on a long leasehold, the details of which are contained in the table below. 15 of the flats are sold on the original leases for 99 years, from 24th June 1987, at a ground rental of £100 per annum.

In addition, there are 16 garages which are each separately let with a total current rental income of £10,848 per annum (garage 13 is currently vacant).

■ 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. We are advised that there is a Right to Manage Company in place.

Flat Number/s	Ground Rent Per Annum (Per Flat)	Lease Term/ End Date (Per Flat)	Commencement Date
2, 4, 8, 9, 10, 11, 13, 15, 17, 18, 19, 22, 23, 25 & 27	£100	99 years	24th June 1987
21	£100	99 years	29th December 2011
26	£100	99 years	17th January 2012
5	£100	99 years	22nd February 2012
30	£100	Expires 23/06/2116	20th April 2018
20	£100	125 years	17th October 2013
1 & 29	£100	129 years	24th June 1987
28	£100	130 years	24th June 1987
3, 7 & 16	£100	189 years	24th June 1987
12	£1	189 years	24th June 1987
6, 14 & 24	Peppercorn	189 years	24th June 1987



Joint Auctioneers



Sittingbourne Rd, Maidstone
01622 776226

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey

98

Guide: £200-210,000
* Plus Fees

LAND EXTENDING TO TWO-THIRDS OF AN ACRE WITH PLANNING FOR REPLACEMENT STORAGE BUILDING

Nashenden Barn, Nashenden Farm Lane, Rochester, Kent, ME1 3TQ

■ A parcel of land extending to 0.28 hectares (0.65 acres), (excluding the roadway), situated in a small residential area known as 'Nashenden'. The land mainly comprises converted former farm buildings and is located within three miles of the centre of historic Rochester.

■ Planning

Planning Permission has been granted by Medway Council under reference MC/23/0510, dated 3rd August 2023, for the construction of a replacement storage building and associated works, subject to conditions.

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

■ Auctioneer's Note

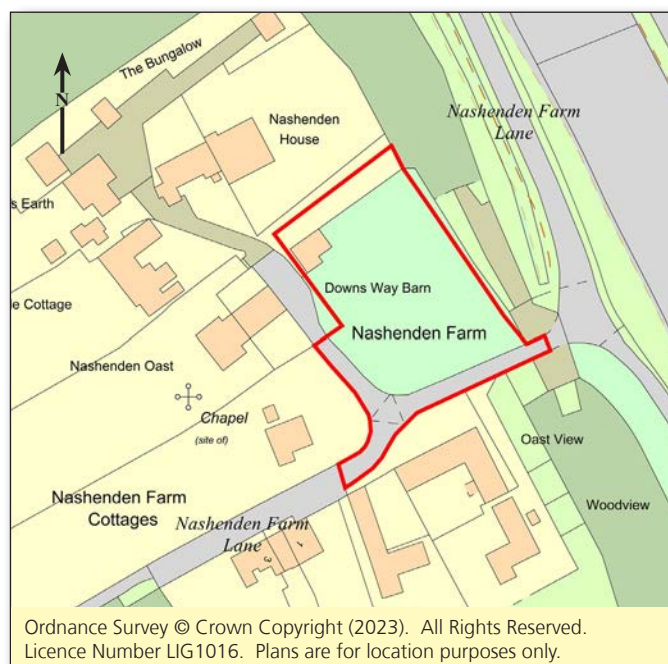
There is an existing dilapidated barn on site which will need to be demolished as part of the Planning Permission.



Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



■ Proposed Barn

Measuring approximately 96 sq.m. (1033 sq.ft.).

■ Site Measurements

The site extends to 0.28 hectares (0.65 acres) but excluding the roadway.

■ Services

We understand that electricity and water are available.

■ Viewing

On site during daylight hours. The site is overgrown and the barn derelict, therefore, interested parties are advised to inspect the land from outside the site boundaries.

■ Freehold with Vacant Possession

99

**Guide: £475,000 Plus
* Plus Fees**

LARGE COMMERCIAL PROPERTY IN TOWN CENTRE WITH POTENTIAL

153-155 High Street, Chatham, Kent, ME4 4BA

■ An attractive mid-terrace property located in Chatham's main high street, close to both local and nationwide retailers as well as the mainline railway station. The building is a good size with accommodation over three floors and separate access from the rear.

The building has lapsed Planning Permission for conversion of the upper parts into six self-contained flats, along with a new-build block to the rear which would provide a further three flats and communal gym. The proposed plans would also retain a ground floor retail unit along with a further office space to the rear.

■ Ground Floor

Open-plan retail area and store room to rear with stairs to first floor.

■ First Floor

Open-plan room to rear with two smaller offices/stores, former W.C.s and two rooms to the front.

■ Second Floor

Two rooms to front.



■ Auctioneer's Note

Access to the second floor is provided by a ladder only and at the time of publication the Auctioneer has been unable to inspect this area.



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■ Planning

The lapsed Planning Consent was granted by Medway Council under Ref: MC/19/2136, dated 21st November 2019, for conversion and extension to existing building to provide nine flats, subject to conditions.

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

■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

100

Guide: £600-650,000
* Plus Fees

FREEHOLD HOUSE IN MULTIPLE OCCUPATION PLUS VACANT BASEMENT FLAT

31 Marlborough Place, Brighton, BN1 1UA

Currently let at £49,680 per annum
Estimated rental £64,000 per annum

■ This attractive bow fronted five storey property is arranged as a licenced HMO on the upper floor floors plus a refurbished vacant lower ground floor patio flat. The HMO has six letting rooms plus kitchen and shower room facilities and produces £49,680 per annum. The property has a gas heating system via radiators, contemporary fixtures and fittings and a small enclosed patio area. The lower ground floor flat offers good sized one bedroom accommodation having been recently refurbished and provides an ideal opportunity for an owner occupier or investor.

The HMO is situated in a central and convenient location in the heart of the city centre close to bars, shops and restaurants with the seafront and mainline railway station all easily accessible.



Main Kitchen

■ Ground Floor

Entrance hall, stairs to first floor, living room, kitchen with utility area and glazed door to enclosed rear patio.

■ Room 1

Double bedroom.

■ Lower Ground Floor Flat - Vacant

Main street entrance, stairs to entrance hall, kitchen, living room, double bedroom, bathroom with W.C. and glazed door to rear patio.

■ Council Tax Band A

■ First Floor

Half landing, W.C., inner lobby, two shower rooms with W.Cs.

■ Room 2

Double bedroom.

■ Second Floor

Landing and stairs to third floor.

■ Room 3

Double bedroom.

■ Room 4

Double bedroom.

■ Third Floor

Landing.

■ Room 5

Double bedroom.

■ Room 6

Double bedroom with access to small balcony with views over the city and sea front.

■ Upper Floors

Council Tax Band D

■ Outside

Small west facing patio with separate access.



Living Room - Lower Ground Floor Flat



Bedroom - Second Floor

■ Tenancy

The HMO is let on an Assured Shorthold Agreement for 11 months commencing 21st September 2023 at a current rental of £4,140 per calendar month.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

101

**Guide: £520,000 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 101 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

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



Ground Floor



First Floor

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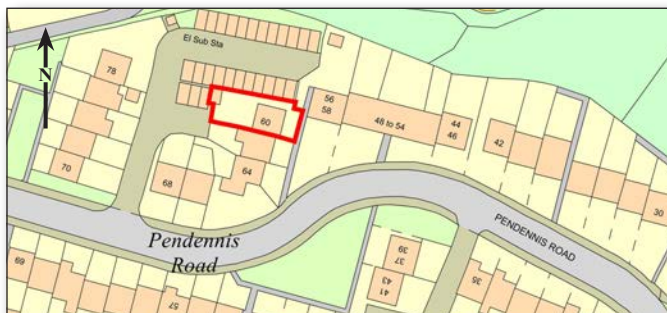
102

Guide: £155,000 Plus
* Plus Fees

END-TERRACE HOUSE FOR UPDATING WITH GARDENS PARKING AND GARAGE

60 Pendennis Road, Penzance, Cornwall, TR18 2BA

■ Situated in a popular residential location is this end-terrace two double-bedroom house requiring refreshment throughout and boasting gardens to the front and rear, along with parking and a garage. The property would make a lovely home or great addition to a rental portfolio post works.



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■ Ground Floor

Entrance hall with storage, living room, kitchen and dining room.

■ First Floor

Two double bedrooms and wet room.

■ Outside

Enclosed garden to front, laid to lawn with side access to the rear providing patio area, small lawned area, shed, polytunnel, greenhouse, store housing boiler. Off-road

parking, along with access to a garage located en-bloc.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens/Dave Henwood

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.

103

Guide: £33,000 Plus
* Plus Fees

SIX VACANT FREEHOLD GARAGES

**Garages Block 2C, Pilgrims Way,
Andover, Hampshire, SP10 5HY**

■ A block of six brick-built garages with up-and-over doors, located to the front of 29 and 30 Pilgrims Way. The garages are likely to be of interest for private use or investment to generate an income from local residents.



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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.

■ 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

104

Guide: £175-185,000
* Plus Fees

FREEHOLD MIXED-USE INVESTMENT

**18 Grange Road,
Ramsgate, Kent, CT11 9LR**

*Currently let at £6,600 per annum
Plus vacant maisonette*

■ A four-storey mixed-use premises situated 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. The shop is currently let and the maisonette is vacant.



■ 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

Separate entrance to rear.

■ First Floor

Landing, bedroom, bathroom and separate W.C.

■ Second Floor

Landing, living room and kitchen.

■ Third Floor

Bedroom and adjoining room.

■ Council Tax Band A

■ Outside

Shared courtyard to rear.

■ Freehold with Part Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

105

Guide: £75-80,000
* Plus Fees

FREEHOLD COMMERCIAL INVESTMENT

202 Seaside, Eastbourne,
East Sussex, BN22 7QR

Currently let at £8,000 per annum

■ This three storey property is arranged as a lock-up shop and two, one-bedroom flats sold on long leases. The building occupies a prominent corner position at the junction of Springfield Road and Seaside and is trading as Eastbourne Technical Repairs.

This is a busy secondary trading location with the area represented by multiples including Sainsburys Local and a variety of independent traders. There are excellent road links to the seafront, town centre and all surrounding areas via the nearby A259.



■ Ground Floor

Lock-up shop.

■ Tenancy

Let on a six-year fully repairing and insuring lease, from 11th January 2019, at a passing rent of £8,000 per annum.

■ First Floor

■ Flat 1

■ Tenure

Remainder of a 99-year lease

from 24th June 1986 at a current ground rental of £75 per annum.

■ Second Floor

■ Flat 2

■ Tenure

Remainder of a 189-year lease from 24th June 1986 at a peppercorn ground rental.

Joint Auctioneers

hunt commercial

55 South Street, Eastbourne
01323 700100

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

106

Guide: £170-180,000
* Plus Fees

MID-TERRACE HOUSE FOR IMPROVEMENT

110 Hamilton Road,
Deal, Kent, CT14 9BP

■ A mid-terrace property which is in need of improvement but does have double-glazed windows and gas heating via radiators. The property was most recently let and is situated equidistant between Walmer and Deal's mainline railway station.



■ Ground Floor

Living room/kitchen.

■ Lower Ground Floor

Dining room/third bedroom and W.C.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Parking to front and long garden to rear.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer/Kevin Gilbert

107

**Guide: £160,000 Plus
* Plus Fees**

TWO-BEDROOM TERRACE HOUSE

31 New Park Street, Colchester, Essex, CO1 2NA

■ This vacant terrace house, situated within close proximity to Colchester city centre, shopping, recreational facilities, bars, restaurants and railway stations in both city centre and Hythe connecting to London (Liverpool Street).

The property has two reception rooms, double glazed windows, gas heating system via radiators and rear yard.



■ Ground Floor

Entrance door to living room, dining room, kitchen and shower room/W.C.

■ First Floor

Landing with boiler cupboard and two bedrooms.



■ Outside

There is a yard to the rear of the property with garden shed and side gate leading to side bin access way.

■ Council Tax Band B



■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

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23-BEDROOM HMO WITH GOOD RENTAL INCOME

Mill House, Salters Lane, Faversham, Kent, ME13 8ND

Currently let at £155,000 per annum

■ A detached former care home which has been converted into a 23-bedroom House of Multiple Occupation and is now fully let.

The building is located on the outskirts of Faversham town centre with good access to Faversham's mainline railway station, along with the M2.

The property has two communal kitchens, two communal areas, a laundry room and several communal shower/bathrooms along with W.Cs. Half of the bedrooms have their own en-suite W.Cs. with the other rooms sharing facilities.

Mill House sits on a good size plot adjacent to Faversham Town Football Club with off road parking and gardens to rear.

There is an unused outbuilding to the rear of the site which may offer potential, subject to all necessary consents being obtainable.



■ Tenancies

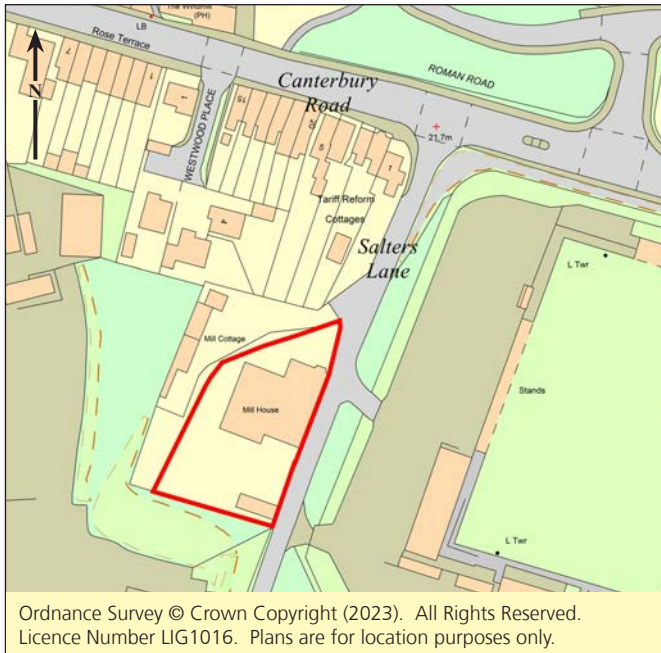
Each room is let under the terms of an Assured Shorthold Tenancy Agreement. The current rental figures are as shown in the Table below and a Tenancy Schedule will be included in the legal pack which will be available to download from the Clive Emson website.



Room Number	Current Rental Per Calendar Month
Room 1	£500
Room 2	£650
Room 3	£593.36
Room 4	£500
Room 5	£500
Room 6	£600
Room 7	£600
Room 8	£500
Room 9	£500
Room 10	£600
Room 11	£600
Room 12	£500

Room Number	Current Rental Per Calendar Month
Room 13	£594
Room 14	£500
Room 15	£500
Room 16	£600
Room 17	£593.36
Room 18	£425.00
Room 19	£600.00
Room 20	£600.00
Room 21	£650.00
Room 22	£593.36
Room 23	£593.36
Total Rental £12,892.44 pcm	

LOT 108 CONTINUED



■ Local Planning Authority

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

■ Viewing

External only.

■ Council Tax Band H

Viewing By Arrangement With

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

109

Guide: £180,000 Plus
* Plus Fees

THREE/FOUR BEDROOM TOWN CENTRE HOUSE FOR IMPROVEMENT

2 Kent Road, Ventnor, Isle Of Wight, PO38 1NH

■ Kent Road is situated a short walk/drive from the popular Victorian town centre of Ventnor with all of its shopping and other amenities with the esplanade and popular beach a short distance further on.

Accommodation is arranged over three floors offering flexible options and is considered very worthy of the significant upgrading and refurbishment required.



■ Ground Floor

Entrance hall, living room and dining room/bedroom.

■ Lower Ground Floor

Dining room/bedroom four and kitchen/breakfast room.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Outside

Small gardens to the front and rear.

■ Tenure

Remainder of a 2000-year lease from 6th April 1920 at a current ground rental of £6 per annum.

■ Council Tax Band C



■ Leasehold with Vacant Possession

Joint Auctioneers

Hose Rhodes Dickson

High Street,
Ventnor

**01983
855525**

Viewing By Arrangement With

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

110

Guide: £120-130,000
* Plus Fees

VACANT STUDIO FLAT FOR INVESTMENT

53C London Road, Sawbridgeworth, Hertfordshire, CM21 9JH

■ A well presented characterful studio with raised mezzanine level, situated in Sawbridgeworth town centre and a short distance from local shops, restaurants, cafés, pubs and other amenities.

Transportation links include Sawbridgeworth main line railway station to London (Liverpool Street) and Cambridge. There are further amenities of shopping and leisure facilities available in the surrounding towns of Bishops Stortford and Harlow.

The flat occupies a top floor position and features a vaulted ceiling, exposed brickwork, timbers and gas heating system via radiators.

Estimated rental value £9,300 per annum



■ Ground Floor

Communal entrance way with stairs to first floor.

■ First Floor

Private entrance door opening to reception hallway and stairs to second floor.

■ Second Floor

Landing, kitchen/dining room, bathroom with W.C., living/bedroom, stairs to mezzanine level with restricted head room.

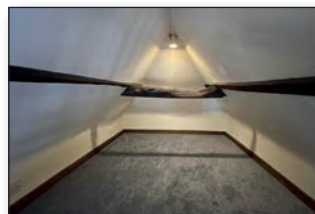
■ Tenure

Remainder of a 999-year lease from 1st January 1998 at a current ground rental of £150 per annum.

■ Council Tax Band A

■ Auctioneers Note

The Joint Auctioneers feel that an estimated rental value would be in the region of £750 - £800 per calendar month.



■ Leasehold with Vacant Possession

Joint Auctioneers



Church Street, Sawbridgeworth
01279 600901

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman



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111

**Guide: £325,000 Plus
* Plus Fees**

MID-TERRACE HOUSE FOR REFURBISHMENT

29 Grainger Walk, Tonbridge, Kent, TN10 4DL

■ A mid-terrace house located in the Higham Wood area of Tonbridge, within easy reach of various schools, supermarkets and amenities, as well as various transport links such as the A26 and Tonbridge mainline railway station. The property is vacant and is in need of refurbishment throughout, however, once enhanced it would be an ideal family home or investment.

■ Ground Floor

Entrance hall, kitchen, living room and conservatory.

■ First Floor

Shower room with W.C. and three bedrooms.

■ Outside

Front and rear gardens and garage en-bloc.

■ Council Tax Band D

■ Directions

The house can be located using the What3Words app: [///broom.stale.beans](#)



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

On the instructions of the Executors



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112

Guide: £1.1-1.2 Million
* Plus Fees

FIFTEEN LETTING UNITS FOR INVESTMENT

194 Parrock Street, Gravesend, Kent, DA12 1EW

Currently let at £144,000 per annum

■ A substantial freehold detached property located a short walk from the centre of Gravesend with its various local and national retailers, schools, mainline railway station and further amenities. Close by the transport links include Gravesend railway station, the M20, M25 and A2 and Ebbsfleet International.

The property is currently 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 of the property which may offer potential for alternative uses, subject to all necessary consents being obtainable.

■ Lower Ground Floor

Entrance hall and communal kitchen.

■ Unit 1

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

■ Unit 2

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

■ Unit 3

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

■ Ground Floor

■ Unit 4

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

■ Unit 5

Bedroom with kitchen and shower room with W.C.

■ Unit 6

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

■ Unit 7

Bedroom with kitchen and shower room with W.C.

■ First Floor

■ Unit 8

Bedroom with kitchenette and shower room with W.C.



■ Unit 9

Bedroom with kitchenette and shower room with W.C.

■ Unit 10

Bedroom with kitchenette and shower room with W.C.

■ Unit 11

Bedroom with kitchenette and shower room with W.C.

■ Unit 12

Bedroom with kitchenette and shower room with W.C.

■ Unit 13

Bedroom with kitchen and shower room with W.C.

■ Second Floor

■ Unit 14

Bedroom with kitchen and shower room with W.C.

■ Unit 15

Bedroom with kitchen and shower room with W.C.

■ Outside

Rear detached workshop/garage.



■ Tenancies

Each flat is let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £800 per calendar month.

■ Local Planning Authority

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

■ Auctioneer's Note 1

At the time of publication, the Auctioneers have been unable to internally inspect the entirety of the property and the accommodation details have been provided by the Seller.

LOT 112 CONTINUED



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■ Auctioneer's Note 2

We have been informed by the Seller all units have separate meters for electricity and water.

■ Auctioneer's Note 3

Additional revenue is generated by the car parking spaces to the rear which are let. No formal agreements are in place. Three spaces let at £125 per calendar month with other spaces each being let at £30 per calendar month.

■ Council Tax Band H

Joint Auctioneers



Parrock Street, Gravesend
01474 369368

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

113

Guide: £25-27,500
* Plus Fees

SMALL LOCK-UP SHOP IN CENTRAL LOCATION

2 Blatchington Road, Seaford, BN25 2AA

■ This single storey end-terrace commercial unit offers great potential for a variety of uses, subject to all necessary consents being obtainable. The property occupies a prominent corner location at the junction of Blatchington Road and Clinton Lane, close to the town centre with its comprehensive shopping facilities and amenities. This lockup unit has electricity and offers flexible accommodation in good decorative order.

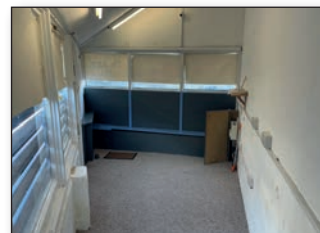
Seaford is a coastal town between Brighton and Eastbourne, with excellent road links to all surrounding areas via the nearby A26 and A27.

■ Ground Floor

Single storey lock-up shop with fitted carpets, plug sockets and shelving.



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■ Site Measurements

0.01 hectares (0.02 acres).

■ **Freehold
with Vacant
Possession**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

114

**Guide: £1 Million Plus
* Plus Fees**

LAND WITH PLANNING FOR THIRTY FLATS, TWO BUNGALOWS AND COMMERCIAL SPACE

The Railway Yard, Station Road, Faversham, Kent, ME13 8GE

■ A freehold parcel of land situated adjacent Faversham recreation ground, the railway line and Faversham's mainline railway station. Planning Consent has been granted for 30 flats, two bungalows and a commercial unit. There is good access to the A2 and M2 with links to Canterbury, Thanet towns and towards London. The site, which is mainly hardstanding, measures approx. 0.76 hectares (1.88 acres) and has previously been used as a railway depot, but is now vacant. The approved plans comprise a mixture of one and two-bedroom apartments and one-bedroom bungalows with no allocation for affordable housing. The detached commercial unit to the west of the site will measure approximately 2,650 sq.ft. (246 sq.m.).



CGI Image of the Proposed Block of One & Two-Bedroom Flats (Flats 5-34)



Elevation of the Proposed Bungalows (Units 3 & 4)

■ Proposed Accommodation

■ Bungalows

■ Units 3 & 4

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

■ Outside

Bike store, five parking spaces and gardens to rear.



Elevation of the Proposed One & Two-Bedroom Flats (Flats 5-34)



Elevation of the Proposed Commercial Unit

■ Commercial Unit

Open plan commercial space with ladies and gents W.C.s and disabled W.C.

■ Flats 6, 7, 11, 12, 16, 17, 21, 22, 26, 27, 31 & 32

Each to comprise: Entrance hall, living/dining room, kitchen, bedroom and bathroom with W.C.

■ Flats 5, 8, 9, 10, 13, 14, 15, 18, 19, 20, 23, 24, 25, 28, 29, 30, 33 & 34

Each to comprise: Entrance hall, living/dining room, kitchen, bedroom, main bedroom with en-suite bathroom with W.C. and family bathroom with W.C.

■ Outside

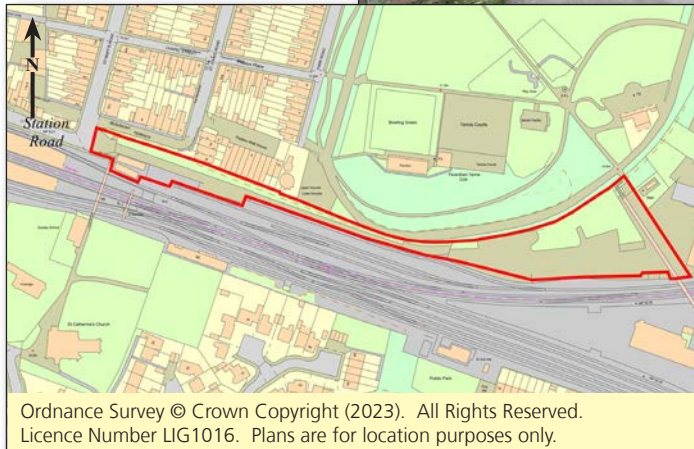
Bike and bin stores. 28 parking spaces.

LOT 114 CONTINUED

■ Planning

Planning Permission has been granted by Swale Borough Council under ref: 21/502545/FULL, dated 2nd February 2023, all residential and commercial development comprising 32 residential units and 246 sq.m. of commercial space (Class E use), with associated parking and amenity areas, subject to conditions.

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



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Licence Number LIG1016. Plans are for location purposes only.

■ Site Measurements

The entire site extends to approximately 0.76 hectares (1.88 acres)

■ 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
Jon Rimmer

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115

Guide: £90-100,000
* Plus Fees

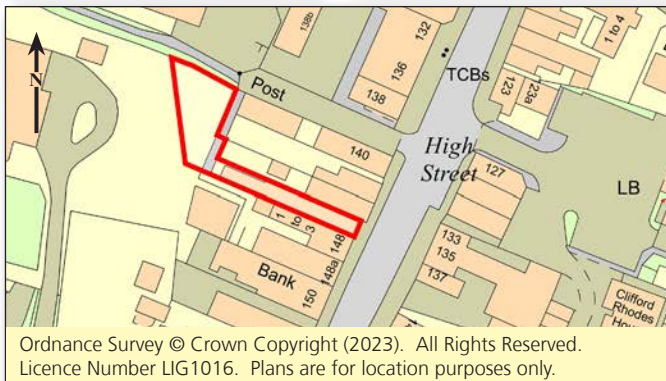
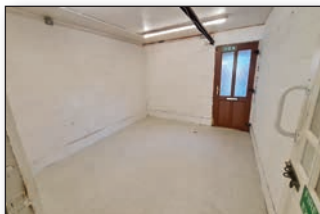
FREEHOLD COMMERCIAL PROPERTY IN HIGH STREET LOCATION

146 High Street, Selsey, Chichester, West Sussex, PO20 0QE

■ This mid-terrace property occupies a prime High Street location in the popular holiday resort of Selsey close to other businesses, it most recently traded as The Village Bakery. This single storey property has additional storage at the rear and benefits from rear access via a shared pathway.

The property also has the added benefit of a parcel of land situated at the rear of the property approximately 0.02 hectares (0.048 acres) in size. The land fronts onto the lane to the side and is overgrown with some mature trees, partially fenced with a flint wall to the footpaths.

The property offers a variety of uses and may be considered for redevelopment, subject to all necessary consents being obtainable.



■ Ground Floor

Main customer serving area, kitchen area and storage room.

■ Outside

Staff W.C. with additional outside storage facilities, land to rear.

■ Freehold with Vacant Possession

■ Auctioneer's Note

Due to the overgrown nature of the land at the rear of the property, we have been unable to gain access.

■ Local Authority

Chichester District Council.
Tel: 01243 785166.
Website: chichester.gov.uk.

Joint Auctioneers



39 St. Pauls Rd,
Chichester

01243

789894

Viewing By Arrangement With

Clive Emerson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Mike 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.

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.

116

Guide: £650-660,000
* Plus Fees

TOWN CENTRE BLOCK OF FLATS FOR INVESTMENT

11 Mount Sion, Tunbridge Wells, Kent, TN1 1TZ

Currently let at £39,180 per annum

■ An outstanding opportunity comprising a five-storey period building situated in the Old Village area, a short distance from the High Street and mainline railway station and close to The Pantiles. The property has been divided to provide five self-contained flats, each let on an Assured Shorthold Tenancy.

■ Lower Ground Floor ■ Flat 11A

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

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £715 per calendar month.

■ Upper Ground Floor ■ Flat 1

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

■ Tenancy

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

■ First Floor ■ Flat 2

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

■ Tenancy

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

■ Second Floor ■ Flat 3

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

■ Tenancy

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

■ Third Floor ■ Flat 4

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



■ Tenancy

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

■ Outside

Hardstanding area for car parking to front.

■ Council Tax Bands

Each flat is Council Tax Band A.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

117

**Guide: £600,000 Plus
* Plus Fees**

PUBLIC HOUSE WITH MANAGER'S FLAT, FIVE GUEST ROOMS, COMMERCIAL UNIT, GARDENS AND PARKING

*The Seaview Hotel, 94-96 Station Road,
Birchington, Kent, CT7 9RA*

Currently let at £50,000 per annum

■ A substantial building situated on a good sized corner plot located in the heart of Birchington. The mixed use investment lies on the corner of Prospect Road and Station Road (the main shopping street) and close to Birchington railway station and the seafront beyond.

The whole building is let on a seven-year fully repairing lease with the five letting rooms and rear commercial unit being sublet by the manager of the pub.

■ Commercial ■ Ground Floor

U-shaped bar area with central servery, kitchen and W.C.s. Separate function area and cellar with two store rooms.



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■ Residential ■ Ground Floor

Communal entrance.

■ First Floor

Kitchen, shower room with separate W.C., office and five letting rooms.

■ Second Floor

Manager's flat with three-bedroom accommodation.

■ Commercial Unit (Rear)

Office/workshop.

■ Outside

Beer garden to rear and off-street parking for four cars.

■ Tenancy

Let under the terms of a seven-year commercial lease from 15th August 2022 at a

current rental of £50,000 per annum.

■ Viewing

External only.

■ Auctioneer's Note

At the time of publication, the Auctioneer has been unable to internally inspect the property. Interested applicants are advised to rely on their own investigations.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

118

Guide: £120-125,000
* Plus Fees

LONG LEASEHOLD COMMERCIAL INVESTMENT

**36 Meads Street, Eastbourne,
East Sussex, BN20 7RG**

Currently let at £12,500 per annum

■ This three storey period property occupies a prominent corner location in the heart of the sought-after Meads district of Eastbourne at the junction of Matlock Road and Meads Street. It is trading as a wine merchants and is held on a 10-year lease at a passing rent of £12,500 per annum.

The investment is located in a good trading location in this secondary commercial thoroughfare with the area represented by multiples including Co-op, Tesco Express and a variety of independent local traders. There are excellent road links to the seafront, town centre and all surrounding areas via the nearby A27.



■ Ground Floor

Retail unit.

■ Basement

Store.

■ Tenancy

Let on a 10-year fully repairing and insuring lease from September 2022 at a

passing rent of £12,500 per annum with a rent review and tenants break at the 5th year anniversary.

■ Tenure

Remainder of a 999-year lease from 16th October 2014 at a peppercorn ground rent.

Joint Auctioneers

hunt commercial

55 South Street, Eastbourne
01323 700100

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

119

Guide: £60,000 Plus
* Plus Fees

ELEVEN VACANT FREEHOLD GARAGES AND LAND

**Garages Block 2G, Pilgrims Way,
Andover, Hampshire, SP10 5HY**

■ A block of 11 vacant brick-built garages with up-and-over doors, together with the central courtyard, located to the front of 98-101 Pilgrims Way. The block has an area of land to the front 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

0.04 hectares (0.1 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

120

Guide: £150-155,000
* Plus Fees

HOUSE FOR INVESTMENT

6 Stopford Road, Gillingham, Kent, ME7 4NG

Currently let at £10,200 per annum

■ A mid-terrace house situated in an established residential area and let on an Assured Shorthold Tenancy for many years.

■ Ground Floor

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

■ First Floor

Three bedrooms.

■ Outside

Forecourt garden and garden at rear.

■ Tenancy

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

■ Council Tax Band B

Joint Auctioneers



Worthington Street, Dover
01304 226666

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Jon Rimmer



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www.property-investor-news.com

121

Guide: £25-30,000
* Plus Fees

APPROXIMATELY THREE ACRES OF WOODLAND

*Land Fern Wood, Poppinghole Lane,
Robertsbridge, East Sussex, TN32 5BL*

■ A freehold parcel of woodland located east of the A21. The site extends to approximately 1.28 hectares (3.17 acres).

■ Viewing

Strictly by arrangement with the Auctioneers. Interested applicants are advised NOT to visit the site unattended.

■ Auctioneer's Note

The area coloured brown on the location plan depicts a right of way.



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■ Directions

The woodland can be located via the What3Words app using ref: ///breaches.scary.pitch

■ Freehold with Vacant Possession

Viewing Strictly By Prior
Appointment With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne

122

Guide: £95,000 Plus
* Plus Fees

VACANT LONG LEASEHOLD SHOP

173 Silverdale Road, Tunbridge Wells, Kent, TN4 9HT

■ A long leasehold shop located in a parade of other retailers close to High Brooms railway station.

■ Ground Floor

Shop, room to rear and W.C.

■ Cellar

Three rooms.

■ Auctioneer's Note 1

There will be an eight-week completion.

■ Auctioneer's Note 2

The Sellers have agreed to surrender the commercial lease with the current tenant. Further information will be included in the legal pack available to download from the Clive Emson website.

■ Tenure

Remainder of a 999-year lease from 7th September 1998.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



123

Guide: £50,000 Plus
* Plus Fees

FREEHOLD WOODLAND

*Land North Side Of Sandling Lane,
Maidstone, Kent, ME14 2NL*

■ This wooded parcel of land, extending to approximately 0.05 hectares (1.25 acres), is located on the outskirts of Maidstone close to Junction 6 of the M20.



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Licence Number LIG1016. Plans are for location purposes only.

■ Viewing

On site during daylight hours.

■ Directions

The woodland can be located via the What3Words app ref: ///scored.pushing.ferrying

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

124

Guide: £120-130,000
* Plus Fees

REFURBISHED COTTAGE WITH GARDEN

*202 Brockhurst Road,
Gosport, Hampshire, PO12 3BD*

■ This end-terrace cottage is situated close to Fort Brockhurst and the main road links to Fareham and the M27. A programme of significant upgrading and refurbishment was carried out approximately four years ago and, as can be seen from the internal photographs, the property remains nicely presented throughout.

The cottage has a deceptively large rear garden and is considered ideal for addition to an income producing portfolio, or for owner occupation.



■ Ground Floor

Living room and kitchen.

■ First Floor

Bedroom and en-suite bathroom with W.C.

■ Outside

Garden to rear.

■ Council Tax Band A

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

125

Guide: £150,000 Plus
* Plus Fees

FOUR STOREY COMMERCIAL PROPERTY IN TOWN CENTRE

45 Queen Street,
Ramsgate, Kent, CT11 9DZ

Previously let at £12,000 per annum

■ A mid-terrace property located in Ramsgate town centre, close to both local and nationwide retailers and a short distance from its popular Royal Marina. The property was most recently let as a gift shop but is now to be offered with vacant possession and considered ideal for continued investment.



■ Ground Floor

Shop floor, room to rear and W.C.

■ Cellar

■ First Floor

Retail area.

■ Second Floor

Living room/kitchen.

■ Third Floor

Bedroom and bathroom/W.C.

■ Outside

Small yard to rear.

■ Freehold with Vacant Possession

Viewing By Arrangement With



1 The Links, Herne Bay
01227 499500

Further Information From



01622 608400

Property Contact
Jon Rimmer

126

Guide: £90,000 Plus
* Plus Fees

ONE-BEDROOM FLAT FOR INVESTMENT

3 The Courtyard, White Hart Mews,
Milton Regis, Sittingbourne, Kent, ME10 2BF

Currently let at £8,400 per annum

■ A one-bedroom first floor flat, with parking space, situated in this converted building which has access to the rear via White Hart Mews. The property has been in the same ownership for many years and is currently let.



■ Flat 3

■ First Floor

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

■ Outside

Parking space to the rear.

■ Council Tax Band A

■ Tenancy

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

■ Tenure

Remainder of a 125-year lease from 11th February 2010.

■ Viewing

External only.

Further Information From



01622 608400

Property Contact
Jon Rimmer

Guide: £35-40,000
* Plus Fees

FREEHOLD GROUND RENTS

*1-11 The Havens, Main Road,
Havenstreet, Ryde, Isle Of Wight, PO33 4AE*

Currently let at £2,500 per annum



Library Photograph

■ An attractive freehold property situated in the heart of the village of Havenstreet and previously in use as a school and, more recently, as a care home, before conversion into eleven self-contained flats, all of which are sold on long leases.

Each flat is sold on a 125-year lease from varying commencement dates in 2018 and 2019, with six at a current ground rental of £250 per annum and five at £200 per annum. All flats have 10-yearly RPI based reviews.

We understand the leases provide for the freeholder to insure, maintain and manage 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 on the residential leaseholders who have not reserved their rights under the legislation.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

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MIXED-USE DEVELOPMENT OPPORTUNITY WITH THREE GARAGES AND SIX PARKING SPACES

20-20A Fore Street, Westbury, Wiltshire, BA13 3AX

■ A spacious end-terrace building situated on the western edge of the town centre in a primarily residential area and close to town centre amenities. This market town is located between Bristol and Salisbury.

This mixed-use property is currently vacant and is arranged as a shop/office, with potential, and a one-bedroom flat on the ground floor with the first floor having a self-contained two-bedroom flat all requiring refurbishment. A driveway leads to the rear of the property with a block of three garages and parking for up to six cars. The property offers potential for further development, subject to all necessary consents being obtainable.

■ Local Planning Authority

Wiltshire Council.
Tel: 0300 456 0114.
Website: wiltshire.gov.uk.

■ Commercial Ground Floor

Large L-shaped office area, further office, kitchen area and W.C.

■ Residential

■ Ground Floor Flat

Living room/kitchen, bedroom and bathroom.

■ Council Tax Band C

■ First Floor Flat

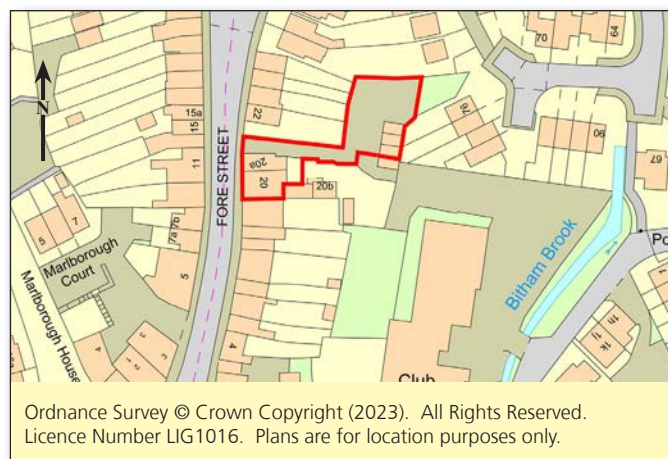
Living room, dining room, kitchen, two bedrooms and bathroom.

■ Council Tax Band C

■ Outside

Three garages in a block and car park with parking spaces. There is also a rear courtyard area.

■ Freehold with Vacant Possession



■ Auctioneer's Note 1

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

■ Auctioneer's Note 2

For information relating to the rateables value of the commercial element and other available data go to www.gov.uk/correct-your-business-rates and enter the postcode into the appropriate search field.

Viewing By Arrangement With

Myddelton & Major

49 High Street, Salisbury
01722 337577

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

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.

129

Guide: £55-65,000
* Plus Fees

BUILDER'S STORE WITH PLANNING

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

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

■ Planning

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



■ Proposed Accommodation ■ Ground Floor

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

■ Outside

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

■ Site Measurements

0.02 hectares (0.06 acres).

■ Directions

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

■ Freehold with Vacant Possession

Joint Auctioneers



01872 247000

MILLER-COMMERCIAL.CO.UK

Princes Street, Truro
01872 247013

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood/Katie Semmens

130

Guide: £25,000 Plus
* Plus Fees

FREEHOLD GROUND RENTS

Queens Court, 41 Queenstown Road, Southampton, SO15 3BN

■ This freehold block comprises seven flats, four of which, (Flats 1, 3, 5 & 6), remain under their original lease terms of 99 years from 24th June 1988. The remainder (Flats 2, 7 & 4) are sold on 189-year leases from the same date. Each flat pays a ground rental of £100 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 £700 per annum



131

**Guide: £175,000 Plus
* Plus Fees**

DETACHED COTTAGE FOR UPDATING

*Rose Cottage, Dray Road, Higher Odcombe,
Yeovil, Somerset, BA22 8UG*

■ This detached cottage requiring updating is located in the sought after village of Higher Odcombe with many local amenities and only three miles from Yeovil. The property is situated in an elevated position having far reaching views from the rear and offers off-road parking and garage with gardens. Buyers may see potential for improvement or extension, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance porch, living/dining room, kitchen/breakfast room, rear lobby, shower room, cloakroom W.C. and rear lobby.

■ First Floor

Landing, two bedrooms, box room and shower room.

■ Outside

To the front is a patio area, outside store, shed and driveway with garage. A side access leads to the rear

garden. There is initially a patio area with two storage sheds and a green house. This leads to another garden area that is further elevated and from which are far reaching views.

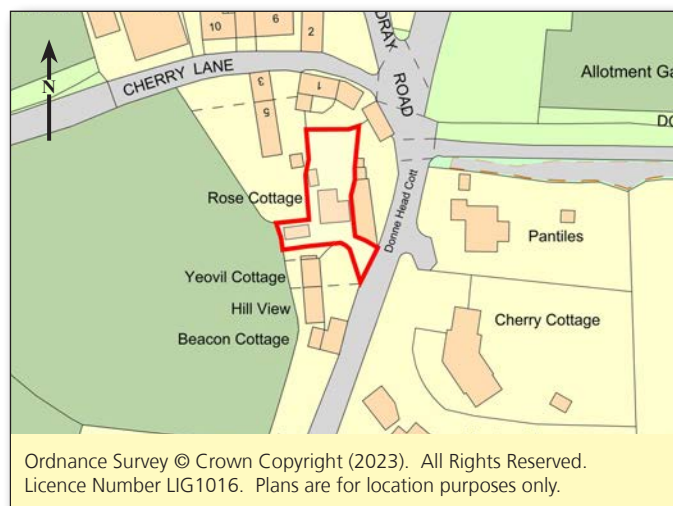
■ Council Tax Band D

■ Local Planning Authority

Somerset Council.

Tel: 0300 123 2224.

Website: somerset.gov.uk.



■ Directions

The property can be located via the What3Words app using ref ///reduce.engages.texts

■ Freehold with Vacant Possession

Viewing By Arrangement With



33-35 Princes
Street, Yeovil
**01935
863395**

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

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.

132

Guide: £160-180,000
* Plus Fees

FREEHOLD VACANT HALL IN VILLAGE LOCATION

*The Wouldham Gospel Mission Hall,
71 High Street, Wouldham, Rochester, Kent, ME1 3XE*

■ A vacant hall situated on a corner plot in the centre of the village of Wouldham. The building was most recently used as a meeting space for Lady Freemasons, is a good size and may offer potential for a variety of schemes, subject to all necessary consents being obtainable.



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■ Accommodation

Entrance hall, two rooms to front, W.C., hall with vaulted ceilings, two further rooms, rear hall, toilets and kitchen.

■ Freehold with Vacant Possession

■ Local Planning Authority

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

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

133

Guide: £80-85,000
* Plus Fees

FIRST FLOOR MAISONETTE FOR REFURBISHMENT

*Flat 2, Old Well Court, Church Road, Tovil,
Maidstone, Kent, ME15 6QX*

■ A one-bedroom maisonette located in a purpose-built block in an established residential area with easy access into Maidstone town centre with its various local and national retailers, schools and transport links. The property requires refurbishment throughout and, once enhanced, will be ideal for investment or owner occupation.

■ Ground Floor

Private entrance.

■ First Floor

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

■ Outside

Parking Space.

■ Council Tax Band A

■ Leasehold with Vacant Possession

■ Tenure

Remainder of a 125-year lease from 29th September 1985.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



134

**Guide: £150,000 Plus
* Plus Fees**

END-TERRACE HOUSE FOR REFURBISHMENT

21 Central Road, Ramsgate, Kent, CT11 7SE

■ This three-storey end-terrace house is well located for Ramsgate's mainline railway station and a short distance from the town centre. Both the upper and lower ground floors of the property are bay fronted, with the lower ground floor having its own separate access.

The property is in need of complete refurbishment and has a good-sized L-shaped garden which wraps around adjoining properties.



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■ Lower Ground Floor

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

■ Ground Floor

Entrance hall, bedroom with bay window and second bedroom.

■ First Floor

Landing and two further bedrooms.

■ Outside

Off-street parking, L-shaped garden to the rear with outbuildings.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

Offers

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

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

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

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

135

Guide: £190-210,000
* Plus Fees

FREEHOLD HIGH STREET BAR WITH FOUR-BEDROOM FLAT ABOVE

Tintos, 24 Pier Street, Ventnor, Isle Of Wight, PO38 1ST

*Currently let at £16,200 per annum
until October 2024*

■ Tintos is a well known town centre bar situated adjacent to the former bus garage and a short walk from the Esplanade and beach. The building also comprises a three/four-bedroom flat on the upper two floors with a beer garden to the rear.

The whole building is, at present, let under the terms of a Law Society lease until early October 2024. It is considered the property could continue as a next investment opportunity. Alternatively, there is undoubted scope and potential to separate the commercial and residential elements for investment and/or owner occupation. A further alternative may be to consider splitting the residential accommodation into two smaller flats, subject to all necessary consents being obtainable.

■ Commercial ■ Ground Floor

Main bar area, ladies' and gents' cloakrooms and small former kitchen/prep room.

■ Residential ■ First Floor

Landing, living room, kitchen and bedroom.

■ Second Floor

Landing, three bedrooms and bathroom with W.C.

■ Outside

Garden to rear.

■ Council Tax Band B

■ Auctioneer's Note

There is a cellar accessible from the communal lobby to the front of the building.

■ Local Planning ■ Authority

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

■ Tenancy

Let under the terms of a Law Society lease for a term of five years ending on 5th October 2024 at a current rental of £16,200 per annum.

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Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks



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136

Guide: £170-180,000
* Plus Fees

DETACHED BUNGALOW IN TOWN CENTRE

193B Lower Church Road, Burgess Hill, West Sussex, RH15 9AA

■ This rectangular-shaped detached bungalow offers well-proportioned accommodation and is in good decorative order throughout. The property has double glazing with contemporary fixtures and fittings and a good sized south-facing garden. It provides an ideal opportunity to let as an investment or for owner occupation and is conveniently located just off London Road, opposite the recreational facilities of St. Johns Park. Comprehensive shopping facilities and amenities including mainline railway station are within easy access, with excellent road links to London and Brighton via the nearby A23.



■ Ground Floor

Entrance hall, bathroom/W.C., kitchen, living room, double glazed doors to garden and two double bedrooms (one with access to garden).

■ Outside

Good sized south-west facing garden with mainly patio area, with small lawned area and outside shed.

■ Council Tax Band A

■ 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

137

Guide: £60,000 Plus
* Plus Fees

LAND WITH PLANNING FOR SINGLE THREE-BEDROOM DWELLING

*Parking Spaces Associated With
15 Madeira Place, Torquay, Devon, TQ2 5RD*

■ An area of land currently used as parking spaces to the rear of Torbay Health Centre, with planning for a single three-bedroom dwelling. The property is located conveniently for the town centre and other amenities.



Aerial View of the Proposed Development



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■ Proposed Accommodation

■ Ground Floor

Entrance lobby, cycle and bin store, cloakroom, utility room and open-plan living/dining/kitchen.

■ First Floor

Landing, three bedrooms and family bathroom.

■ Outside

Courtyard garden area to the rear of the property.

■ Planning

Planning Permission has been granted by Torbay Council under ref: P/2023/0749, dated 12th January 2024, for the erection of two storey, three-bedroom dwelling in place of parking bays at site of former Cottage (15 Madeira

Place) Madeira Place Torquay TQ2 5RD, subject to conditions. A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, torbay.gov.uk. Tel: 01803 207801.

■ 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

Measurements & Location Plans

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

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

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

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**Guide: £250,000 Plus
* Plus Fees**

FREEHOLD TOWN CENTRE MIXED INVESTMENT

120 High Street, Ryde, Isle Of Wight, PO33 2SU

Currently let at £27,850 per annum

■ A three storey freehold building situated in Ryde High Street and arranged as a lock-up retail unit on the ground floor which is trading as a hair and beauty salon and occupied under the terms of a commercial lease. The first and second floors are occupied by four studio flats which are all let under the terms of Assured Shorthold Tenancy Agreements. The property is considered ideal for a addition to an income-producing letting portfolio.

■ Ground Floor

Main trading area with staff cloakroom with W.C.

■ Tenancy

Let under the terms of a five-year commercial lease expiring on 4th October 2026 at a current rental of £6,250 per annum.

■ First Floor

■ Flat 1

Comprising living room/bedroom/kitchen and shower room with W.C.

■ Tenancy

Let under the terms of an initial six-month tenancy expiring on 7th September 2021 at a rental of £450 per calendar month.

■ Flat 2

Comprising living room/bedroom/kitchen and shower room with W.C.

■ Tenancy

Let under the terms of an initial six-month tenancy

expiring on 7th August 2021 at a rental of £450 per calendar month.

■ Second Floor

■ Flat 3

Comprising living room/bedroom/kitchen and shower room with W.C.

■ Tenancy

Let under the terms of an initial six-month tenancy expiring on 4th March 2023 at a rental of £450 per calendar month.

■ Flat 4

Comprising living room/bedroom/kitchen and shower room with W.C.

■ Tenancy

Let under the terms of an initial six-month tenancy expiring on 24th March 2021 at a rental of £450 per calendar month.

■ Each Flat

Council Tax Band A



Joint Auctioneers

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COMMERCIAL

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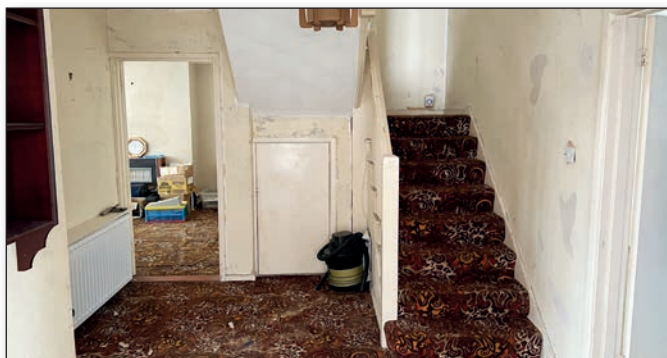
**Guide: £325,000 Plus
* Plus Fees**

DETACHED THREE-BEDROOM CHALET BUNGALOW IN NEED OF IMPROVEMENT

24 Ferndale, Waterlooville, Hampshire, PO7 7PA

■ This three-bedroom bungalow is situated in a quiet residential road in a much sought after area of Waterlooville. Located conveniently close to the main road network it offers excellent access to the A3(M), A27 and M27.

The property requires complete modernisation and is considered worthy of such a scheme, making it ideal for owner-occupation or addition to an existing investment portfolio. Some of the neighbouring properties have been extended and it is believed this property offers similar potential, subject to all necessary consents being obtainable.



■ Ground Floor

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

■ First Floor

Two Bedrooms and W.C.

■ Outside

Enclosed front garden and driveway, with garden to rear with storage sheds. Garage.

■ Local Planning Authority

Havant Borough Council.

Tel: 02392 446019.

Website: havant.gov.uk.

■ Council Tax Band E

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Rob Marchant

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.

140

Guide: £4-5,000
* Plus Fees

HEAD LEASE GROUND RENT INVESTMENT OF 12 RESIDENTIAL FLATS AND ASSOCIATED GARAGES

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

■ A purpose-built block of 12 self-contained flats with garages. Two of the flats' leases have not yet been extended and seven of the flats pay a total ground rental £250 per annum. The remainder do not pay a ground rent.

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

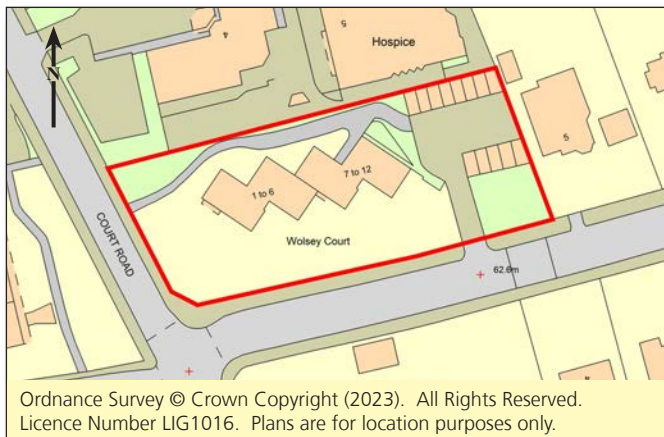
It is considered there may be development potential at the site which would require the co-operation of the Freeholder, subject to all necessary consents being obtainable.

■ Auctioneer's Note

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

The net income for the Head Leaseholder for the year ended 31st March 2023, was £600.

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



Currently let at £250 per annum



■ Tenure

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

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

■ Local Planning Authority

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

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

Our Marketing

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

essential
information group



proplis
.com

Zoopla.co.uk

OnTheMarket.com



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

141

**Guide: £600,000 Plus
* Plus Fees**

HOUSE WITH PLANNING TO ADD TWO ADDITIONAL DWELLINGS

1 Fox Lane, Winchester, Hampshire, SO22 4DX

■ Situated at the end of a one way residential street this semi-detached house, which is in reasonably good order and has recently been re-roofed, has a sizeable plot to the side.

Planning Consent has been granted for the construction of two additional houses. Once completed it is considered all three houses will be suitable for resale into the local market or retention for their income producing potential.

■ Existing Accommodation ■ Ground Floor

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

■ First Floor

Two bedrooms and bathroom.

■ Outside

Gardens to front, rear and side.

■ Proposed Accommodation

Both new dwellings to comprise:-

■ Ground Floor

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

■ First Floor

Two bedrooms and bathroom.



■ Planning

Planning Permission has been granted by Winchester City Council under reference: 23/01527/FUL, dated 26th February 2024 for erection of two, two-bedroom, two storey houses, attached to 1 Fox Lane, following demolition of single storey side wing to 1 Fox Lane, subject to conditions. A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website: winchester.gov.uk. Tel: 01962 840222.



Proposed South West Elevation



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■ Council Tax Band B

■ Freehold with Vacant Possession

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LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

142

Guide: £350-375,000
* Plus Fees

DETACHED COTTAGE SITTING IN OWN GROUNDS IN EXCESS OF ONE ACRE

Dale Brow, Thorpe Road, Weeley, Clacton-on-Sea, Essex, CO16 9JL

On instructions of the Executors

■ This characterful cottage situated in the north Essex Tendring village of Weeley set within its own grounds in excess of an acre and backing onto fields to the rear. The property is positioned on Thorpe Road (B1033) and is well placed for access to facilities in the village including railway station and vehicular access to the A133 and A120. Clacton-on-Sea offers a further range of High Street shopping, retail parks and recreational facilities.

The cottage offers three reception rooms, three bedrooms and is in need of modernisation and upgrading. There may be potential to either re-configure, extend or utilise the garden grounds in another way, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance reception hallway, dining room with fireplace and wood burner, central reception room with fireplace and wood burner, sitting room, rear lobby, kitchen and shower room.

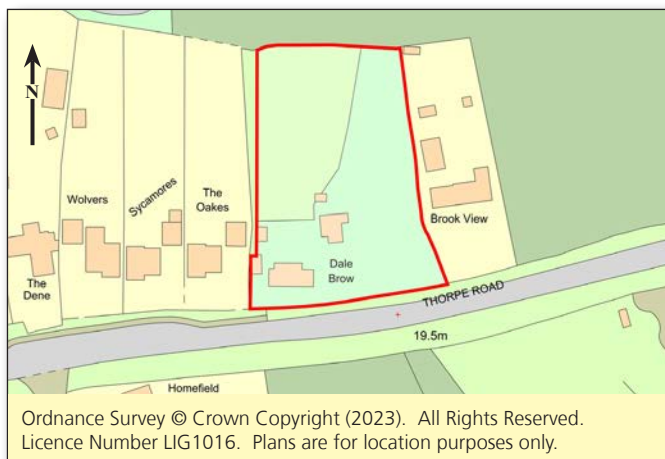
■ First Floor

Landing, three bedrooms with the third being accessed via bedroom two.

■ Outside

The property is set in its own grounds extending to 0.44 hectares (1.07 acres), also driveway for off-street parking leading to a garage, wood store and workshops which are in need of attention.

■ Council Tax Band E



■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

143

**Guide: £380,000 Plus
* Plus Fees**

WATER-DAMAGED DETACHED PROPERTY FOR REFURBISHMENT

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

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

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

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

■ Ground Floor

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



■ First Floor

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

■ Outside

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

■ Council Tax Band G



■ Auctioneer's Note

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

■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With



9 Parrett Close,
Langport

01458

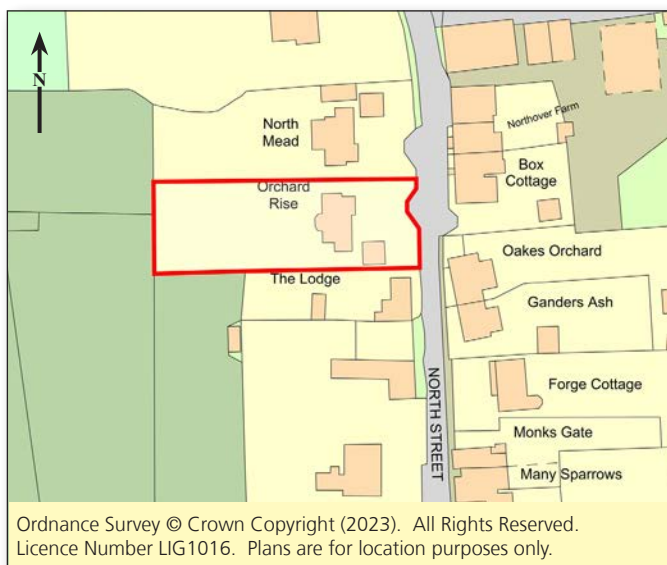
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Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith



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144

Guide: £130,000 Plus
* Plus Fees

FREEHOLD TOWN CENTRE INVESTMENT COMPRISING A SHOP AND THREE FLATS

2 Clarence Buildings, Avenue Road,
Freshwater, Isle Of Wight, PO40 9UU

■ This three storey freehold town centre building situated in the heart of Freshwater has the advantage of a potential vehicular access via Tennyson Road.

The building at present is arranged as a small lock-up shop unit to the front which requires upgrading and refurbishment. To the rear on the ground floor is a small residential flat, while on the first floor there is a larger residential flat which has been sold off under the terms of a long leasehold arrangement. On the second floor there is a vacant two-bedroom flat which is considered ideal for an income producing letting portfolio.

The garden to the rear which opens onto Tennyson Road may offer scope and potential for off-road parking, garaging, or perhaps even a small residential dwelling, subject to all necessary consents being obtainable.

■ Auctioneer's Note

The address of the lot, (as shown above), matches that held on the Land Registry Office Entries. We are, however, aware that the property is also referred to locally and on occasion by the Isle of Wight Council as Walmer House.



■ Ground Floor Front ■ Commercial

Small lock-up shop.

■ Ground Floor Rear ■ Residential

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

■ Council Tax Band A

■ First Floor Flat ■ Tenure

The freehold title includes the first floor flat registered on Land Registry as 1 Walmer House which is sold under the terms of a long lease for a term of 199 years from 1st January 2012.

■ Second Floor Flat

Landing, kitchen/dining room, living room, two bedrooms and shower room with W.C.

■ Council Tax Band B

■ Outside

Garden to the rear fronting Tennyson Road.

■ Local Planning Authority

Isle of Wight Council.

Tel: 01983 823552. Website: iow.gov.uk.



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Joint Auctioneers



4 Pier Street, Ventnor
01983 666876

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Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

145

Guide: £325,000 Plus
* Plus Fees

VACANT COMMERCIAL PREMISES IN HIGH STREET LOCATION

10-14 High Street, Sittingbourne, Kent, ME10 4PD

■ A substantial freehold commercial property situated in Sittingbourne's town centre close to both local and nationwide retailers and the mainline railway station. The property was previously let to Iceland on a long lease, but is now to be sold with vacant possession and may be suitable for a variety of schemes.

There is an office/training room to the front of the first floor which has its own separate access from the High Street and may be suitable for a self-contained flat. There are also large upper parts to the rear of the building which may offer potential for conversion, subject to all necessary consents being obtainable.



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Licence Number LIG1016. Plans are for location purposes only.

■ Ground Floor - Retail

Retail area, room to rear with roller shutter doors and access to lift.

■ Mezzanine

Office.

■ First Floor

Rear stores, ladies and gents W.C.s., staffroom/kitchen and two offices.

■ Training Rooms

Accessed via ground floor entrance off High Street.

■ First Floor

Hallway, large room to front, ladies and gents W.C.s., staffroom and office.

■ Outside

Parking to rear.

■ Local Planning Authority

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

146

Guide: £390-410,000
* Plus Fees

FIVE-BEDROOM HOUSE FOR INVESTMENT OR OCCUPATION

43 St. Andrews Road, Southsea, Hampshire, PO5 1ER

■ St Andrews Road is in a sought after residential area close to central Southsea with all of its shopping and other amenities, with Portsmouth University, Commercial Road and Southsea seafront all a short distance away.

Built as a single family dwelling, this impressive Victorian building, set over three storeys, offers five-bedroom accommodation and is considered as something of a rarity in this area, since many of the surrounding properties have been converted to form multiple dwellings. The house is in need of a programme of some upgrading and refurbishment and is considered worthy of the improvements required to restore it as a splendid family home.

Alternatively, it is considered that the building may offer scope for a number of future uses, including conversion into apartments, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance hall, living room, dining room, breakfast room, kitchen, utility area and W.C.



■ First Floor

Three bedrooms, shower room and W.C.

■ Second Floor

Two bedrooms and bathroom.

■ Outside

Enclosed front and rear gardens.

■ Council Tax Band C

■ Freehold with Vacant Possession



■ Local Planning Authority

Portsmouth City Council.
Tel: 02392 834334.
Website: portsmouth.gov.uk.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Rob Marchant

147

Guide: £300-330,000
* Plus Fees

FIVE-BEDROOM COTTAGE ON 1/3 ACRE PLOT

Camp View, Rew Street, Gurnard, Cowes, Isle Of Wight, PO31 8NS

■ Located in a semi-rural position, on the outskirts of Gurnard and Cowes, this property was originally a pair of farm cottages but is now one five-bedroom house.

The property sits within a plot that extends to a third of an acre, with gardens to the side and front. It is considered there is scope to divide the property back to two smaller cottages, if desired, indeed the upstairs accommodation is still split into two, or for renovation of the whole to form a substantial family home.

■ Ground Floor

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

■ First Floor

Five bedrooms accessed via two staircases.



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■ Council Tax Band E

■ Site Measurements

The site extends to 0.16 hectares (0.39 acres).

■ Freehold with Vacant Possession

Viewing By Arrangement With



65 High Street,
Cowes

01983

209020

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant

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.

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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

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Email: kent@cliveemson.co.uk

ESSEX, NORTH & EAST LONDON

First Floor, 129 New London Road,
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